

BOUNDARY LAKES GOLF CLUB HOUSE

WEST END, SOUTHAMPTON

DESIGN AND ACCESS STATEMENT

Produced on behalf of LDA
November 2023

CONTENTS

1 INTRODUCTION 1.1 Application description 1.2 Scope of the document 1.3 Methodology	2 APPRAISAL OF CONTEXT 2.1 Location 2.2 Historical context 2.3 Site today 2.4 Opportunity and constraints	3 DESIGN 3.1 Design development 3.2 Site layout and access 3.3 Building location and access 3.4 Appearance 3.5 Proposed elevations 3.6 Visuals 3.7 Sustainability	4 SUMMARY Proposal summary
---	--	--	---

1. INTRODUCTION

1.1 APPLICATION DESCRIPTION

This Design and Access Statement has been produced on behalf of Land Development Advisory Ltd, in support of a detailed planning application for the erection of a new club house and golf cart store at Boundary Lakes Golf Course, together with associated car parking, landscaping, SuDs and green infrastructure. The application takes account of the lawful use of the site as a golf course (use class D2) and the clearly related ancillary function that a club house provides.

Boundary Lakes is an established 18-hole golf course which forms part of the wider Ageas Bowl complex. The course does not benefit from a dedicated club house, but instead relies on off-course facilities provided at the Hilton Hotel and the stadium (at the far end of the golf course). The absence of a dedicated club house and particularly a dedicated car park results in a commercial shortcoming and practical conflict with the cricket club.

As such, there is a clear business case for a new club house and car park to be provided, in such a way that there is no resultant conflict with the cricket club. This is consistent with the planning policy context, which seeks to enable the continued success of the Ageas Bowl, in recognition of the major contribution that it makes to the local economy.

1.2 SCOPE OF THE DOCUMENT

The purpose of this statement is to describe the evolving design process and key principles leading to the preferred scheme for the application site. The proposal will be described in detail in section 3.

This statement has been produced in accordance with the latest national guidance on good quality, sustainable design and on preparing Design and Access Statements, including: 'Design and Access Statements: how to write, read and use them' (CABE, 2006 Revised Ed. 2007).

The planning application is also accompanied by a transport statement, a drainage strategy, an extended phase 1 habitats survey, a tree survey and arboricultural impact assessment and a desk-based heritage assessment.

1.3 METHODOLOGY

This statement appraises the site, its history and the surrounding area. It is intended to demonstrate how the proposal has evolved from a series of design analyses, consultations and decisions to ensure that the design principles, objectives and access arrangements of the proposal are responsive, appropriate and distinctive within the site context.

2. APPRAISAL OF THE CONTEXT

2.1 LOCATION

The site is located at the south west corner of the golf course and is accessed off Moorhill Road (A27), to the east of Southampton city centre. The site is bounded by three detached dwellings set with large curtilages to the north west, and by a derelict residential property and small holding to the south east. To the south west, beyond Moorhill Road, is Moorhill Gardens and the urban areas of Thornhill and Harefield. The existing vehicular access point off Moorhill Road is to be retained and utilised for the proposal.



2. APPRAISAL OF THE CONTEXT

2.2 HISTORICAL CONTEXT

Prior to the construction of the Ageas Bowl in 1997- 2001 and the development of Boundary Lakes Golf Club which opened in 2017, the site was used for farmland.

There is evidence of an access point off Moorhill Road as far back as 1868. The access was previously improved around 2011 as part of works to the cricket club and the subsequent construction of the golf course.



1868



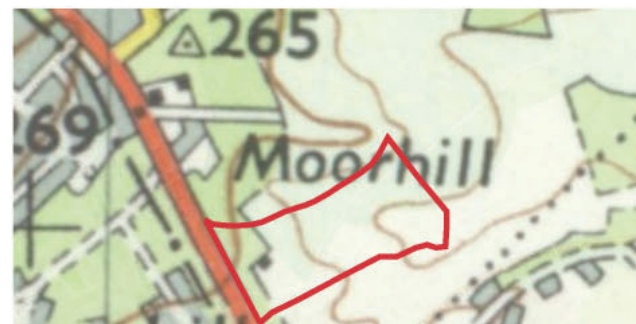
1895



1908



1940



1961

2. APPRAISAL OF THE CONTEXT

2.3 THE SITE TODAY

Today, the site forms part of the golf course, with extensive vegetation to the neighbouring residential properties and Moorhill Road.

The existing access road links Moorhill Road with the cricket club to the north whilst also acting as a golf cart route integrated into the design of the golf course.

A series of site photographs (taken in May 2020) can be found on the following page.

