

## **STATEMENT OF COMMUNITY INVOLVEMENT**

### **Proposed Vahnea Student Residences 18-20 London Road, Bognor Regis**

**3 October 2018**

#### **1.0 INTRODUCTION**

This Statement of Community Involvement (SCI) has been prepared in support of an application by Vahnea Marolda Investments LLP for the construction of up to 104 student residential units above the existing Wilko store at 18-20 London Road, Bognor Regis.

This SCI sets out the details of the consultation undertaken at the pre-application stage with the Council and key stakeholders, provides an overview of the comments received and illustrates how these have been taken into account in the application submission.

#### **2.0 CONSULTATION**

The application proposals, as submitted, have been subject to several levels of consultation at both the community and local authority level, as follows:

##### **a) Pre-Application Meeting with Arun District Council**

Following the submission of a pre-application package, which included an overview of the site and surrounding area as well as an explanation of the aims and objectives for the proposed development, a pre-application meeting was held with Simon Davis at Arun District Council on 7 March 2017 (PAA/31/17). The officer's response was generally positive and supportive of the principle of development, particular in the context of the future increase in the student population in the town arising from the expansion of the University of Chichester

Following this meeting a formal response was received on 23 March 2017 once again reiterating the acceptance of the principle of the proposed development in this location and setting out the officer's views and providing details of the matters that would need to be addressed in the context of a planning application. These included:

- The principle of development
- Design
- Neighbour amenity
- Refuse storage
- Highways, transport and parking
- Sustainability
- Sustainable Construction
- Heritage considerations
- Light pollution
- Noise pollution

The above matters have all been addressed in the planning application submission.

##### **b) Meeting with the Town Centre Manager**

The applicant's Planning Consultant sought advice from the case officer as to appropriate stakeholders to contact at the pre-application stage. It was recommended that the Town Centre Manager was briefed on the proposals. In this respect, a meeting was held with Toyubur Rahman on 13 June 2017. Once again, the feedback from this discussion was generally positive, especially

in respect of how the proposals could tie in well with the emerging BID for Bognor Regis town centre.

### **c) Public Consultation**

Following these initial meetings, the proposals were further developed and refined and a public consultation was held on Friday 7 July between 16:00 and 20:00 at the Regis Centre in Bognor Regis. In advance of this an advertising flyer was hand delivered to 1,300 homes and businesses in the local area (see copy at Appendix 1). The Town Centre Manager also notified all businesses of the event via email. The Local MP, and all Town and Ward Councillors were formally invited by individual emails to a preview session as well as the main event.

A copy of the exhibition boards is attached at Appendix 2 to this note. The boards provided an overview of the proposals including the key aspects of the scheme and the benefits arising from the proposals. Visitors to the exhibition were asked to leave their views and thoughts on the scheme via a feedback form. A sample copy is attached at Appendix 3. Approximately 30 residents and interested parties including Councillors and the local MP attended the event. The vast majority of those who attended were supportive of the proposals. Of the concerns raised, these related to:

- Fire safety especially in light of the very recent (at that time) Grenfell Tower fire;
- Student parking and on street parking congestion and as result of the proposals;
- Disruption for existing residents in the area.

These are all matters that have been taken on board and addressed in within the application submission.

### **d) Press Coverage**

On 12 July 2017, an article was published in the Bognor Regis Observer and on their Facebook feed which provided further publicity of the proposals, and a commentary of the details provided at the public exhibition.

## **3.0 ADDRESSING THE FEEDBACK**

Since the public consultation, and in working up the proposals to a planning application submission, the design team has taken on board the comments raised as follows.

The case officer's comments have been incorporated into the application submission and all of the matters raised as considerations have been addressed, to demonstrate an acceptable scheme.

In terms of the comments raised at the public consultation, the responses to these are as follows:

| Comment                                                                               | Response                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire safety especially in light of the very recent (at that time) Grenfell Tower fire | Fire resistant/retardant materials will be used on the building and the facilities will also include fire alarms to meet current regulations                                                                                                                                                  |
| Student parking and on street parking congestion and as result of the proposals       | It is intended that the proposals will be car free and students will not be allowed to bring their cars to the town unless they can demonstrate that they are eligible for an on-street permit. This will be monitored by the accommodation manager and penalties can be imposed if necessary |
| Disruption for existing residents in the area                                         | Construction activities will be monitored and controlled through a construction management plan and appropriate planning conditions                                                                                                                                                           |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>which will regulate the hours of construction work. Vehicle movements will be monitored and managed. The contractor will enter into the Considerate Contractor Scheme. A site manager will be available as a point of contact to address any day-to-day concerns arising.</p> <p>Once built, the premises will be operated in accordance with a student management plan, a draft of which will be submitted with the application. Any concerns for neighbouring residents should be addressed to the on site warden in the first instance.</p> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

It is considered that of the concerns raised through consultation, all have been appropriately addressed at this stage and mechanisms put in place to ensure that once built, the accommodation operates effectively.

