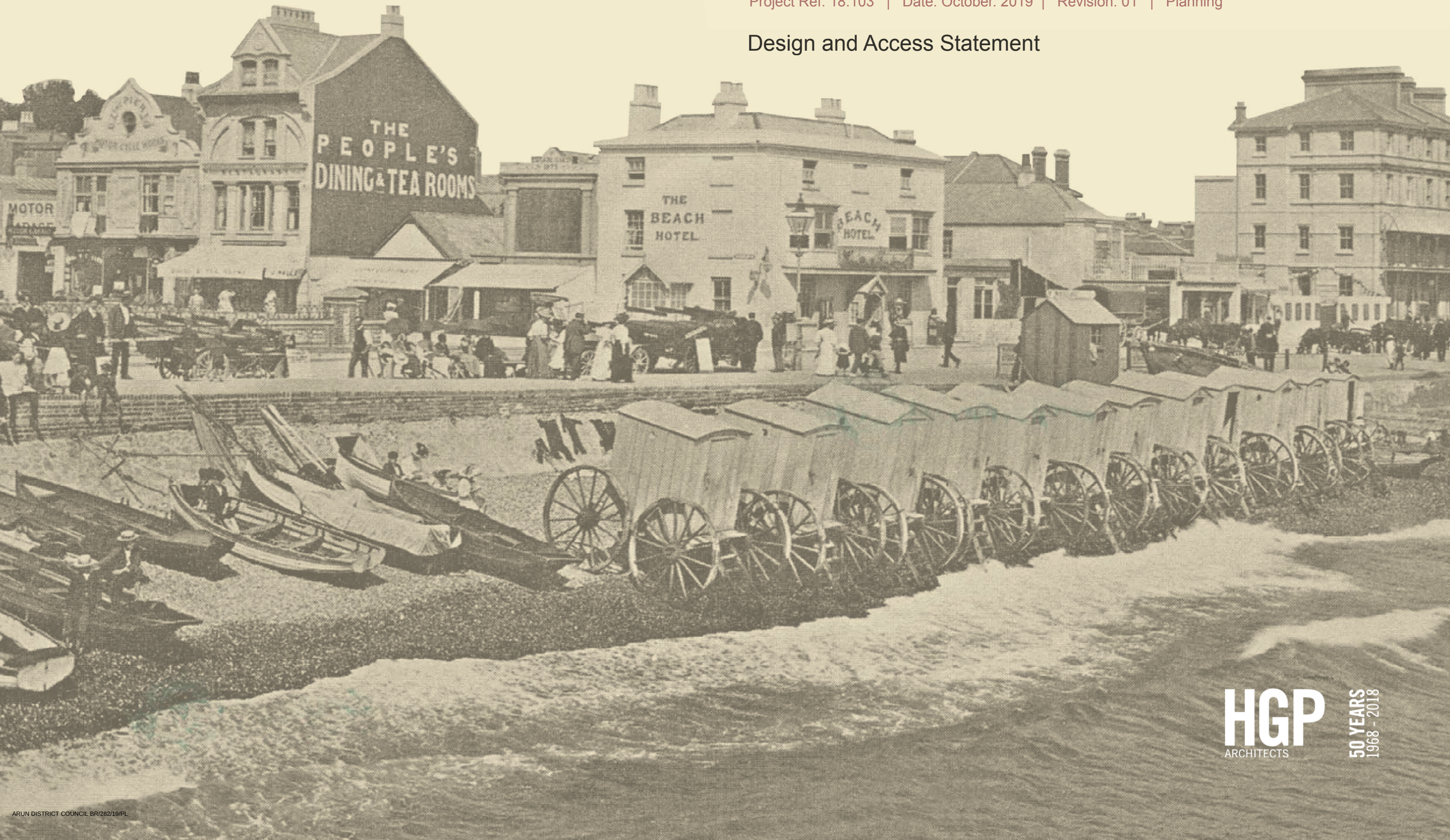


Waterloo Square, Bognor Regis

Project Ref: 18.103 | Date: October. 2019 | Revision: 01 | Planning

Design and Access Statement



HGP
ARCHITECTS

50 YEARS
1968 - 2018

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Design and Access

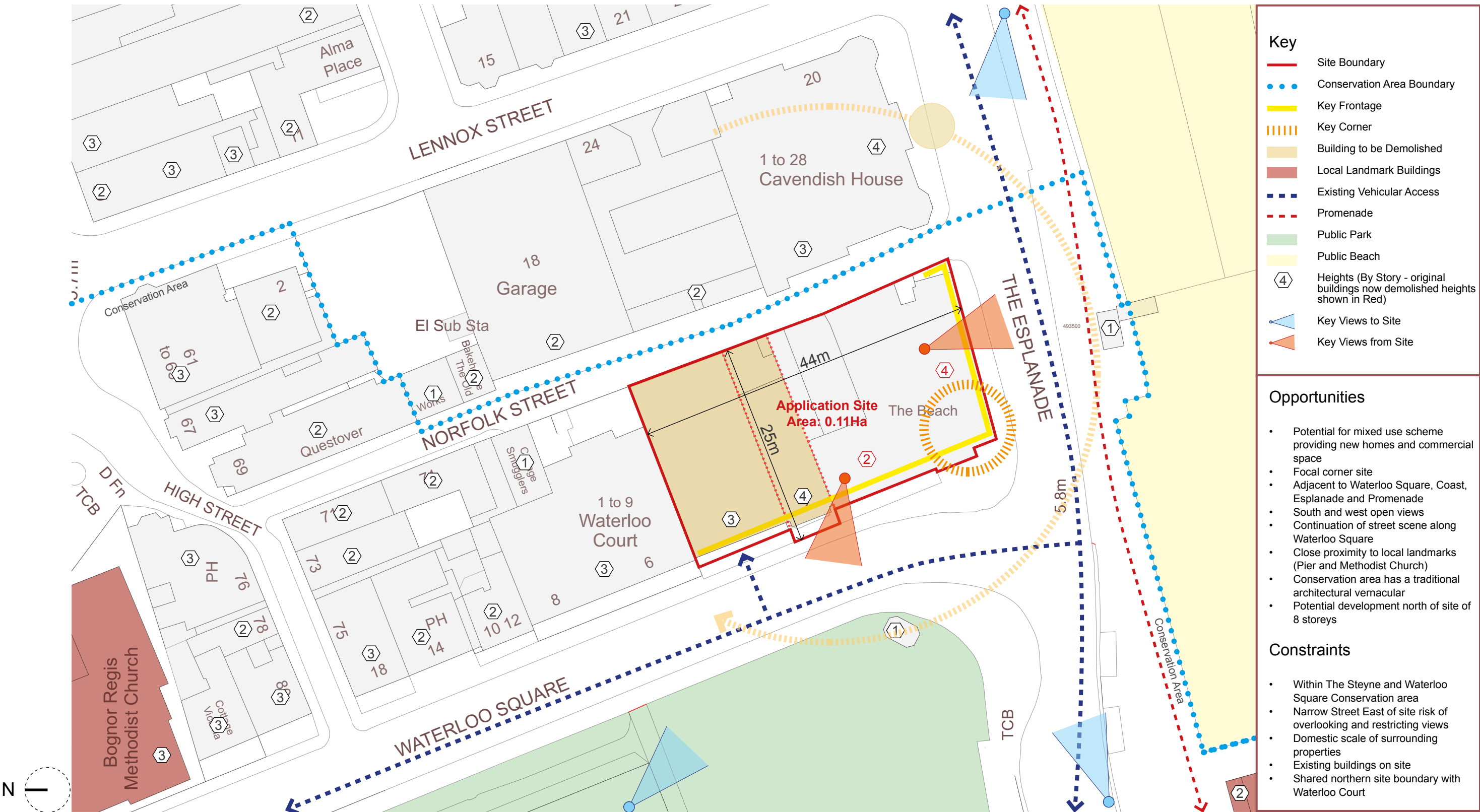
This Design & Access Statement has been produced to support the detailed application of the former Beach Hotel including No 2 and 4 Waterloo Square, Bognor Regis and should be read in conjunction with all submitted drawings and documents.

This document will provide information on the locality and how the design has evolved, responding to the context, pre application advise and a desire to provide a building of strong architectural merit.

The site is currently vacant and was once the setting of the Beach Hotel overlooking the Esplanade. In its place the proposal intends to deliver a high quality residential building to respond to and compliment its surroundings and the Conservation Area in which it sits.



