

Bognor Regis Seafront Vision

On behalf of Arun District Council
Design & Access Statement
3496/3.04/DA1
30.06.2017



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1. Introduction

This design and access statement supports the full planning application for a new Toilet Block and Beach Office on the site of Bognor Regis Promenade, Bognor Regis PO21, replacing the existing Foreshore Office and below ground Promenade Toilets.

This document is to be read in conjunction with the associated planning application drawings and supporting documents. Where any discrepancies exist the planning application drawings and supporting documents are to take priority.

The purpose of the Design and Access Statement is to communicate the design process and considerations that have informed this scheme, and also how the design considers and responds to the site's opportunities and constraints. It will also demonstrate how the design considers the accessibility of the site.

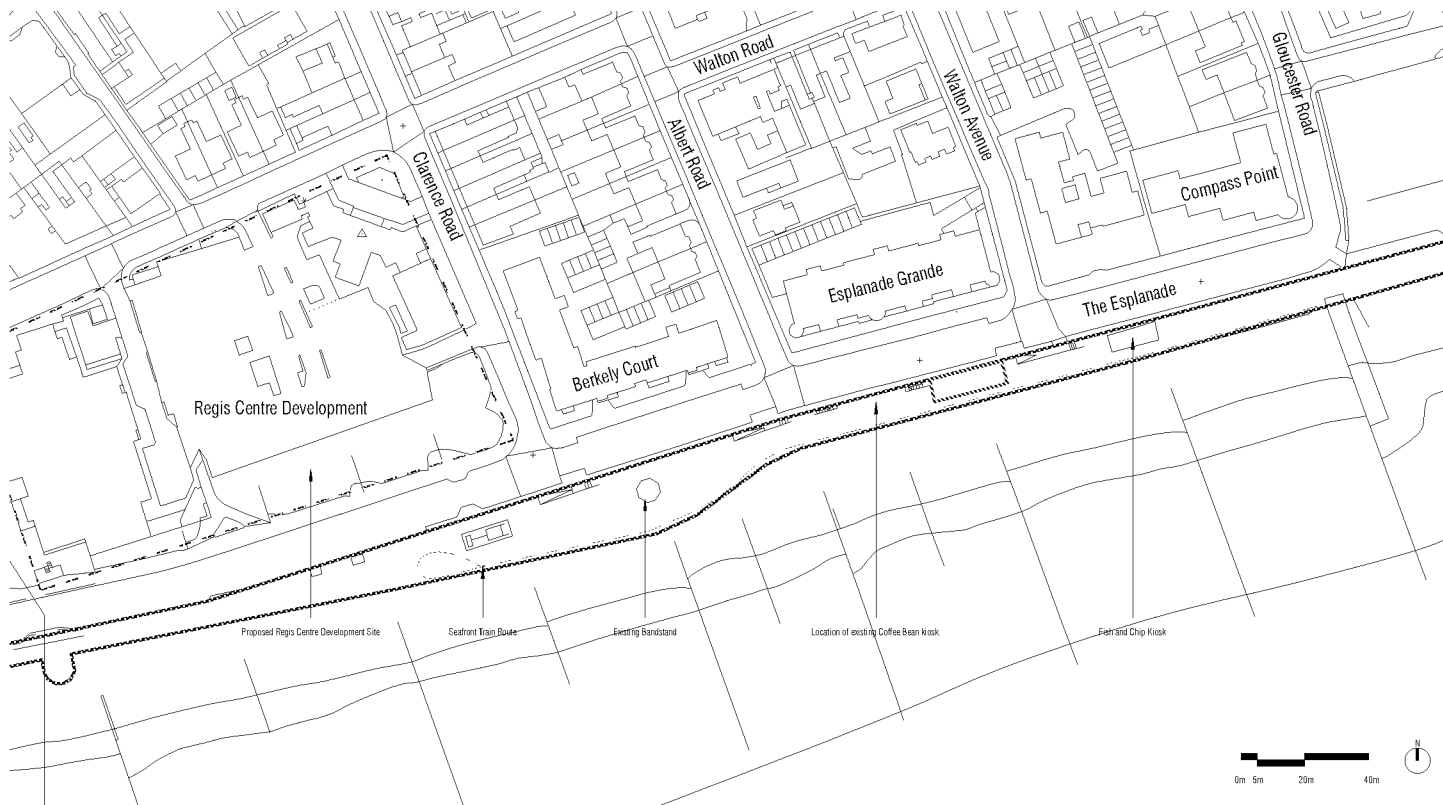
Bognor Regis is a traditional Victorian seaside town in the South of England, containing a mix of buildings of varying architectural quality, generally four storeys high. The promenade is located south of Bognor Regis town centre and is used as a route along the coast for walkers and cyclists. The area consists almost entirely of blocks of flats, with an eclectic vernacular of brick and render, there is no established 'building line' that the architecture follows which results in a variety of styles and materials around the town. The bandstand located further along the promenade is the only notable historical feature on the eastern Promenade and is Grade II Listed.

