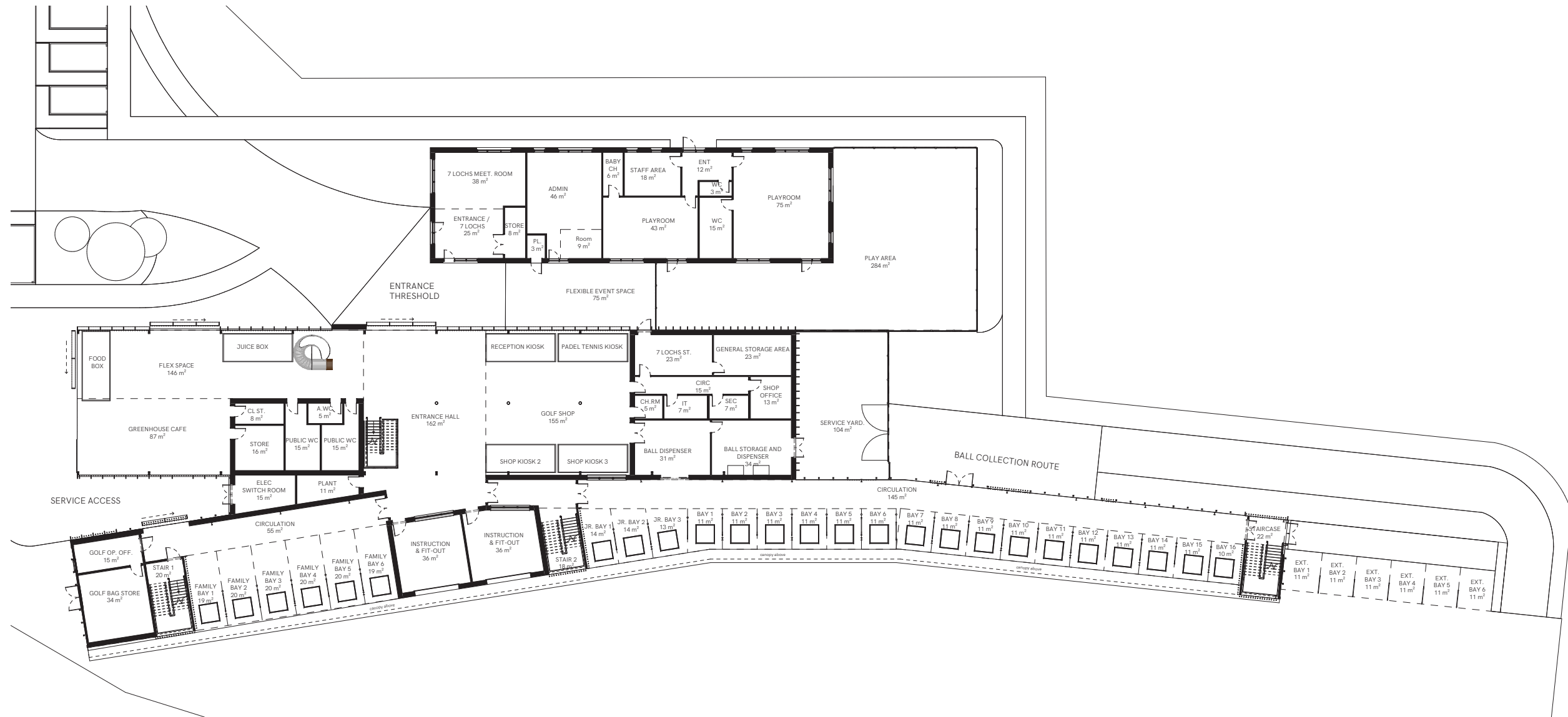


First Floor Level



Ground Floor Level

Building Plan & Adjacencies

An important aspect of developing the building plan and adjacencies has been a focus on the customer journey; whether that be to play 9 holes, to play adventure golf, to use the driving range and then the course, to use the Seven Lochs education meeting room, to browse the retail offer, or to spend some time over a coffee and a cake. This variety of customer journeys creates an overlay of complex movement patterns all of which have been incorporated within a clear building plan arrangement.

→ This arrangement results in 3 linear blocks; the northern block, known as Seven Lochs, a central block, known as the hub, and the driving range to the south. These blocks are arranged to create external spaces between the buildings that offer further flexibility and opportunity around the facility.

An entrance concourse provides a pleasant approach to the facility arriving at a covered entrance threshold that helps you to 'find your bearings' with clear sight of the various activities available, particularly the hub entrance hall and the Seven Lochs area which will house interpretive displays to enthuse visitors to the various opportunities available on site.

The Seven Lochs block incorporates the Seven Lochs area, an administration and break out space for the staff operating the facility and an early years facility.