The area of the application site boundary equals 3.89 acres.

Topographically, the site is gently sloping from higher ground to the west to lower ground in the east, notwithstanding some artificial undulations associated with the golf course. As it is very well contained by mature trees and vegetation, views into the site are limited.

With respect to constraints, the site is not subject to specific statutory ecological or arboricultural constraints. However, it is relatively close to the Telegraph Woods Site of Interest for Nature Conservation (SINC).

Likewise, although the site is not located within a Conservation Area or in the vicinity of any Listed Buildings, it is located approximately 500m from the Hickley Wood Hillfort and Telegraph Woods Beacon, both of which are Scheduled Ancient Monuments (SAMs).



2. APPRAISAL OF THE CONTEXT

BOUNDARY LAKES GOLF CLUB HOUSE
WEST END, SOUTHAMPTON



1. View looking south west towards the existing site entrance and tee box



2. View looking east along the existing road/track



3. View looking south



4. View looking north across the existing road/track

2. APPRAISAL OF THE CONTEXT

BOUNDARY LAKES GOLF CLUB HOUSE
WEST END, SOUTHAMPTON



5. View looking north east from the existing site entrance off Moorhill Road.



6. View looking west uphill towards the existing site entrance.



7. View looking north along Moorhill Road



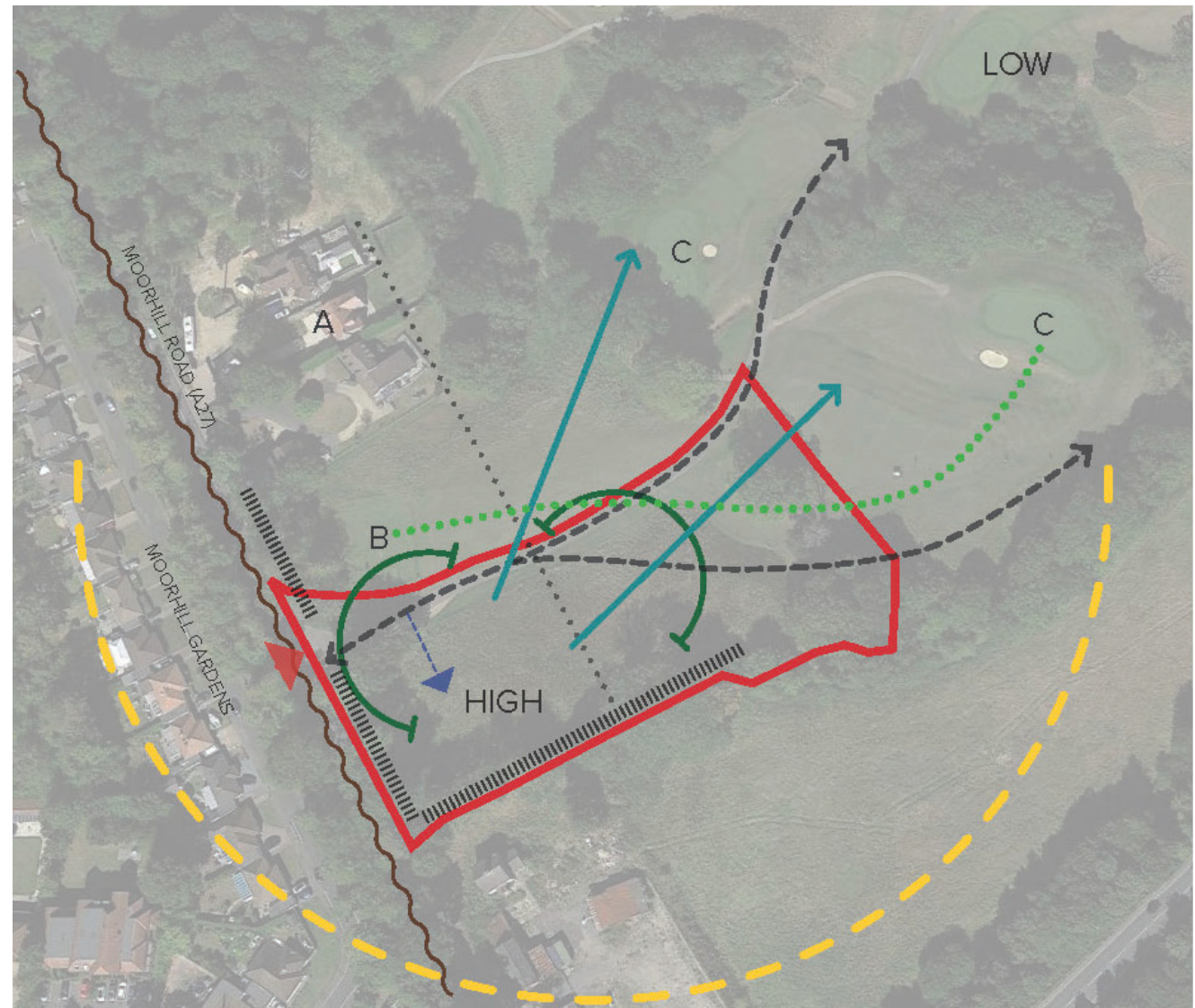
8. View looking north east across the golf course