Aerial view depicting the site, surrounding context and The Steyne and Waterloo Square conservation area



Site diagram showing orientation, conservation boundary, building heights, public transport connections, key views, frontage, focal corners, landmark buildings and public space



Initially developed around a space intended to protect the views from Fitzleet House, Waterloo Square created an inland landscaped public space, fronting the coast, that compliments the parallel The Steyne with the Pier forming an important landmark at the southern edge.

The Beach Hotel, 4 storeys in height dating to the mid-19th, century acted as a focal point at the south eastern corner, along with the street scene framed Waterloo square until it caught fire amid Storm Angus November 2016.



Top: Showing site in current condition from the Promenade | **Bottom Left:** Shows the traditional vernacular existing on the site from Waterloo Square | **Bottom Right:** The Beach Hotel prior to fire and demolition

Conservation Area - Key Architectural Features

3.0

Conservation Area - Key Architectural Features

Balconies

15 Waterloo Square, PO21 1TE



Royal Norfolk Hotel, PO21 2LH



24 The Steyne, PO21 1TP



19 Waterloo Square, PO21 1TE

Examples of balconies and railing details

Conservation Area - Key Architectural Features

3.2

Bay Windows and Balconies

15 Waterloo Square, PO21 1TE



4 Waterloo Square, PO21 1SU



Cavendish House, PO21 1NA

A study of surrounding bay windows adjoining or adjacent to balconies



The Former Beach Hotel before demolition

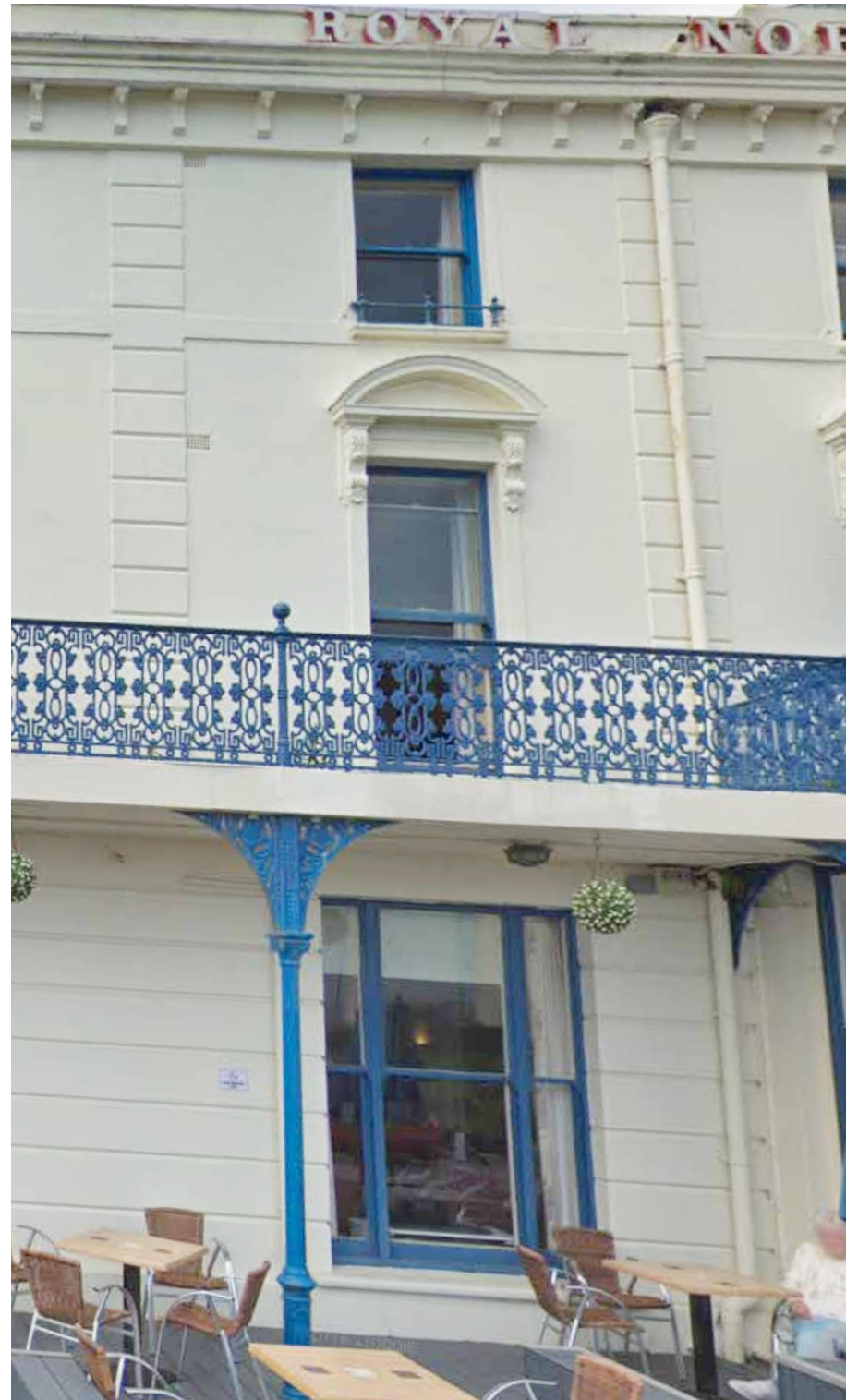
Conservation Area - Key Architectural Features

3.3

Windows



19 Waterloo Square, PO21 1TE



Royal Norfolk Hotel, PO21 2LH



The images show how the surrounding architecture has used the hierarchy of window openings

Conservation Area - Key Architectural Features

3.4

Entrance

The Royal Hotel, PO21 1SZ



9 The Steyne, PO21 1TX



15 / 17 Waterloo Square, PO21 1TE



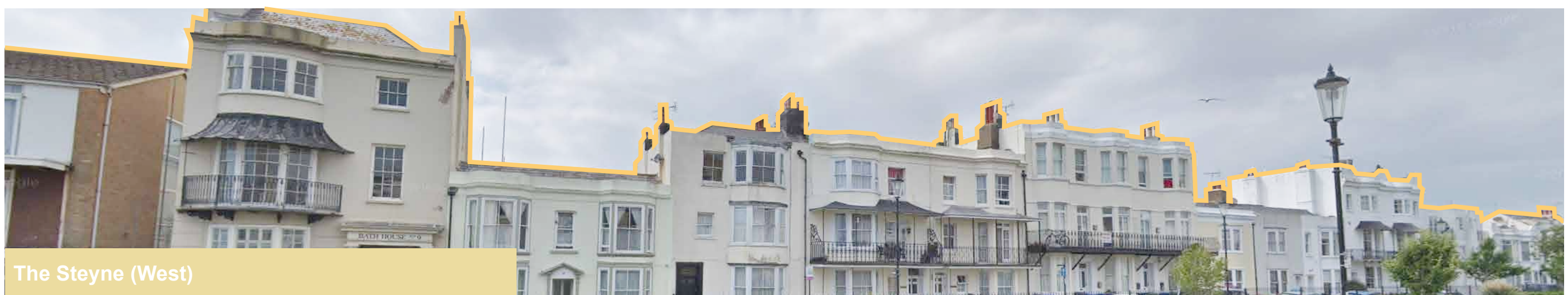
Bognor Regis Pier, PO21 1SY

Pronounced formal entrances populate the conservation area utilising columns, cornices and pediments in their design

Conservation Area - Key Architectural Features

3.5

Roof Line



The street scenes of the conservation area create a varied stepping roof line framing Waterloo Square and The Steyne

Conservation Area - Key Architectural Features

3.6

Symmetry

Royal Norfolk Hotel, PO21 2LH



Bognor Regis Pier, PO21 1SY



Bognor Regis Museum, PO21 1XA

The formal and landmark buildings within the conservation area have symmetrical façades

