

REGENERATION OF THE ARCADE IN BOGNOR REGIS



Existing London Road Frontage

Welcome!

Arun District Council are pleased to welcome you to our event to present our proposed regeneration of The Arcade in Bognor Regis. The upper floors will be regenerated as part of our wider plans to enhance the gateway from Bognor Regis town centre to the waterfront.

Our plans will deliver:

- The complete refurbishment of The Arcade's currently vacant upper floors
- The creation of around 35-character town centre apartments through reinstating an upper floor
- Potential for additional ground floor store units
- Improved external public space.

About The Arcade

The Arcade is bound by High Street to the north, Belmont Street to the south, York Road to the west and adjoining properties to the east. The site is directly opposite the end of London Road, the primary shopping street linking the railway station to the High Street.

The Arcade, which dates from 1902, connects the High Street to Belmont Street via a central walkway with a glazed roof and distinctive turrets framing the Edwardian entrance from High Street.

If you would like to contact us to discuss our proposals, please call our community representatives on **0800 080 3178** or email **the-arcade@devcomms.co.uk**

THE SITE



History of The Arcade

Historically, the site was once the gardens of York House, a doctor's residence. In 1901, local builder William Tate purchased the land and constructed The Arcade, officially opening it in 1902 with 24 shops and offices above, originally designed as an approach to the Theatre Royal and Kursaal.

A significant fire in 1930 damaged much of the structure, but a major £25,000 restoration preserved its High Street-facing appearance. The site was acquired by Arun District Council in 2017.

The Arcade is noted in Margaret McKeith's 1985 publication on British shopping arcades as an example of Edwardian seaside architecture. While not a nationally listed building, it is included in Arun District's local list of 'buildings or structures of character' due to its architectural style, historical significance, and contribution to the local streetscape.

Although The Arcade is not in a conservation area, it is near several historically significant sites, including the Grade II listed Sussex Hotel, Bognor Regis Town Hall, and the War Memorial.

Delivering Regeneration:

Arun District Council was awarded £628,000 from the Brownfield Land Release Fund to undertake enabling work to prepare the building for regeneration.

A programme of enabling work has been completed. This work started in May 2024 and was completed in December 2024, and included:

- Detailed structural and technical surveys
- Cleaning the external fabric of the building
- Stripping out redundant mechanical and electrical elements
- Demolishing internal partitions
- Repairing the roof
- Removing old and damaged floor and wall finishes, ceilings and drainage/rainwater goods.

THE PROPOSALS

Our proposals to rejuvenate The Arcade will directly benefit its shops and services in the long term by creating additional footfall, thus generating extra spending in The Arcade's shops, restaurants and wider adjacent areas.

The proposals will enhance The Arcade's function as a key gateway from Bognor Regis town centre to the waterfront, as well as contributing to the growth of the evening economy in the town.

• The proposals will deliver:



The complete extension and refurbishment of The Arcade's currently vacant upper floors



Improved external public spaces, with new paving and tree planting.



The creation of around 35-character town centre apartments, including on a new upper floor



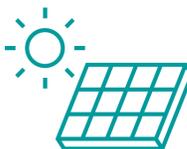
North elevation facing the High Street brought back to life with a refurbished façade, including new windows and an improved building envelope.



Potential new ground floor shop units at the south-east corner and southern entrance, replacing the more recent poor quality extensions.



Feature south facing upper floor communal terrace.



Photovoltaic solar panels on the new build east roof.



• Key Features:

- **Redevelopment of the southeast corner:** The existing single-storey structure, previously used as office space, will be replaced with a **high-quality new building**, featuring a **commercial unit at ground level and apartments above**, improving both the streetscape and the setting of the nearby Grade II listed Town Hall. It will activate this space and help generate footfall.
- **A new residential development:** The scheme delivers a total of **35 apartments** on the upper floors, designed with improved layouts and a high level of space efficiency. An eye-catching, south-facing roof terrace is proposed for new residents.
- **A first-floor link corridor:** Connecting the east and west blocks, the link corridor will circulate the entire building, enhancing accessibility and internal connectivity within the development.
- **Structural improvements:** Detailed structural investigations have informed the design, ensuring the new floors are well-supported while allowing greater flexibility in apartment layouts.



