

Bourne Heritage

Heritage Statement

Nos. 2-10 Queensway, Bognor Regis, West Sussex



December 22, 2021

Authored by: Adrian Parry MA

Project Ref: BH0027

Document Control

Project Name	Nos. 2-10 Queensway, Bognor Regis, West Sussex
Planning Application No. (if known)	
Client	Adrian Burrows
Agent for Client	
Version Number	V.2 (Final)
Lead Contact/Author	Adrian Parry, Bourne Heritage
Job Title	Owner & Director, Bourne Heritage
Lead Contact Phone No.	
Lead Contact Email Address	
Company Web Address	www.bourneheritage.co.uk
© Copyright Bourne Heritage. All rights reserved. The report has been prepared for the exclusive use of our client and has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by Bourne Heritage for any use of this report, other than the purpose for which it was prepared. Bourne Heritage accepts no responsibility for any documents or information supplied to Bourne Heritage by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. Bourne Heritage has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the written permission of Bourne Heritage.	

Contents

1. Introduction & Background	4
2. Relevant Heritage Policy & Guidance	8
3. The Heritage Assets & their Significance	13
4. Impacts on Heritage Significance	24
5. Summary & Conclusions	26

Figures & Plates

Fig. 1 Site location map

Fig. 2 Map extract showing relevant heritage assets

Fig. 3 Map extract showing the The Steyne & Waterloo Square conservation area

Fig. 4 1892 OS map extract

Plate 1: View looking east along West Street

Plate 2: View looking northeast from The Steyne

Plate 3: View looking northeast from Waterloo Square

Plate 4: View looking north from the Esplanade

Plate 5: View looking south along Queensway

Plate 6: View looking southeast from Hothampton Gardens

Plate 7: View looking northwest of Nos. 61 to 65 High Street

Plate 8: View looking west along West Street from High Street

Plate 9: View of the Unicorn Public House relative to the application site

1. Introduction & Background

- 1.1 This heritage statement has been prepared for Adrian Burrows by Bourne Heritage. It relates to the proposed partial demolition, conversion and upwards extension of Nos.2-10 Queensway, Bognor Regis to form a flatted residential development (Figure 1).



Figure 1: Map extract showing the application site boundary in blue

Relevant Heritage Assets (Figure 2)

- 1.2 The application site lies just beyond the northern boundary of the designated asset that is the Bognor Regis (The Steyne & Waterloo Square) conservation area. It is also located on the opposite side of West Street from a historic building cluster comprising the grade II listed Nos 61-65 High Street (another designated heritage asset) and Nos. 67 & 69 High Street, the Unicorn public house and Bognor Regis Methodist Church, all of which been identified by the local planning authority (LPA), Arun District Council, as “Buildings or Structures of Character”. As such they have been locally listed and formally identified by the Council as non-designated heritage assets.

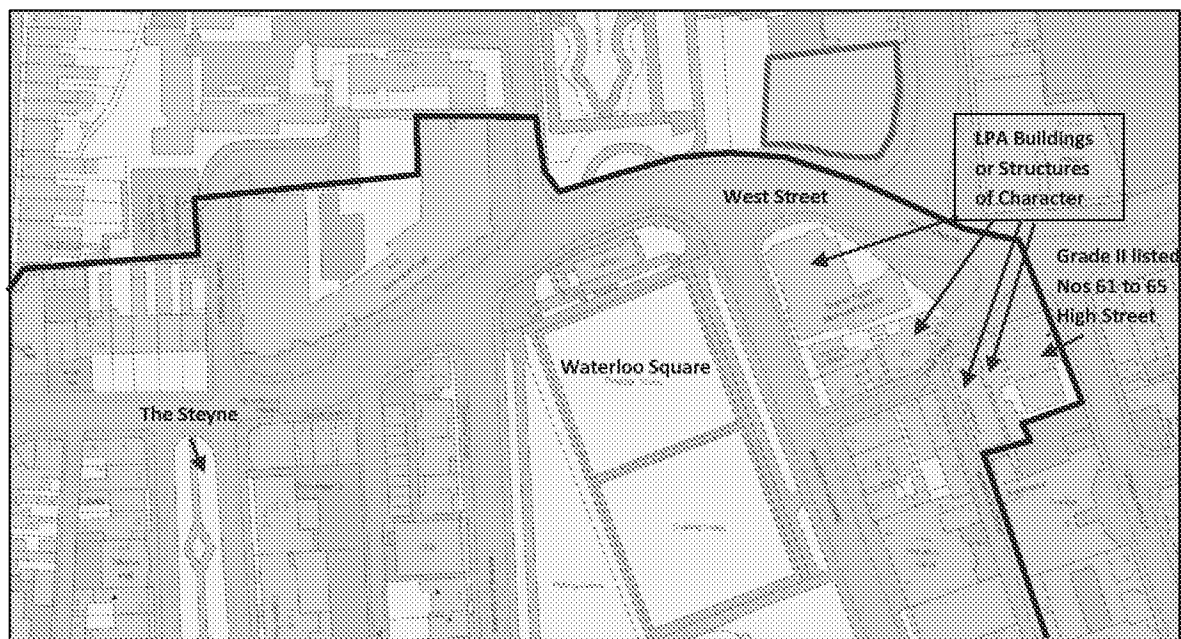


Figure 2: Map extract showing the application site in red, the conservation area boundary in dark blue and, nearby heritage assets; listed buildings further away (in Waterloo Square and The Steyne) are denoted by blue triangles