**4.0 CONCLUDING COMMENTS**

The above commentary demonstrates that appropriate consultation has been undertaken in the evolution of the proposals forming the current planning application submission. The feedback received has been appropriately addressed and the current scheme represents an acceptable and optimum solution for the site.

**APPENDIX 1  
EXHIBITION FLYER**



# Public Consultation

Vahnea Marolda Investments LLP would like to invite the local community to view an exhibition and comment upon their draft scheme for new student residences above Wilko on London Road, Bognor Regis

The public exhibition will be held in the Gallery Room at The Regis Centre  
on Friday 7th July 2017 between 16:00 and 20:00

If you require any additional information in advance of the exhibition, please contact Charlotte Grant, our Planning Consultant at Harwood Savin on [REDACTED]

**APPENDIX 2  
EXHIBITION BOARD**

1 introduction

*"The university wants to create an engineering and digital technology park as well as student rooms on the site... it is expected to see another 1,200 to 1,500 [students] on the campus to take the total to 2,000 in two years."*

Source: Highways and Planning Department, 14 March 2016

The idea

- We are seeking to explore the potential for the rooftop development over Wilko store, Bedford Street
- Wilko store is to remain operational throughout the construction and is not intended to replace the store, only to build above
- Ensure high quality design in Regnor town centre

Our proposal

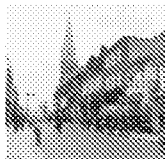
- To provide 55-100 student study bedrooms arranged in clusters of between 3 to 6 bedroom self-contained flats
- A new student entrance accessed from the rear of Wilko store on Bedford Street
- Two to five storeys of accommodation over the Wilko store
- Communal courtyard spaces at each level
- Respect important views and town centre character
- Provide students with high quality term time accommodation to suit varied preferences

The team

|                      |                                |
|----------------------|--------------------------------|
| Client:              | Vahnea Marolda Investments LLP |
| Architect:           | Cover Storey Architects        |
| Planning Consultant: | Harwood Savin                  |
| Structural Engineer: | Campbell Reith                 |
| Services Engineer:   | Ridge                          |



Railway station ..... Town centre ..... The University of Chester  
The Promenade .....



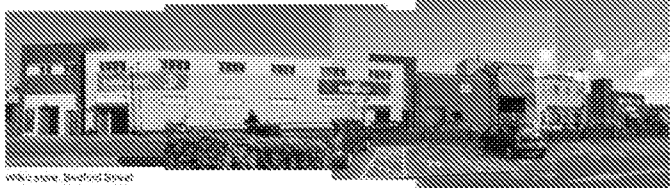
London Road, Regnor Regis, in 1992



London Road, Regnor Regis, in 1955-1970, postcard undated, a major collection of photos taken in 1992



Wilko store, London Road



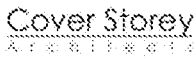
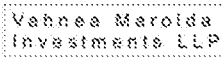
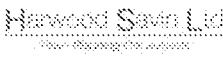
Wilko store, Bedford Street