The site is used by; cyclists, pedestrians and the seafront train on the Promenade, which operates along a predefined route. Pedestrian crossings over the Esplanade are limited to four standard pelican crossings from the Pier to Butlins, this has resulted in restricted access between the town and the beach making provision of facilities on the Promenade an important factor in the regeneration of the seafront and beach.

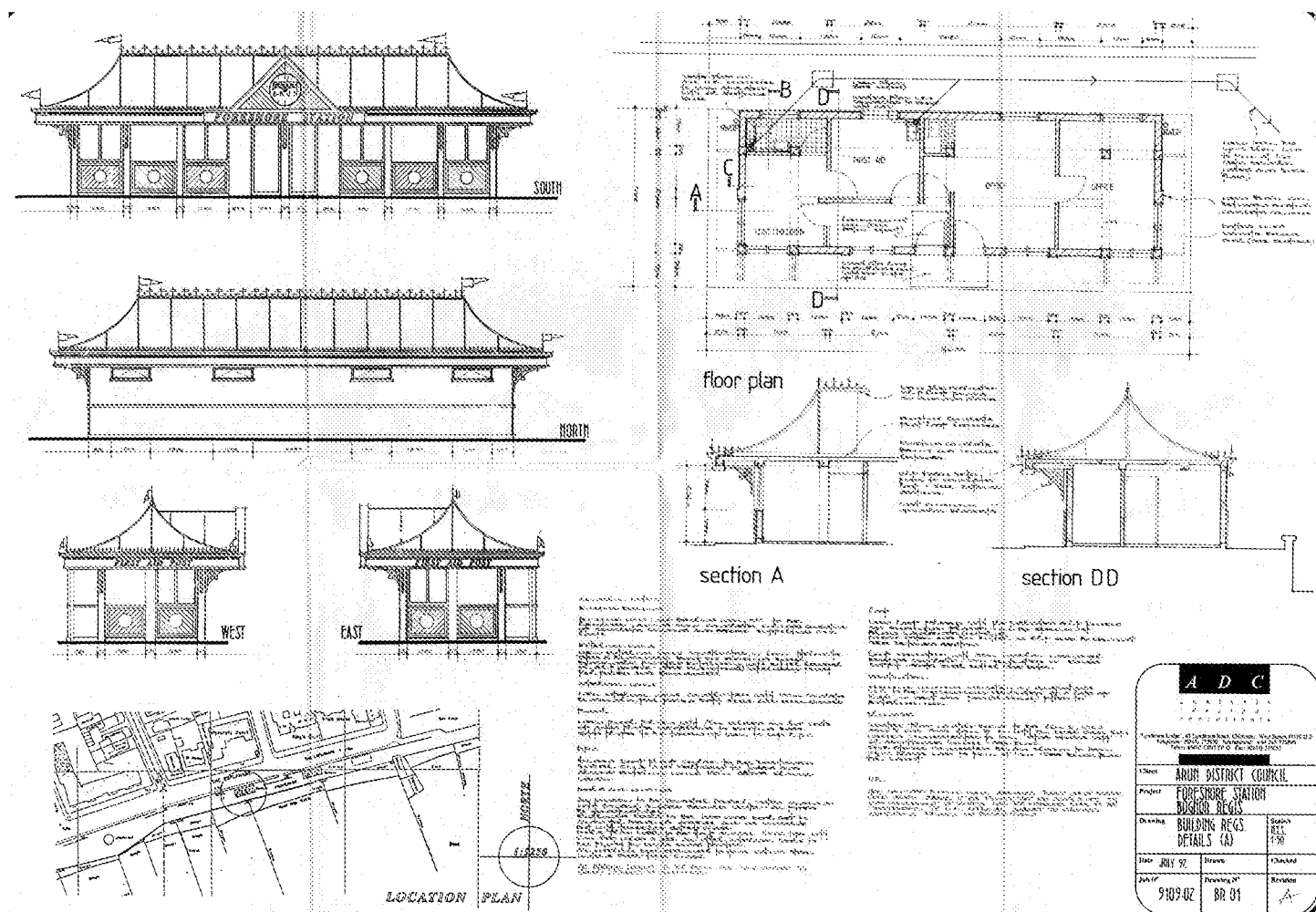
The existing toilets provide separate male and female blocks, but have attracted misuse due to the hidden nature associated with below ground facilities. Arun District Council have recently closed the toilets due to the high levels of anti-social behaviour and the difficulties in providing security due to the design. The current provision on the promenade is not accessible to those who have a disability or mothers with prams, this results in those users having to use the Foreshore Office or cross the street to use the facilities in the Regis Centre.

The new Beach Office will reside within the footprint of the previous Foreshore Office which itself is a converted shelter. The new Beach Office will be better equipped to suit the needs of the users and staff, retaining all of the previous services provided.

