

LJM Drafting & Design (On behalf of KPGC)

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Design, Access & Planning Statement

Proposed installation of a mezzanine floor with proposed new external window, door and externally mounted air conditioning unit;

**Knole Park Golf Club,
Seal Hollow Road,
Sevenoaks,
Kent
TN15 0RP**

Drawing Ref: 1480 / 01 - 04

Date: 18th December 2020

The Site;

Knole Park Golf Club;

Knole Park Golf Club is regarded as one of Kent's best inland courses and is regularly named in the top 100 courses in England. The club is located in Sevenoaks, Kent and is set within 1000 acres of parkland. The course sits on Kent's greensand ridge and was originally designed by the architect J.F. Abercromby in 1924.

The Greenkeepers Barn;

The buildings envelope consists of a barn and a single storey front addition. The barn is used currently by the Knole Park Golf Club green keepers and staff for parking, maintaining and storing their gardening and landscaping equipment (mowers, tractors, trailers etc.). The smaller single storey building to the front is used as a tea room and also has more general facilities for the staff, W.c, lockers, laundry room and office space.

Design Proposals;

Due to the success of the club the greenkeepers and staff have a real need for further and more spacious working facilities onsite.

The proposed mezzanine will provide a much better and more up to date working environment for all current staff, whilst not creating any further buildings to achieve this.

The impact on the site and surrounding area has been taken into account throughout the design process. The only external changes and impact on surroundings would be limited to a new external single door at ground floor level, a first floor window to provide natural light, a security door and an externally mounted (low level) air conditioning unit. All of the listed elements are shown on proposed drawing No. 02A.

The natural ground level around the perimeter of the barn allows the proposed to remain hidden to a large extent. Grass banks to three sides of the barn steeply rise meaning the barn looks sunken from a distance (See Fig 2. below).

Overall the external changes proposed are minimal.

Access Statement;

The proposed additional uses the mezzanine provides are also retained, albeit at a smaller scale, at ground floor level for any visitors and staff that have any kind of access issues. This means any disabled visitors or future members of staff do have facilities available to them should the need arise.

Summary & Conclusion (Impact);

The proposed works will impose a very limited and small scale impact on the historic site and its immediate surroundings.

Please reference the photographs below of the existing building and its surroundings in site context;



Fig 1. Above image shows the front elevation of the existing barn, with the single storey addition to the left.



Fig 2. Image of end elevation, this elevation will have a proposed external window and air conditioning unit at low level, note the change in natural ground level limiting the impact of the proposal.



Fig 3. End elevation from a distance showing the sunken nature of the barn in site context.



Fig 4. Image of the entrance to the site, again cloaked by surrounding existing buildings.



Fig 5. Image taken on top of the perimeter grass banks which surround the barn.

To conclude and as already stated above the impact has been limited as much as possible on the surroundings of the barn. I'm sure visitors to Knole Park and players will not notice any marked change whatsoever after the proposed work are completed.

Other points to note;

- No trees or hedges will be removed or affected as part of the proposal.
- Existing onsite parking arrangements will also be unaffected by the proposal.

Len Montgomerie - BA (Hon) - March Architecture

Director - LJM Drafting & Design

- Planning Permission
- Building Control
- Design Drawings
- 3D Architectural Modelling
- Space Planning
- Consultation & Advise



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