FLOORPLANS

GROUND FLOOR

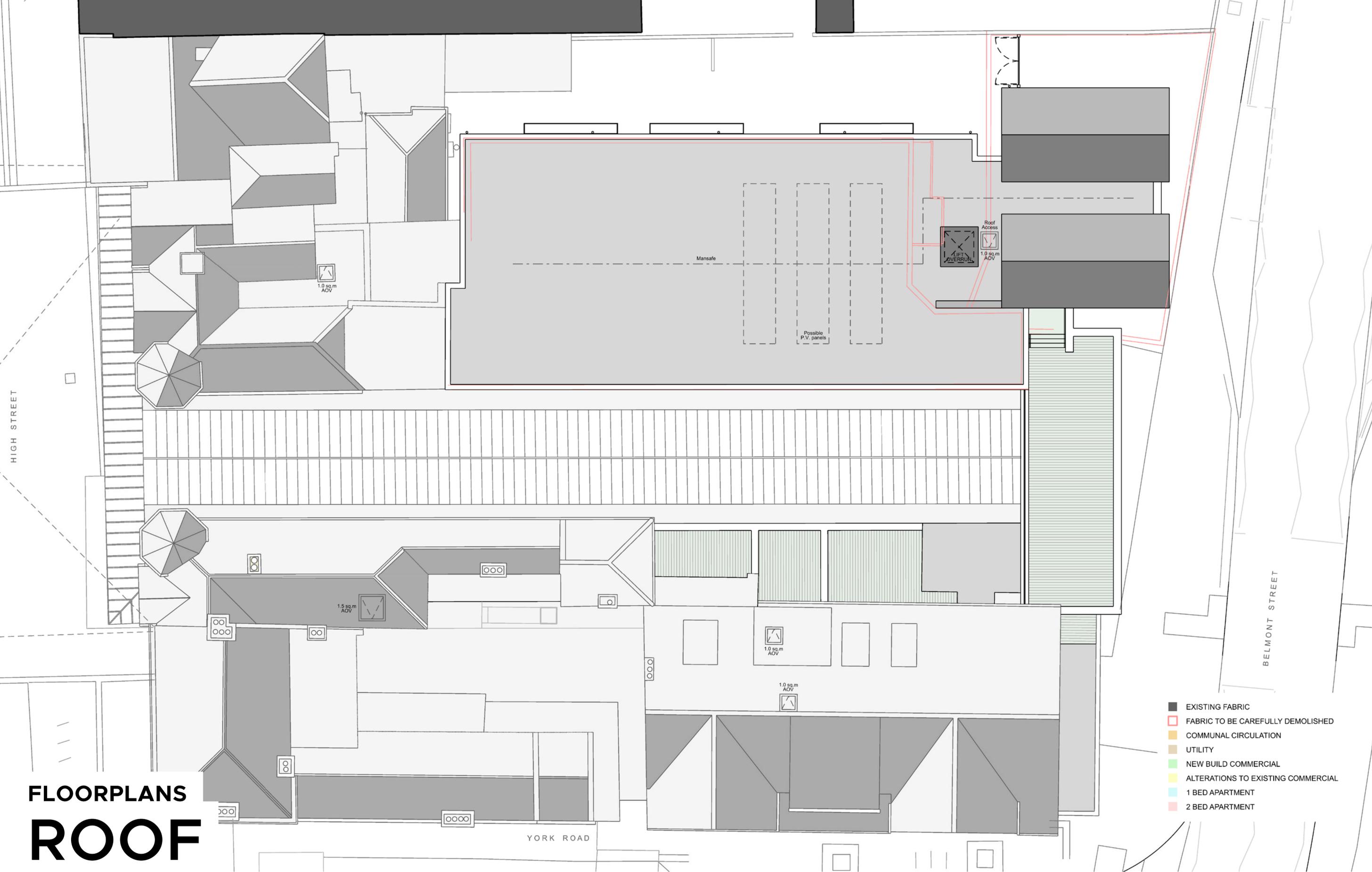


FLOORPLANS

SECOND FLOOR

- EXISTING FABRIC
- FABRIC TO BE CAREFULLY DEMOLISHED
- COMMUNAL CIRCULATION
- UTILITY
- NEW BUILD COMMERCIAL
- ALTERATIONS TO EXISTING COMMERCIAL
- 1 BED APARTMENT
- 2 BED APARTMENT