These two new structures will work together to strengthen the Promenade, offering a high quality service which is desperately needed along the seafront, improving the image of Bognor and attracting more visitors into the town.



Location Plan



Existing Foreshore Office



Photomontage from the Esplanade

2. Design

2.01 Development

Initial outline design concepts were prepared by Space and Place Architects as part of the original feasibility study, to provide a vision for Bognor seafront following a detailed evaluation of a range of affordability, community and deliverability criteria.

Turning to the immediate environment for initial inspiration, the form is derived from waves crashing over pebbles. The waves twist and distort as they pass over the pebbles and this is translated to the Toilet Block and Beach Office. The pebbles themselves create a softer, more inviting form, resulting in a striking dialogue between the two.

The concept creates a conversation between the beach and the architecture, connecting the two elements harmoniously. The two independent structures create a defined threshold inviting users in. The orientation helps to frame a view of the beach and acts as a gateway onto the promenade from the ramp, thus improving the connection with the public realm.

2.02 Location

The location on the Promenade was chosen as there is a real need for high quality infrastructure along it's entirety. The position allows easy access for the Toilet Block, taking advantage of the existing drainage on site. A survey conducted found that one of the most visited attractions in Bognor was the seafront and Promenade, by providing Promenade based facilities visitors and residents are no longer forced to cross the road to use the facilities.

The proposed development form and footprint have been designed to minimise the visual



Photomontage from the Promenade

impact on the Promenade. This is achieved by; reducing the overall height of the two structures from the current Foreshore Office and through the creation of two smaller forms as opposed to one larger footprint, breaking up the mass.

2.03 Street Scene

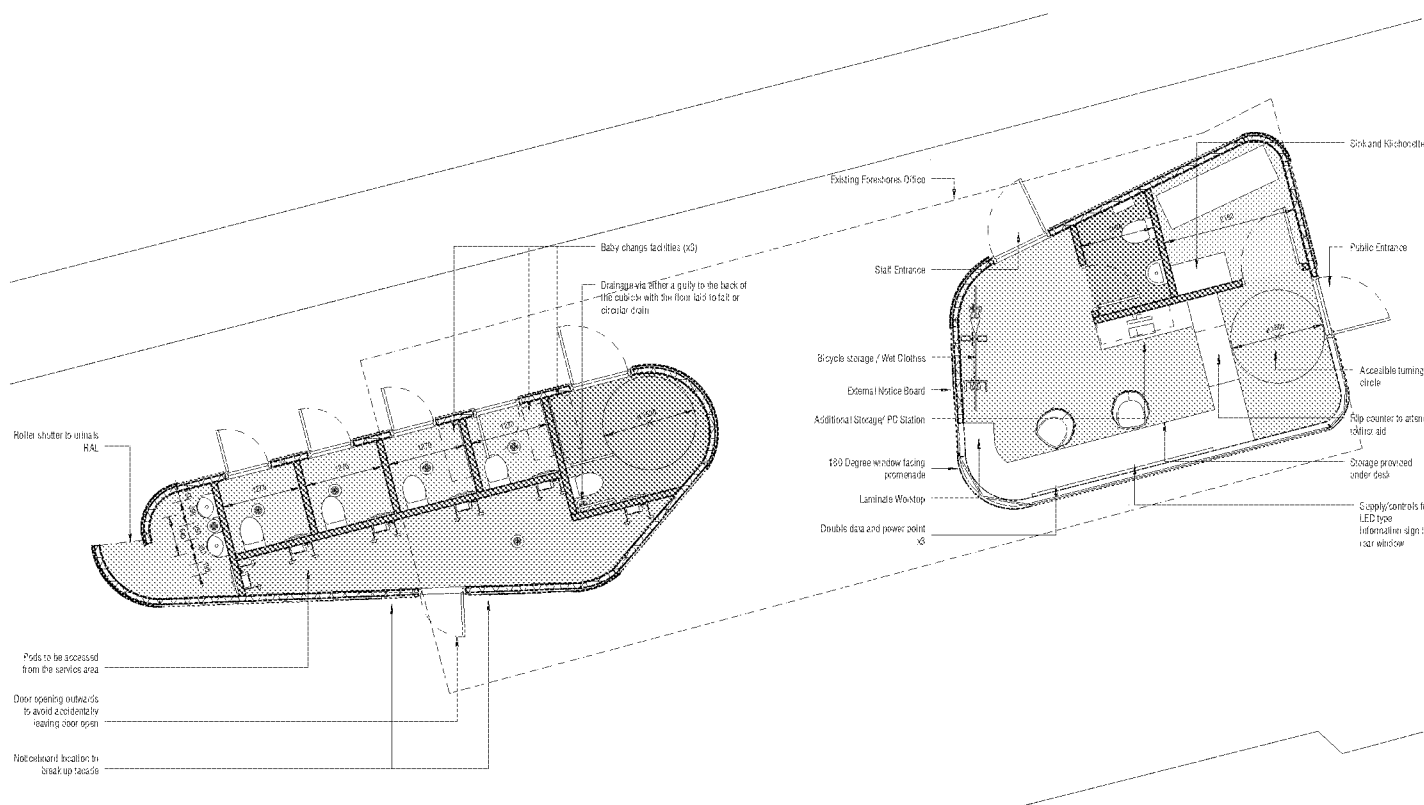
The photomontages depict how the buildings will sit on the site. Replacing the Foreshore Office, the new buildings will have a reduced height, this allows improved views out from the Esplanade over the beach unobstructed by the large roof of the Foreshore Office. Breaking the forms into two smaller buildings will also have an impact on the street scene, narrowing the buildings gives the Promenade more space to breathe.

