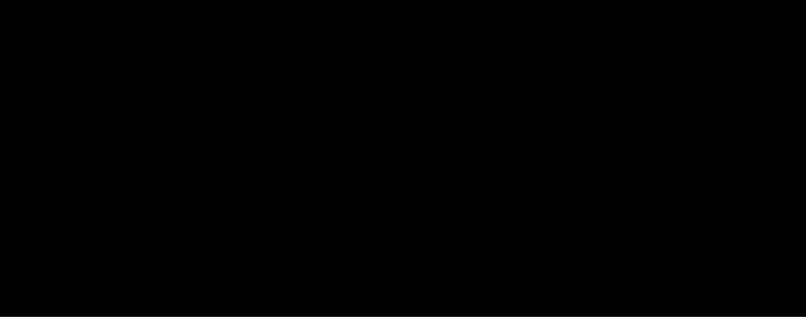




BR/282/19/PL

The Beach Hotel, former Mud Club & 2-4 Waterloo Square Bognor Regis PO21 1SU

Redevelopment into 35 No. 1 & 2 bed apartments and 3 No. commercial units (A1 Retail or A3 Restaurant/Cafe). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of a listed building.

NOTE: These comments relate to the revised plans submitted to the council. I will not repeat my commentary with regards to the site and its context here in full. However, it is worth remembering that (as previously commented), the site is located in a sensitive area where development proposals need to be carefully considered. This locality includes Waterloo Square, the pier and other listed buildings.

The new proposal is a clear revision to the previously presented scheme, which includes an alternative site plan and elevations (including an amended building height and density). It is considered that the elevations of the building have been improved so that there is more of a mixture of both traditional and contemporary elements, which is better reflective of the square.

However, there are still problems with the revised plans. It is not clear why the site has been divided up in to two blocks of development. Such a proposal removes the continuous line of development along the side of the square, which is a notable feature.

Further, the proposed buildings are still of a scale and massing which is considered to be out of character with the surrounding buildings/area. They appear to be approximately 50% higher than neighbouring buildings on both sides; five proposed floors alongside three existing on the Waterloo Square elevation and six floors against the four already present on The Esplanade. As previously identified, this is a significant issue when viewed in the context of the square which causes harm. There is also an unsatisfactory relationship between the (northern) building and the neighbouring Waterloo Court which remains.

Elevations 4 and 6 are predominantly blank facades – these elevations front on to the ‘open space’ area between the two buildings. Such an element creates an almost blind corridor through the site. Whilst the reason for this may well be related to the issue of privacy, it is thought that these blank elevations will be visible from at least Waterloo Square, which is out of character.

With regard to materials, it is not clear why the intention is for the elevations to be ‘white brick’. It is not clear what this material choice was based upon, how it would weather in this location or what the mortar joints will also look like.

As a consequence, it is not clear how the proposal fully sensitively integrates with the scale, proportion and use of some of its materials with those buildings in the local area.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 195 of the NPPF (2019). As such, you will also need to consider the public benefits that the development

may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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