student residences

18-20 London Road, Regnor Regis, West Sussex PO21 1PY



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2 location

The site

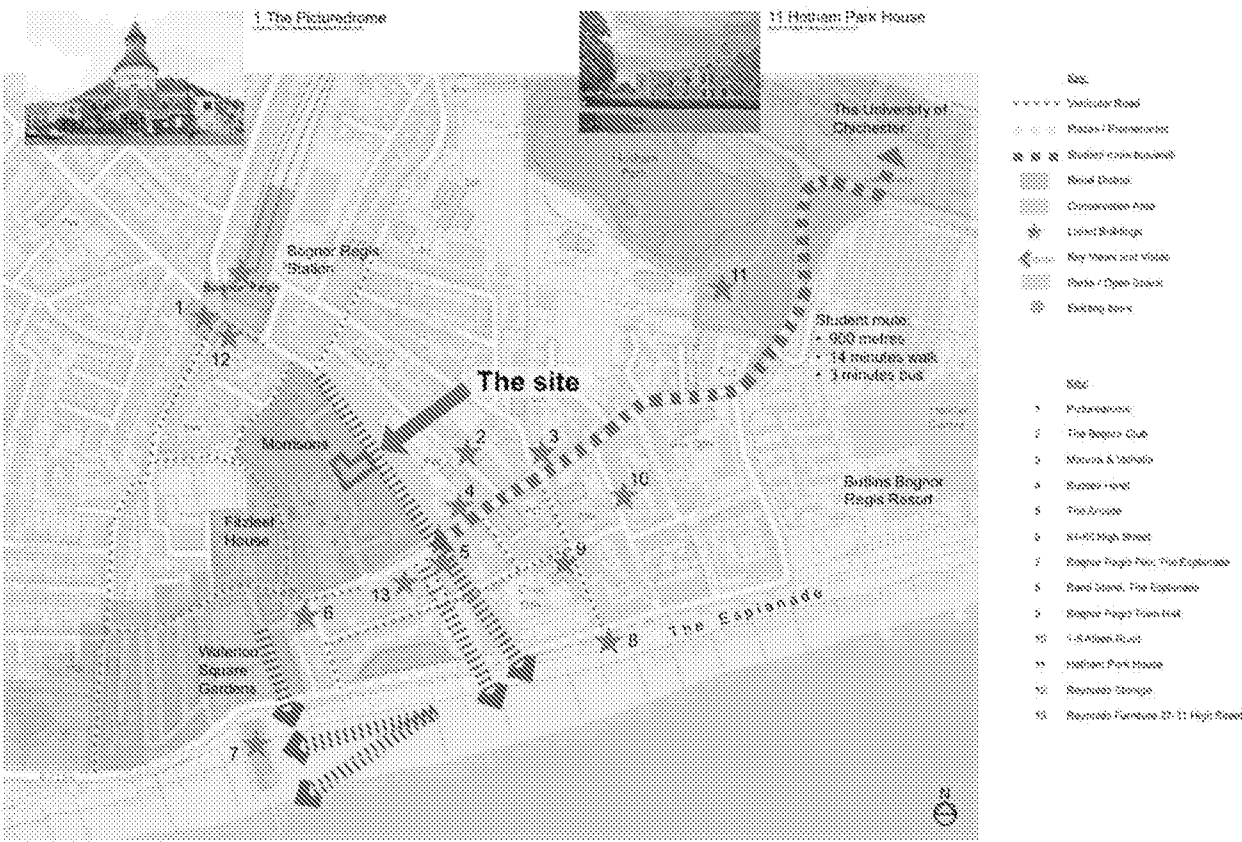
- Town centre location
- Short walk from amenities
- Away from residential zones
- Close to public transport links
- Close to The University of Chichester - 14 minutes walk or 3 minutes bus journey
- Located in the heart of Bognor Regis Retail District
- Far reaching views
- Zero use of valuable green space

Opportunities to be harnessed

- Investment in development of the town centre, improving local economy
- Create a sympathetic and relevant piece of architecture, complementing historical and existing buildings
- House increasing student numbers whilst alleviating the pressure on the private housing sector

Considerations

- Robust sound proofing to mitigate deliveries
- Minimise overshadowing of London Road
- Off-site construction for:
  - Speed of construction
  - Quality of build
  - Reduced CO<sub>2</sub>
  - Minimise waste



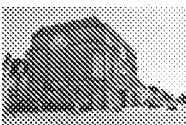
Bedford Street car park



7 Bognor Regis Pier, The Esplanade



13 Reynolds Furniture



12 Reynolds Storage



5 The Arcade, High Street



9 Bognor Regis Town Hall

student residences

18-20 London Road, Bognor Regis, West Sussex PO21 1PY



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Harwood Savin Ltd  
Town Planning Consultants