2. APPRAISAL OF THE CONTEXT

2.4 OPPORTUNITIES AND CONSTRAINTS

- A Neighbouring residential properties
- B Existing golf course tee box
- C Existing golf course green

- Application boundary
- - - Sun path
- ▲ Site access point
- ↔ Existing access road/track
- - -> Potential vehicular access off existing road/track
- Approximate route of existing golf hole
- ||||| Existing mature tree line
- Established building line
- Opportunity for views north across the golf course
- ~~~~~ Traffic noise from A27 (Moorhill Road)
- ⤵ Key building angle
- HIGH High ground/elevated position

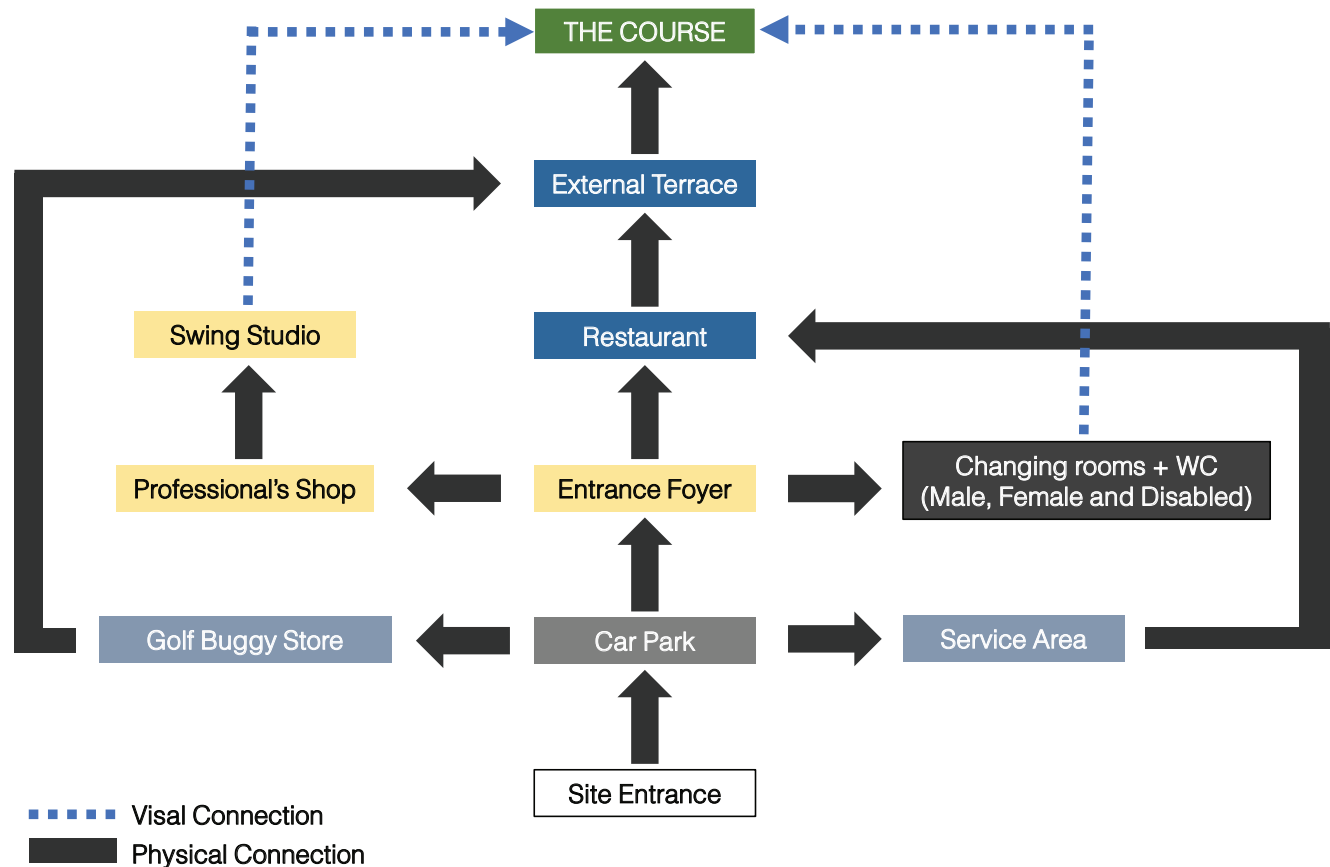


3. DESIGN

3.1 DESIGN DEVELOPMENT

During pre-application discussions, it was confirmed that the principle of the proposed development was acceptable in this location. Indeed, it was also agreed (in principle) that the wording of 'Eastleigh Borough Local Plan 2016 – 2036' Policy WE4 ('Land at Ageas Bowl and Tennis Centre, Botley') shall to be revised to make specific reference to the provision of a club house in the southern part of the golf course, near the access from Moorhill Road.

Establishing key spatial relationships formed the initial phase of design development for the clubhouse. These relationships are outlined on the right and include both main internal spaces as well as key external areas. Spaces which are to benefit from views across the course are also established at this stage. Once these spatial relationships were established they were then applied to a site context.

