



**THE BANDSTAND,
THE ESPLANADE,
BOGNOR REGIS,
WEST SUSSEX**

**DESIGN AND ACCESS AND HERITAGE STATEMENT
TO ACCOMPANY LISTED BUILDING AND PLANNING APPLICATION
FOR REPAIRS, ALTERATIONS AND REFURBISHMENT**

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INTRODUCTION

The proposals briefly comprise repairs, alterations and refurbishment of the Bandstand at The Esplanade, Bognor Regis. The bandstand has been under-utilised in the recent past, and it is the intention to carry out appropriate conservation work to revitalise the structure together with some alteration and refurbishment to enable the building to be used in a sustainable long-term manner. The proposals would enhance and improve the site and the wider setting.

THE SITE

The site as a whole and also the area surrounding the site is owned in entirety by the applicant. The structure is relatively dominant when viewed from the surrounding area.



The site

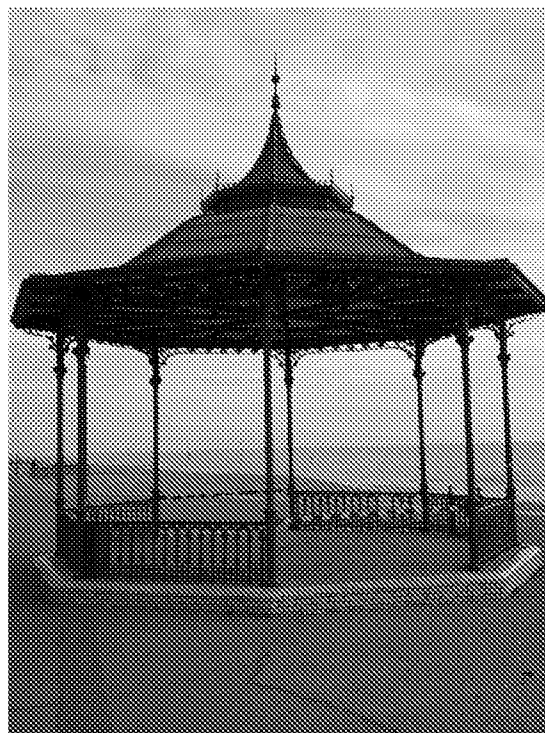
DESIGN PRINCIPLES AND CONCEPTS (INCLUDING ASSESSMENT OF ISSUES RELATING TO LISTED BUILDING STATUS)

The Bandstand is a grade II Listed Building and has a description as follows:

THE ESPLANADE I. 5401 SZ 9398 NE 8/93 Band Stand II 2. Probably Edwardian. Situated on the promenade by the sea. Octagonal. On (new) plinth of about 2 ft. Slender iron columns with miniature corinthian capitals (and linking trellis-work over these) support a canopy with a flat ceiling, a wide projection over decorated brackets and a copper-covered roof in 2 sections, the lower cyma reversa, the upper convex (over short vertical stage and rising to a finial), both with decorated cresting at the margin (damaged in part). Decorated metal railings, partly detached at time of inspection.

The building was listed on 7 November 1975. There are no other Listed Buildings in close proximity to the site.

The building is generally in good structural condition, but some isolated repairs are required to various areas which have deteriorated in condition. The structure of the building shall be repaired as necessary, and the proposed work would provide a fully appropriate sustainable long-term future for the bandstand. The building is very rarely used for its original designed purpose as a bandstand. The proposals would improve and enhance the appearance of the site and also the wider setting. The design of the proposals including changes to the elevations have been treated sensitively in order to improve and enhance the existing external appearance and also to restore some features that would originally have been in place.



This building is clearly of special architectural and historic interest which retains much of its historic general form and appearance.

