

From: Nicola Oktay on behalf of Planning.Responses
Sent: 11 August 2025 11:21
To: Planning Scanning
Subject: FW: BR/97/25/PL

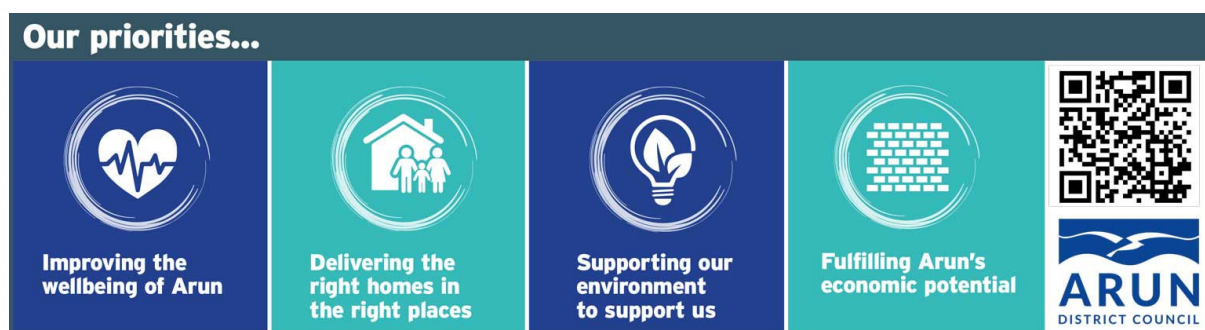
Conservation Officers response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 08 August 2025 16:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BR/97/25/PL

BR/97/25/PL

The Arcade High Street Bognor Regis

Partial change of use from Class E to form 35 No residential units (Class C3), partial demolition of existing building, development of new retail and residential spaces, minor changes to existing elevations, new entrance to Arcade from Belmont Street, solar panels, and other minor works to the existing building.

A map-based assessment has identified the following heritage assets as being close to the theatre building.

- The Bognor Regis Town Hall – Grade II Listed Building
- Bognor Regis and District War Memorial – Grade II Listed Building
- The Arcade and 6,8 &10 York Road – Locally Listed Building
- Belmont Lodge – Non-Designated Heritage Asset

The Bognor Regis Town Hall

The Bognor Regis Town Hall is a Grade II Listed building. It was designed in 1929 by Charles Cowles-Voysey in neo-Georgian style; a symmetrical splayed design with central spur to rear in Flemish bond brickwork with brown brick and stone dressings. There is a hipped pantiled roof with elaborate central wooden clock face and cupola with copper dome. It is three storeys in height.

One of the principal features is the central first floor French windows with cornice and brackets on shell stops opening out on to a balcony above a three-bay portico with square piers.

The Town Hall is a well-planned and well-detailed example of a small town hall of the inter-war period, by the leading exponent of the genre. It is of architectural and historical significance.

Bognor Regis and District War Memorial

The Bognor Regis and District War Memorial, which stands at the junction of Clarence Road and Belmont Street, is separately listed at Grade II. The memorial comprises a tall pillar, capped with a decorated entablature. Four margents appear to hang from the entablature, one at each corner of the pillar. A wreath carved in low relief on the front of the pillar encloses the dates 1914/ 1918. Below this an inscription regarding the Second World War. The pillar stands on a plinth that is raised on a stepped base.

It is designated for the following principal reasons: Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the conflicts of the C20. The Architectural interest is as a result of the fact that it is a memorial pillar in the Classical style. Group value is as a result of the fact that it is located next to, and associated with, Bognor Regis Town Hall (Grade II).

Belmont Lodge

Belmont Lodge has also been identified as a Non-Designated Heritage Asset. Belmont Lodge was built in a Regency style with the earliest mention of it is apparently in the 1861 census returns (when Belmont Street Was then known as New Street). Dante Gabriel Rossetti (1825-82) an artist, illustrator, poet and founding member of the pre-Raphaelite movement, stayed at the now-demolished Aldwick Lodge in Bognor Regis from October 1875 to July 1876. He also spent some time at Belmont Lodge, home to fellow artist William Shakespeare Burton where the light was better for painting. Rossetti worked in Burton's studio in the former coach-house and painted ten or so paintings during his time in Bognor Regis before returning to London to continue his work.

