

Design and Access Statement

Applicant: Simon Mansfield

Applicant company: Bognor Regis Business Improvement District Ltd

Site: Station Square, Station Road, Bognor Regis

Proposal: Installation of railings to planter walls

Installation of Railings to Planter Walls

1. Introduction

This Design and Access Statement has been prepared to accompany a full planning application for the installation of new metal railings to existing planter walls at Station Square, Station Road, Bognor Regis.

The application is submitted by **Bognor Regis Business Improvement District Ltd** and relates to works within the setting of Bognor Regis railway station and the wider Station Square public realm. The purpose of this statement is to explain the design rationale behind the proposal and to demonstrate how issues of access, context, appearance, and use have been carefully considered.

The proposals have been developed alongside heritage considerations and informed by consultation with Arun District Council's Heritage Officer.

2. Site Context

Station Square forms a key arrival point to Bognor Regis, serving both rail users and pedestrians accessing the town centre. The square includes areas of hard landscaping, planter walls, and public artwork, all contributing to the character and legibility of the space.

The site lies within the setting of designated and non-designated heritage assets associated with the historic railway environment and the wider townscape. As such, any alterations must be sensitive to both the functional role of the space and its historic and visual context.

3. Amount

The proposal consists solely of the **installation of metal railings** fixed to the top of existing planter walls. No new buildings, extensions, or changes to land use are proposed.

The railings will be installed at a **uniform height of approximately 450mm above the planter walls**, ensuring consistency across the site and avoiding visual dominance within the square.

4. Layout

The railings will follow the **existing alignment of the planter walls**, maintaining the established spatial arrangement of Station Square. No changes are proposed to pedestrian routes, access points, or circulation patterns.

The layout ensures that:

- Existing desire lines and movement routes remain unobstructed
- The openness of the square is retained
- Views through the space are preserved

The railings provide a subtle definition to the planter edges without enclosing or fragmenting the public realm.

5. Scale

The modest height the railings ensure that they blend with the existing landscape

At 450mm high, the railings:

- Are sufficient to provide a sense of boundary and discourage inappropriate use of the planter walls
- Do not interrupt key sightlines across the square

The scale has been deliberately restrained to reflect the functional nature of railway and public realm detailing.

6. Appearance

Design

The railing design is simple, robust, and traditional in character. While not a direct replica of existing station railings, the design takes clear reference from established railing styles found elsewhere in Bognor Regis, particularly along the seafront and promenade.

This approach ensures that the railings:

- Are contextually appropriate
- Sit comfortably within the town's wider vernacular
- Reinforce a cohesive visual language between the station and the town

Colour and Finish

The railings will be **painted black**, in accordance with advice from Arun District Council's Heritage Officer and consistent with the established station colour palette.

The black finish provides:

- Visual cohesion with existing railway infrastructure
- A neutral and recessive appearance
- Long-term durability and ease of maintenance

7. Materials

The railings will be manufactured from metal and supplied by **AS Tooling Ltd**, a local provider based in Bognor Regis. The choice of materials reflects the need for durability, low maintenance, and suitability for a high-footfall public environment.

Fixings will be:

- Neatly detailed
- Spaced at regular, uniform intervals
- Carefully adjusted where necessary to avoid any damage to existing artwork panels incorporated into the planter walls

This ensures both structural integrity and protection of existing cultural features.

8. Access

The proposals do not alter access arrangements to or within Station Square.

Specifically:

- No entrances or exits are affected
- Pedestrian and step-free access is fully maintained
- There is no reduction in accessible routes or public space

The railings are positioned to enhance safety and clarity without creating barriers or obstacles for wheelchair users, visually impaired users, or those with mobility aids.

9. Use

The installation of the railings supports the continued use of Station Square as a welcoming, safe, and legible public space.

The railings:

- Help discourage misuse of planter walls
- Protect planting and public artwork
- Contribute to improved management of the public realm

They do not change the function of the space but instead support its long-term upkeep and usability.

10. Planning Policy Context

The proposal accords with:

- The **National Planning Policy Framework (NPPF)**, particularly sections relating to good design and the conservation of heritage assets
- Relevant **Arun District Local Plan** policies concerning design quality, public realm, and heritage settings

The development represents a modest, well-considered intervention that preserves and enhances local character.

11. Conclusion

The proposed railings at Station Square have been carefully designed to respond to their context, respect heritage considerations, and maintain inclusive access for all users.

In summary, the proposal:

- Uses a restrained and sympathetic design
- Employs appropriate materials and finishes
- Preserves access and movement through the site
- Causes no harm to heritage assets or their setting

The development is therefore considered appropriate for approval and represents a positive and sensitive enhancement to the Station Square public realm.