Vahnea Marolda  
Investments LLP

Cover Storey  
Architects

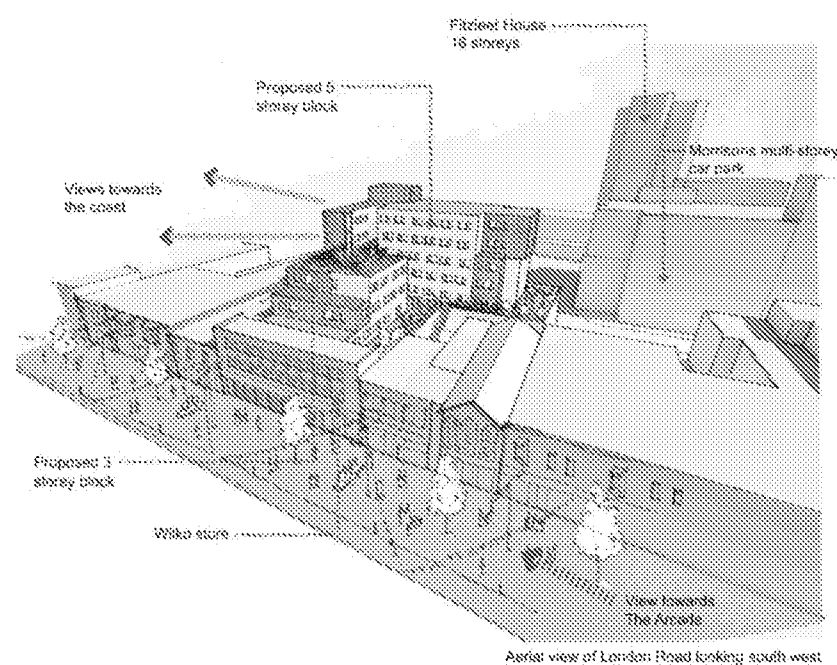
## 3 concepts

### Concept design

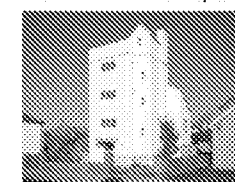
- Massing concept derived from local buildings of importance
- Designed to enhance the street scene
- Integrate the town centre
- Two distinct masses to relate respectively to Bedford Street and London Road
- Passive surveillance of Bedford Street and car park
- Communal terraces using advantage of roofspace and views
- Ecological positive impact through biodiversity

### Student accommodation

- Wilko remains operational throughout
- Upgrade Wilko's roof and structure
- Upgrade and extend the existing corner staircase
- Construct a 3 storey block on the east side
- Construct a 5 storey block on the west side
- Link the two blocks together with a connecting block



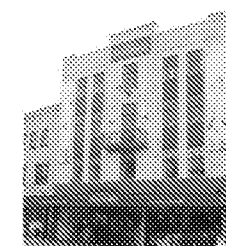
### Local examples



White Tower, Aldwick Road  
Grade II listed residence, constructed 1750  
with prominent corner roof tower  
[www.bognorregis.gov.uk](http://www.bognorregis.gov.uk)



Massing of building



Raymonds Furniture, High Street  
Four storey retail and office building 1870s and 20th century development. 4 bay street front, elevated with multiple rooftop development and in Art Deco style  
[www.bognorregis.gov.uk](http://www.bognorregis.gov.uk)



Massing of building



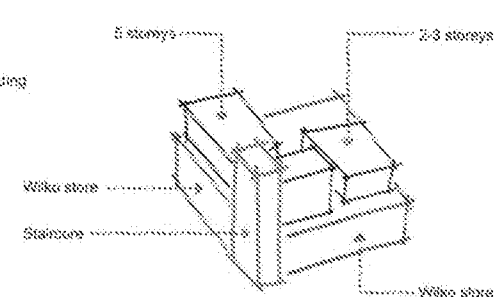
Montage view looking north on London Road

Visible proposed building indicated in yellow



Montage view looking south on London Road

Visible proposed building indicated in yellow



Concept diagram

## student residences

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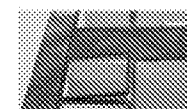
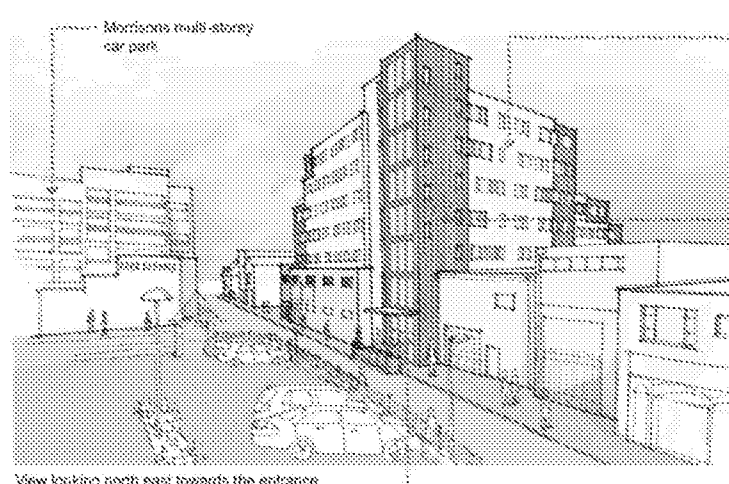
Vahnea Marolda  
Investments LLP