The Application Site

- 1.3 The application site is occupied by Nos. 2-10 Queensway, a two/ three-storey, flat-roofed building of brick, render and pebble-dashed concrete construction located at the junction of West Street and Queensway (see front cover photograph). It was built c.1960. Although the

ground floor is currently given over to the Hatter's Inn public house, it was originally a Sainsburys supermarket. It is an aesthetically unappealing building composed of disparate architectural elements which do not convincingly form a harmonious whole, particularly in respect of the curved elevation along Queensway. The fenestration is uneven and the overhang on the southern elevation is distractingly off-centre. The building presents a tired and dated appearance and any pre-eminence it possesses derives from its corner position at the southern end of the Queensway shopping parade.

Planning Background

- 1.4 Arun District Council issued the following heritage-related pre-application advice in respect of the currently proposed scheme in August 2021 (reference is made within it to an earlier scheme):

“Design

The special character and appearance of the Conservation Area will be a material factor in planning decision. Conservation Areas (Supplementary Planning Guide) states planning permission will be normally granted for the proposal affecting the setting of the conservation area, provided development acknowledges the character of their special environment in their layout, form and scale emphasise the qualities of the streetscape in the area.

The site is on the north-east boundary of the Steyne and Waterloo Square Conservation Area open to the Gardens and Waterloo Square. Hatters Inn is invisible from the seafront view, from the position of the Pier and further, however the extension will make this building more visible.

It should be considered a potential impact on the Conservation Area and its setting. The development should preserve or enhance the special character of this area.

There is no desire to create a new landmark; new development should respect the existing and make a positive contribution or leaves that character unharmed. This implies that a high standard reflecting the form and materials and character of existing development is required.

In the Steyne Conservation Area there are some brick buildings like the large Methodist Church, an important focal point at the northern end of the Conservation Area. The predominant material is stucco.

A sensitive approach is required to ensure development is in keeping with the scale, proportion and treatment of existing buildings especially viewed from the open space of Waterloo Square without impacting on nearby buildings/structures and other heritage assets. This is particularly significant owing to the site's strategic location.

Height, Density & Massing

If the elevations were overlaid onto the view of the site from the west corner of Waterloo Square it would be apparent that the massing will have some impact on existing 2 and 3 storey buildings in the Conservation Area considering the key views from the wider context. The plans show a limited immediate context of the site and there is an absence of the wider context. In particular, from along the Esplanade, the pier and an open space of Waterloo Square. Such long views will illustrate the visual impact of development and through this, help to guide a sensitive scale and massing that will integrate with the wider context and existing built form in the Conservation Area.

Form & Appearance

A traditional approach that integrated with neighbouring buildings has disappeared. The 3D images include some elements such as balconies and terraces of different sizes, Juliette balconies and openings however they appear bulky and square in this dominant and highly sensitive position missing the consideration that should be applied to the strong horizontal elements of existing buildings lining Waterloo Square characterised by hipped and gabled roofs. This squaring would be detrimental to the appearance of Conservation Area. The introduction of larger terraces at fourth/fifth floor level in previous proposal helped to reduce

significantly the massing of the proposed extension. An additional 12 flats results in a considerable change of the fourth and fifth floor which were previously well set in, easing so bulkiness and massing of the building especially in the context with properties in the Conservation Area”.

- 1.5 The purpose of this report is to describe the significance of the heritage assets listed in para. 1.2 above and to determine how their setting contributes to their significance. It will then assess what impact the application proposals would have, if any, on the setting of these heritage assets, and therefore potentially their heritage significance.

2. Relevant Heritage Policy & Guidance

- 2.1 The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area. There is a strong presumption against the grant of permission for development that would harm the character and appearance of the conservation area, though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below. No part of the application site is within the Bognor Regis conservation area, so section 72(1) of the Act is not engaged. The location of the site does, however, mean that it forms part of the setting of the conservation area and in doing so, can be considered to contribute to heritage significance (see para 2.5 below).
- 2.2 The decision maker is required by sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building (in this case Nos. 61 to 65 High Street) or its setting. The decision maker must also give considerable importance and weight to the desirability of preserving the listed building and its setting. There is a strong presumption against the grant of permission for

development that would harm the special interest of the listed building, though the presumption is capable of being lessened by mitigation and by public benefits in the planning balance.

2.3 Paragraph 203 of the National Planning Policy Framework (NPPF), revised in July 2021, states that in weighing applications that affect directly or indirectly non-designated heritage assets (in this case the Unicorn Public House, Methodist Church and Nos. 67 & 69 High Street) a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.4 Harm is defined by Historic England as change which erodes the significance of a heritage asset.