Briefly, the different elements of the proposals to the building are;

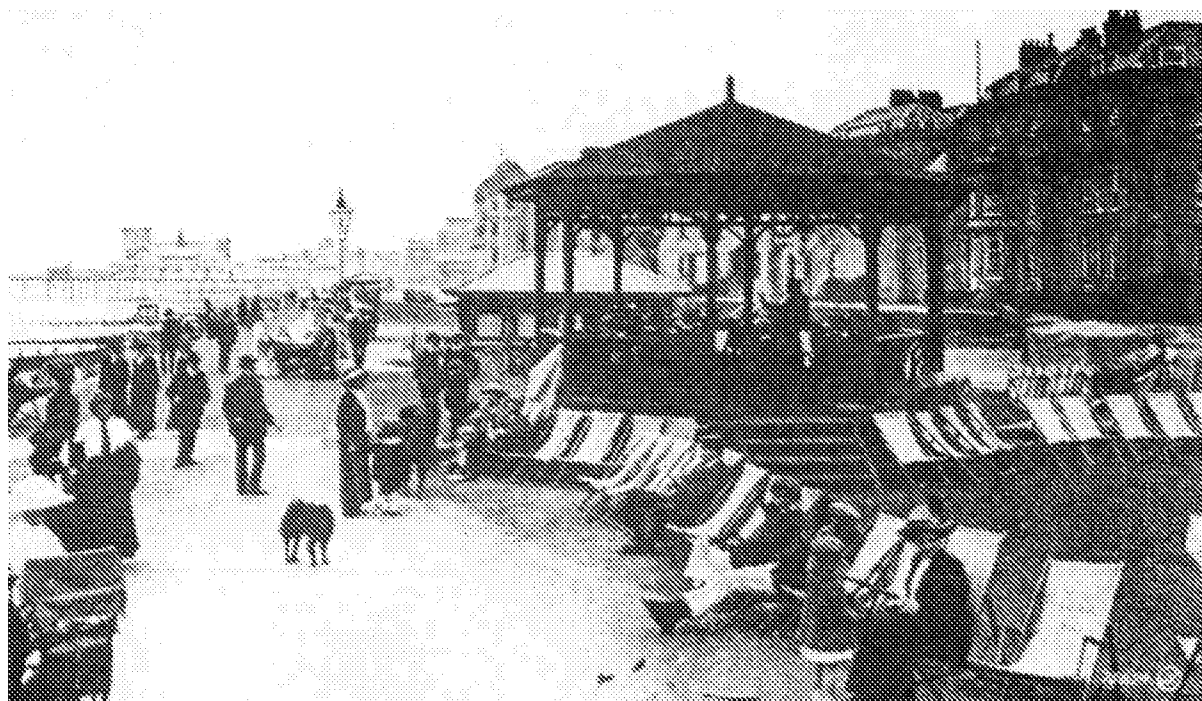
- Reinstatement of missing pieces of ornamental metalwork;
- Redecoration of entire structure;
- Removal of yellow brick plinth and step, and reinstatement with red brick;
- Relocation of entrance gate from south elevation to west elevation;
- Infilling of open east and west sides with new railing to match existing;
- Removal of existing lighting and provision of new;
- Fitting of horizontal ceiling;
- Removal of concrete floor finish, and laying of new non-slip tiles in geometric pattern;
- Fitting of Perspex sheeting at high level to prevent rainwater penetration;
- Fitting of Perspex sheeting behind balustrading to form windbreaks;

The proposed alterations would result in some subtle changes and improvements to the external appearance in addition to a modest degree of alteration work. These proposals would be sensitively carried out to maintain the historic appearance of the existing building as much as reasonably possible and to retain the special architectural characteristics and qualities.

The proposals are a sensitive and sympathetic approach to improve and enhance the site in an appropriate manner whilst retaining the general character, appearance and setting of the existing building whilst also helping to ensure a sustainable long-term future for the building. The building could be utilised for external seating, and this may be the subject of a separate planning application in due course.