Cover Storey  
ARCHITECTS

## 4 the proposal

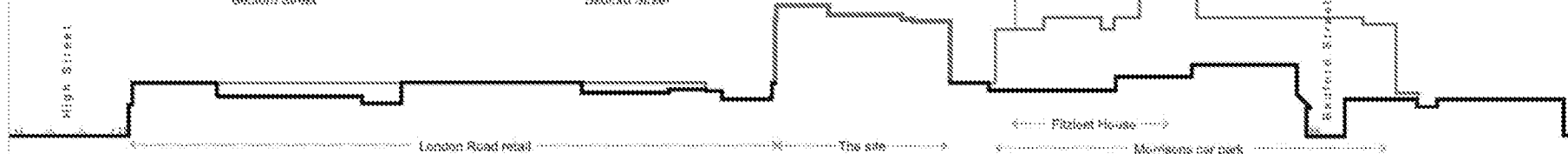
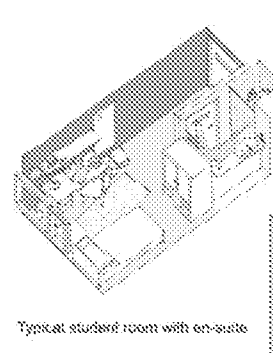
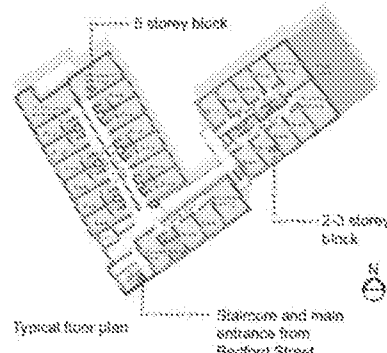
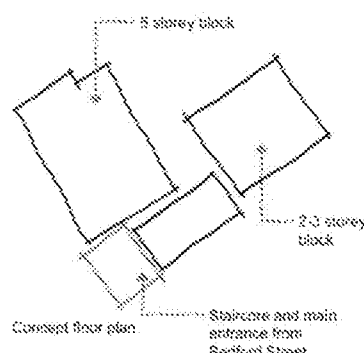
### Scale and massing

- The mass of the building relates to the contrasting scales of London Road and Bedford Street
- The 3-storey east block is set back from London Road
- The 5-storey west block reflects the scale of Bedford Street, Morrisons car park and 16-storey Fitzell House
- The stepped facade enhances the existing active frontage viewed from Bedford Street
- Breaking down the building's elevation into vertical elements of varying widths creates architectural interest
- The terraced design avoids overshadowing of London Road
- Scale is contained by brick covered walkways with biodiverse roofs, creating outdoor spaces and ecologically rich green areas
- The mass comprises stacked services and room layouts to expedite the construction process



### Materials

- White insulated render system, commonly seen within Bognor Regis
- Metal cladding with fire-proof mineral wool insulation
- Cutaway corners at upper levels to break up the mass of the building
- Large window openings to maximise natural sunlight and ventilation
- Biodiverse roof to encourage ecological growth for the native flora and fauna