2.5 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituent elements: architectural interest, historical interest, archaeological interest and artistic interest. Setting can also contribute to heritage significance, and is described in the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

2.6 The NPPF requires the impact on the significance of a heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 199 to 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, which may not arise in most cases. Whether a proposal causes substantial harm will be a judgement for the decision maker.

2.7 Paragraph 199 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance.

- 2.8 In response to recent appeal decisions and the increased weight given to the importance of setting as a contributing factor to heritage significance, the following table provides a useful guide to clarifying harm as espoused by the NPPF:

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm (Paragraph 201 of the NPPF)	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm (Paragraph 202 of the NPPF)	A high degree of harm that has the potential to be serious but is not so serious as to vitiate or drain away the significance of the designated heritage asset.
	A medium degree of harm, which is not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	A low-level degree of harm that does not seriously affect the significance of the designated heritage asset.

- 2.9 The Arun District Council Local Plan 2011-2031, adopted in 2018, contains the following heritage-related policies which are germane to this application. The relevant sections of these policies are reproduced below:

HER SP1 – Historic Environment

The Local Planning Authority will grant permission or relevant consent for development proposals that conserve or enhance the historic environment of the District based on the following approach:

Designated heritage assets including listed buildings, structure and their settings; and conservation areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings, will also need to be conserved or enhanced in a manner appropriate to their significance and contribution to the historic environment.

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

HER DM3 – Conservation Areas

In order to preserve the character and appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- a. New buildings and structures acknowledge the character of the special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;*
- b. Alterations and additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasize the features and qualities of the existing buildings, townscape or streetscape in the area;*
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;*
- d. Unsympathetic features are removed and missing features are restored and reinstated;*
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;*

- f. It does not harm important views into, out of or within the Conservation Area*

HER DM1 – Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character qualities and special interest of the buildings;*
- b. Be necessary and not detrimental to the architectural and historic integrity and detailing of a Listed Building's exterior;*
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior*
- d. Protect the special interest of buildings of architectural or historic interest; and*
- e. Protect, and where possible enhance the setting of the building*

- 2.10 The advice of Historic England on the setting of heritage assets (Historic Environment Good Practice Advice Planning Note 3 [GPA3], revised in December 2017) has been taken into account in this assessment, although GPA3 does not prescribe a single methodological approach for assessments relating to the setting of heritage assets.
- 2.11 This assessment is confined to the significance of the heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.