The Promenade train will also benefit from the new buildings taking on the same distance as the Foreshore office and allow the train to operate as usual, without encroaching on any extra Promenade.

The existing food and beverage outlets on the promenade will benefit from functional WC facilities that customers are free to use, and from a more clearly sign posted Beach Office which in itself will attract more custom.

2.04 Flood Risk

The site is in flood risk zone 3 and susceptible to sea flooding tidal and storm. The building type is identified as 'less vulnerable' and so in accordance with the Technical Guidance to the NPPF the development is appropriate for the site. It is not possible to provide this function in another location and it is recognised by the applicant that there is the potential for flood damage, but this should pose an additional risk to life safety.



Proposed Floor Plan

2.05 Biodiversity

Biodiversity of the site has been covered in the accompanying Biodiversity Checklist. The site is currently entirely tarmac with no existing planting on the south side of the sea road, therefore the new building will not impact on trees or shrubs.

2.06 Use

The existing Toilet provision comprises a male and female below ground toilet area, incorporating both cubicles and urinals, however due to their unsuitable location, being situated underground causes the toilets to flood. This also results in the accessible WC being placed away from the main facility, as part of the Foreshore Office. The recurring anti-social behaviour resulted in the council taking the step of closing both public toilets on the Promenade. Having the new Toilet Block more clearly situated within the public domain will reduce this significantly, in collaboration with the modular design of single WC 'pods'. Maintain natural surveillance due to open nature and ease of maintenance.

The Beach Office will replace the existing Foreshore Office located on site. This new structure will better serve the community, by responding accordingly to the needs of visitors and residents, acting as a first point of call on the Promenade to gain information about Bognor. The staff will be able to enjoy 180 degree views out over the beach, which allows them the ability to watch over the seafront, ensuring everyone is safe and that there is no anti-social behaviour taking place. The existing facility was historically a shelter and the facilities within are not up to the standard the council expect to provide to allow their staff to perform their duties.

2.07 Facilities

The Toilet Block proposal consists of 4 WC units, 1 accessible WC and two urinals. The Beach Office will comprise of; First Aid room, Kitchenette, Staff WC, Office space and Bicycle storage.

2.08 Layout

The challenge is to integrate a modern Toilet Block and Beach Office into a setting that is not heavily built up and that will be an initial element of the strategy to upgrade the existing