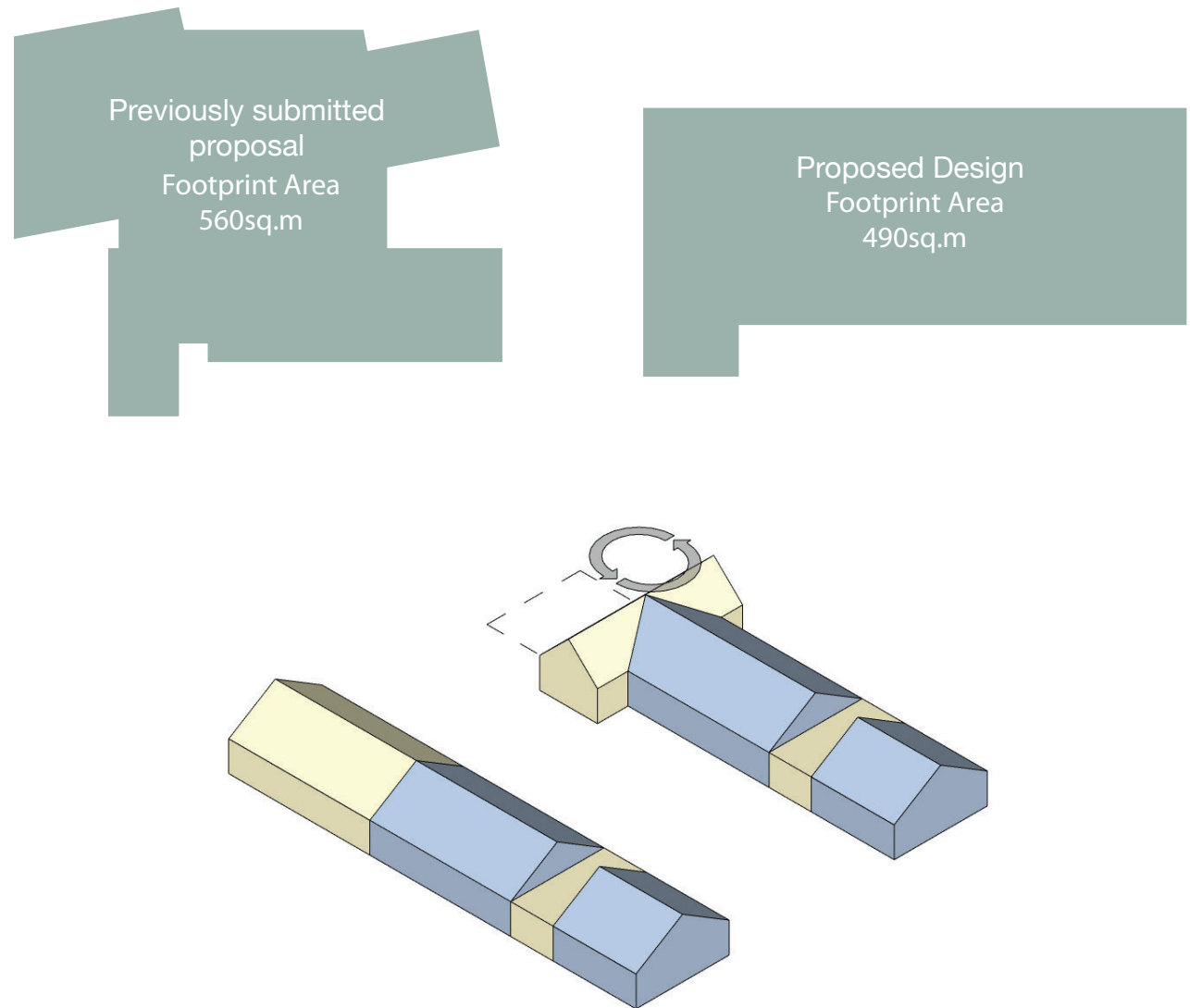


3. DESIGN

3.1 DESIGN DEVELOPMENT

The proposal was developed from the previously designed of the clubhouse in the planning permission (ref: F/20/88655) which was spread as a single storey building. The updated version is designed to reduce the footprint of the building onto the landscape to preserve existing green space while accommodating a larger interior space following revised functional requirement and simplify the complexity of roof forms for more efficient construction.

The reduction of footprint in this proposal is 12% smaller and achieved by utilizing the slope site to create split level building. The changes made provides more visual and physical connection of indoor and outdoor environments.



3. DESIGN

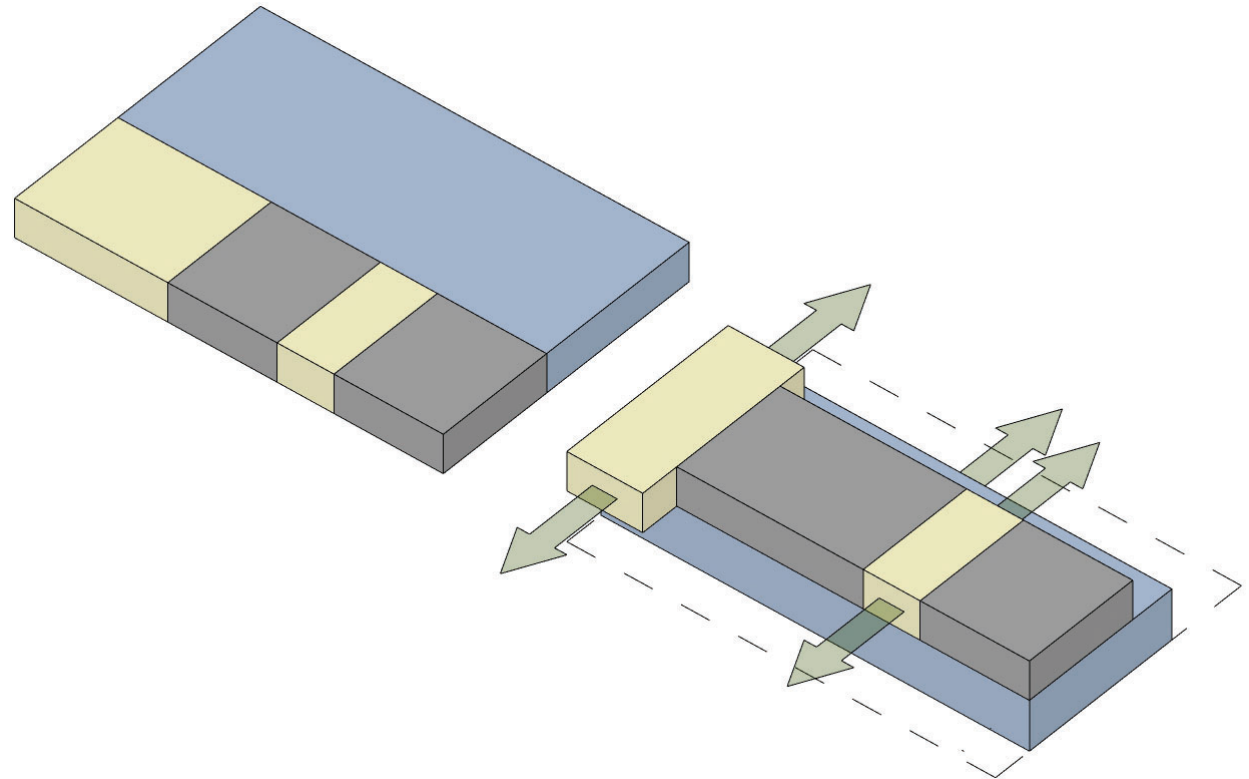
3.1 DESIGN DEVELOPMENT

The key design idea is to place the building sensitively within the rural landscape and enhance the visual experience and physical connection of the visitors towards the golf course. All the spaces are aimed to have the view of the outside to connect the visitors and golf players to the space and time of the place. The building takes a simplistic pitched roof form and materials, similar to vernacular architecture.