3. The Heritage Assets & their Significance

Bognor Regis (The Steyne and Waterloo Square) Conservation Area

3.1 The full extent of the conservation area is shown in Figure 3 below:

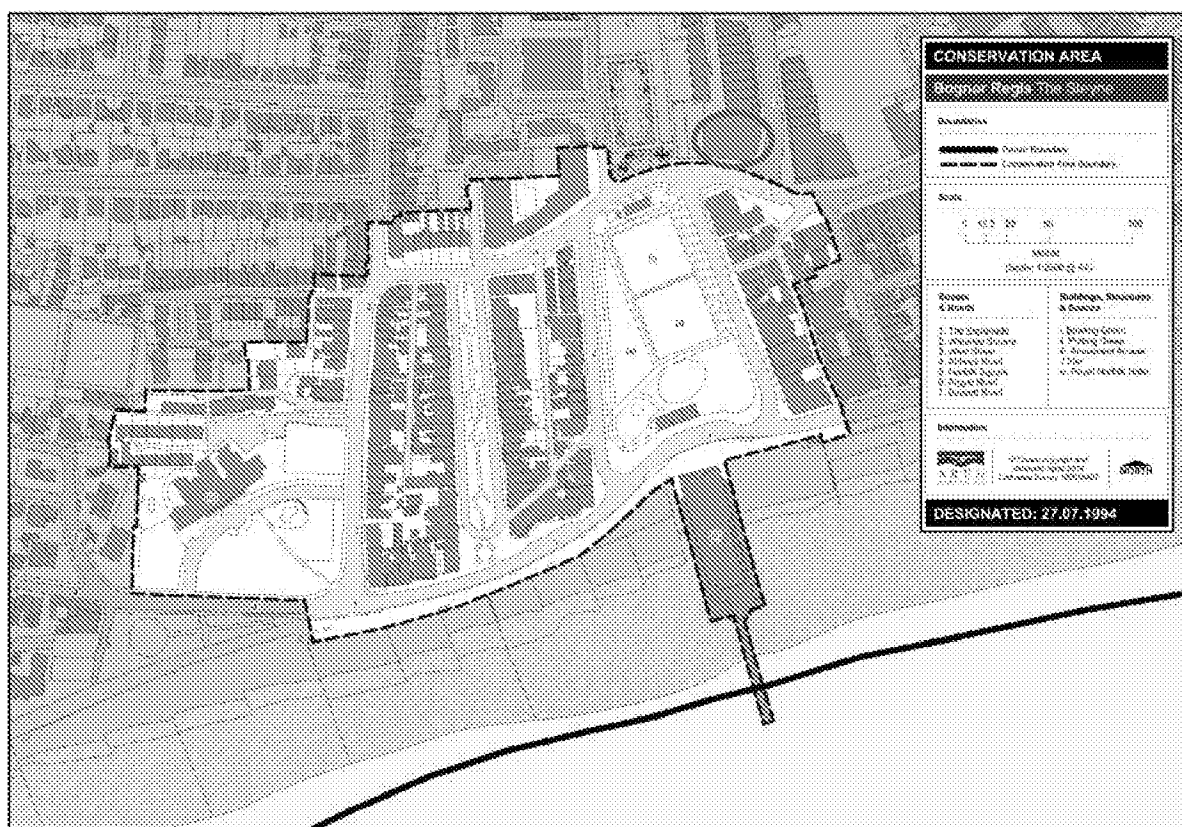


Figure 3: The Bognor Regis (The Steyne and Waterloo Square) Conservation Area (taken from the Arun District Council website) with the application site ringed in red

3.2 The character and appearance of the conservation area, and therefore a summary of its significance, is described below. It is taken from an Arun District Council supplementary planning guidance document on conservation areas, dated October 2000:

BOGNOR REGIS (THE STEYNE AND WATERLOO SQUARE)

Description of the Character and Appearance of the Conservation Area

The Steyne is situated on the seafront just west of the town centre. The area around The Steyne was designated a Conservation Area in August 1979 and this was extended in July 1994 to include Waterloo Square.

Dating from the 1820's, The Steyne is an area of modest terraces, imitative in style of the earlier resorts and with a jostling vitality quite different in character from the formal buildings of Sir Richard Hotham's resort about a mile away and the brashness of the modern seaside activities nearby. The Steyne is an open ended rectangle at right angles to the sea, lined with two and three storey terraced houses with bay windows and balconies. To the east of The Steyne, terraces of a similar type form the western edge of Waterloo Gardens. To the west stands the imposing Royal Norfolk Hotel, dating from the 1840's, which is set back diagonally across the corner of Aldwick Road and West Street.

Waterloo Square developed around a space, intended to protect views from Richard Hotham's Fitzleet House. It therefore represents an historically important space in the growth 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 such seaside resorts' open spaces, the central space is flanked by nearly continuous, street fronted, development. There is a variety in age, style and size of buildings. Remnants from the early development of the Square exist in Nos. 7 - 17 Waterloo Square, a fine, formal group of buildings in a Regency style dating to 1815 - 1820. The Beach Hotel (four storeys in height and dating to the mid-19th Century), acts as an important focal point at the south eastern corner of the Square, as does the large Bognor Regis Methodist Church at the northern end.

Norfolk Street and Little High Street are typical of the several small service streets or roads in the area and their scale contrasts with the large, formal space of the main square.

Within the Conservation Area there are some brick buildings but the predominant material is stucco. Chimneys are important features on the skyline.

- 3.3 For the purposes of this assessment, the things to note are the importance of the Methodist Church as a focal point at the northeastern corner of the conservation area, the significance of Waterloo Square and the reference to Little High Street (High Street for

address purposes) which is at the centre of the cluster of the statutory and locally listed buildings shown on Figure 2.

- 3.4 It should be noted that the appraisal does not describe the contribution made by setting to the character and appearance of the conservation area.
- 3.5 It is abundantly clear, however that the post-war Queensway development, which includes Nos. 2 to 10, has effectively removed the historic setting of the conservation area to the northeast (shown in Figure 4), replacing it with a new road layout as well as buildings which bear little or no relation to the extant 18th and 19th century architecture to the southwest. The buildings at the southern end of Queensway, including Nos. 2-10, do, however, in part, either maintain, or exceed only by a single storey, the maximum three-storey building height of the conservation area.