Conservation Area - Key Architectural Features

3.7

Materials

Bognor Regis Methodist Church, The Unicorn, PO21 1RY



19 Waterloo Square, PO21 1TE



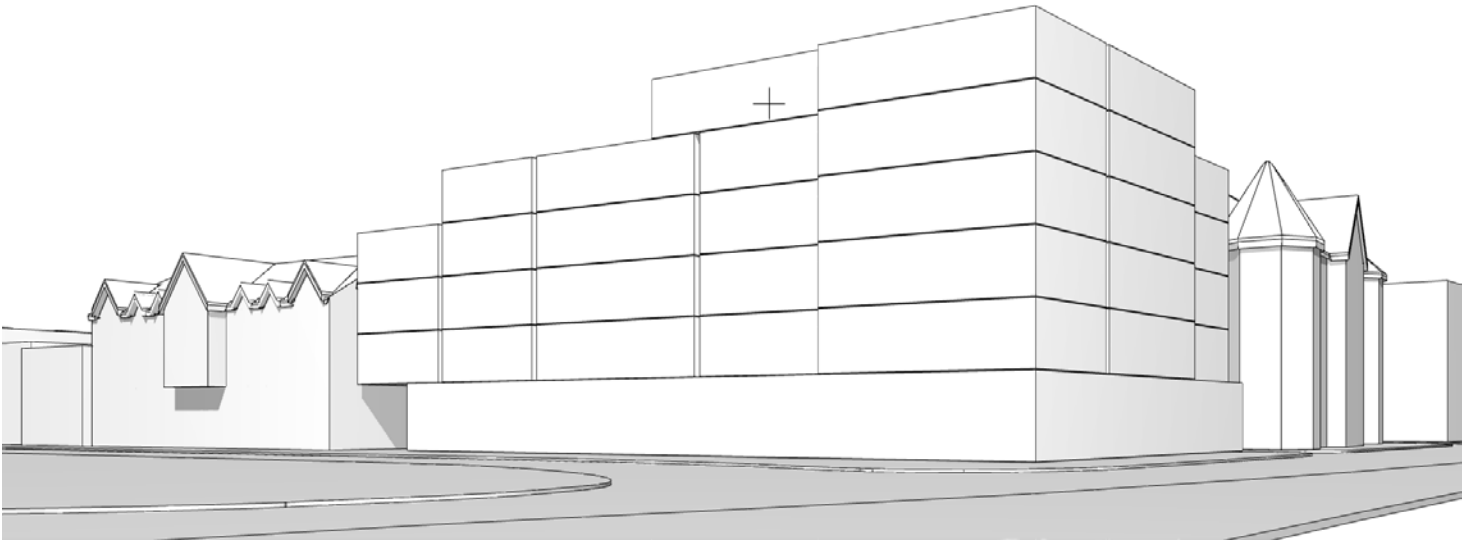
The Carlton Hotel, PO21 1NF



Royal Norfolk Hotel, PO21 2LH

The predominant material of the site's surroundings is light coloured stucco however brick structures are not uncommon.

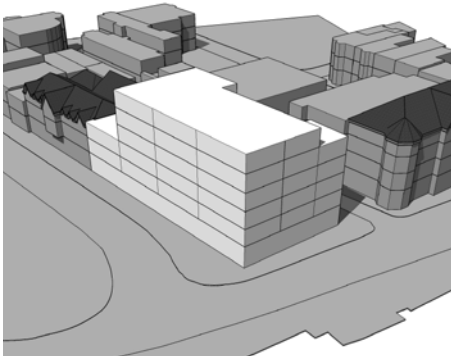
The diagrams below illustrate the initial concept massing options for the site.



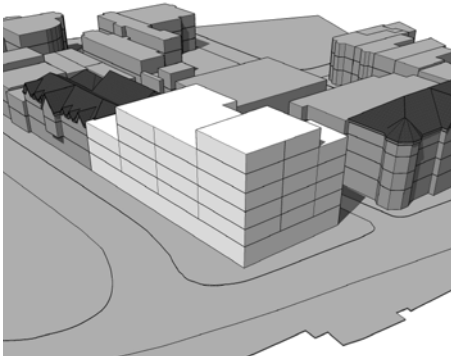
1. Building form stepped to match neighbouring building



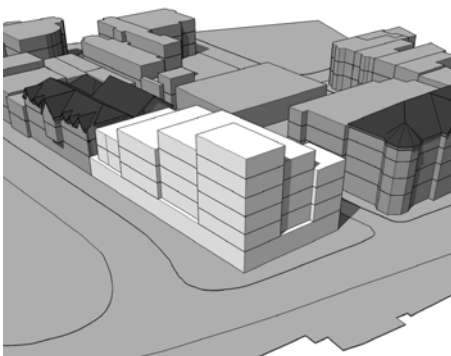
2. Building form stepped with tallest element on the esplanade



3. Square building form with little articulation.



4. Square building form with corner articulation.



5. Articulated building form with corner element.

Early concept sketches

After understanding the site, along with its constraints and opportunities we then tested various forms in terms of scale and massing, appraising each and began to consider the architectural language appropriate to the site.

Our intent is to design a building which follows the demolished Beach Hotel footprint, set back from the public footpath and which responded visually to the evident grain and rhythm which runs along the Esplanade and Waterloo Square.

Various building forms were tested and massing options were produced to identify connection to existing context.

After preparing initial design ideas the scheme was developed further and presented to the council for pre application advise.



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e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Your Ref:
Our Ref: PAA/151/18/
Please ask for: Mr S Davis
01903 737874
25th April 2019

Dear Mr Goodman

Pre-Application Advice

A new 8 storey mixed-use development is proposed for the site of 2/4 Waterloo Square and the former site of the Beach Hotel. The proposal consists of 3 retail units at ground floor with 55, 1 and 2 bed residential units.

2-4 Waterloo Square and the Beach/ Mud Club The Esplanade Bognor Regis

I write regarding the above matter and your enquiry received on 30th November 2018.

Description Of Proposed Development

From the details submitted, I understand that you propose to redevelop the existing site by erecting a new building of between five and eight storeys comprising of basement parking (28 spaces), ground floor retail & restaurant space and 55 flats spread over the 1st, 2nd, 3rd, 4th, 5th, 6th and 7th floors, many with small balconies. The proposed design includes an open rear servicing area with access to bin & bike stores and the plant room. The submission is accompanied by proposed block, site, floor, elevation and 3D plans.

Description Of Site

The application site is currently vacant having been in part subject to a fire and demolition and in part demolished due to concerns with the part of the site that had survived the fire (see BR/191/18/PL). It had formerly been occupied by a mix of building up to a total of three storeys in height. There is no provision for parking within the site. On-street parking is very limited and either pay & display or resident permit only. The site is predominantly flat and there are no trees affected. There are also no boundary treatments (the site is currently enclosed by temporary hoarding).

Description Of Locality

The site is part of the Bognor Regis seafront. It is located outside of the primary retail area but includes a mix of retail (including restaurants & bars), leisure (including hotels) and residential uses. In addition, the Grade II Listed Bognor Regis Pier is located diagonally opposite the site to the southwest. The centre of Waterloo Square contains a bowling green and public gardens.

decipia

Pre application advise

In April 2019, the scheme was presented to the Council and pre application advise was given. The scheme consisted of 50 units over 8 stories.

Conclusion of the advise was:

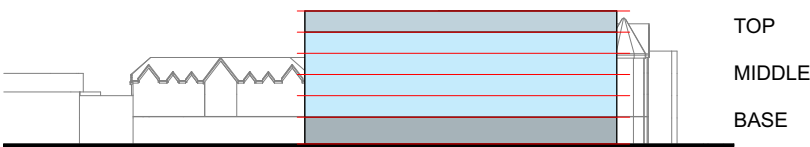
In principle, there would be no officer objection to the redevelopment of this site, to the introduction of new commercial uses or to residential development on the upper floors. However, based on the comments, I have to conclude that were an application for planning permission to be submitted in its current form then it would likely be refused as a result of the following issues/concerns:

- * Not clear as to whether any class A1 retail units are proposed (which would be in conflict with policy 3 of the BRNDP);
- * Residential amenity issues re the relationship of the new building to existing residential development to the north and east;
- * How the building relates to nearby buildings and the Conservation Area; and
- * Harm to the Conservation Area and other nearby heritage assets principally due to the height/massing of the proposed building;

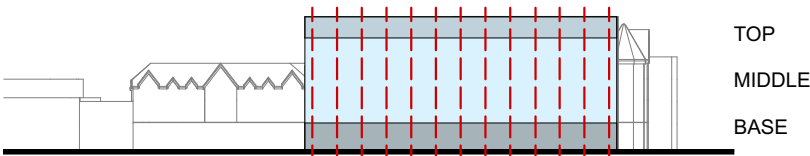


West Elevation viewed from Waterloo square

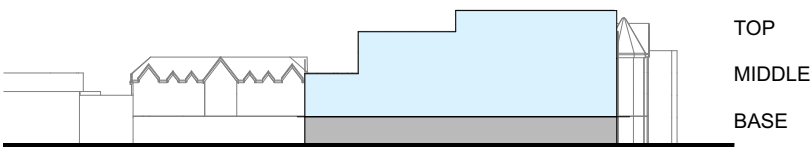
Following pre application advise the scheme was redesigned and made more contemporary based on the Council advise.