The building was originally a terrace of three houses, which at some point was converted into one building. Externally each of the three former houses is broadly the same, i.e. of two-bays and two storeys. The building is rendered, with tiled roofs hidden behind a plain pediment on the principal elevation.

Each of the former houses has a bowed bay to the side of its doorway containing three windows per floor (the doorways are recessed). The first floor windows lie immediately below a wide cornice which stretches the length of the terrace. All windows and doors have been replaced with UPVC ones. To the west of the terrace is a separate coach-house, which has been converted into a garage.

Belmont Lodge is marked by a blue heritage plaque commemorating Rossetti's association with the building.

The Arcade and 6, 8 & 10 York Road

The arcade is a large building which is bound by High Street to the north, Belmont Street to the south and York Road to the west:

High Street Elevation

Single storey arcade with decorative stained glass gable end between corner turrets of twin three storey blocks. These blocks have brick and timber elevations with tiled spires and finials. Timber windows with decorative stained glass upper lights – these look to be original. A veranda spans the width of the High Street elevation across the arcade and adjacent shop fronts.

York Road Elevation

Three storey structure with attic storey within slate roof, two cross gabled dormers
With paired 3 x 3 casement windows to each gable. Hung tile gables and cheeks. Central box dormer with hung slate cladding, two 3 x 3 casement. Red brick at first floor level with paired timber sash windows with timber external window casings to three pairs of first floor windows at southern end of York Road elevation, introduced between 1912 and 1930. The ground floor consists of recessed shop fronts which since been altered and lack consistency.

Belmont Street Elevation

The arcade entrance on Belmont Street sits beneath a 1950's plain brick structure with central tripartite window with an arched central head. Rectangular windows either side. Shop front glazing to arcade beneath, although the facias have been altered. There is a single storey flat roof structure and gated vehicle entrance to the rear service yard.

Of note is a two storey structure behind which forms part of the original east wing. The second floor (with parapet) and roof of which was destroyed by fire in 1930. Rendered brickwork elevations.

The Proposal

The description states that the proposal is for the partial change of use from Class E to form 35 residential units, partial demolition of the existing building, development of new retail and residential spaces, minor changes to existing elevations, new entrance to The Arcade from Belmont Street, solar panels and other minor works to the existing building.

The arcade is an attractive and large structure which is located in the centre of the town. Like many of the other historic buildings it makes a positive contribution to the heritage of the town. At present, the upper floors are empty, have been gutted and require significant works of repair and restoration. The shop fronts on the ground floor have also been altered over time and are themselves also in need of repair. Further, there is a large, incongruous single-storey extension which detracts from the rear elevation. However, there is plenty of scope to sensitively repair the building and to put it into use, which could regenerate both the structure and potentially its surroundings.

The scale of the proposal is substantial and affects a good amount of the building. These works include what could be described as the partial reintroduction of elements that have previously been removed. Information has been provided as a means of justifying such alterations: There was a fire in 1930 which affected the eastern element of the site, with the result that when it was repaired/rebuilt that part of the building was reduced from three floors to two.

It is interesting to see that the heritage statement includes two archive photographs of the southern end of the Arcade on Belmont Street. We are told that the first photograph shows the southern arcade entrance under construction and the second shows how the building was affected by the fire of 1930. It is clear to see that the southern end of The Arcade was originally included a glazed gable end which was similar to the northern entrance. Further, it is clear that the brick structure that currently bridges over the southern end of The Arcade is a later addition. Furthermore, it is also obvious that the eastern three storey element of the building had a simple appearance with a parapet.

These photographs are a useful guide for any future redevelopment or scheme of improvement. This is especially so as the largest alteration to the site is either in the same location, or very close to that in the photographs. The original building could easily direct the design and appearance of the future development.