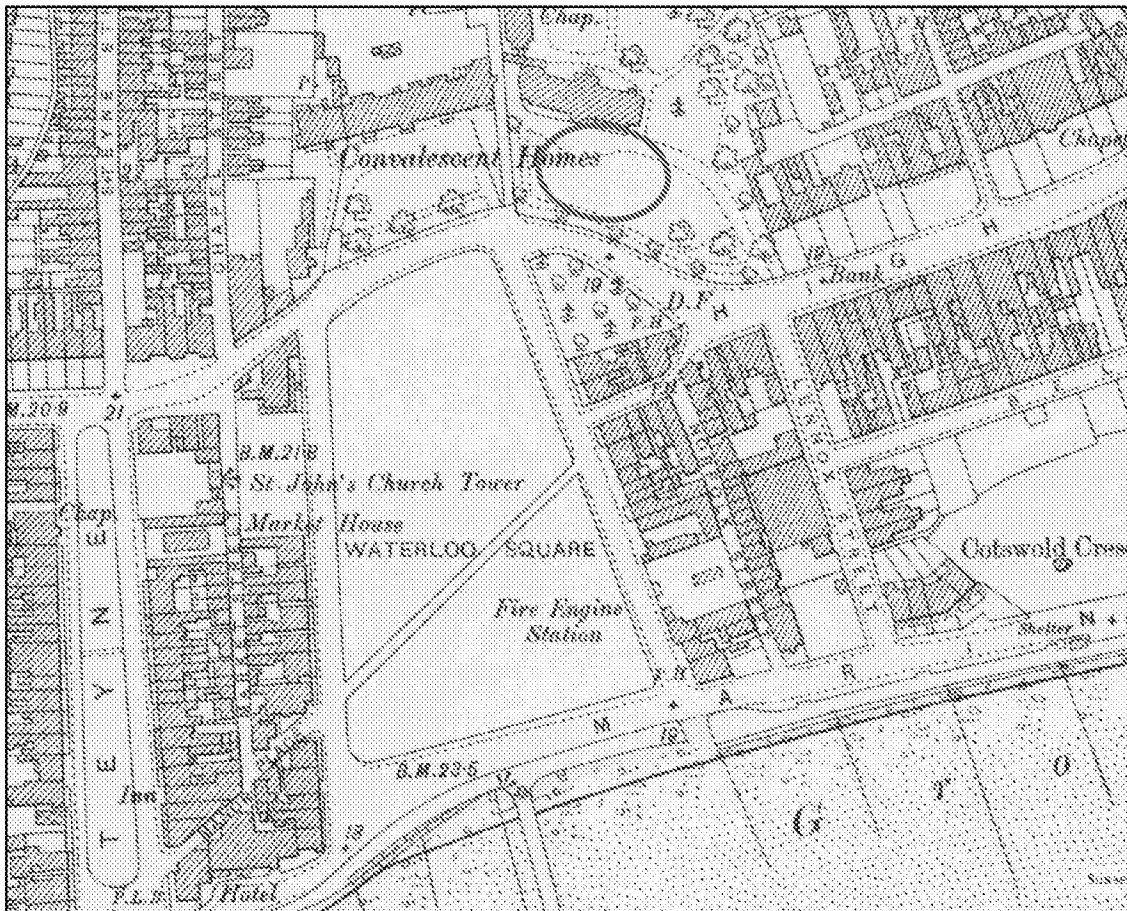


Figure 4: 1892 OS map extract with the application site ringed in red

- 3.6 The following section of the assessment highlights a selection of important views looking out from, and towards the conservation area which include the application site. Some of these views are referred to in the Council pre-app response.

Views from within the Conservation Area

- 3.7 The view looking east along West Street (Plate 1) towards the application site is shown below:



Plate 1: View looking east along West Street, from the junction with Sadler Street, towards the application site (ringed)

- 3.8 This view, from the junction with Sadler Street, shows a mixture of historical and modern residential architecture, as well as the building on the application site. The locally listed Methodist Church is also visible in the distance.

- 3.9 Plate 2 demonstrates that the application site is visible from the northern end of The Steyne, although it recedes from view to the south.



Plate 2: The application site (ringed) looking northeast from The Steyne

- 3.10 Plate 3 shows the application site relative to listed buildings on the western side of Waterloo Square (see Figure 2). What is evident from this perspective is that the skyline beyond the northern boundary of the conservation area is dominated by the sixteen-storey tower block of Fitzleat House. Other elements of the Queensway development, including the multi-storey car park are also visible on the skyline. Taken together with Nos. 2-10 Queensway, the 20th century skyline to the northeast of the conservation area is not particularly coherent, with a significant difference in height between Fitzleat House and the three- to five-storey buildings along Queensway. Neither does it make a positive contribution to the setting of the listed buildings. The Methodist Church, identified as a focal point in the appraisal, is clearly discernible in this view.



Plate 3: View looking northeast from the listed buildings (left) on the west side of Waterloo Square towards the application site (ringed)

- 3.11 Plate 4 shows the view from the Esplanade looking towards the application site. From this perspective, the building on the site is not visible on the skyline between Fitzleet House and the Methodist Church, which confirms a comment made in the Council pre-app response.

