



**SEAFRONT
BOGNOR REGIS
WEST SUSSEX**

**HERITAGE STATEMENT
TO ACCOMPANY PLANNING APPLICATION FOR CHANGE OF USE OF LAND FOR
TEMPORARY FOOD AND DRINK OUTLETS AND OTHER SEASIDE USES
TOGETHER WITH ASSOCIATED TEMPORARY / PORTABLE STRUCTURES FOR
USE BY BUSINESSES ASSOCIATED WITH THOSE OUTLETS**

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INTRODUCTION

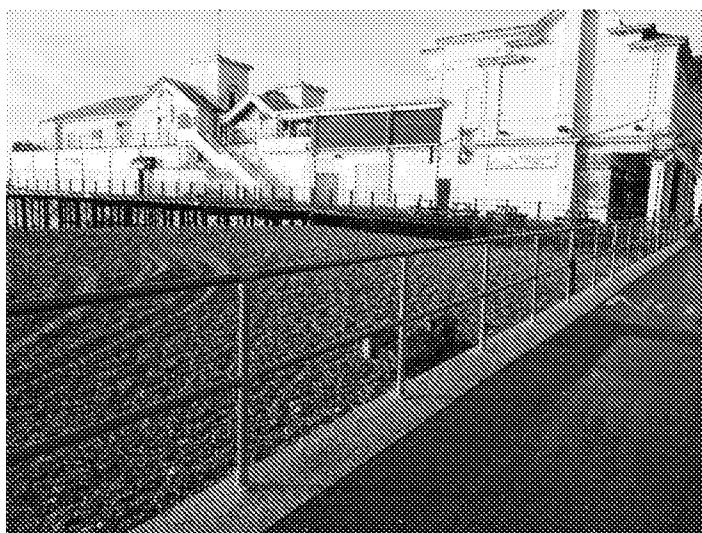
This Heritage Statement accompanies a full planning application for the change of use of parts of the seafront at Bognor Regis for temporary food and drink outlets and other seaside uses together with associated temporary / portable structures and equipment for use by businesses associated with those outlets.

The various sites are as follows:

Site A – east of Bognor Pier

Site B – part of promenade to south of Regis Centre

Site C – part of promenade to south west of Butlin's



Site A



Site B



Site C

DESIGN PRINCIPLES AND CONCEPTS (INCLUDING ASSESSMENT OF ISSUES RELATING TO LISTED BUILDING STATUS)

Site A is located adjacent to The Pier, which is a Grade II Listed Building with a description as follows:

SI 9398 BOGNOR REGIS THE ESPLANADE 7/131 Bognor Regis Pier 27.4.89 II 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 pair 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.

Site B is located close to The Bandstand, which is a grade II Listed Building which has a description as follows:

THE ESPLANADE I. 5401 SZ 9398 NE 8/93 Band Stand II 2. Probably Edwardian. Situated on the promenade by the sea. Octagonal. On (new) plinth of about 2 ft. Slender iron columns with miniature corinthian capitals (and linking trellis-work over these) support a canopy with a flat ceiling, a wide projection over decorated brackets and a copper-covered roof in 2 sections, the lower cyma reversa, the upper convex (over short vertical stage and rising to a finial), both with decorated cresting at the margin (damaged in part). Decorated metal railings, partly detached at time of inspection.

There are no other Listed Buildings in close proximity to the sites.

Site A is located adjacent to the South East corner of The Steyne Conservation Area, but is not located within it. The area around The Steyne was designated a Conservation Area in 1979 and was extended in 1994 to include Waterloo Square. The area is broadly defined by an inland, landscaped space fronting the seafront together with modest terraced properties. The Pier forms a strong focal point at the Southern end of the Conservation Area.

The proposals are for a change of use together with some temporary structures associated with that change of use. Any temporary structures would be of a small scale and would not visually compete in bulk or scale with existing buildings.

HISTORIC SIGNIFICANCE

The Steyne, which is within The Steyne Conservation Area, dates from the 1820s and together with Waterloo Square form an historically important space in the growth of Bognor Regis as a seaside resort. There is a good variety in age, style and size of buildings.

Bognor Pier is an important landmark along Bognor Regis seafront although it is shorter than the original length. The main complex of building is on the shoreward end and visually dominate the area. The pier is clearly an important part of the character and history of Bognor Regis.

The current bandstand along the seafront was originally purchased by Cheltenham Council in 1920 and opened in May of that year. It remained in Cheltenham until 1948 when it was sold to Bognor Regis Urban District Council and relocated close to its current position along the promenade. The Bandstand originally had glass panels, but these were not re-fitted when it was relocated to Bognor Regis. The Listing description is not entirely correct in that it states that the building is 'probably Edwardian'. The Edwardian era ended in 1910, some ten years prior to the manufacture of the bandstand. Most bandstands of that era were manufactured and supplied by a number of cast iron foundries to a set series of styles, and the bandstand that can now be found of the seafront at Bognor Regis is a Walter Macfarland Type 249. A number of other bandstands of this particular type can still be found in other parts of the country including in Malvern, Taunton, Wolverhampton, Rochdale, Birmingham, Chesterfield, Colchester and Hexham. There are also photos in existence of similar bandstands elsewhere which have since been removed. The bandstand has had alterations carried out on a number of occasions since installation in Bognor Regis. Most recently, in 1992, the structure was dismantled and removed for extensive conservation work, with many of the original finely-detailed cast iron elements that had been lost through erosion and damage being replaced with aluminium. It is also apparent that over a period of time some of the other original features have been lost such as some of the railings, the tongue and groove timber ceiling and also the original flooring.