### student residences

16-20 London Road, Bognor Regis, West Sussex PO21 1PY



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Investments LLP

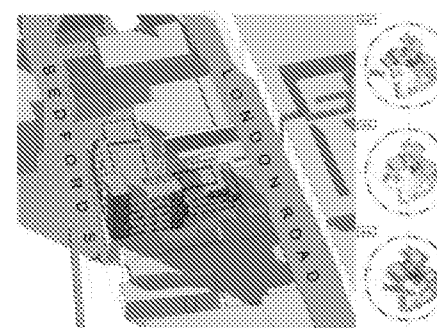
Cover Storey  
ARCHITECTS

## 5 key considerations

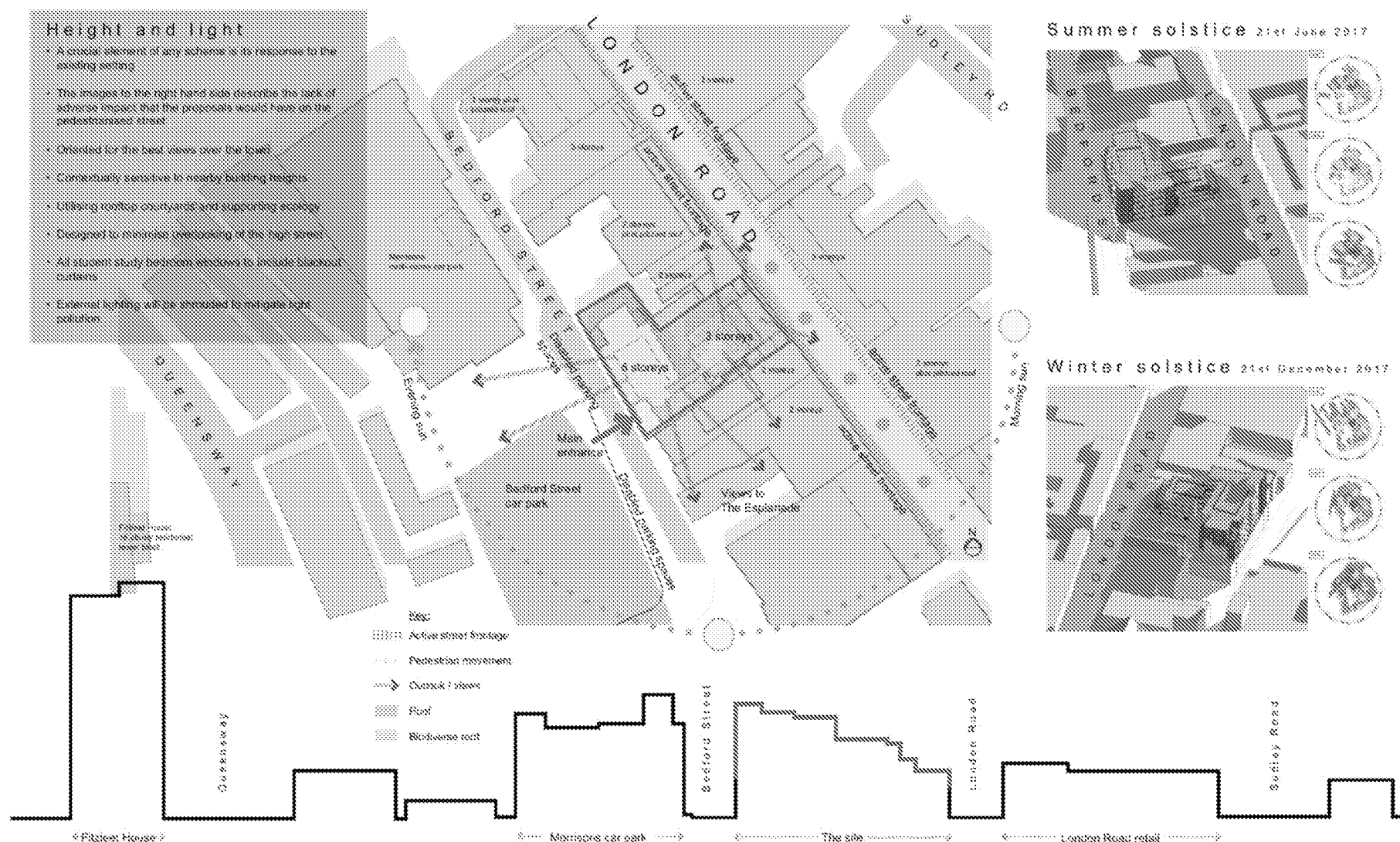
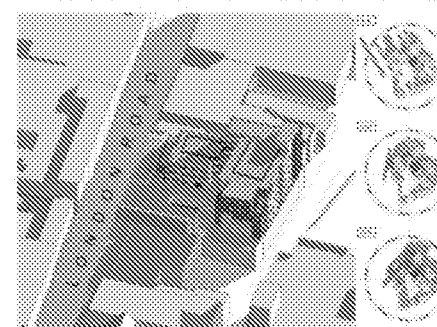
### Height and light

- A crucial element of any scheme is its response to the existing setting
- The images to the right hand side describe the lack of adverse impact that the proposals would have on the pedestrianised street
- Oriented for the best views over the town
- Contextually sensitive to nearby building heights
- Utilising rooftop courtyards and supporting ecology
- Designed to minimise overlooking of the high street
- All student study bedroom windows to include blackout curtains
- External lighting will be screened to mitigate light pollution