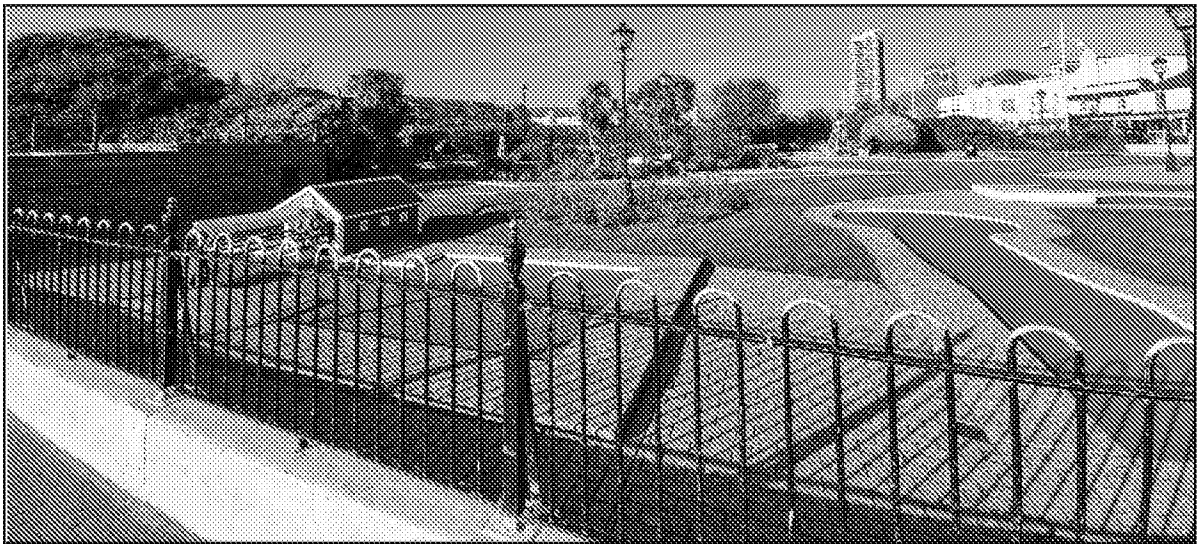


Plate 4: View looking north towards the application site from the Esplanade

Views towards the Conservation Area

3.12 Plate 5 below shows the view of the conservation area looking south along Queensway.



Plate 5: Historical buildings at the northeastern corner of the conservation area (centre), looking south along Queensway. 1 is No.67 High Street, 2 is No.69 and 3 is the Unicorn public House. The building on the application site is ringed

3.13 From this perspective, with the pebble-dashed concrete of the curving eastern elevation clearly on view, it is clear that the building on the application site makes a negative contribution to the setting of the conservation area.

3.14 Plate 6 shows the view of the conservation area looking south from Hothamton Gardens. From this viewpoint, the brick -built western elevation of the building on the application site has more of a neutral impact on the setting of the conservation area

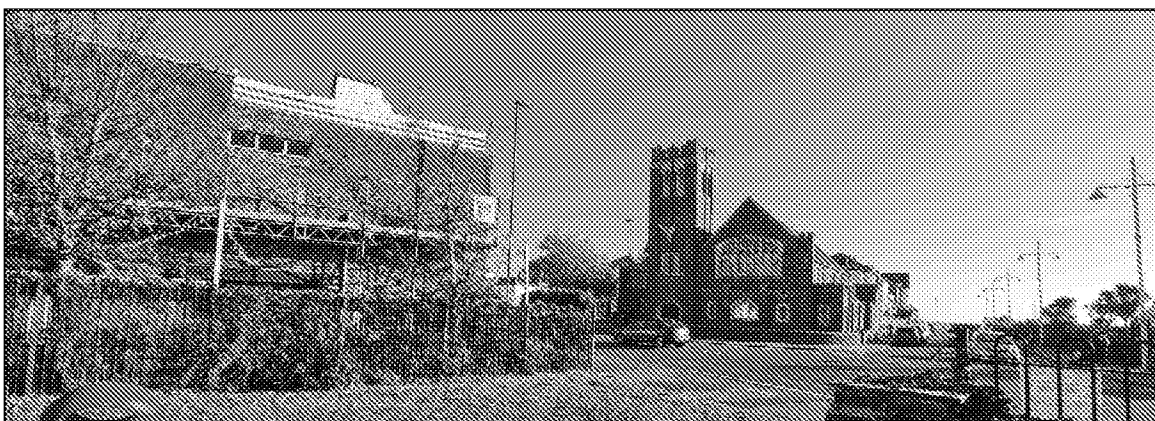


Plate 6: View of the conservation area (The Methodist church and Waterloo Square) looking southeast from Hothampton gardens. The western elevation of the building on the application site is visible to the left

- 3.15 To sum up then, on the basis of the building description provided in para. 1.3 and the evidence of the various views given above, the building on the application site is not considered to make a positive contribution to the setting of the conservation area.

Nos. 61 to 65 High Street (Grade II)

- 3.16 The statutory list description for this building is provided below:

Originally one house. Early C19. 3 storeys. 3 windows and 1 blank window space. Stuccoed. 4 Ionic pilasters from 1st to 2nd floor, supporting entablature with cornice and parapet with panel in centre. 2 3-light curved bay windows in the centre, on 1st floor. Glazing bars intact on upper floors. Modern shop fronts. Doorway on the east side in Lennox Street with pilasters, pedimented semi-circular fanlight and 6-panel moulded door.

- 3.17 The significance of this building derives from its well-preserved historical character and architectural detail, making it a good example of early 19th century development in Bognor Regis. Its setting contributes to its significance as the listed building has not only retained its prominent corner position at the junction of Lennox Street and High Street but its

historical relationship with the locally listed buildings and Little High Street behind it has also been preserved. Otherwise, the historical context of its wider setting has been lost, with the modernization of the High Street, the altered road layout and the Queensway development.