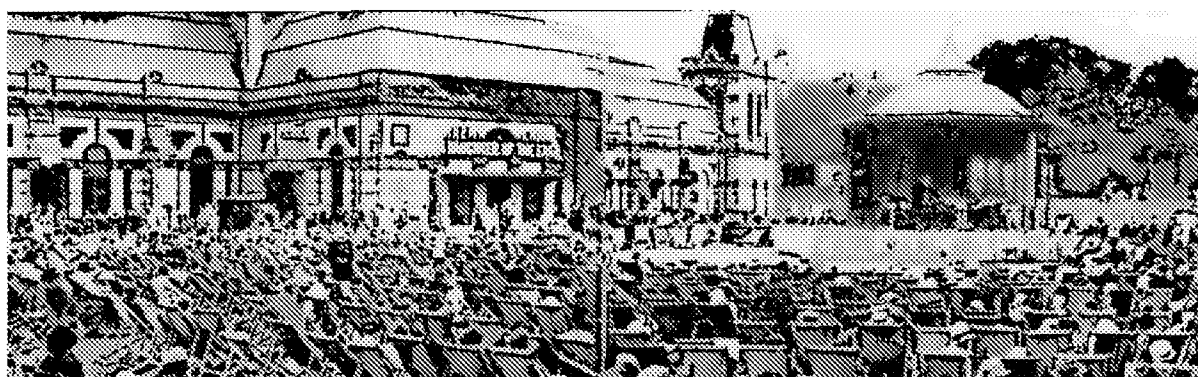
HISTORIC SIGNIFICANCE

Prior to the Second World War, there was a wooden bandstand in place along the eastern promenade as evidenced by the photo below;



Historic photograph of bandstand on Bognor Regis seafront (showing different design to current bandstand)

The current bandstand was originally purchased by Cheltenham Council in 1920 and opened in May of that year. It remained in Cheltenham until 1948 when it was sold to Bognor Regis Urban District Council and relocated close to its current position along the promenade.



The bandstand in it's original location in Cheltenham c.1920

The Bandstand originally had glass panels, but these were not re-fitted when it was relocated to Bognor Regis.

The Listing description is not entirely correct in that it states that the building is 'probably Edwardian'. The Edwardian era ended in 1910, some ten years prior to the manufacture of the bandstand.

Most bandstands of that era were manufactured and supplied by a number of cast iron foundries to a set series of styles, and the bandstand that can now be found of the seafront at Bognor Regis is a Walter Macfarland Type 249. A number of other bandstands of this particular type can still be found in other parts of the country including in Malvern, Taunton, Wolverhampton, Rochdale, Birmingham, Chesterfield, Colchester and Hexham. There are also photos in existence of similar bandstands elsewhere which have since been removed.

The bandstand has had alterations carried out on a number of occasions since installation in Bognor Regis. Most recently, in 1992, the structure was dismantled and removed for extensive conservation work, with many of the original finely-detailed cast iron elements that had been lost through erosion and damage being replaced with aluminium. It is also apparent that over a period of time some of the other original features have been lost such as some of the railings, the tongue and groove timber ceiling and also the original flooring.

IMPACT ON HISTORIC SIGNIFICANCE

This assessment of the impact on historic significance is to examine the historic nature of the building and to assess the impact of the proposals.

This assessment has also been prepared within the context of recommendations made by English Heritage in *Informed Conservation*, published in 2001. It adheres to the guidance in the British Standards Institution's *BS 7913: Guide to the conservation of historic buildings* (2013) and by the Department of Communities and Local Government's *National Policy Planning Framework* (March 2012), and the Department of Communities and Local Government's *National Policy Planning Framework* (March 2012), which supersedes PPS 5 (*Planning for the Historic Environment* 2010), PPG 15 (*Planning & the Historic Environment* 1994), and PPG 16 (*Archaeology & Planning* 1990). It adheres to the *Standards and Guidance for the Stewardship of the Historic Environment* advocated by the Institute for Archaeologists; the Institute of Historic Building Conservation; and the Association of Local Government Archaeological Officers (September 2007).

Listed Status

It is now possible to review the property against the criteria employed by the Secretary of State for the selection of structures for inclusion on the Statutory List of Buildings of Special Architectural and Historical Interest as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in particular, to the relative importance accorded by the Grade II status afforded to it.

Age is a relevant consideration to Listing. Most buildings erected before 1840 are included on the Statutory List although some selection is considered necessary and preference is usually given to those that are relatively complete and those that are good examples of their type.

The Bandstand is likely to satisfy the criteria for Listing on the basis of the *age* and *completeness* of the structure.

Because of the greatly increased number of buildings erected after about 1840 and the much larger number that have survived, greater selection is exercised and only the best examples of particular building types and buildings of definite quality and character are selected for inclusion on the Statutory List.

No distinguished persons will have lived within The Bandstand. The property is of some *historical interest* because it illustrates an aspect of the nation's social and cultural history as an example of a traditional building erected for public benefit.