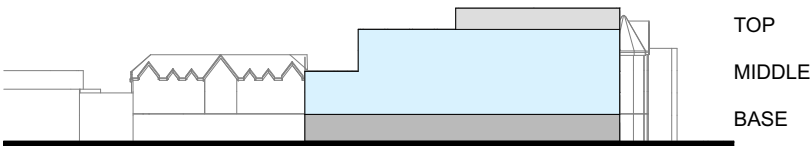
1. Building form defined as Top - Middle - Bottom



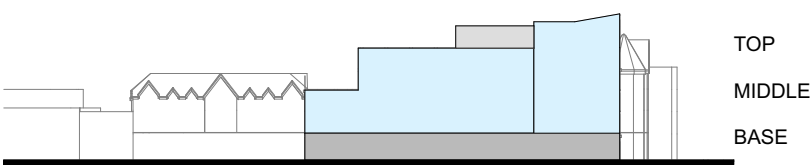
2. Rhythm identified along Street frontage typically found in the conservation area



3. Building form stepped to match neighbouring building



4. Top floor set back reducing the apparent height of the built form



5. Corner feature added to provide interest and help turn the corner



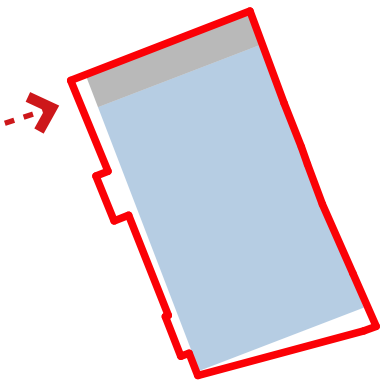
Development of Ideas

When studying the immediate setting for the proposal there is a clear and distinct street pattern present. Typically buildings are designed into three identifiable zones being a strong base, articulated middle section with a smaller set back top or roof. Vertical bands of a consistent width can be seen and are emphasised through the use of facade articulation with bay and window arrangements.

Also evident, and as already demonstrated, there is not a consistent building height to be found along the seafront, instead the heights vary from 2-7 stories which provides the esplanade with an interesting and diverse skyline.

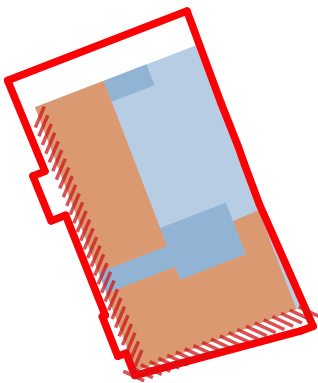
A mix of bay windows, ornate metal railings, balconies, columns and articulation at roof levels give the area a characteristic “seaside town” feel with buildings being a mix of white and coloured stucco and brick façades. Building corners have a distinct identity and provide a sense of place and way finding in the area. Our proposals reuse this simple palette and architectural elements which have been used in a contemporary way which aim to improve and enhancing the conservation area.

The diagrams below illustrate the concepts for the building and how it has been informed by its context and setting



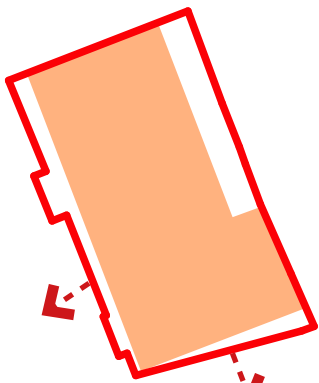
1. Car Parking

In order to provide a discrete car park a basement is proposed accessed from Waterloo Square.



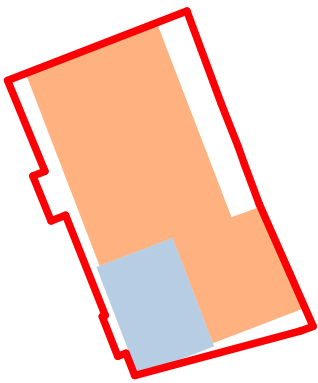
2. Frontage & Activation

A continuation of the existing street frontage to provide activation and interest along The Esplanade. The intention was to use the previously sited Beach Hotel footprint as a guide for the extent of the development.



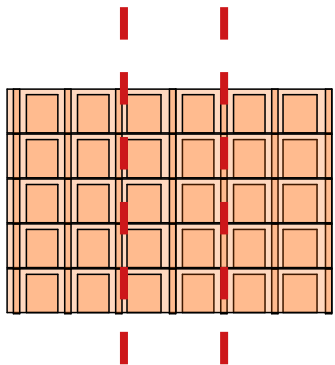
3. Views

Designed to exploit the views out over the sea for the majority of the residents to enjoy.



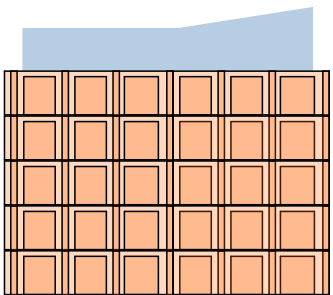
4. Corner Plot

A taller corner feature has been evolved to allow the building to turn the corner gently allowing the facade to continually wrap around from Waterloo Square to the Esplanade.



5. Pattern & Rhythm

A visual response to the existing historic street pattern present along Waterloo Square, the Steyne and the esplanade by articulation of the facade, providing a sense of rhythm and repetition.



9. Setbacks

The uppermost floor has been intentionally setback to provide further visual interest and articulation to the scheme. This setback provides the opportunity to introduce a change in materiality at high level akin to neighbouring properties in the conservation area.



The diagrams below illustrate the key architectural elements that informed our proposals



1. Building form has a regular rhythm with Base - Middle and Top



2. Feature Bays



3. Balconies



4. Vertical articulation



5. Building form stepped to match neighbouring building



6. Building corner articulated and raised to address street corner and provide focal point

The following illustrates our proposals for the development



Proposed massing model



Simple clean materials giving the feel of quality



Viewing Terrace with large windows
Images taken from La Roma by Cadaval and Sorales - Dezeen



Contrast colour at roof level



White coloured brick with vertical detailing



Surrounding Regeneration Proposals

5.0

Surrounding Regeneration Proposals

Gardens by the Sea - Winter Garden

5.1

Aspirations for Bognor - The following illustrations demonstrate the quality and contemporary designs that have been recommended for the nearby Winter Garden Site and Linear Park



Proposal Description:

On the Regis Centre site overlooking the seafront, visitors will be met by the spectacular Winter Gardens with a backdrop of world-class botanical displays hosting ever-changing exhibitions, gallery space and events. The plans include:

1. Winter Garden
2. Theatre
3. Hotel Entrance, Shops and Pub,
4. Mixed use Residential
5. Sky Bar, Elevated Garden with Performance Space
6. Esplanade/ Promenade improvements
7. Key Sculptural Feature
8. Multi Storey Car Park



