

2.4 Site today

Former Bartons primary school

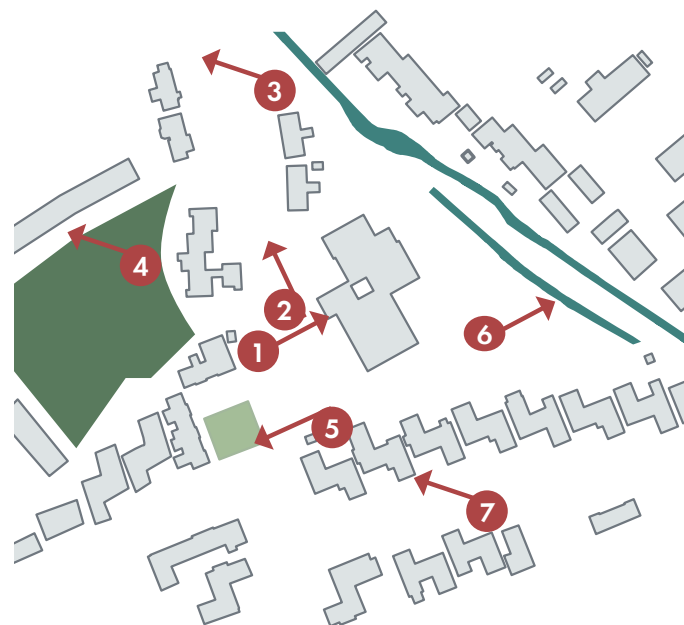
The current site is a redundant brownfield site subject to antisocial behaviour and has been empty since the school vacated in 2014.

Neighbours north and south

Romney Broadwalk is a cul-de-sac with a pedestrian footpath linking north to Barton Road and Meadow Way open green space. Van Gogh Place, Renoir Mews and the streets immediately south have a series of 'Z' footprint bungalow houses - which alternate being set to the front or rear of plots.

Aldingbourne Rife

The east boundary of the site is defined by the overgrown rife ditchway.



1



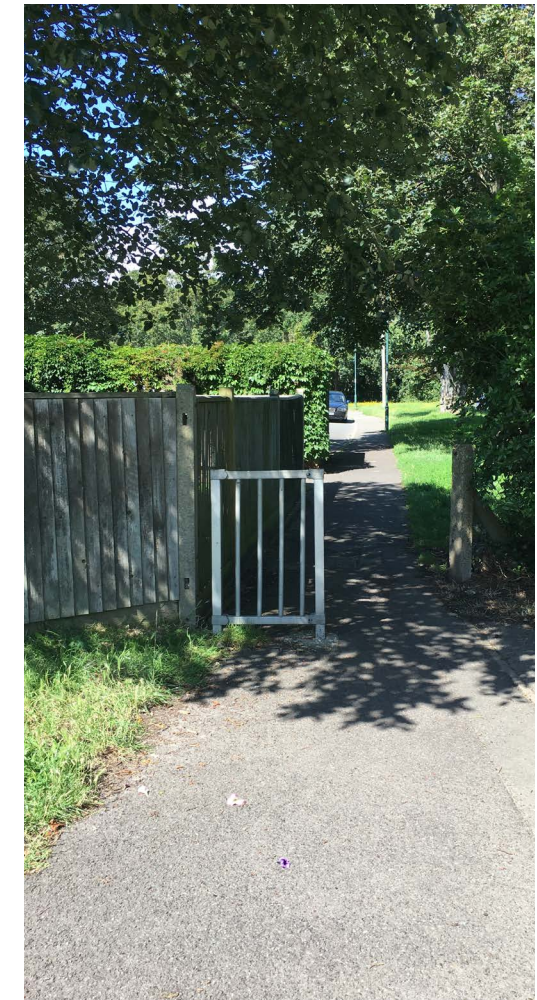
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Site today