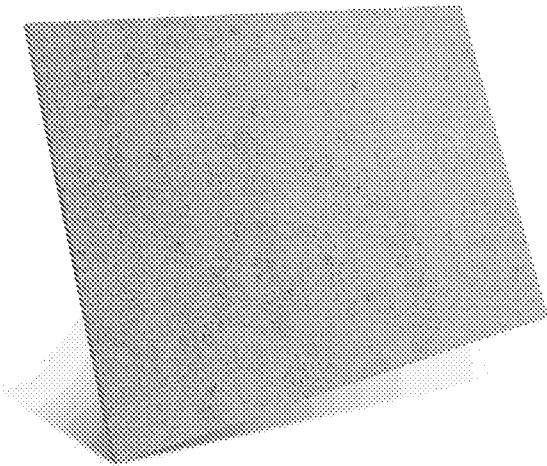
Waves crashing over pebbles



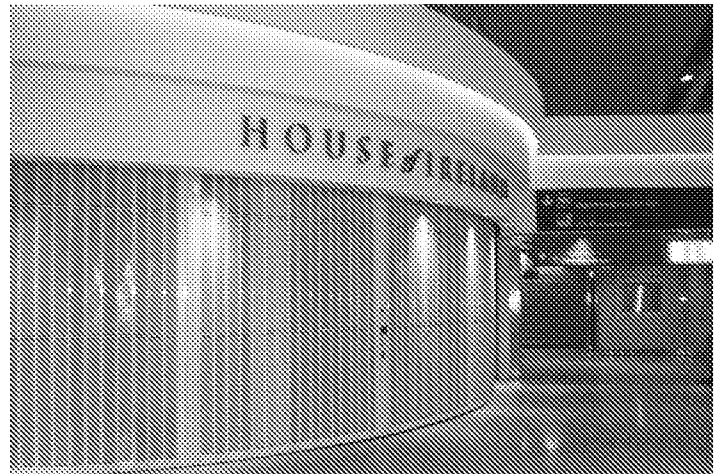
UAE Pavillion, Milan Expo



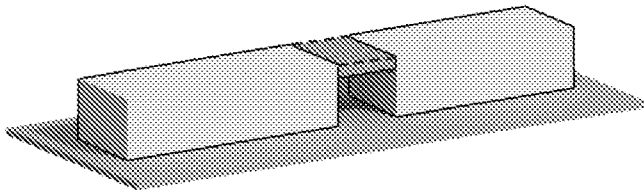
Santa Caterina Market, Barcelona



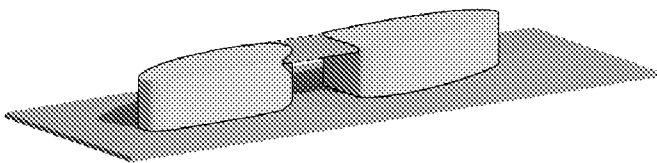
Rockpanel sample panel



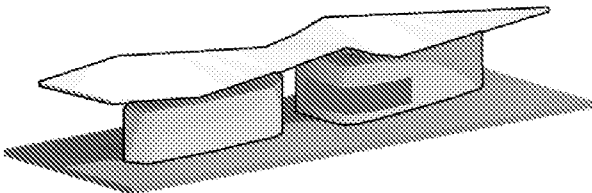
Example Sliding Shutter



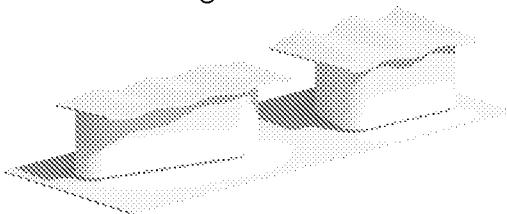
Initial Form



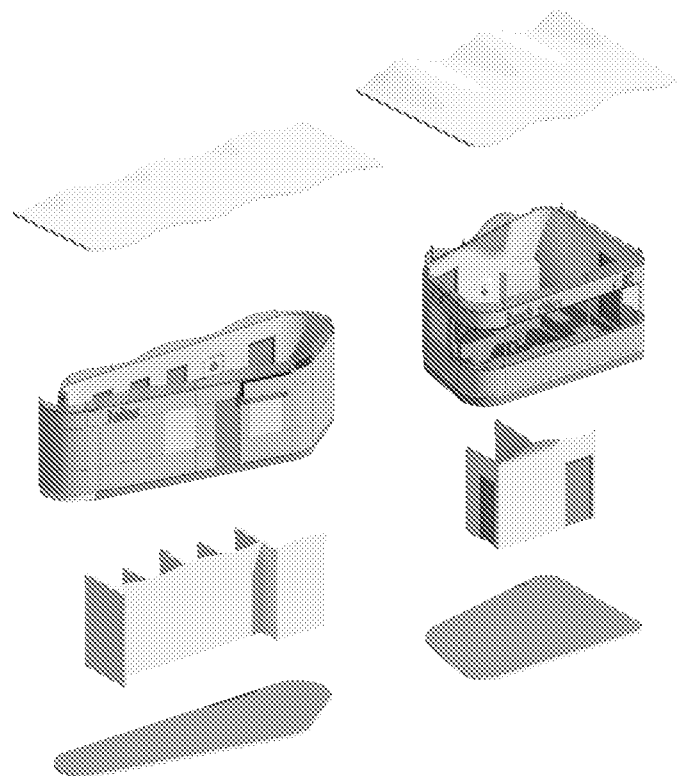
Refining shape



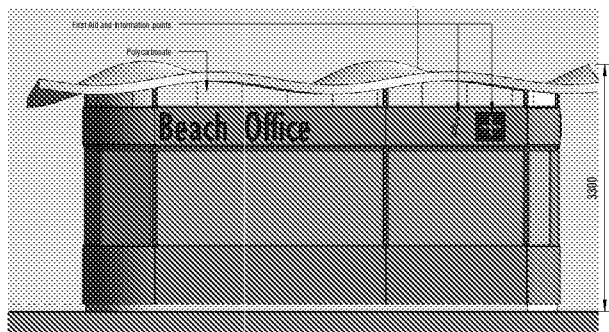
Creating the roof structure



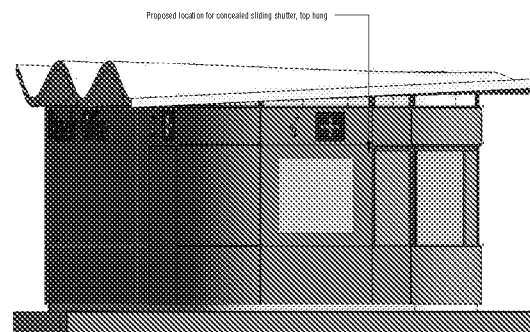
Final Form



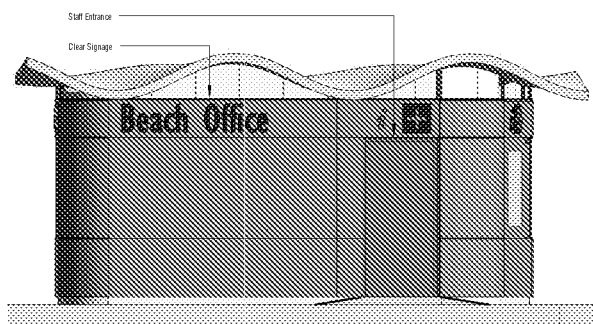
Exploded Axonometric



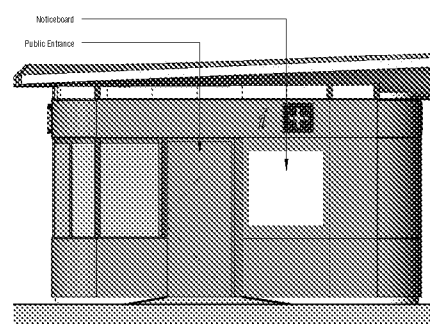
Beach Office North Elevation
1:50



Beach Office West Elevation
1:50



Beach Office South Elevation
1:50



Beach Office East Elevation
1:50

Proposed Beach Office Elevations

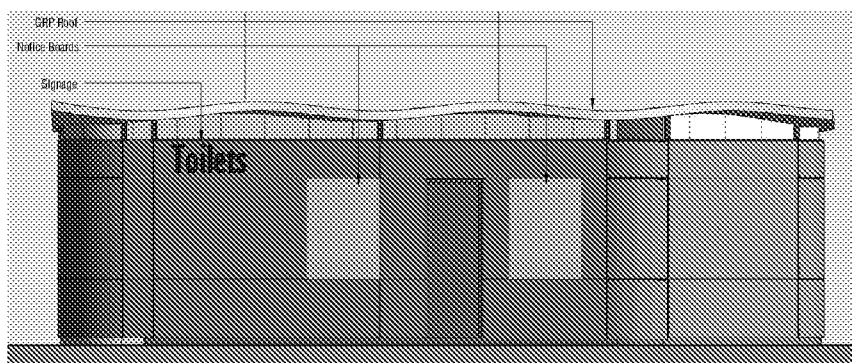
facilities along the promenade, supporting the wider regeneration of the town and Regis Centre

The development of the floor plan is a response to the various challenges of providing a logical arrangement and relationship of spaces in a compact form, minimising the visual impact and enhancing the open quality of the Promenade. Whilst providing a service that is of exceptional standard and quality for the user. Working