Surrounding Regeneration Proposals

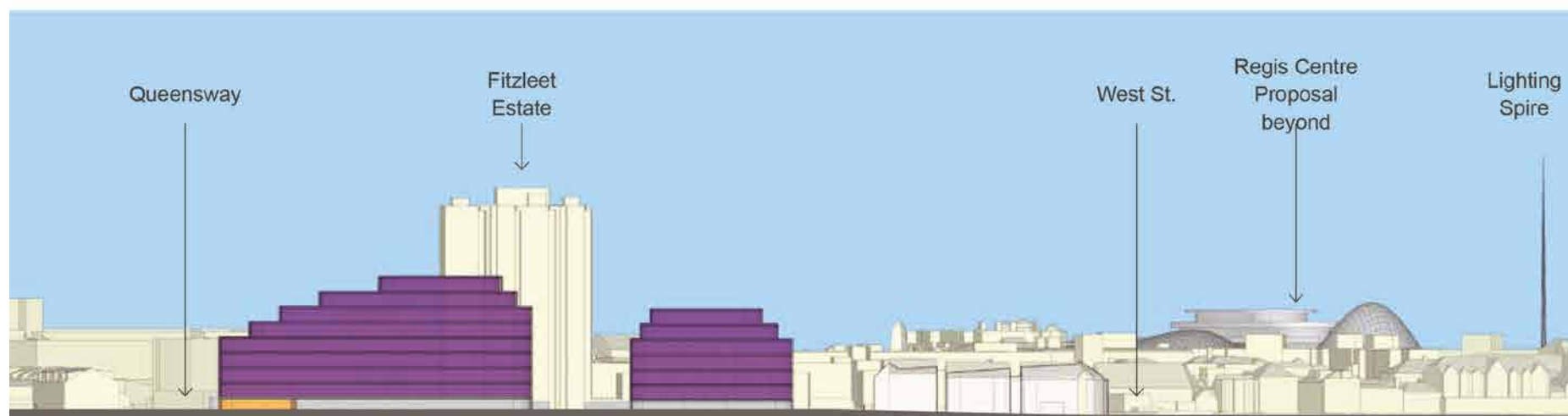
5.2

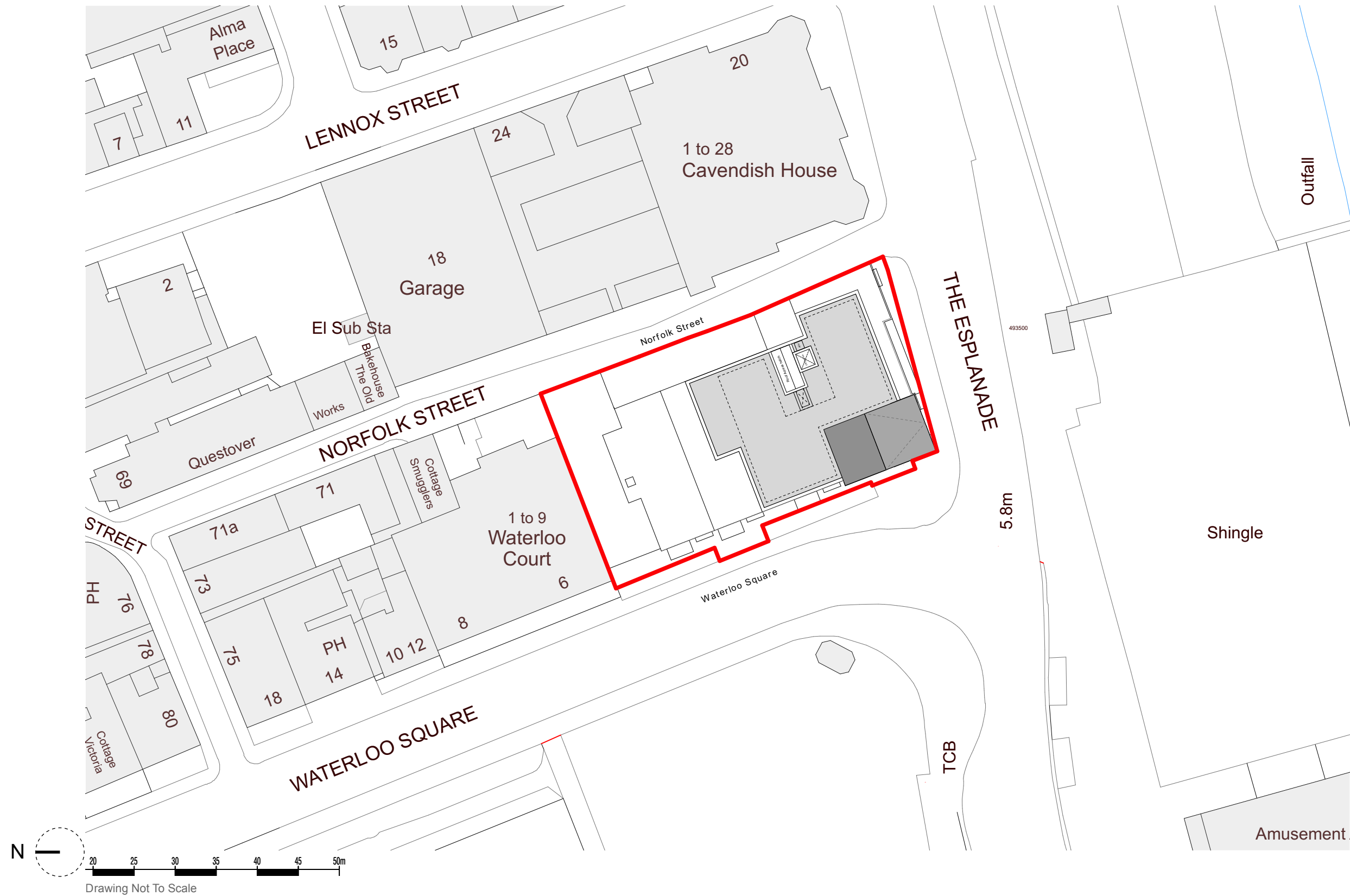
Gardens by the Sea - Linear Park



Proposal Description:

On the Hothampton site, inland from Waterloo Square near the pier, a new park lined with an avenue of trees will be created, along with a children's play area, cafés and car parking. This will create a 'green corridor' linking the town and railway station to the seafront, with open views to the sea. The buildings will house cafés, restaurants or shops at ground level, with two residential apartment blocks of 6 and 8 storeys above.





The proposal:

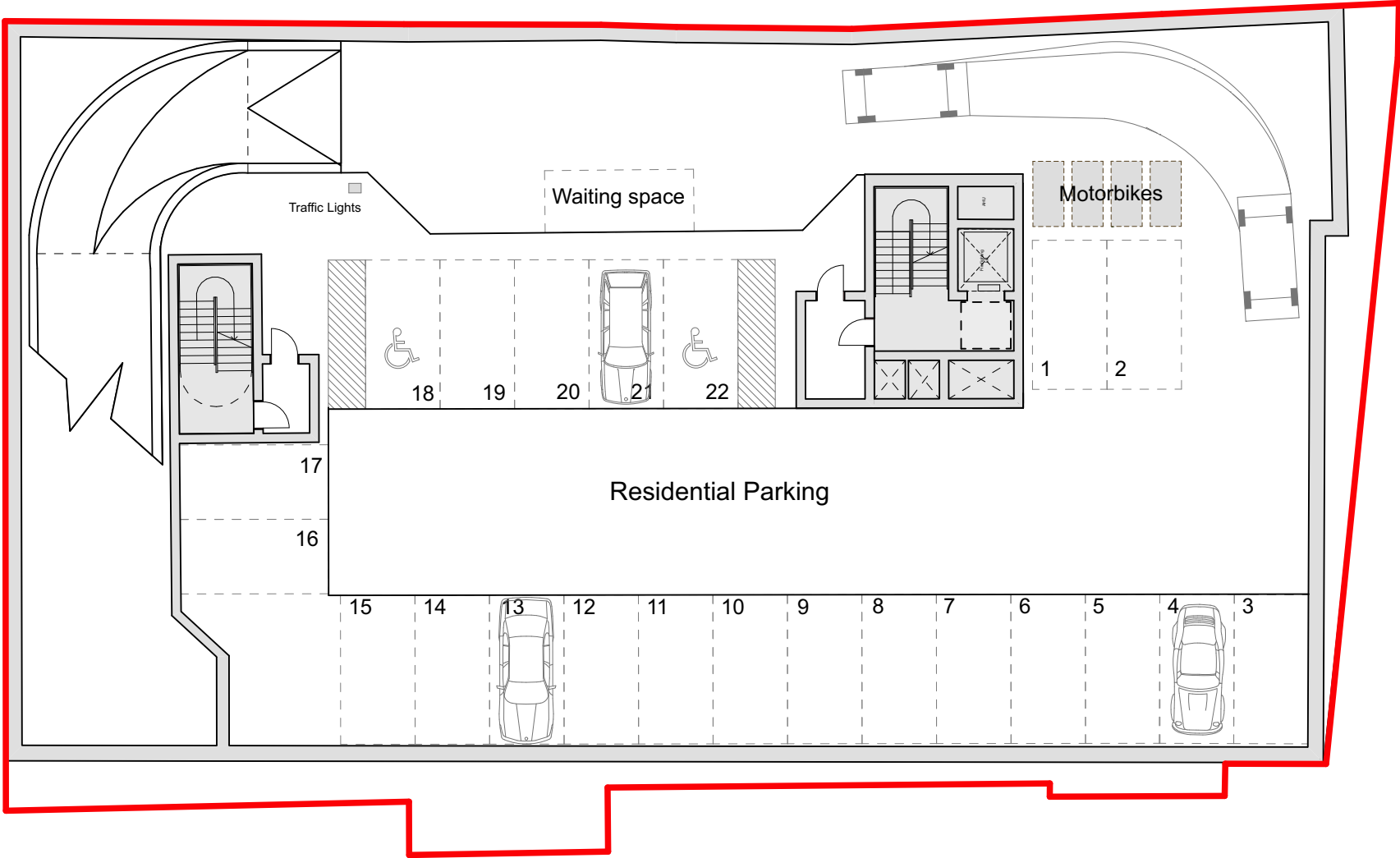
A new 7 storey mixed-use development is proposed for the site of 2/4 Waterloo Square and the former site of the Beach Hotel. The proposal consists of a basement for residential parking, 2 retail units at ground floor with 49, 1 and 2 bed residential units.

