

Changing Facilities Building

Felpham,

West Sussex,

Design, Access & Supporting Statement.



1.0 Introduction

This statement is prepared in support of a planning application on behalf of Barratt David Wilson Homes, to develop land forming part of Policy Site 6 north of Felpham.

The statement outlines the design approach to the Changing Facilities Building and sports pitch proposals.

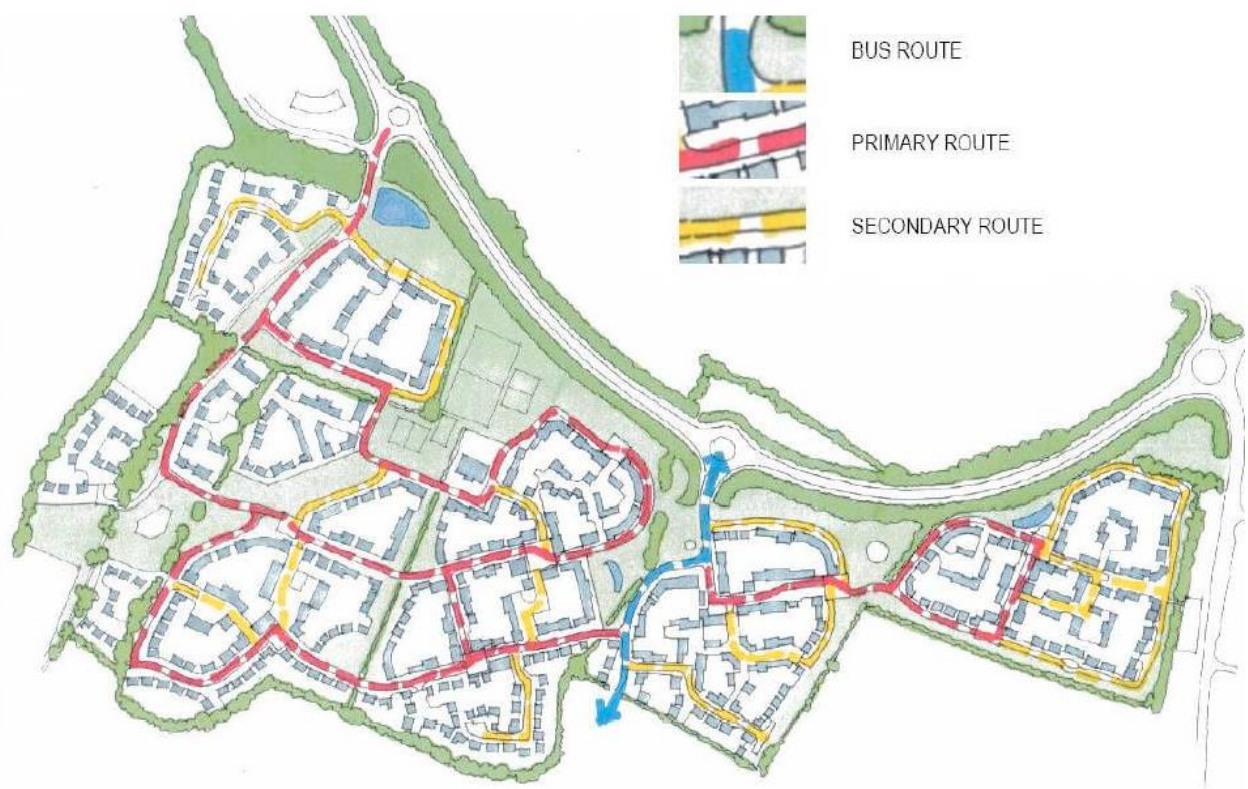
2.0 Background to the Overall Development.

The site forms part of the wider development at Felpham.

Outline permission was granted in 2006 for residential development and associated uses forming part of policy site 6. Construction of the Bognor Regis Northern Relief Road from A259 at Felpham to A29 with subsequent reserved matters being approved over the following years.

The wider development has now been completed, comprising of circa 800 dwellings, shops, community building, associated open space and play facilities.

Reserved matters for the Changing Facilities were first approved in 2010, but due the evolution of the development, this application seeks to update the proposals.



3.0 Design Principles.

The requirements for the Changing Facilities Building and sports pitches are defined within the Section 106 Agreement.

The detailed design of the various elements has been based on the relevant guidance including:

Arun District Design Guide

Sport England Guidance

Approved Document M Volume 2

4.0 Proposals

The proposal site lies to the north of Phase 5 of the residential development with the Relief Road to the north/east.

Along with the possible school site, the proposed Changing Facilities and sports pitches form the final parcel of development land as detailed on the approved Outline Masterplan.



5.0 Layout & Access

The proposed layout includes a senior football pitch, 2 5-a-side pitches, the changing facilities building and associated parking.

To maximise the efficient use of the available site the senior foot pitch has been positioned into the northern corner of the site. The Changing Facilities Building and its associated parking along with the 2 No. hard surface 5-a-side pitches have been arranged around the southern corner of the senior football pitch.

A new access road is proposed feeding from the primary access road into Phase 5. This will serve the changing facilities along with future school development. A

combined cycle / footpath will follow the line of the access road. Pedestrians can gain access from any point within the proposed residential development via the network of footpaths.

Level access to the buildings entrance will be provided to ensure easy access for all users.

6.0 Scale

The Changing Facilities Building has a gross internal area of 148m² and is single storey.

7.0 Use and Amount.

The application site is 2.042 ha and includes:

1 no FA regulation size senior football pitch (123m x 70m including run off area)

2 no hard surface 5-a-side pitches (37m x 18.5m)



7.1 Car Parking

Car parking has been provided in accordance with Arun District Council's adopted Design Guide and Parking Standards, along with the Section 106 agreement, providing a total of 2 disabled spaces and 28 parking spaces.

8.0 Appearance

The architectural style, materials and details of the proposed building will draw on the previously approved residential elements of the development. A robust palette of appropriate, maintainable materials have been chosen.



9.0 Conclusion

Our proposal is to provide the new residential development with quality changing facilities for the proposed sports pitches. The proposed building will not only provide the facilities required but also act as a focal point for the communities created by the new development.