IMPACT ON HISTORIC SIGNIFICANCE

This assessment of the impact on historic significance is to examine the historic nature of the Listed Buildings and the Conservation Area and to assess the impact of the proposals.

This assessment has also been prepared within the context of recommendations made by English Heritage in *Informed Conservation*, published in 2001. It adheres to the guidance in the British Standards Institution's *BS 7913: Guide to the conservation of historic buildings* (2013) and by the Department of Communities and Local Government's *National Policy Planning Framework* (March 2012), and the Department of Communities and Local Government's *National Policy Planning Framework* (March 2012), which supersedes PPS 5 (*Planning for the Historic Environment* 2010), PPG 15 (*Planning & the Historic Environment* 1994), and PPG 16 (*Archaeology & Planning* 1990). It adheres to the *Standards and Guidance for the Stewardship of the Historic Environment* advocated by the Institute for Archaeologists; the Institute of Historic Building Conservation; and the Association of Local Government Archaeological Officers (September 2007).

Listed Status

It is now possible to review the property against the criteria employed by the Secretary of State for the selection of structures for inclusion on the Statutory List of Buildings of Special Architectural and Historical Interest as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and, in particular, to the relative importance accorded by the Grade II status afforded to it.

Age is a relevant consideration to Listing. Most buildings erected before 1840 are included on the Statutory List although some selection is considered necessary and preference is usually given to those that are relatively complete and those that are good examples of their type.

The Bandstand and The Pier are likely to satisfy the criteria for Listing on the basis of the *age* and *completeness* of the structure.

Because of the greatly increased number of buildings erected after about 1840 and the much larger number that have survived, greater selection is exercised and only the best examples of particular building types and buildings of definite quality and character are selected for inclusion on the Statutory List.

No distinguished persons will have lived within The Bandstand or The Pier. The properties are of some *historical interest* because they illustrate an aspect of the nation's social and cultural history as an example of buildings erected for public benefit.

The property is not important for its *group value* as comprising one element within an important architectural or historic unity or a fine example of planning as part of a square, terrace, or model settlement, as it is a stand-alone structure within a wider open landscape.

The buildings are not of *architectural interest* because they display any particular technological innovation, virtuosity, or plan form, and are not the product of any one or more significant architects. The bandstand is not a unique structure as it is a standard model that was mass produced, and is still in existence in various other location in the country. However, The Bandstand is nevertheless a good example of it's type and makes a positive visual contribution to the area. The Pier is a highly visible structure that is specific to Bognor Regis although much of the seaward end has been removed.

Heritage Asset Status

The *National Planning Policy Framework* (2018) places considerable emphasis on significance and advises that this should be taken into account when assessing the likely impact of proposals which might affect a heritage asset, such as a Listed building.

The term significance appears first to have been adopted as an expression of value to present and future communities in the *Australian Heritage Commission Act* of 1975. It was employed in the Australia ICOMOS *Guidelines to the Burra Charter: Cultural Significance* in April 1984 and then by James Semple Kerr in his guide to the preparation of *The Conservation Plan* in 1996.

It was adopted as an approach by the Heritage Lottery Fund, guided by English Heritage, in its *Conservation Plans for Historic Places* in March 1998, and has subsequently been employed by the Department of Communities and Local Government in both *Planning Policy Statement 5* (2010) and the *National Planning Policy Framework* (2012) where it is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'.

In its *Conservation Principles Policies and Guidance* (April 2008 pages 27-34), English Heritage suggested four criteria for understanding heritage significance or value –

- *evidential value* deriving from the potential of a place to yield evidence about past human activity;
- *historical value* deriving from ways in which past people, events and aspects of life can be connected through a place to the present;
- *aesthetic value* deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- *communal value* deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Applying the English Heritage criteria for assessing the significance or value of heritage assets to the Bognor Regis Bandstand and Bognor Regis Pier it is proposed that their evidential, historical, and communal values are generally high.

The buildings are unlikely to reveal much more about their past that is of relevance to this change of use planning application, other than that contained in this assessment, although a small amount of evidence might come to light by a further analysis of other documentary sources which may provide some further information.

It is not considered that the buildings have any particular significance to those who used them, and it is considered most unlikely that the proposals will have an adverse effect on their communal value.

Realistically, it is only the aesthetic value of the buildings and their historic use as buildings for public benefit that is of any significance as heritage assets.

Summary of impact on historic significance

The most fundamentally important aspect of the Listed Buildings and The Steyne Conservation Area are the overall aesthetic appearance of the bulk, scale and detailing. The proposals would not affect any areas of historic fabric at all. The proposals are for a change of use and would include some temporary structures. These temporary structures would be small in scale, and the existing Listed Buildings and other buildings within the Conservation Area would remain as the visually dominant elements within the landscape.

SUMMARY

In conclusion, it can be seen that the character, appearance and setting of the proposals would be fully appropriate and would not adversely affect the setting or appearance of the adjacent Conservation Area nor the nearby Listed Buildings.

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