The property is not important for its *group value* as comprising one element within an important architectural or historic unity or a fine example of planning as part of a square, terrace, or model settlement, as it is a stand-alone structure within a wider open landscape.

It is not of *architectural interest* because it displays any particular technological innovation, virtuosity, or plan form, and it is not the product of any one or more significant architects. The bandstand is not a unique structure as it is a standard model that was mass produced, and is still in existence in various other locations in the country. However, The Bandstand is nevertheless a good example of its type and makes a positive visual contribution to the area.

Heritage Asset Status

The *National Planning Policy Framework* (2018) places considerable emphasis on significance and advises that this should be taken into account when assessing the likely impact of proposals which might affect a heritage asset, such as a Listed building.

The term significance appears first to have been adopted as an expression of value to present and future communities in the *Australian Heritage Commission Act* of 1975. It was employed in the Australia ICOMOS *Guidelines to the Burra Charter: Cultural Significance* in April 1984 and then by James Semple Kerr in his guide to the preparation of *The Conservation Plan* in 1996.

It was adopted as an approach by the Heritage Lottery Fund, guided by English Heritage, in its *Conservation Plans for Historic Places* in March 1998, and has subsequently been employed by the Department of Communities and Local Government in both *Planning Policy Statement 5* (2010) and the *National Planning Policy Framework* (2012) where it is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'.

In its *Conservation Principles Policies and Guidance* (April 2008 pages 27-34), English Heritage suggested four criteria for understanding heritage significance or value –

- *evidential value* deriving from the potential of a place to yield evidence about past human activity;
- *historical value* deriving from ways in which past people, events and aspects of life can be connected through a place to the present;
- *aesthetic value* deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- *communal value* deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Applying the English Heritage criteria for assessing the significance or value of heritage assets to the Bognor Regis Bandstand it is proposed that its evidential, historical, and communal values are generally high.

The building is unlikely to reveal much more about its past, other than that contained in this assessment, although a small amount of evidence might come to light by a further analysis of other documentary sources which may provide some further information.

It is not considered that the building has any particular significance to those who used it, and it is considered most unlikely that the proposals will have an adverse effect on its communal value.

Realistically, it is only the aesthetic value of the building and its historic use as a building for public benefit that is of any significance as a heritage asset.

Written Scheme of Investigation

Any parts of structures which are to be altered could be recorded by photographs, drawings, and/or written description prior to the commencement of works.

A copy of this assessment and of any new information which comes to light during alterations and construction could be offered to the Historic Environment Record of Arun District Council.

Summary of impact on historic significance

The proposals would retain as much of the original historic fabric as possible although it should be noted that some elements of the structure have previously been replaced or repaired. The most fundamentally important aspect of the building is the overall aesthetic appearance of the bulk, scale and detailing. Some elements of this would be improved and enhanced, and other elements would be subtly altered. The proposed alterations would not have any negative impact on the historic significance nor the overall appearance.

ASSESSMENT OF PHYSICAL CONTEXT

The Bandstand is located on The Esplanade along Bognor Regis seafront.

The Esplanade is a public footpath and provides full pedestrian and bicycle access around the bandstand structure. The proposals would enhance and improve the appearance of the building for users of this public access, and there would be no adverse impact on the experience that users encounter whilst using this route.

DESIGN PRINCIPLES - THE USE

The Bandstand is not in regular use for its originally designed purpose. The intention would be to carry out work to the structure to enable it to be more attractive and to enhance the appearance. The structure would remain as a facility for use by the public.

AMOUNT OF DEVELOPMENT

The external footprint of the building is currently 67.1m². No form of extension is proposed to the building.

EVALUATION

The importance and significance of the historic Bandstand has been evaluated, and the extent of the proposals would not damage or negatively affect the historic significance, the appearance or the setting.

The site is located on the edge of a built-up urban area and the proposals would not have an adverse effect on any neighbouring properties.

SCALE

No form of extension or enlargement is proposed to the building, and accordingly this heading is not appropriate.

