

Planning Statement:

Alterations and extensions: Bognor Rugby Football Club, Hampshire Avenue, West Sussex
PO21 5JH

Assessment and Physical Context

The site is located to the east side of Hampshire Avenue and forms the playing grounds of Bognor Rugby Football Club. The existing building constructed around the 1960s and later extended comprises a detached pitch roof single storey with secure courtyard and storage unit. Existing elevational treatment has tile pitch roof slopes over facing brickwork walls interspersed with plastics windows and painted timber doors with external security shutters. The property has a plain character of robust construction to suit its use and location.

Social, Economic and Planning context.

The proposals are for a single storey pitch roof side extension for new shower room and toilets, the ridge height will be approximately 4.6m subservient to the main roof level. The flat roof rear extension also for new shower room and toilets is set 3.0m from the west boundary. The existing remote garage/store will be replaced with 2 No 2.4 x 15m metal storage containers on a concrete slab with access ramps. The extensions combined with internal alterations will provide ensuite facilities for multiple user groups following the design guide lines for changing rooms of the Rugby Football Union – RFU.

The proposal will reinforce the street scene and identity of the building to produce a good design solution to ensure the proposals meet the requirements of the Local Plan Section 13.4 and Policy D DM4 with a high quality in design, visually integrated in context, subservient in form not compromising the spatial character creating a positive addition.

Involvement of Local Interests

Landlord: Arun District Council Estates Department

Evaluation and Design Principles

The extension elevations will be subservient to the existing roof line and provide an attractive addition to the street scene. The facing brickwork is contemporary with the 1960s design, there are no windows to reduce vandalism and security risk.

Amount of Development

The proposals are for a single storey pitch roof side extension for new shower room and toilets, the ridge height will be approximately 4.6m subservient to the main roof level. The flat roof rear extension is set 3.0m from the west boundary. The existing remote garage will be replaced with 2 No 2.4 x 15m metal storage containers on a concrete slab with access ramps.

Layout

As described on the accompanying drawings, the building makes good use of the site and does not impinge adjacent property or detract from their amenity.

Scale

The building is a functional sports club, originally public toilets with later extensions, adapted to suit the changing needs of the building and end users, and in proportion within the context of the street scene. New extensions will be subservient to the existing roof line, will compliment the existing character.

Landscaping

Existing south west boundary tree screen to open grass playing fields

Appearance

Materials facing brickwork to match with concrete roof tiles to match.

Access

Site entrance and carpark hard standing accessed from Hampshire Avenue. Access for ambulant persons with disabilities is via the front entrance doors to the clubroom and changing rooms, wheel chair users can be accommodated with the existing facilities. Footpaths and roads link the site to local distributor roads and local services.

Wheel Bin storage area as existing

Secure covered cycle storage located in the secure enclosure

Flood risk

No greater risk than existing, floor level continuous with existing

Drainage Statement

new facilities connected to existing mains service

Land contamination assessment

Not applicable

Noise Assessment.

Not applicable

Biodiversity

A walk over survey was conducted and no visible evidence was present for Protected Species referred to in the Arun Biodiversity check list. The site has a tree screen on the south boundary, these will be inspected prior to the construction, there are no burrows or water features present.

To ensure that no bats are disturbed a further survey will be undertaken prior to commencement of construction works and a licensed bat worker using hand tools will carefully remove bat roosting features encountered.