

DESIGN STATEMENT

FOR

BOGNOR REGIS MODEL RAILWAY CLUB LTD.

AT

THE BARN
ALDINGBOURNE COMMUNITY CENTRE
OLIVERS MEADOW
WESTERGATE
CHICHESTER
PO20 3YA

September 2012

Site History

The building to which the proposals relate is a storage barn, constructed of blockwork with a corrugated metal roof and timber access door on the North elevation.

It is located alongside the playing fields for Aldingbourne Community Centre, and is under the ownership of the Centre. The building is currently used for the storage of sports equipment, and there are two changing rooms, previously used by sports players.

In 2009, Barnham Railway Signal Box was relocated to a permanent position alongside the barn, and is in the process of being renovated by Bognor Regis Model Railway Club (MRC). The two buildings are enclosed by a wire mesh fence to separate them from the recreation ground.

In January 2012 an application was made (AL/5/12) to relocate a portable cabin building to the land behind the barn to provide a storage space and club room for the MRC. This was refused on the grounds that design was inappropriate for the surroundings and the additional space it provided could be gained from the existing facilities.

Subsequent to this, advice from the planning officer who dealt with the previous application has been sought with regard to using the barn for club purposes and the renovation of the external appearance. Based on the favourable response to this enquiry, a formal application is being made to re-fenestrate and clad the building, and formalise the use as a club storage and sports changing facility.



The Existing Storage Barn

Proposed Use and Layout

The club has recently taken over the lease of the existing storage barn adjacent to the signal box. It is intended that this building is to be used as a storage area for the MRC, ancillary to the meeting space that will be provided by the renovated signal box.

One of the existing changing rooms will be a secure storage area for club equipment, the other is to be retained and renovated by the Community Centre to provide a changing room for sports officials. There will be a single access to the building via the existing door, for use by sports players and club members.

The sports equipment currently stored in the barn is to be relocated to a shed in the car park of the Sports centre which is the existing meeting space for the MRC. The location of this building is indicated on the location plan (drawing P03).

The indicated 'model assembly benches' are solely for adhesive, painting and small hand tool work, for the assembly of models, exhibition diorama and repairs to model railway layouts. These are all activities which are currently carried out in the club building which this replaces.



The adjacent Signal Box

Amount of Development

No additional floor space is proposed as a result of the application.

The storage barn has a gross external area of 94m². The secure storage area and changing facilities both have a gross external area of 12.5m², the remaining 69m² will be used as a general club storage area.

Appearance

The building is currently of unattractive construction, with blockwork walls and metal roof. It is proposed to re-clad the building in a style and colour to complement the adjacent signal box. High level windows on the side facing the signal box will provide natural daylight, and complement the railway vernacular of the renovated facades.

Landscaping

The existing landscaping around the building will be unaffected by the proposals.

Access

Access to the barn will be unchanged as a result of the proposals. The existing sliding door with an inset personal door will be retained and provide access both the club members and sports players using the building.

The Club and sports players currently use the car parking spaces on the access drive to the building. This will remain the case, and no additional vehicle traffic is expected as a result of the relocation of club facilities to the barn.