Van Gogh Place and Romney Broadwalk junction



Former Bartons Primary School entrance



Former Bartons Primary School playground



North-east site boundary towards Aldingbourne Rife



Approach from Barton Road



View east across Meadow Way green



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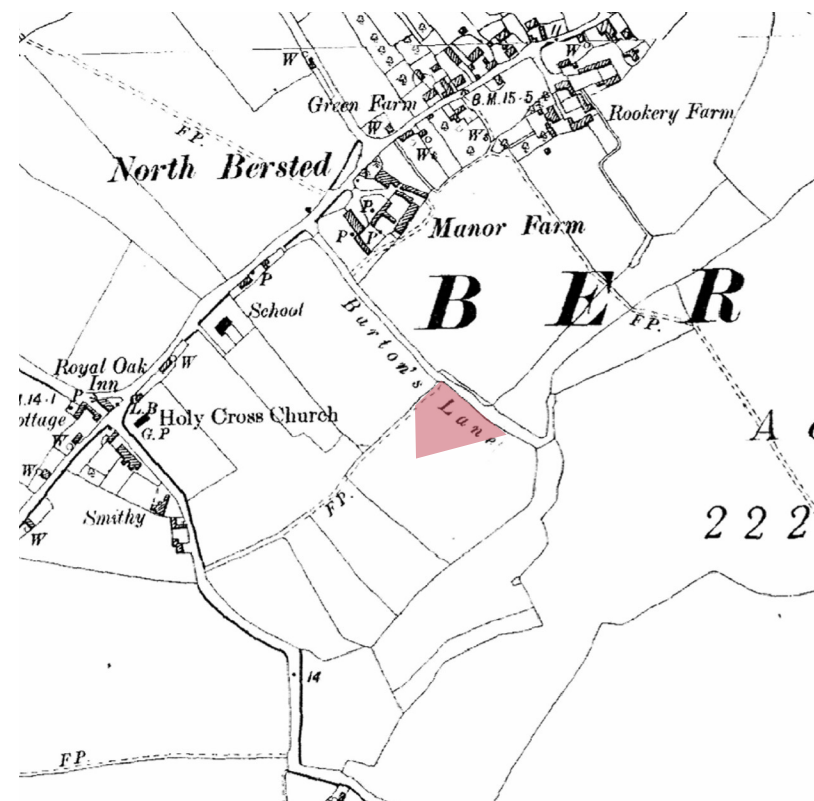
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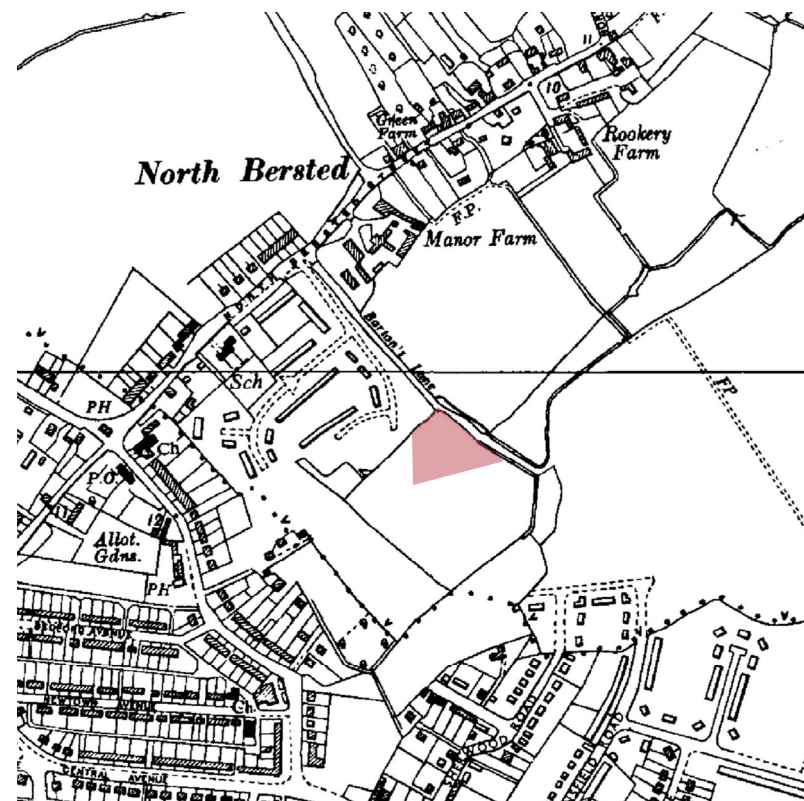
2.5 Site history

Historic maps



1899

North Bersted village takes its name from reference in the Archbishop's Manor in 1397. The maps from the end of the nineteenth-century show the site as rural with village settlement to the north. The Royal Oak Public House and Holy Cross Church are indicated.



1961

While still an open rural site, the map above from 1961 shows settlement creeping north from the outer edges of Bognor Regis soon to infill open space with new housing.



1979

By 1979 North Bersted and the site are within the urban boundary of Bognor Regis and is surrounded by primarily post-war one and two-storey suburban housing. Bartons Primary school infants were moved from Laburnum Grove to the site in 1973.



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2.6 Site constraints and opportunities

Key site constraints which have been identified through site analysis, and which have informed design proposals:

- Irregular site geometry
- Single point of site access
- Existing trees
- Adjacency of neighbouring houses

Along with these constraints come opportunities:

- To bring the vacant site back into use
- To provide much needed homes to an existing community
- To create green amenity space

Legend

- Existing building on site to be demolished
- Flood Zone 3
- Low surface water flooding risk
- Medium surface water flooding risk
- Category B Tree (Moderate quality)
- Category C Tree (Low quality)
- Tree Root Protection Zone (Awaiting Survey)
- Building in close proximity to the site boundary
- Maintaining existing access from Romney Broadway
- No through road
- 1 Storey surrounding buildings
- 2-3 Storey surrounding buildings
- Existing sewer line
- Inaccessible River/Green Buffer
- Site Boundary - Irregular Boundary



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Site constraints and opportunities

Irregular site geometry

The four sides of the site are defined as an irregular trapezoid setting up a complicated geometry against which to address existing neighbours as well as to develop new placemaking opportunities.



Legend
— Site boundary

Existing trees

There are a number of existing trees on the site, the majority of which are classified as Category C (BS 5837:2012) i.e. trees of low quality, or Category U i.e. ‘cannot realistically be retained’. There are three Category B trees and no Category A ‘high quality’ specimens. (Refer to the landscape architect report section 3.8) A number of trees are proposed to be retained.



Legend
— Site boundary
● Category B Tree (Moderate quality)
● Category C Tree (Low quality)

Neighbouring buildings and over looking

The bungalow house typology immediately to the south is a ‘z’ form in plan, where alternate houses are situated either far forward in the plot or to the rear. This means that some properties sit closer the boundary than guidance would now recommend.



Legend
— Site boundary
● Category B Tree (Moderate quality)
● Category C Tree (Low quality)
- - - Building in close proximity to the site boundary