sensitively in the wider context of surrounding buildings and land uses, the two structures will be placed on the site of the old Foreshores Office. The entrances to the toilets will face north as this protects users from the prevailing south westerly winds. The design allows for privacy to be offered to those users at the urinal area creating an unobtrusive screen to the public realm. This results in a greater turnover of visitors and less queuing allowing visitors to go on enjoying their day. An aluminium roller shutter door will close off the space during the hours of darkness.

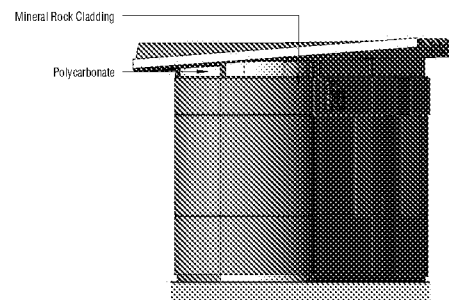
The layout is designed to provide panoramic views with a large south facing window split into two elements; public and private, the window contains a sliding shutter that will run via an overhead track and pulled across the entirety of the window when the building is not in use, RAL colour to match the cladding. The Beach Office has a private staff area with a long desk offering good views up and down the beach and promenade. This area has space for hanging wet jackets and storage of a bicycle. Welfare facilities are provided in the form of a Staff WC and small kitchenette. A separate access is provided to the east to offer an enclosed space for the public with counter and direct access into a first aid room.

