2008

DESIGN & ACCESS STATEMENT **Prepared by Brian Dearlove Partnership Architects**



DEVELOPMENT SERVICES
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KYNGS GOLF AND COUNTRY CLUB, MARKET BOSWORTH

1. INTRODUCTION

The Design & Access Statement has been prepared to support a detailed Planning Application for the club house and associated parking, granted outline permission under ref: 02/00685/COU..

2. CLIENT'S BRIEF

The Client, Seiter Associates, identified through a comparison of similar, the type and amount of space for the various elements required for a successful club.

These elements were to include adequate changing and locker facilities to cope with projected peak usage, bar/restaurant area, relaxation area to include spa and sauna etc, pro shop and tuition area, committee room, living accommodation for the full time club steward and their family and secure storage for golf carts.

3. CONTEXT APPRAISAL

PHYSICAL ASSESSMENT

The Application Site is located some 200m off Station Road to its south and screened from the road by an existing native hedgerow. It is located centrally within the course at this point giving approximately 100m to the boundaries on either side. Lying to the west the 18th green and to the east the 1st tee with the northern façade looking out over the 1st and 18th fairways. Adjacent to the course on the western boundary is a private airstrip and on the east Godsons Hill Farm.

Social & Economic Assessment

The development of the club house is entirely necessary for the functioning of a successful golf course and will provide not only a top rate leisure facility for local residents but will also create a number of jobs for local people

National Government Policy & Guidelines

The following policy documents were deemed relevant - PPS1, PPS7, PPS22.

In particular the government's objectives in PPS7 refer to:

- sustainable economic growth and diversification;
- – focusing most development in, or next to, existing towns and villages;
- – providing leisure opportunities, enabling people to enjoy the wider countryside.

Local Plan Policy

The Hinkley and Bosworth Local Plan is in accordance with national policy and the following points have been considered.

a. EMP4 – Employment in the open countryside/rural diversification.

b. BE1 – points (a), (c), (d), (e), (f) and (g).

c. BE2

d. NE5 - Planning permission will be granted for built and other forms of development in the countryside provided that the development is either...(C) for sport or recreation purposes....and where necessary it is effectively screened.

e. REC4 – points (a) through (g).

4. DESIGN CONSIDERATIONS AND EVALUATIONS

Opportunities and Constraints.

The principle of the design is to maximise the opportunity the site provides to satisfy our Client's brief; the space required for the 3 distinct activity areas (golf related changing facilities/bar and restaurant provision and relaxation area) have been designed around other similar and successful establishments nationwide.

In considering the location of the club house it was thought a central location on the site gave maximum separation from neighbours and, being on the 'lowest' part of the course, minimised the visual impact of the building.

5. DESIGN COMPONENTS

Amount & Use

The Club-house is completely necessary for the successful running of the course. The amount of development is justified in that the scheme:-

a) Provides adequate space in all activity areas to support the projected amount of users at peak times.
b) is not detrimental to adjoining site users due to its location away from boundaries
c) Provides more than simply golfing facilities making it a leisure destination for a wider section of the community

Layout

The layout for the club house is entirely based around the course and access from Station Road. The southern elevation presents a strong and clearly defined entrance point upon arrival to the car park.

The 'T' shape of the building allows the required space to be achieved without the building appearing too wide across the site. The 'T' shape also helps to clearly define the 3 distinct activity areas (golf changing/food and drink/relaxation) each being housed in a separate 'wing' accessed off the central lobby.

The building also wraps itself around the small lake with the main area of external seating facing west gaining from the late afternoon sun with views across the lake to the 18th hole green.

The layout makes use of the large roof space to house the ancillary facilities such as pro tuition area, committee room and stewards residence.

The site falls away east to west by over 1m across the width of the building which has allowed the creation of a 'basement' level with minimal excavation and slight re-contouring to provide secure storage for the golf carts as well as providing a space for storage, plant and machinery.

Scale

The scale of the development is the minimum required to house all the facilities needed for an economically viable golf club. The use of the roof space and the contours of the land to gain the extra floor space required will prevent the building footprint from becoming unnecessarily large and sprawling too far over the site. The nearest 'neighbour' – Godsons Hill Farm – is some 150m away from the proposed location of the club house and with current extensions will not be too dissimilar in scale to that which is being proposed.

Landscaping

The soft landscaping is seen as an important element tying the club house and car park area to the rest of the course, therefore a quality scheme will be provided. This will include native trees and shrubs particularly strengthening the existing hedgerow to the south of the site, helping to screen the development from Station Road. It is intended that the landscaping will provide an attractive route into the development and help to maintain the feel of the countryside even within the car parking area.

Appearance

The proposal is to construct the clubhouse in traditional materials – brick, timber, and stone – the idea being to create a building which sits naturally within the rural setting. The entrance detail was inspired by a neighbouring property, Woodlands, which sits on higher land to the east of the site. A large overhanging roof supported on oak columns provides a covered walkway around the building.

Access

Safe access will be provided for cars, cyclists and pedestrians regardless of their age and disabilities and all in accordance with Document M of the Building Regulations.