The form is broken down into 3 main parts to accommodate 3 major groups of functions and users with the restaurant and bar area at the lower level to provide direct access to the outdoor. The mass of professional's shop is rotated to provide dual aspect views of the front towards the entrance and to the back towards the golf course.

The changing rooms for male and female are connected via foyer which has expansive views towards the outside space. The lower-level space for restaurant and bar with terrace space connecting out to the course and providing seamless connection of the indoor and outdoor space.

The proposed design is giving visitors maximum connection to the landscape and environment while being simplistic in form and materials usage to minimize its disturbance to the site.



3. DESIGN

BOUNDARY LAKES GOLF CLUB HOUSE WEST END, SOUTHAMPTON

3.2 SITE LAYOUT AND ACCESS

The position and orientation of the new clubhouse within the southern portion of the site minimises the impact on the existing golf course layout. The existing access point off Moorhill Road will provide vehicular and pedestrian access into the site. The road leading to the Ageas Bowl at the other end of the site will provide access into the new car park, which in turn gives access to the service area. The existing road will be realigned in order to accommodate the proposal and a new timber gate is proposed for security purposes. Two entrance signs are proposed either side of the entrance off Moorhill Road to aid wayfinding.



3. DESIGN

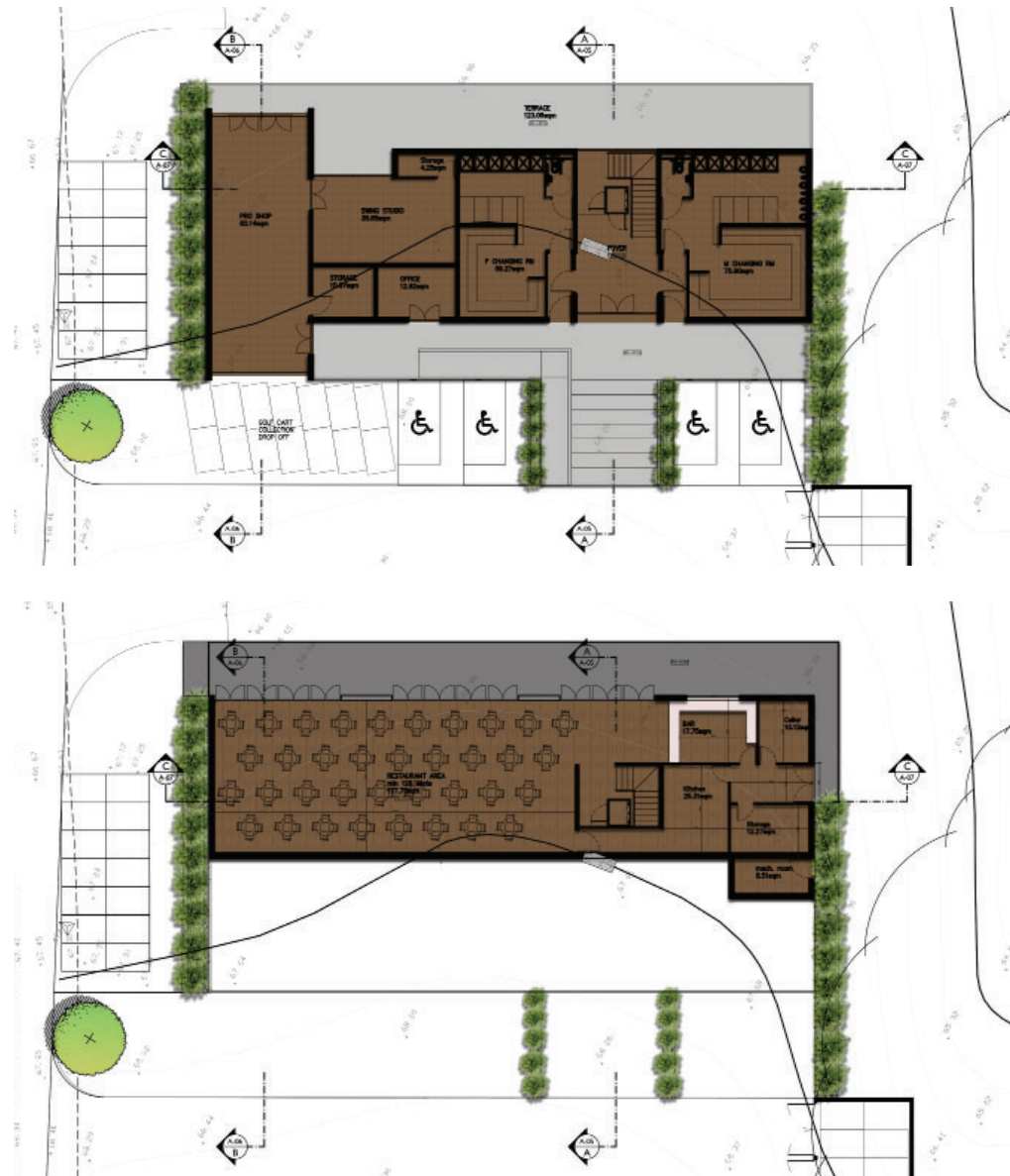
3.3 BUILDING LOCATION AND ACCESS

The club house has a gross external area of 694m² and comprises an entrance foyer, a professional's shop with swing studio, manager's office, bar and restaurant, kitchen and female and male changing facilities. The proposal also includes an external surface level car park (approximately 2622m²) containing 84 spaces and 4 disabled parking spaces and a golf cart store (78.9m²). The quantum of car parking is derived from an understanding of the existing club membership and associated patterns of use.

The proposed club house has been sited on the north east side of the application site, in order to maximise views of the golf course from the bar lounge and external terrace. This also means that the building will be set back from Moorhill Road and the car park can be screened from the golf course.

The main entrance to the building and the professional's shop are to be located on the south west side of the building, facing the car park. Direct access to the female and male changing facilities will also be provided on this side of the building, while the bar lounge can be accessed from the foyer and will open onto the external terrace.