2.09 Scale of Development

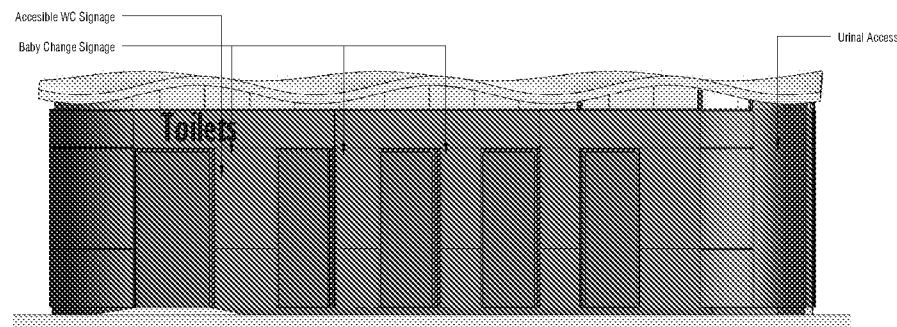
The Toilet Block gross internal area (GIA) measures 20.1m.sq. Whilst the Beach Office GIA measures 23.6m.sq. Resulting in a total GIA of 43.7m.sq. The scale of the proposal is consistent with the proportions already present along the promenade. The height of the two proposals are no greater than 3.3m, this ensures they do not detract from the connection between the



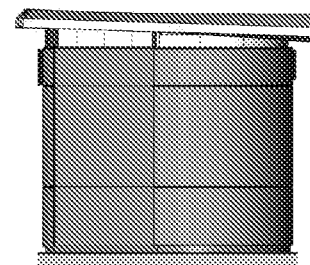
South Elevation
1:50



West Elevation
1:50



North Elevation
1:50



East Elevation
1:50

Proposed Toilet Elevations

town and promenade. The existing Foreshore Office is greater in height and has a GIA of approximately 55m.sq.

2.10 Landscaping

The existing Promenade is accessed by ramps or staircases placed along it's entirety and separate pedestrian path, finished in tarmac. Hard landscaping will not take place and the new structures will sit on top of what is present on the Promenade. No additional landscaping is proposed beyond making good following installation and localised ramping for access.

2.11 Appearance

The North elevation contains the majority of the access to the buildings, the reasoning for this as mentioned previously; firstly the strong south westerly winds can wreak havoc for users opening and closing the self-closing doors and secondly the location thrusts the buildings more clearly into the public domain, meaning there is less opportunity for anti-social behaviour. Horizontally of the surrounding architecture is also captured in the design through the banding of the cladding, this lengthens the building on a narrow site allowing space for them to breath in their immediate context.

The off site modular construction minimises work on site thus reducing the disruption to local residents. Having a modular system such as this offers tried and tested reliability and improved quality control under factory conditions. The two forms compliment each other in their construction style and design methodology, the heights remain consistent between the two, with the scale that is befitting of promenade infrastructure.

The new elements of the Southern elevation continue the vernacular that can be seen insome of the newer buildings on the seafront; Compass Point and the development to the Regis Centre mixed-use development.

Clear signage makes it easy for visitors to identify the functions of the buildings from a distance and this further encourages use of the facilities.

The roof will be constructed from GRP, this will offer the flexibility and strength that will enable the roof form to flourish. Shutters will be provided for the urinal access to close it off at night and for the 180 degree window that faces the seafront for the beach office. This will be top hung and concealed in the wall build up and brought round when the building is not in use. This eliminates the need to have any flapping shutters which may cause a hazard to pedestrians.

Mineral rock cladding panels allow the curves of the design to be retained as the panels can be shaped to fit. In keeping with the curved elements of the recent and future architecture of Bognor Regis. Material does not delaminate or rot. It is anti graffiti, dirt resistant and moisture proof.

The Beach Office panoramic window looking out over the sea this was a request from the users to allow them to offer an inviting environment for people enjoying the beach whilst also providing the ability to watch over the beach. The North Elevation notice boards breaks up the facade and access to service area.

2.12 Drainage

It is proposed that the new development will connect into the existing private foul drainage system serving the foreshore office and toilet blocks prior to discharging into the public sewer through the existing connection across the Esplanade. It is not expected that discharge levels will increase.

2.13 Lighting

There will be no external light provision for the two structures, all lighting will remain internal. The lux levels of the neighbouring coffee kiosk will remain unaffected by the presence of the new structures.

