

Design & Access Statement

In support of a listed building application for the removal of existing dropped soffit and lighting, making good original soffit above and new lighting to arcade area.

at

Bognor Pier, The Esplanade, Bognor, West Sussex PO21 1SY

Dated: Dec 2017

Description of the site and its surroundings;

This statement is in relation to a listed building application for the removal of existing dropped soffit and lighting, making good original soffit above and new lighting to arcade area at Bognor Pier, The Esplanade, Bognor, West Sussex PO21 1SY.

The pier/site is approximately 4,189 sq. metres, it is broadly rectangular with a frontage of approx. 26 m and a maximum depth of 120m.

The pier is a tourist attraction for the town and this is further elaborated in the Heritage Statement below.

Access;

The site has existing level pedestrian access from The Esplanade and this has been maintained.

Heritage Statement;

Bognor pier is a Grade II listed building/structure, listed on the 27th April 1989. It lies within the 'Bognor Regis The Steyne' Conservation area, designated on the 27th July 1994. The pier is described by Historic England as;

"Pleasure pier. 1865 for the Bognor Promenade Company Ltd; shore end enlarged and large pavilion housing theatre, arcade with shops, theatre and picture-house added 1912 for Bognor Pier Compan architect G C Smith; alterations mid- and late-C20.

A former small pavilion at the sea-ward end collapsed into the sea 1965; former wooden stage tower dismantled 1972; foreshortened by storm damage 1999. Pier built of iron posts with wooden decking and cast-iron railings. Roughcast pavilions at shore end with roofs of slate, roofing felt, and felt tiles.

Arcade facing promenade is of 2 storeys with hipped roof. Central round-headed pediment with round-headed window flanked by ornate pilasters with swags. On either side, two further 3-light mullioned and transomed casements and central on light windows with good Art Nouveau-style stained glass. Ground floor is supported on 5 piers with triglyph frieze above and modern shop fronts and doors below. Side elevations have blank round-headed pediments, pilasters, friezes and cornices.

To the rear is the former theatre. This has 2 square towers on the landward side with flagpoles; keyed round-headed arches with bracketed hood moulds and former oculi replaced by door (left tower) and window (right tower); modillioned cornices. At centre, betwel towers, former entrance is masked by flat-roofed addition, and has keyed oculus in open segmen1 pediment on brackets. Side elevations have pedimented gables with oculi in bracketed architraves above mullioned and transomed windows.

Former open-fronted arcade below 1st-floor balcony now walled but with original columns. Interior: theatre: two stairs, one with original handrail, the other with wall-panelling and ceiling cornice; late-C20 suspended floor inserted in former auditorium at circle balcony height, but decorative balcony front survives, with plaster cherubs, swags and cartouches. Decorative plaster work to auditorium walls, vaulted ceiling, dome and proscenium arch. Original 1st-floor pa glazed double-doors in architraves.

Projection box. Former picture-house/concert hall retains vault ceiling with some star-shaped light fittings, disc decoration to supporting column, curtain pelmet, a projection box”.

Design and Works;

The current owner recently executed works to the pier which included a dropped soffit and new lighting. Whilst this was carried out with the best intentions (i.e to improve lighting and safety/security) Arun District Council did not share this view as the dropped soffit was clearly visible from the street and changed the appearance of a listed building.



Current photograph of Bognor Pier showing the works the client has undertaken.

It is therefore necessary to remove these works in their entirety, reinstate/make good the original soffit by removing any electrical cables and conduits and provide small recessed downlighters (6 no) behind each pier with warm lighting. This will re-instate the building to its previous glory.



Original photograph of Bognor Pier

Conclusion;

The works will re-instate the pier to its former state but largely with more improved lighting and we feel it will be of benefit to not only the listed building but the conservation area as a whole.