The service area (giving access to the kitchen store and bar cellar) will be located at the south end of the building on lower level.



3. DESIGN

BOUNDARY LAKES GOLF CLUB HOUSE WEST END, SOUTHAMPTON

3.4 APPEARANCE

The form and materiality is inspired from vernacular rural agricultural architecture, with a simple continuous palette of dark standing-seam metal cladding which is used on all external surfaces.

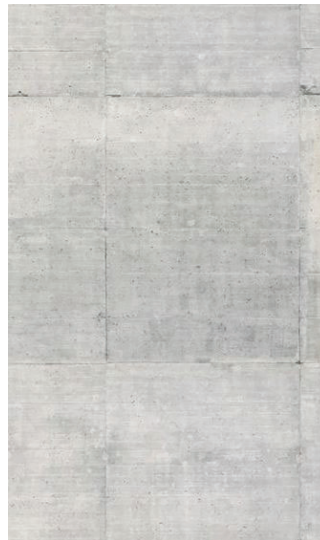
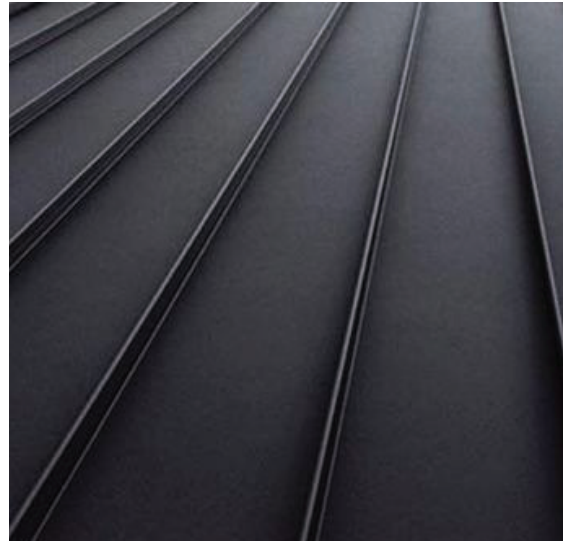
A number of precedents have informed the design of the club house such as Tripod House in Portland, USA by Fieldwork Design & Architecture and Windmill House in Co. Down, Northern Ireland by Marshall McCann Architects.

The dark brick and timber will be used in the hard landscaping externally, to blur the line of inside and out. The use of green roofs – together with the form, massing and material palette – will help the building to be part of the landscape.



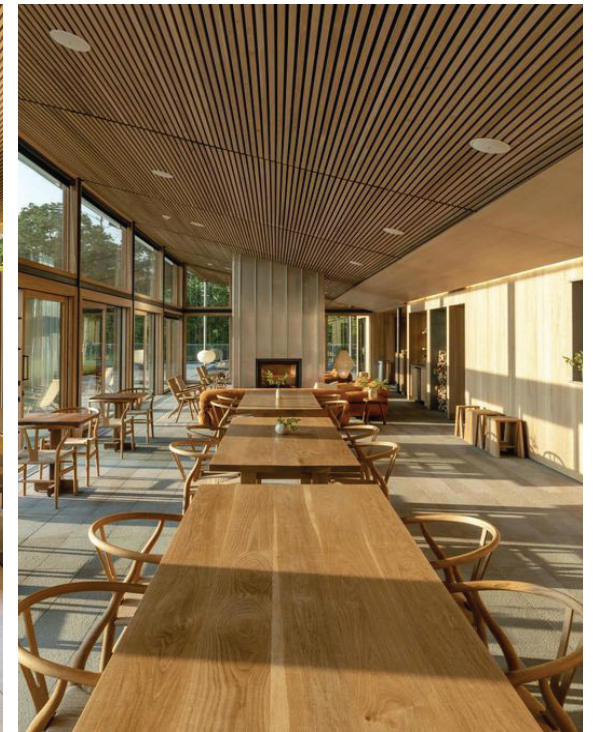
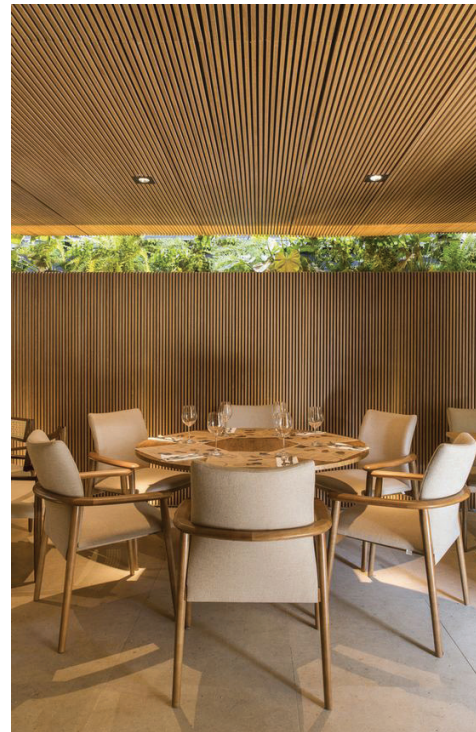
3. DESIGN

BOUNDARY LAKES GOLF CLUB HOUSE
WEST END, SOUTHAMPTON



3. DESIGN

BOUNDARY LAKES GOLF CLUB HOUSE WEST END, SOUTHAMPTON

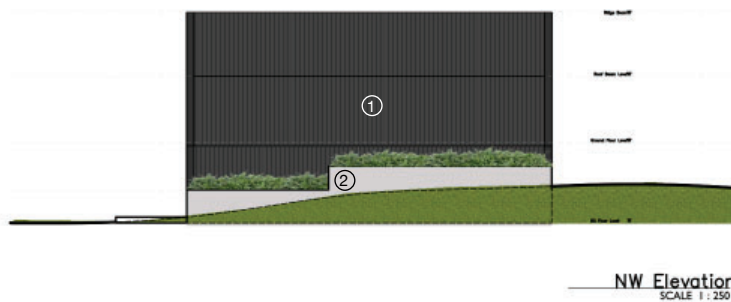


3. DESIGN

BOUNDARY LAKES GOLF CLUB HOUSE WEST END, SOUTHAMPTON

3.5 PROPOSED ELEVATIONS

1. ZINC STANDING SEAM WALL CLADDING AND ROOF (DARK GRAY)
2. CONCRETE PLASTERING