### Summer solstice 21st June 2017



### Winter solstice 21st December 2017



### student residences

18-20 London Road, Bognor Regis, West Sussex PO21 1PY



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Architects

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Town Planning Consultants

Vahnea Marolda  
Investments LLP

Cover Storey  
ARCHITECTS

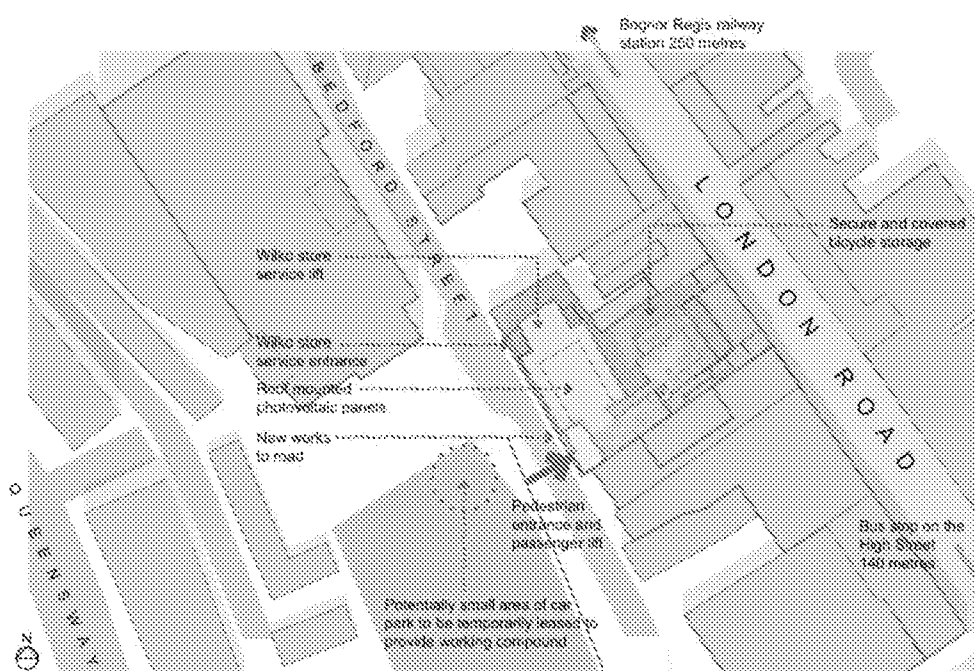
## 6 logistics

### Transport

- Pedestrian access is located off Bedford Street, creating an active street frontage and preventing any congestion on the highway
- Improvements to the existing footpath along Bedford Street with new student entrance and new barriers
- Covered and secure cycle storage for 70 bicycles to be provided at roof terrace level
- Sustainable travel is promoted throughout the University of Chichester level plan measures including:
  - Regular free bus services between the two campuses
  - Provision of lockers and showering facilities at the campuses to promote cycling and walking
  - Students are ineligible for University parking permits if they live within 1.5 miles of the University site
- Designated post boxes at first floor communal area
- Covered and secure refuse and recycling facilities are integrated within the building at roof terrace level. A management system will be in place to move the bins to street level via the existing service lift
- A carefully considered management plan will ease parking strain at the beginning and end of term time

### Construction

- Vahnea Maroide is aware of the challenges of the construction site and is committed to mitigate any adverse impacts during construction, including:
  - Close liaison with West Sussex County Council, Arun District Council and Willer.
  - Construction vehicles will be routed in accordance with West Sussex County Council Advisory Lorry Routes.
  - A vehicle booking system will be utilised to co-ordinate site deliveries with existing commercial deliveries.
  - Provision will be made to minimise dust and dirt on the highway.
- The project will be registered under the Considerate Contractors Scheme
- Lightweight fast and reliable steel construction allows for off-site sizing and fabrication, to be fitted together on-site



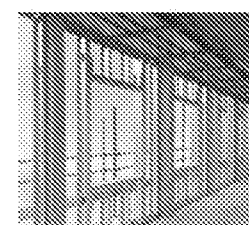
- Elements of pre-fabricated pods, bathrooms and ensuite allow for minimal disturbance time when installing

### Management

- Local ASRL accredited residential agent to manage the development
- Out of hours on call service 24 hours and weekends for tenants to report emergency issues
- CCTV coverage to all communal areas and access points to the site
- Student warden appointed to investigate any noise disturbance
- Students are ineligible (under university policy) for university parking permits if they live within 1.5 miles of the university site

### Sustainability

- Improved u-values and a fabric first approach
- Low impact and low toxicity materials and finishes will be specified wherever possible
- Energy efficient light bulbs and LED lights linked to intelligent controls
- Recycling bins designated within kitchen to encourage residents to sort and recycle
- Air Source Heat Pumps (ASHP) for low energy central heating and hot water supply
- Divergent roofs to reduce water run-off
- Solar photovoltaic panels to generate electricity for communal areas



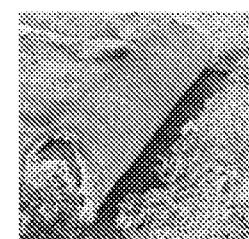
Metsen structural metal sections



Bathroom pods craned into building



Bicycle racks



Sediment carpet mill

student residences  
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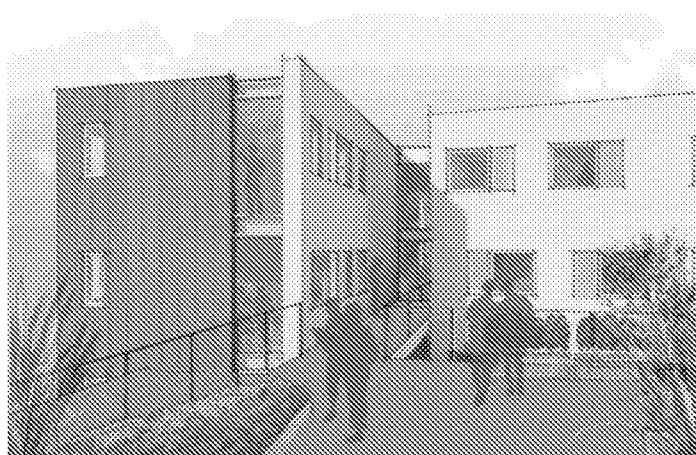
Cover Storey  
Architects