LAYOUT

The existing general layout of the site would be retained. The access into the bandstand would be altered slightly with the pedestrian gate relocated from the south elevation to the west elevation, and the two open sides to the east and west infilled with new balustrading to match existing. The existing step on the west elevation will be retained.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following planning policies are pertinent to the proposals:

Arun District Council Local Plan

- **Policy D SP1 – Design.** The alterations to the existing building have been very carefully considered in the context of the nature of the building and the wider environment. The proposals would be of a fully complementary appearance.
- **Policy D DM1 – Aspects of form and design quality.** The proposed alterations to the building would be complementary to the existing external appearance, and the visual impact on would be relatively minimal. The proposals would fully respect the scale and appearance of the existing building and would not result in any overlooking, loss of privacy, or be overbearing.
- **Policy HER SP1 – The historic environment.** The proposals would not have any adverse impact on the Conservation Area within which the site is set. This is examined in greater detail within the heading in this document of ‘impact on historic significance’.
- **Policy HER DM1 – Listed Buildings.** The proposals would enhance the existing appearance and would not compromise any aspect of the historic structure. This is examined in greater detail within the heading in this document of ‘impact on historic significance’.
- **Policy W DM2 – Flood Risk.** This is addressed under the heading in this document of ‘flood risk assessment’.
- **Policy D DM4 – Extensions and alterations to existing buildings (residential and non-residential).** There would not be any form of extension to the existing building, and the proposed alterations would be of an entirely sensitive and appropriate nature.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, and the Arun District Council Local Plan.

National Planning Policy Framework (2018)

The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The introduction to the NPPF states that planning permission should be determined in accordance with the development plan unless material consideration indicate otherwise. More specifically, the following parts of the NPPF are relevant to this proposal, together with how the scheme would comply with the NPPF in *italics*:

Chapter 2 – Achieving sustainable development. *The proposal would help to build a strong, responsive and competitive economy by making effective use of an existing building which could be used for commercial activities.*

Chapter 6 – Building a strong, competitive economy. *The proposal would support economic growth and productivity by providing an attractive and useable covered space that could be utilised.*

Chapter 11 – Making effective use of land. *The proposal would be suitably located for appropriate commercial activity and would make effective use of an existing building.*

Chapter 12 – Achieving well-designed place. *This deals with achieving well - designed places and focusses on good design. The proposals would be functional and the design alterations would be entirely appropriate.*

Chapter 15 – Conserving and enhancing the natural environment. *The proposals would not result in any adverse impact on the natural environment.*

Chapter 16 – Conserving and enhancing the historic environment. *The proposals would not result in any adverse impact on the historic environment and represent the optimum viable use of an existing historic building.*

In conclusion, it can be seen that the proposal is an entirely appropriate response to its setting in terms of design, mass and scale and therefore would not result in adverse harm to the wider landscape or townscape. It can be demonstrated that the proposal is considered to be of a design that reflects local distinctiveness and its local context and does not detract from the character or appearance of the area. Therefore the proposal accords with the objectives of local and national planning policies.

The design solution is set out in a statement below. To summarise this, we have adopted a suitably sensitive approach.

DETAILED DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with the proposals. Details of the proposed design solutions are as follows:

Landscaping and Planting

No changes are proposed to any external areas. There is no existing planting, and no new planting is proposed.

Appearance

The historic appearance of the building would be generally retained but with some relatively minor modifications.

ACCESS

Access to the building would be altered slightly. The existing floor level of the structure will be retained, and the existing ground level around the building will also not be altered. The existing stepped access to the southern side of the building will be relocated to the eastern side.

LIGHTING ASSESSMENT

The building currently has lighting within it. This would be removed and replaced with enhanced and improved light fittings to help highlight the special architectural qualities of the structure.

FLOOD RISK ASSESSMENT

The site is identified on the Environment Agency's flood maps as being within Flood Zone 3. The proposals will not increase the risk of flooding within or close to the site.

NOISE IMPACT ASSESSMENT

The proposals would not specifically result in any increase in noise generation.

SUMMARY

A very sympathetic design approach has been taken with the proposals for repairs, alterations and refurbishment of the Bandstand at The Esplanade, Bognor Regis. The alterations have been designed sympathetically to provide a fully coherent and complementary appearance, and the proposals fully respect the nature of the existing historic building and wider setting.

In conclusion, it can be seen that the character, appearance and setting of proposals would be fully appropriate and would not adversely affect the setting or appearance of any the host building.

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