2.14 Bin Storage and Collection

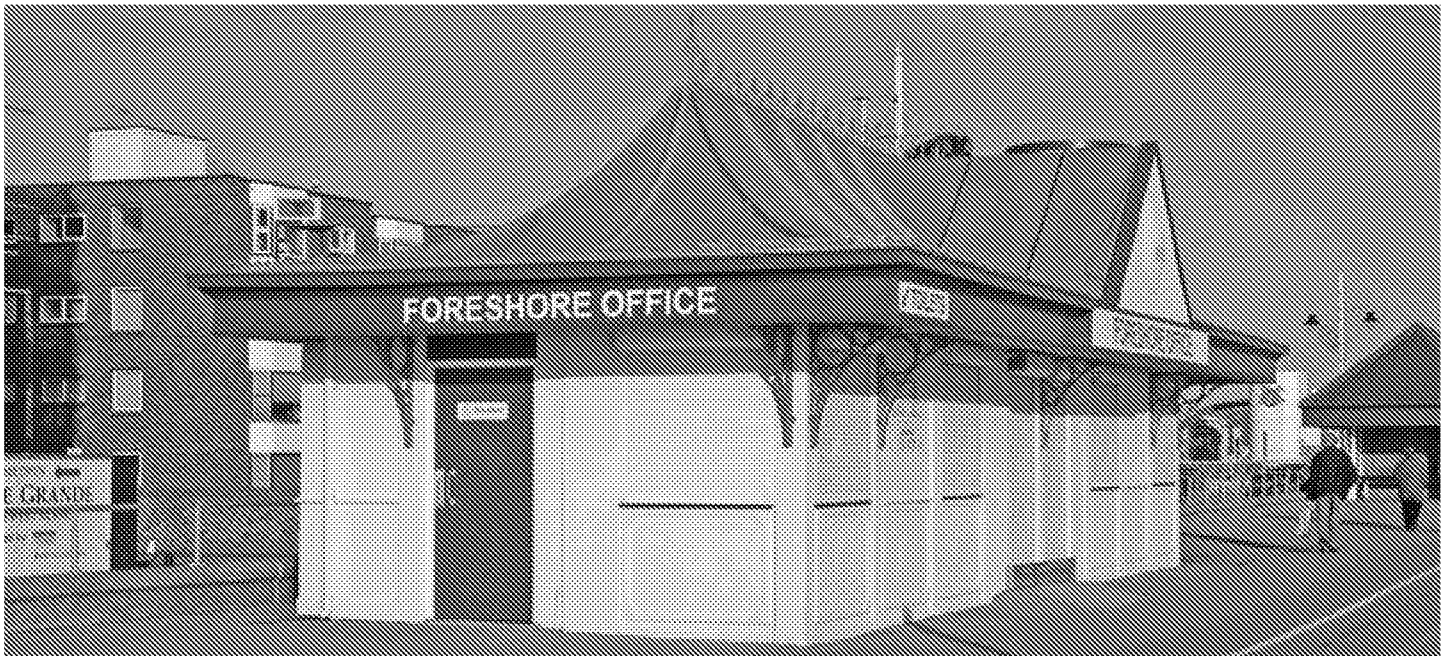
Toilets are serviced daily by the Council's cleansing and waste contractor who cleans and removes all rubbish. The Beach Office would have a commercial waste collection by the Council's commercial waste contractor. Storage facilities are available in the service area of the toilet block, however cleaning regimes of the facilities will ensure daily collection.

2.15 Heritage Statement

The Bandstand was not part of the West Sussex HER, however there is mention of it within XXXX. The bandstand is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Probably Edwardian, it is situated on the promenade ~90m from the proposed site.

Sitting on the site of the existing Foreshore Office, the proposal will not interfere with the bandstand or its ability as a tourist attraction. The modular construction will also result in minimal disruption along the promenade, with no need to venture that far down the Promenade to complete the buildings.

The proposal will not impact on any aspect of the Bandstand. The materials were chosen to reflect the high quality of construction and design, complimenting the seaside location where the inspiration is derived from. Which will give residents the same pride that they have for the bandstand with these new additions.



Existing Foreshore Office



Coffee Cup Kiosk



Bandstand



Compass Point

3. Access

Vehicular and transport links to Bognor promenade are strong. The U7 bus taking you from the station to within four minute walk of the promenade. There is a bus route that operates along the esplanade drops visitors off at the Pier, the site is also accessible by car and it is a ten minute walk to the site from the town centre.

A dedicated accessible WC is provided based on the principles of BS8300 with a level threshold. This will be managed using a radar access key system.

The immediate area on the Promenade is broadly level in character and access onto the promenade by wheelchair or ambulant person is possible. The principle entrances, including WC provision, is accessible from the ground floor external approach.

4. Conclusion

Bognor Regis is the quintessential English seaside town, however the decline of the British seaside resort has been left it in need of reinvigoration. The seafront and the sea are certainly amongst Bognor's greatest assets and must be brought back to life.

This development will elevate the quality of facilities on the Promenade and Bognor as a destination for the summer months. By remaining sensitive to the context and the history of Bognor the design allows the buildings to seamlessly incorporate themselves within their immediate surroundings.

They provide a service which the promenade is in desperate need of. The two structures compliment each other in their functions and proximity. There was a reluctance amongst residents and visitors to use the previous facilities due to the poor quality and design, the new toilet block will address this.

The current Foreshore Office and Toilet Block do not fulfil the needs of the council or the public. The proposed accommodation would deliver Toilet provision for the whole promenade that offers an enjoyable experience and users are happy to enter. The Beach Office will be the new hub on the seafront_ to offer first aid and information. With large, legible signage, it will be inviting and friendly. The buildings have been designed in collaboration with Arun District Council.

In view of the above the scheme is deemed to meet all statutory and development plan requirements in terms of Design and Access.