## 7 benefits for the community

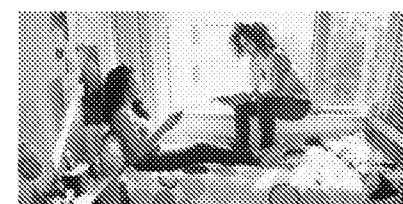
Beaufort

- Retain character of London Road and K&N store
- Significant investment into Bognor Regis
- High quality student homes
- Utilising redundant roofspace, zero land use
- Building materials sympathetic to Bognor Regis town centre
- Car free development supported by extensive cycle storage and the university shuttle bus service
- Eases pressure on private rental market
- Increased footfall for local businesses
- Jobs created to support student accommodation

"The university wants to create an engineering and digital technology park as well as student rooms on the site... it is expected to see another 1,200 to 1,500 [students] on the campus to take the total to 2,500 in two years."



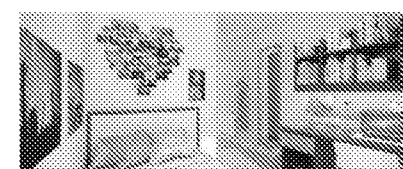
view of contoured terrace



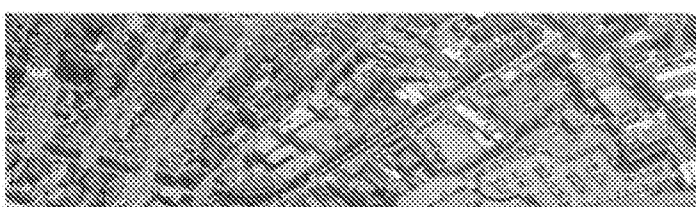
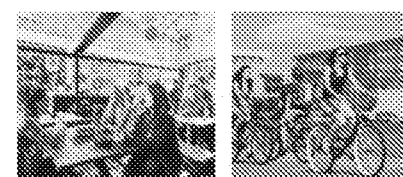
Typical student room



Typical communal kitchens / dining rooms

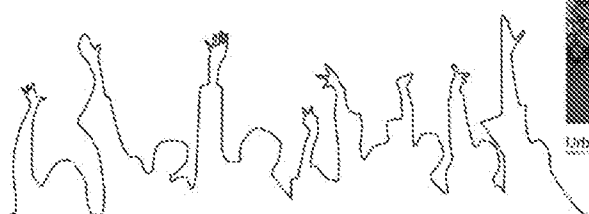


Private student room



Libby character, Longen Road

Thank you for attending  
We welcome your questions



student residences

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**Harwood Savin Ltd**  
 10000 Spring Court Road

Vahnea Marolda  
Investments LLP

Cover Storey

APPENDIX 3

FEEDBACK FORM

**STUDENT RESIDENTIAL PROPOSALS - LONDON ROAD, BOGNOR REGIS  
COMMUNITY CONSULTATION QUESTIONNAIRE**

1. Please tell us whether you are interested in this scheme because you are (Please tick as appropriate):

A student

A parent of a student

Live in the town

Work in the town

A visitor

Other (please state): \_\_\_\_\_

2. Do you think that the town needs more student accommodation? (Please circle):

Yes/No

3. Do you think that this is the right location for more student accommodation (please circle):

Yes/No

If no, where would you prefer?

\_\_\_\_\_

4. Do you think that additional students will be of benefit to the town centre, (please circle), and if so, how?

Yes/No

How?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. In addition to the questions above, please provide any further comments you have on the scheme which you think we should take into account when preparing a planning application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your contribution to this public consultation exercise.

It would be helpful for us to see where different comments come from, so please could you record your postcode below. You may remain anonymous if you wish.

Name/Organisation: \_\_\_\_\_

Address:

\_\_\_\_\_

Postcode: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

We would like to reassure you that your personal details will only be used for the purpose of this public consultation and, in accordance with the Data Protection Act, will not be passed to any third party unless we have your permission to do so by law.