FLOORPLANS ROOF



- EXISTING FABRIC
- FABRIC TO BE CAREFULLY DEMOLISHED
- COMMUNAL CIRCULATION
- UTILITY
- NEW BUILD COMMERCIAL
- ALTERATIONS TO EXISTING COMMERCIAL
- 1 BED APARTMENT
- 2 BED APARTMENT

HIGH QUALITY DESIGN



The new Arcade architecture facing Belmont Street has been specifically developed to reflect the surrounding buildings, including the new Alexandra Theatre.

Light grey brick is the main material, with red brick bands interspersed to break up the elevations and harmonise with the wider street scene. The proposed pitched roofs to the south east corner reflect both the pitched roofs on the York Road / Belmont Street corner and those fronting High Street.

The historic northern elevation to High Street remains unchanged and protected, but will benefit from a full refurbishment, with new windows and improved thermal insulation.

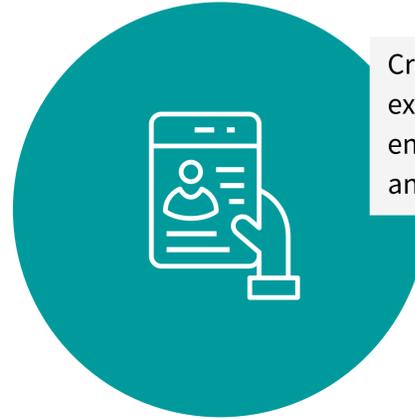


Existing view from Belmont Street

COMMUNITY BENEFITS



Providing high-quality new homes in central town centre location



Creating new jobs and retaining existing ones through new and enhanced retail spaces and construction



Preserving the historic Arcade building for future generations with architectural enhancements



Increased footfall through The Arcade, benefitting existing tenants



Alongside other projects, contributing to the growth of the town's daytime and evening economy



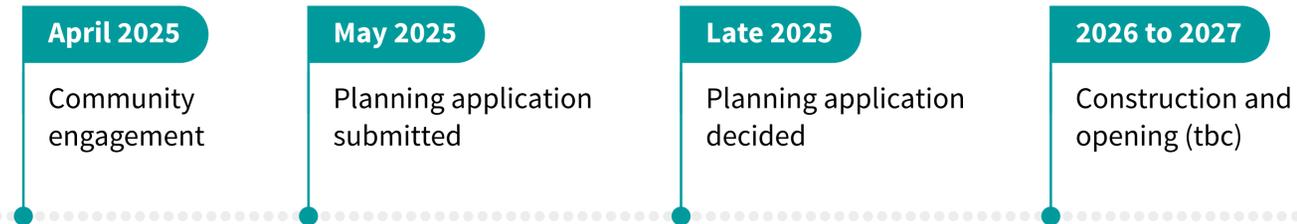
Improving vital link and connectivity between Bognor Regis town centre and the waterfront attractions

TIMELINE & NEXT STEPS

Thank you for taking the time to join us for this community engagement event.

We believe that working with the local community throughout The Arcade's rejuvenation will be crucial to ensuring the project delivers a thriving and sensitively designed Arcade building for Bognor Regis.

What happens next?



We need your views!

We'd love to hear your views on our emerging plans, as it is key to ensure the rejuvenation of The Arcade site works for you.

Feedback forms are available today for you to provide your comments. If you are unsure of where these are located, our team will be more than happy to help.

You can also submit feedback through our online form by visiting our website at: regisrejuvenation.co.uk, where this display information is also available from today.

We'd be grateful if you could provide all feedback by **Friday 25th April.**

Let's keep in touch!

If you have any questions or would like to speak to a member of our team, please get in touch at:

Phone:
0800 080 3178

Email:
the-arcade@devcomms.co.uk