- 3.18 The building on the application site forms part of this wider setting, as is shown in Plate 7:



Plate 7: Nos. 61 to 65 High Street (centre & centre left) shown relative to Nos. 2-10 Queensway (ringed)

- 3.19 The contribution the building on the application site makes to the setting and significance of the statutorily listed building, architecturally, aesthetically and contextually, is, at best, neutral.

Buildings or Structures of Character

- 3.20 Brief descriptions of the locally listed buildings located close to the application site are provided below – they are identified by Arun District Council as satisfying one or more of the following criteria:

- 1) Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.*
- 2) Buildings which are extremely good examples of traditional or established style, or unusual type.*
- 3) In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.*
- 4) All buildings must be largely intact and not adversely affected by later extensions or alterations.*
- 5) Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.*

Bognor Regis Methodist Church

3.21 This church, which was completed and opened in 1925, is the successor to the original Wesleyan Chapel located on the High Street. The Council identify it as satisfying all five criteria for a Building or Structure of Character. Unusually, it has a prominent square tower, which, as already demonstrated, forms the northeastern focal point of the conservation area. The church also has a prominent position looking directly out onto West Street adjacent to Waterloo Square (see Plate 6). The building on the application site stands opposite the church and therefore occupies an equally prominent position within a shared setting (Plate 8). It does not particularly detract from the significance of the church or dominate it, so can be considered to make a neutral contribution to its setting.

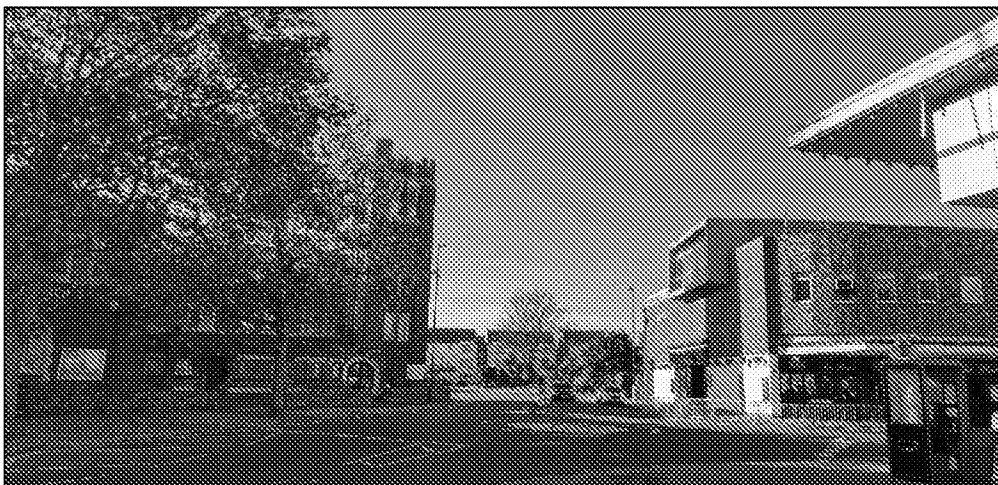


Plate 8: The Methodist Church (left) and Nos. 2-10 Queensway (right) looking west along West Street from the High Street

The Unicorn Public House

- 3.22 This 19th century building, formerly the Bedford Hotel, is identified by Arun District Council as satisfying criteria 2 to 5 for a Building or Structure of Character. Its primary element of setting is Little High Street and the statutory and locally listed buildings within its immediate environs. The building on the application site forms part of its wider setting (Plate 9) but makes a negative/neutral contribution to its significance in that regard.

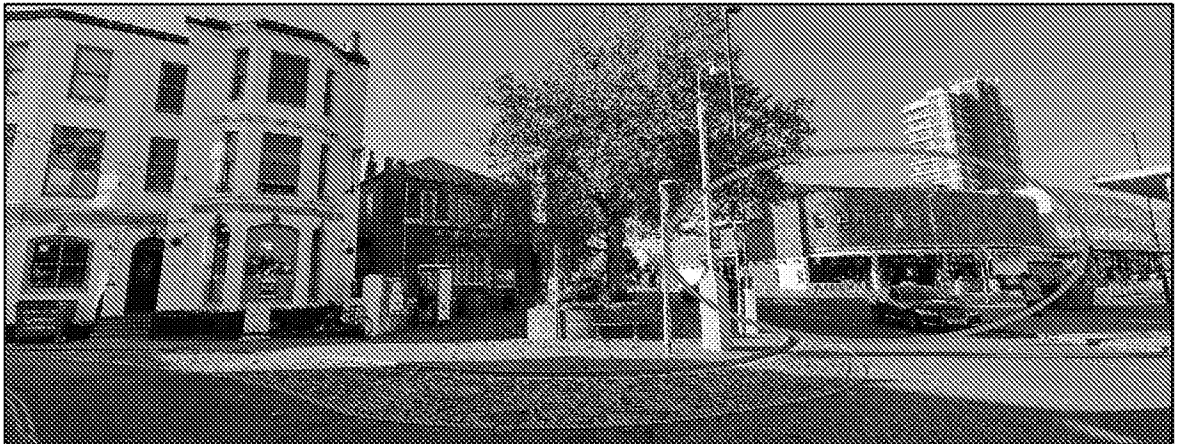


Plate 9: The Unicorn public house (left) and the building on the application site (ringed)

Nos. 67 & 69 High Street

- 3.23 These conjoined 19th century buildings (see Plate 5) also meet criteria 2-5 required by Arun District Council for Buildings or Structures of Character. The building on the application site forms part of their wider setting but does not make a positive contribution in that regard.