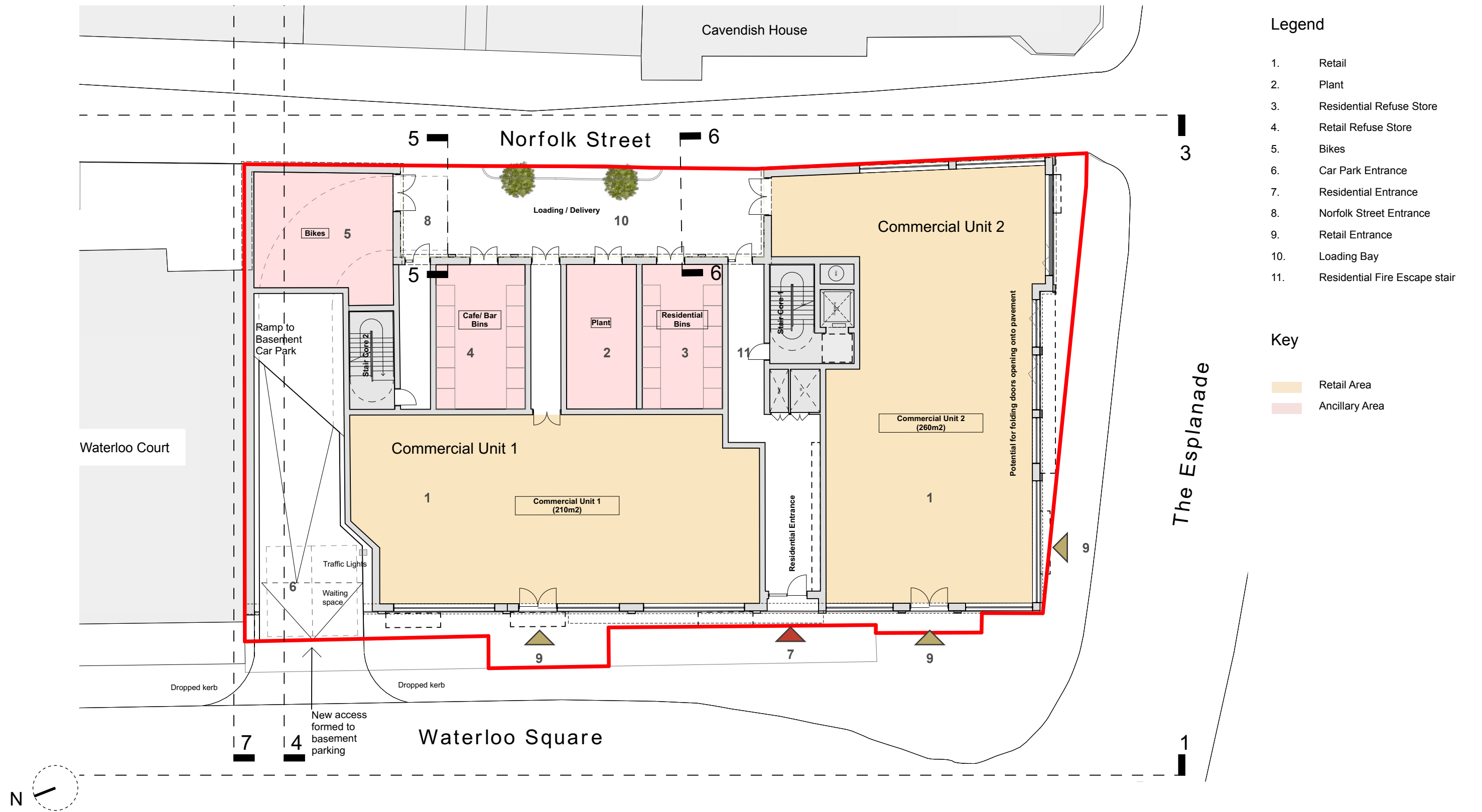
The design of the building has taken reference from the surrounding conservation area's historic vernacular, utilising bay windows and balconies in a contemporary way to capitalise on views of the coast and Waterloo square.

The south western corner is articulated to follow the precedent set by the former Beach Hotel.

The contrasting top floor provides a contemporary solution above a formal light base.

30% of the units will be affordable subject to viability.

