



For Bognor Regis Regeneration February 2021

Following 4BR's presentation, which was made by Sean Maginnis, we have created this synopsis. Within this are a couple of images showing our vision for the Regis Centre site and the promenade site. During the presentation Paul Newman & Juice Architects were mentioned and 4BR's relationship with them is explained in our synopsis. I'm sure you all will understand the benefits that would come the way of both ADC & Bognor Regis if a Joint Venture partnership was created between ADC & Juice.

- **LOCATION** - Bognor Regis is located within the Arun District of West Sussex on the south coast. It was developed in the 18th century into a seaside destination which had its heyday in the 1940s 50s and 60s. *It's now in need of major investment.*
- **REGENERATION** - To improve the seaside experience - Enhance the public buildings - Benefit the community and the tourist experience
- **ADC** - The local authority, Arun District Council, are again working towards regenerating areas within Bognor Regis. Back in September 2014 ADC asked for proposals to be submitted but following many attempts nothing developed. We're now in 2021 with another administration, offering another opportunity to get regeneration going.
- **HISTORY of 4BR** - 2 locals who run businesses within the town, who formed 4BR in 2014 out of frustration with the state of the town. Putting pen to paper, conceptual ideas were created and support was gathered from many locals and businesses. After many presentations to the relevant authorities, 4BR needed to progress their ideas and investigate the market.
- **Paul Newman & JUICE** - Juice Architects were approached and through the MD Paul Newman, joined forces with 4BR, expanding on our original ideas and created many improvements.
- **4BR SYNDICATION** - This was created in 2015 with a solid proposal which gave 4BR a complete regeneration package. At its heart - the future of Bognor Regis, with private financial backing for the development.
- **THE REGIS CENTRE: Community and Cultural use** - Working together with major stake holders, the Arun Arts Trust, and the wider community towards the continued use of this important area in Bognor Regis is extremely important for its future. The Regis Centre site has historically been the main area for entertainment in Bognor Regis. It's always been part of our plan to develop the theatre & create a multi-purpose facility. This multi-purpose facility would be for the benefit of both locals and tourists consisting of areas that could be transformed into a dance hall, sports hall, performance space, used for exhibitions, conferences and even as a village hall.
- **GALLERY and MUSEUM** - A quality gallery space where touring national and international exhibitions could be held, curated by galleries such as The Tate, The National etc. Quality exhibitions will attract cultural tourists who will regularly return to Bognor Regis if the experience is right.
- **WILLIAM BLAKE** - Sitting alongside the gallery would be a permanent display for Blake's Centre of Excellence.



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- **MANUFACTURERS' SHOWCASE** - An area for displaying products that are produced along the south coast from IT to Formula 1 cars.
- **RETAIL and LEISURE** - The ground level of the new building replacing the Regis Centre will have several distinct areas for relaxing and entertainment, with community ideas included. Cafes, restaurants & bars would be housed within the building and on its roof garden. High street brands alongside small start-up units will all add to the vibrancy to give this area atmosphere.
- **HOTEL and RESTAURANT** - As an anchor tenant, Whitbread PLC would be a part of this regeneration by adding a hotel and restaurant. These would both be built within the style of the overall design.
- **RESIDENTIAL and CAR PARKING** - Using the location to build accommodation on this site will support the funding of the community areas. Parking would be available on the ground floor footprint of the development.
- **PROMANADE and ESPLANADE** - The closure of the Esplanade road, will create a pedestrian area alongside the promenade that will open up this part of the seafront to a much bigger use which could include facilities such as: a lido or saltwater, tidal pool; rock islands to prevent coastal erosion would also create sandy beach areas; water-based activities including sailing, kayaking, water-skiing, jet-skiing, diving and swimming. There would also be various sites for catering kiosks along the revitalised promenade.
- **ENTERTAINMENT** - Within the Place St Maur, performance space will be created for festivals, film shows, theatrical acts, music performances and the seasonal ice rink.
- **WATERLOO SQUARE and THE SUNKEN GARDENS** - Waterloo Gardens and bowls green could be opened up to become a large green park where many different activities could take place. The Sunken Gardens is a gem that needs more investment to restore it to its former glory.
- **HOTHAMPTON CAR PARK** - This area was once the home of the south's biggest dance hall. With the same quality design throughout, this could be developed into accommodation for students from the University of Chichester on the upper levels with leisure outlets, restaurants, bars, shops and limited parking.
- **PARKING** - Park and Ride would allow precious space within the town to be used more effectively.



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Thank you for reading our vision on the regeneration of a town with a future.

Kind regards

Steve Goodheart and Sean Maginnis

For information it must be noted that we only have a personal not pecuniary interest in these regeneration proposals.