4. Impacts on Heritage Significance

The Application Proposals

- 4.1 The proposals comprise retention of the ground floor of Nos. 2-10 Queensway, demolition of the rest of the building and its replacement with five new floors. The resulting building, with its six floors, will contain 43 flats.

Impact on the character and appearance of the Bognor Regis (The Steyne & Waterloo Square) Conservation Area

- 4.2 The application proposals will have no direct material impact on the character and appearance of the conservation area as the proposed development site is located beyond its northern boundary. It will, however, alter its setting, but in a positive manner. This will be for the following reasons:
- The post-war Queensway development, in which the application site is located, broadly respects the prevailing building height within the conservation area, but cannot be said to contribute positively to its setting visually, historically or architecturally
 - The present building on the application site is a poorly designed, dated building, the architectural elements of which contribute either negatively or neutrally to the setting of the conservation area; the application proposals, by contrast, will result in a high-quality contemporary landmark building, with well-articulated elevations, befitting its prominent corner position
 - The main building material will be brick, reflecting its use in buildings in the conservation area, such as the Methodist Church opposite – this accords with requirement (a) in Policy HER DM3

- The visual impact of the increased height of the replacement building (effectively double the height of the existing building) will be mitigated by the setting back of the uppermost storey – (it should be noted, by the way, that there are four- to five-storey buildings further north along Queensway and the sixteen-storey Fitzleet House stands only 100 m or so from the conservation area boundary)
- The increased height of the replacement building will also provide a more coherent skyline when looking north across the conservation area, reducing some of the overly dominant visual impact of Fitzleet House, which represents a negative element of setting; this would thus comply with requirement (f) in local policy HER DM3 which asks for views in and out of the conservation area to be either preserved or enhanced – in this case, it would be the latter.

Impact on the Grade II listed Nos. 61 to 65 High Street

- 4.3 The application proposals will enhance the significance of this listed building by simply introducing a well-designed, high-quality contemporary building into its predominantly modern wider setting, which otherwise contributes little, if anything to its heritage significance.

Impact on the locally listed Methodist Church

- 4.4 The church is located directly opposite the application site which means that the application proposals will inevitably result in a change to its setting. However, the setting of the church north of West Street, which includes the application site, is largely characterized by post-war development which bears little or no relation to the church architecturally or historically and cannot therefore be considered to make a positive contribution to its heritage significance. Moreover, the new build will not exceed the height of the church and the considerably more important relationship the church has with Waterloo Square and the listed buildings, which is best experienced from the north from West Street and Hothamton

Gardens will be preserved. The church will also remain a focal point at the north-east corner of the conservation area.

Impact on other locally listed buildings

- 4.5 The other locally listed buildings discussed in this assessment are best appreciated from within their immediate surroundings, particularly from Little High Street. Experience of their individual heritage significance, and how they relate to each other architecturally and historically can be achieved without visual reference to the application site. The application proposals will, however, improve the wider setting of these buildings, for the reason given in para. 4.3 above.

5. Summary & Conclusions

- 5.1 Nos. 2-10 Queensway form an architecturally non-descript and poorly designed post-war building which is not befitting of its prominent location at the junction of West Street and Queensway. The Queensway development, as a whole, also contributes little to the setting of the Bognor Regis (The Steyne and Waterloo Square) conservation area visually, architecturally or historically.
- 5.2 The application proposals will provide a landmark high-quality building which will provide an architectural uplift to this area of Bognor Regis, and in doing so will enhance the setting of the conservation area. No part of the application site falls within the boundary of the conservation area so the proposals will have no direct material impact on its character and appearance.
- 5.3 The application proposals will also either preserve or enhance the settings of nearby statutorily or locally listed buildings located inside the northeastern boundary of the conservation area.

- 5.4 Therefore, for the purposes of the duty of the decision maker in respect of section 66(1) of the 1990 Act, it is considered that the application scheme will not result in any harm to the special interest of the statutorily Nos. 61 to 65 High Street. Neither will it engage paras. 201 and 202 of the NPPF.
- 5.5 In respect of para. 203 of the NPPF, it is considered that the application proposals will cause no loss of significance to the non-designated heritage assets located near to the application site.
- 5.6 The application scheme also complies with local planning policies, particularly HEM DR3, by using brick, a building material utilised in the conservation area (and more specifically in the locally listed church directly opposite) in its construction, as well as improving the views in and out of the conservation area by providing a better-quality building, in a prominent location, than that which currently occupies the application site.