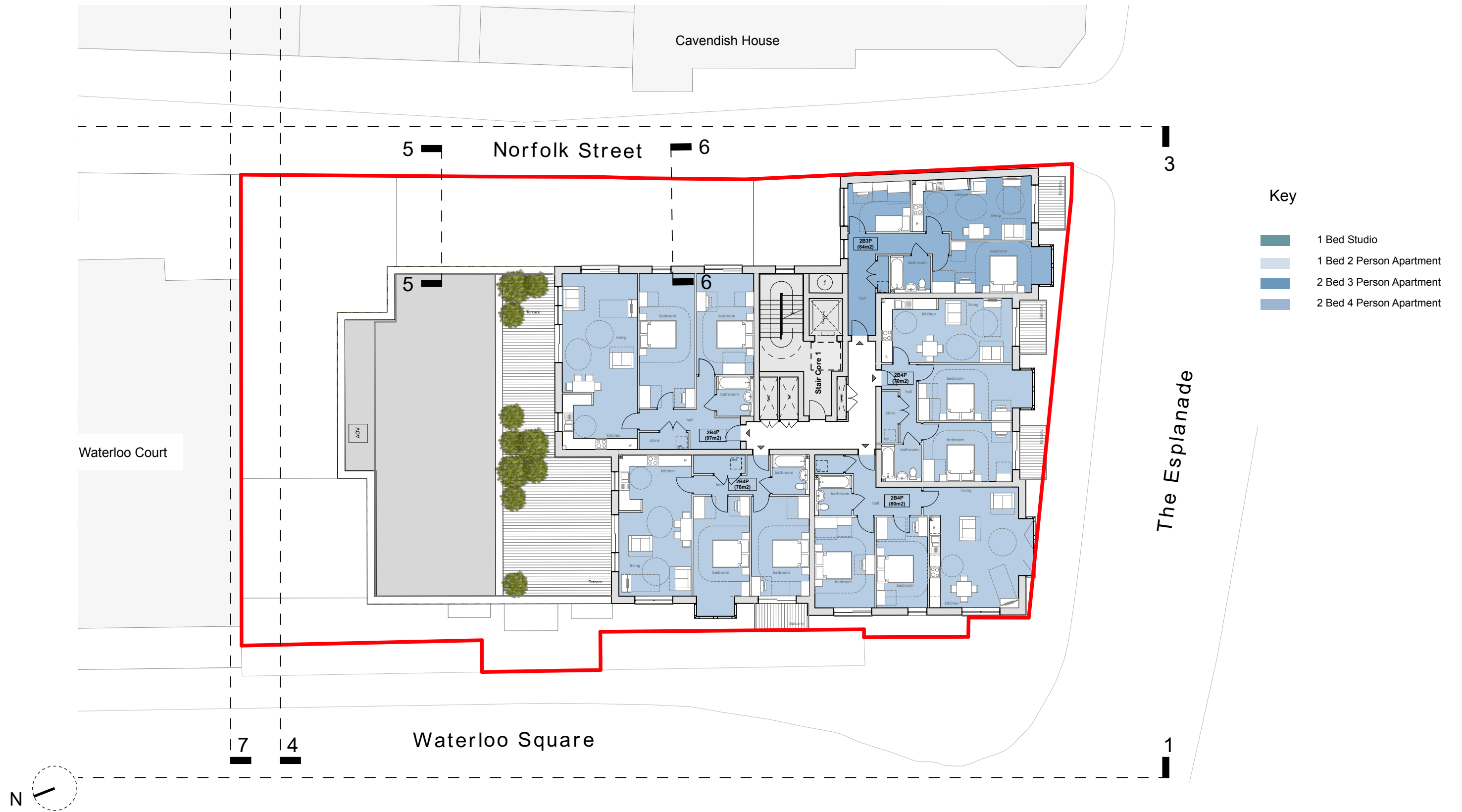


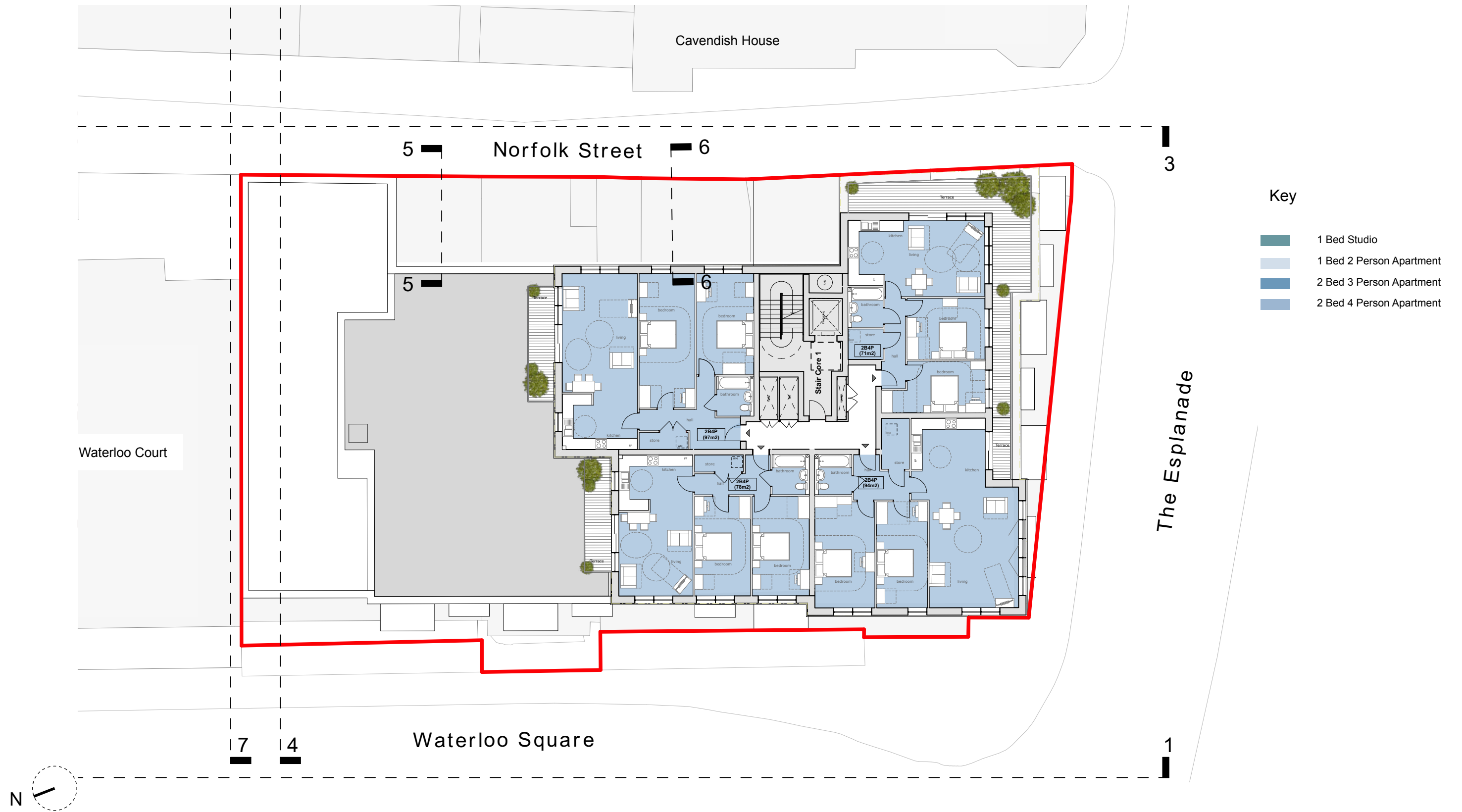


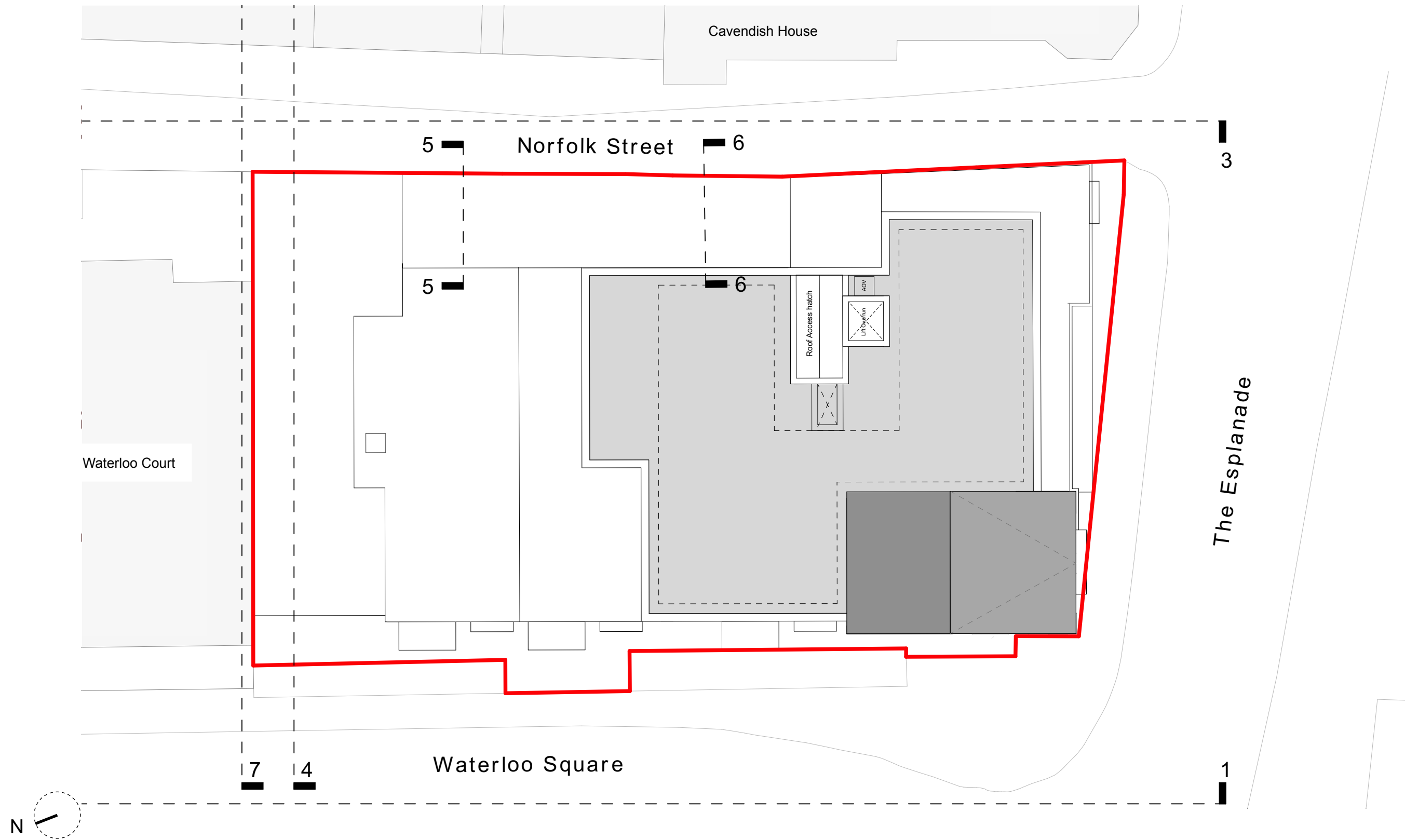














Drawing Not To Scale

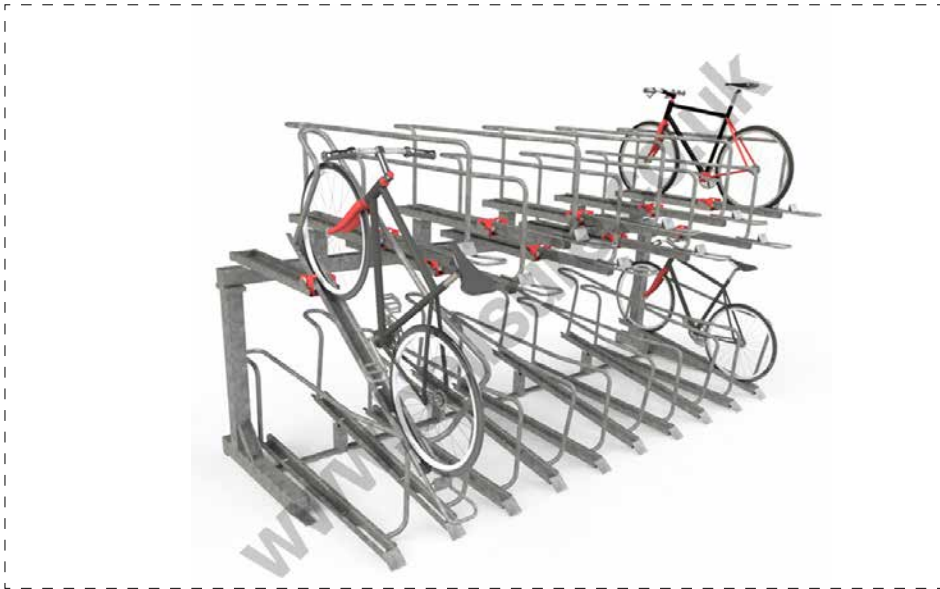


		RESIDENTIAL UNIT TYPE						RESIDENTIAL AREA				
FLOOR	RETAIL UNITS	1BST (NO.UNITS)	1B2P (NO.UNITS)	2B3P (NO.UNITS)	2B4P (NO.UNITS)		RETAIL AREA	1BST (C.44SQM)	1B2P (C.50SQM)	2B3P (C.63SQM)	2B4P (C.70SQM)	
GF	2	0	0	0	0		485	0	0	0	0	
1	0	1	6	1	3			44	300	63	210	
2	0	1	6	1	3			44	300	63	210	
3	0	1	4	1	3			44	200	63	210	
4	0	1	4	1	3			44	200	63	210	
5	0	0	0	1	4				0	0	280	
6	0	0	0	0	4				0	0	280	
TOTAL	2	4	20	5	20	0		176	1000	252	1400	0
TOTAL RESIDENTIAL		49					2828					
TOTAL RETAIL		2					485					

All residential units are designed in accordance with N.D.S.S requirements

A requirement for 30% of units to be affordable subject to viability. This requirement has been agreed with the Council to be situated off site, see affordable housing statement.

All numbers are indicative and subject to change through design development



Example of a typical double decker cycle rack which is proposed for the development

Arun District Council Affordable housing requirements:

Arun experiences high levels of housing need and housing affordability is a major issue locally due to the relationship between house prices and household income. In implementing its Affordable Housing Policy, the Council will seek 30% affordable housing on-site on residential developments of 11+ residential units.

Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market; eligibility is determined by the Council's Allocations Policy. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing which does not meet the prescribed definition in the National Planning Policy Framework (NPPF) will not be considered as affordable housing for planning purposes.

The Council's full Affordable Housing Policy is listed below:

Policy AH SP2

Affordable Housing

For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.

Where it can be proven, however, that 30% affordable housing provision is not viable, then a reduction in the amount of affordable housing on a site or off-site provision as part of another development within Arun District may be considered (as agreed with the local planning authority). The provision of affordable housing on a site at less than 30% or an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence.

The council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.

Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes. The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

1 bedroom 35-40%

2 Bedroom 35-40%

3 Bedroom 15-20%

4+ Bedroom 5-10%

Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. All providers will be required to sign and adhere to the principles of the Council's Developer and Partner Charter Plus.

Affordable housing will be made available for households on the Council's housing register or on the Homebuy Zone Agent's register, with nominations made by the Council from those registers.

All planning applications that include residential development, either in whole or in part, must include an Affordable Housing Statement.

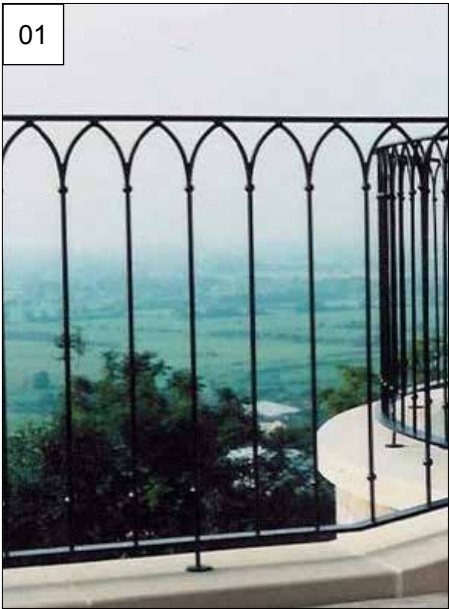
If it is agreed with the Council's Housing Strategy and Enabling Manager that on-site delivery of affordable housing on developments of 11+ units is neither viable nor practical, the Council will accept a commuted sum payable in lieu of on-site affordable housing of £80,000 for each foregone affordable dwelling.

This sum will be included in the S106 agreement and will be payable in full on completion of the development.

Proposed Waterloo Square Site

Having discussed the affordable housing requirement with the Council's Housing enabling officer, it was agreed that as this site was in such a prominent location, affordable housing would be better located on another site owned by Mr Brookes and family.