3. PPC ALUMINIUM FRAMED DOUBLED GLAZED WINDOW AND DOOR (DARK GRAY)
4. GREEN SEDUM ROOF
5. TREATED TIMBER CLADDING
6. STEEL FLAT BAR BALUSTRADE



3. DESIGN

BOUNDARY LAKES GOLF CLUB HOUSE
WEST END, SOUTHAMPTON

3.6 VISUALS

Front approach view of the club house building.



3. DESIGN

BOUNDARY LAKES GOLF CLUB HOUSE
WEST END, SOUTHAMPTON

3.6 VISUALS

Back view of the club house building.



3. DESIGN

BOUNDARY LAKES GOLF CLUB HOUSE
WEST END, SOUTHAMPTON

3.6 VISUALS

Professional shop looking towards the golf course.



3. DESIGN

BOUNDARY LAKES GOLF CLUB HOUSE
WEST END, SOUTHAMPTON

3.6 VISUALS

View from restaurant



3. DESIGN

3.7 SUSTAINABILITY

The proposed building seeks to obtain a BREEAM 'very good' rating and 'passivhaus' certification including a 15% improvement in predicted carbon emissions and will incorporate energy-efficient passive design principles and make the best use of natural daylight and ventilation. Provision will also be made for SuDs infrastructure and rainwater harvesting, which will integrate with the wider drainage/irrigation infrastructure that currently serves the golf course.

4. SUMAMRY

PROPOSAL SUMMARY

The proposed club house and associated external works will be of a high-quality, contemporary design, responding to the immediate physical context and to the opportunities and constraint inherent in the site through layout, form, massing, scale and appearance.