It is clear from looking and assessing the building that the northern elevation is of significance. Whilst the covered walkway element has been replaced, it still reflects the original design. Further, it retains what looks to be the original timber windows with decorative stained glass upper lights. These are not only attractive features, but they also clearly contribute towards the significance of the building. The York road elevation also contains what look to be original windows which also make a positive contribution towards the building.

I note from reviewing the materials plans that there is reference to the fact that the existing windows will be refurbished or replaced. The refurbishment of the windows is positive as it would retain an original and positive feature of the building. However, it is not clear what any form of replacement window will look like, nor if the decorative stained glass upper lights will be re-used. This could be harmful to the building.

However, it is also clear that the proposal will clearly affect the other elevations of the site, especially the one on Belmont Road. The key area is the demolition of the existing single storey element and its replacement with an alternative and larger building. It is clear from the two historical photographs provided in the statement, that the single storey building was not present when the arcade was first constructed and therefore did not originally form part of the principal building. This element is not a positive feature and clearly detracts from the significance of the older building. As a result, I believe that its demolition would be acceptable. The main issue therefore relates to the replacement structure.

I believe that the intention to link this part of the site into the original arcade is positive as it would enable the site to be read as one complete unit. Further, it is also positive in that the number of floors will enable it to create a 'book end' to the other building on the York Road elevation. However, at present, it is not fully clear how the design of this new build reflects the (main) arcade building, the historic reference photographs, or the surrounding positive buildings.

It is clear from walking around the immediate area, that there are a number of other buildings which have a parapet with a shallow pitched roof behind, for instance Belmont Lodge, 6/8/10 York Road, 19 High Street, 17a High Street. All of which are immediately adjoining or next to The Arcade. Further, as already identified, the rear of the building was constructed with a parapet.

As drawn, there are large window openings and balconies which are not present in the buildings, either in the arcade or the surrounding ones. As currently drawn, it reads more as an office or warehouse conversion type building than part of a formal retail/arcade.

Another area of concern relates to the proposed pitch roof which would increase the height of the structure so that it would be a dominant feature of the extension/this part of the building. This would not reflect the building as originally constructed which clearly had a parapet and a pitched roof located behind. The extension does not reflect the previously identified surrounding buildings which also have this type of roof. It also competes with the existing gable on this elevation and attempts to compete with the principal elevation of The Arcade on the northern elevation. Further, it is not clear why a light cream/grey brick has been chosen for the extension as this does not reflect the brick of the existing building. The proposal fails to reflect the proposed extension to the Theatre opposite the site, which also have parapets. It is recommended that an alternative and more appropriate design is prepared which not only reflects the building, and the locality, but would enable the High Street elevation to maintain its primacy.

The introduction of the second floor in the main arcade building would seem to be logical and the eastern elevation is somewhat similar to the remainder of that elevation. Albeit it includes a more standard flat roof.

The existing first floor element above the southern arcade entrance will also be demolished and replaced. Likewise, this element is modern, and its loss is acceptable. However, like the large extension, it is not fully clear how this respects the arcade building in terms of its appearance and choice of brick colour.

Whilst the interior has been altered, there are a few original elements including some of the staircases. The north-eastern and the south-western ones are of note and should be retained/refurbished within the building.

It is also not clear if the intention is to reinstate missing shop fronts on the ground floor and undertake other works of repair. There is great opportunity to refurbish the ground floor element and repair or reintroduce the original shop fronts and a consistent colour pallet. This could offer an opportunity for enhancement and would have a positive impact upon the building and constitute as conservation gain.

It is clear that the redevelopment of the site will not impact the setting of the listed buildings, and as a consequence, there is no harm to the overall significance of those heritage assets.

Conclusion

At present, I am of the opinion that whilst the conversion of the building so that it is put back into use is positive and capable of support, the design of the new build elements are problematical and considered to cause harm to the Non-Designated heritage asset. However, it is concluded that the impact of the proposed development would result in no harm to the setting of the designated heritage assets, and therefore not harm their significance.

The application should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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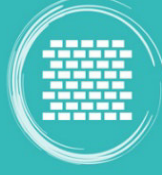
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