The alternative site which has also been identified as suitable development by the Council will be bought forward and will contain the affordable housing requirement for this site.



- The design intent is to interpret the existing architectural styles and details into a new clean, crisp building which evokes high quality. Through our studies and analysis the list below provides the key opportunities we would wish the proposal to adopt;
1. External balconies to allow private residential amenity accessed from the apartments.
 2. Contrast of materials to help define building elements such as setbacks and roof elements which provide identity to the corner of the building.
 3. Large window opening provide great views over the esplanade
 4. Selection of appropriate cladding materials to suit the exposed sea front location as well as to be considerate of the immediate context.
 5. Articulation of the ground floor units through well detailed clean openings.
 6. Roof top apartments with large window frames and private terraces.



Images taken from La Roma by Cadaval and Sorales - Dezeen

Sustainable Approach Summary

In order to deliver environmentally responsible building stock, an exemplar approach is being proposed based on low energy design principles. In summary, this approach involves energy demand minimisation through effective building form and orientation to promote high levels of daylight, good envelope design and proficient use of building services such that the building itself is being used as the primary environmental modifier.

It is worthy of note, that long term energy benefits are best realised by reducing the inherent energy demand of the apartments in the first instance. This is the approach adopted by the Design Team.

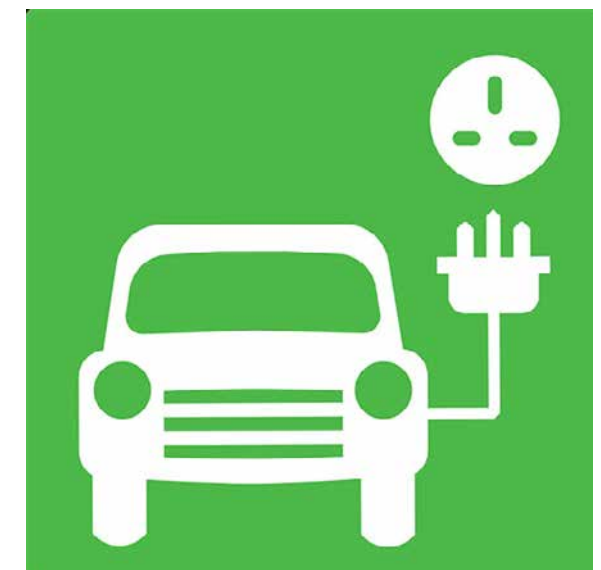
To further reduce the environmental impact of the design, and in accordance with the requirements of the City Plan, the intention is to incorporate water conservation measures to limit water use to 110 litres per person per day through careful selection of fittings.

It has been shown via accredited computer modelling that, by incorporating the best practice energy efficiency measures presented herein, results in a reduction in CO2 emissions compared to a notional building of 4.1%.

Having reviewed the feasibility of installing each LZC technology solution, the following is proposed for inclusion on the scheme, at this stage, to compliment the energy efficiency measures, resulting in a combined minimum 19% reduction in CO2 emissions compared to Part L 2013 Building Regulations:

- Energy Efficiency Measures (4.1% CO2 reduction)
- 28kWp (c. 188m2) Solar Photovoltaic Panel installation (15.2% CO2 reduction)

Total = 19.3% combined CO2 reduction against Part L 2013 Building Regulations



Conclusion

Summary

7.1



View 1. Artistic impression of the proposed development viewed from the Bognor Regis Pier



View 2. Artistic impression of the proposed development viewed from Waterloo Square

Design Summary

Our proposal demonstrates a vision for the site and for future developments not only along the Bognor Seafront but also leading back into the Conservation Area and heart of the town.

The scheme is not just a landmark building but an intellectual elegant design solution that responds to the vision for Bognor to raise it's profile, and act as the catalyst for potential future improvements to the Esplanade, preserving and enhancing the Conservation Area.

The development responds to its context with a regular rhythm of the bays and architectural features that take reference from the neighbouring buildings. With good access to public transport links into Bognor Town Centre and with amenities nearby the site is suitable for a residential development.

Overall the scheme offers an attractive place to live within a pleasant environment and we are pleased to put forward our Proposal for Waterloo Square, Bognor Regis.



Images of similar developments