

## The Modern Day Pier – By Paul Hellyer

Throughout the seasons Bognor seafront is always busy, with people enjoying the beach and promenade. These people whether locals or visitors have very limited options for quality, indoor/outdoor dining, refreshments and entertainment. Particularly lacking is food with a view, with the best offering being The Lobster Pot at Felpham. However, this is too far for some, especially those who have walked from the Aldwick end of the prom, or indeed those exiting Butlins, who would usually head towards the existing pier/town centre.

I have been lucky enough to travel the world and see some fine examples of potential realised in seaside towns and cities. I would love nothing more than for Bognor Regis to have its' own unique seafront focal point. A draw card for visitors and something for locals to enjoy, al fresco dining and entertainment options that are currently not available.

### The Concept

- Views of the sea whilst dining day or night, 2 – 4 panoramic restaurants over 2 levels.
- Outside dining over 2 levels, pier and balcony.
- Luxury apartments with panoramic views and underground parking.
- Stylish design, to entice businesses to want to trade along the seafront.
- Potential for Nightclub/Pub /Bowling Alley/Soft Play/Theatre/Cinema at ground level and in non sea facing upper levels.
- Indoor parade for independent shops/café's or restaurants with outdoor seating (– example What a Waffle – A great idea, but in the wrong location.)
- Create a walkway from Bognor seafront to the high street, which then leads to the train station. (The walkway continues through the building exiting at the back of the pier, where additional pier ramp leads towards The Arcade.)
- Clearly indicating to visitors, where the centre of Bognor Regis is and what is has to offer, from the seafront.
- The flags depicted further demonstrate this, clearly marking the area from afar.
- Potential for arches (2-3) along the seafront (like in Brighton) built into the ramp entrance to bridge, potential for small retail opportunities.

### The Building

- A building to draw visitors to the area, through its aesthetics and its' content.
- A building with a Victorian twist, within keeping with the history of Bognor Regis. Inspired by the panoramic bay window.
- White render in keeping with existing buildings in Bognor Regis and the surrounding villages.
- The building would be free standing, with the decking/pier independent of it, and as such the pier will not bear the weight of the building. However, it will give the illusion that it does.

### Contentious Issues

- Avoiding traffic parallel to the promenade, through use of the bridge for pedestrians, negating the need for an additional crossing in that area.
- Suggest reducing speed limit in the immediate area to 20MPH, to reduce noise and increase safety.
- Bridge height could be lowered to accommodate cars only (i.e up to 2.2m) with higher vehicles taking a route via Clarence Road, Belmont Street and Lennox Street.  
Once Felpham – Bognor relief road is completed, seafront passing traffic has the potential to be reduced anyway.
- Using existing roads into and out of existing car park.
- Keeping the same amount of parking, as there would be some under cover parking within the footprint of the buildings, both pier and apartments.
- Not blocking the views from existing buildings (within reason).
- Possibility to add solar panels to the flat roofs of all three buildings to improve green credentials.

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