



**18 WATERLOO SQUARE / 75 HIGH STREET
BOGNOR REGIS
WEST SUSSEX**

**HERITAGE STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR ALTERATIONS AND CHANGE OF USE OF EXISTING BUILDING TO FORM
TWO NEW RESIDENTIAL APARTMENTS**

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INTRODUCTION

This Heritage Statement accompanies a planning application for alterations and change of use of 18 Waterloo Square / 75 High Street, Bognor Regis to form two residential apartments and to reinstate the ground floor as retail use. The property is an unlisted building and is located within the Bognor Regis (The Steyne and Waterloo Square) Conservation Area.

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 the Department of Communities and Local Government's *National Policy Planning Framework* (March 2012), which supersedes PPS5 (*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).

HERITAGE ASSET STATUS

The *National Planning Policy Framework* (2012) 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 work to a Listed building or within a Conservation Area.

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 Australian 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 *Conservation Principles Policies and Guidance* (April 2008 pages 27-34), English Heritage suggest 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.

This statement examines the proposals in relation to these four criteria.

THE SITE

18 Waterloo Square / 75 High Street forms part of a series of modest terraces set around open spaces. The property has frontages onto both Waterloo Square and High Street and is predominantly two storey, with additional accommodation within the roofspace. The properties within the immediate area are generally characterised by being set within relatively small plots and being located closely condensed together with frontages directly onto the pavement.

The premises have clearly evolved and developed over a period of time which has resulted in an external appearance with a number of slightly incongruous features such as first floor windows of unusual heights and proportions. However, the building sits comfortably within the streetscape in terms of overall height and scale.



The Site (centre of photo)

BOGNOR REGIS (THE STEYNE AND WATERLOO SQUARE) CONSERVATION AREA

This Conservation Area is irregular in shape and is located to the west of the town centre. The area around The Steyne was designated a Conservation Area in 1979 and this was extended in 1994 to include Waterloo Square. Waterloo Square developed around a space, intended to protect views from Richard Hotham's Fitzleet House and accordingly it represents an historically important space within the development of Bognor Regis as a resort. As an inland, landscaped space fronting the seafront, it complements The Steyne, and the Pier forms a strong focal point at the Southern end. Typical of other seaside resorts, the central open space is flanked on both sides by nearly continuous, street fronted development. The style, age and sizes of the properties vary but there is a broadly consistent height.

The High Street is typical of the several small service roads in the area linking to the town centre, and the scale of this street contrasts within the grander space of the main square.

ASSESSMENT OF SIGNIFICANCE

Applying the four English Heritage criteria for understanding historic significance or value, the following can be established;

Evidential Value – The property has evolved and developed over a significant period of time, and the original plan, form and layout is not clearly legible. The ground floor area is likely to have been some form of retail use, but the original use of the upper floors is not known. Further research could be carried out to establish this but it is unlikely that a detailed study would reveal any compelling or significant evidence relating to human activity or use which would warrant a different approach being taken to the proposals.

Historical Value – The site is of some historic interest as an urban building of a modest scale. However, the property is not Listed as it is not an outstanding example of architectural style or innovation. It has been much altered in the past, which has compromised its external appearance, and it is not of such historic significance that it warrants being Listed.

Aesthetic Value – The site is of a style and appearance broadly typical of other nearby properties, with ground floor shopfronts and small domestic scale upper floors. The building is of a modest scale and has been constructed using painted stucco which matches other nearby properties. The property sits comfortably within the streetscape and is not a prominent feature.

Communal Value – It is not considered that 18 Waterloo Square / 75 High Street has any particular significance to those who have lived in the building and it is considered most unlikely that the proposals would have any adverse effect on its communal value.

Realistically, it is only the aesthetic value of the building that is of any significance as a heritage asset and this essentially comprises the external views of the building, and its setting within which it is located.



THE PROPOSALS

The proposals comprise the change of use of the upper (first and second) floors of an existing building, together with some relatively minor changes to the elevations at ground floor level, first level and second floor level. An existing external pedestrian access from High Street would be removed and a new access formed to the east elevation. The building is currently vacant, and the proposed change of use would make good use of an existing building. The proposed external alterations would be relatively minimal, and would not adversely affect the appearance or setting of the building or have an adverse impact on the Conservation Area in which it is located. The opportunity would also be taken to rectify the somewhat unbalanced elevation onto Waterloo Square by repositioning the first floor windows to a more appropriate height, and with more appropriate proportions.

PLANNING HISTORY

There is no relevant recent planning history relating to the site.

SUMMARY

The proposals would not cause substantial harm to the Conservation Area within which the site is located, and would in fact improve and enhance the appearance of the specific property due to the proposed design which would be entirely in keeping with the architectural style and appearance of the property.

In conclusion it can be seen that the proposals fully respect the nature, bulk and scale of the host building and would not have any adverse effect on the character and appearance of the Conservation Area within which the site is located.

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