The Seven Lochs meeting space needs flexibility to cater for the varying users, whether that be a bus load of school kids or a community meeting, and as such benefits from an open sliding folding screen that can open the full space up to the entrance area should larger displays / events be required.

A key requirement of this space is the links to the wonderful ecology on site and as such is located with good access to the Loch and the surrounding masterplan. The early years area will enjoy free flow play to external play areas to the south and west of the accommodation.

The central block is designed to be inherently flexible allowing the uses and spaces to evolve and adapt throughout its life. Essentially a large open volume under a single roof has been notionally zoned to provide an area for retail and an area for food offerings. The approach from the entrance threshold terminates in a vista of the instruction and fit-out bays, creating a sense of excitement and intrigue on arrival into the space.

Within the space identified as golf shop, kiosks / containers will provide the retail offering, that come to life during the day as they open up doors and hatches to reveal the merchandise, utilising the central space for displays before retracting into their secure kiosks at the end of the day. This then allows the central space to be utilised for other activities out with the retail space.

Beyond the line of the golf shop, a series of stores required for the retail area and the general operation of the facility (IT and Security office as an example) are housed in single storey accommodation. A Seven Lochs store is included that provides access from the external flexible event space.

One of the kiosks will act as the control point for the hub building, and all the activities that will take place on site.

The other half of the ground floor area is identified as a flex zone for food outlets that can be wheeled into the hub and vary over time to embrace the needs of the facility as the brand develops. This may include a greenhouse café that offers some additional enclosure from the external environment that may be appealing to various demographics.

A toilet block including cleaner's store and general store are housed in an enclosed accommodation block. To the rear of this block, a series of plant spaces are included to service the facility.

Adjacent to the toilet block is an accommodation stair that links the mezzanine level to the entrance hall with a chute to provide a speedy and fun way to come back down from the upper level.

Within the volume of the central block an upper floor provides an activity area that enjoys views back down into the ground floor but also links through to the upper level of the driving range.

The driving range itself, hosts 55 covered hitting bays, offering variety for family bays, junior bays or standard bays, all orientated towards the target green that is sited at 200m. After checking in at the golf counter in the shop, to purchase balls, the user goes through the ball dispenser room to collect balls and then out to the circulation shown at the back of the range bays. 3 circulation stairs offer access to the upper level. The circulation route has access at either end to access/egress from the golf course.

Adjacent to the ball dispenser room is the ball storage room, where the balls are delivered following collection from the range, to be cleaned and then loaded into the dispenser. A ball dispenser space is available on the upper floor.

The service yard will be fenced for security and will also house certain external plant items required to service the building.

Overall the building plan endeavours to create a simple, easily understood layout to maximise the opportunities for customer journeys to flourish individually but also to overlap and lead to richer and unexpected outcomes. Ultimately the hope is that the building layout supports The R&A's Vision.

View from Lochside



The low lying building sits peacefully on the brow of the hill, elongated in an east / west axis. Replacement tree planting as part of the overall masterplan will be used to minimise the impact of the driving range portion of the facility and soften the building within the landscape.

Various footpaths will allow access to and from the Loch as part of the masterplan that includes access to the public putting green and the adventure golf facility.

Entrance Forecourt

Users approach the hub building across the entrance concourse towards the covered main entrance threshold defined by the contrasting fibre cement cladding.

Rugged soft landscaping helps to define the activities on the forecourt and leads visitors to the entrance threshold. The central block has large sliding doors that can open to allow free flow access between inside and outside offering opportunity to sit outside and enjoy views towards the loch.

This door will also allow access for the kiosks to enter the covered space.



Driving Range

High tech instruction / club fittings bays are located centrally on the ground floor. These bays are fitted with security roller shutters to secure the facilities outwith operating hours.

The range will operate on the basis of an 8am opening with a 9pm closing in winter, 10pm Summer.

Arranged in a linear manner over 2 storeys the 55 driving range bays are arranged angled in 3 sections to align with the 200m green target. Family bays are grouped to the western end of the range and are deeper bays to incorporate a seating area. Three bays are grouped to provide a junior area with potential to host group lessons / activities. The remainder of the driving range bays will be individual bays with low separating screens and a standing height table at the back of the bays.

Each bay will have its own ball tracking technology system to allow for lots of fun for the fully range of people who visit for a shot, whether that be the serious golfer or the absolute beginner. The range will be floodlit from lights mounted on the front edge of the range roof.



Accessible & Inclusive Design

The new facilities have been designed to create an inclusive environment that is accessible to all. A number of specific design measures have been incorporated into the proposals to enhance the accessibility of the proposed scheme.

These include;

- Dedicated accessible car parking bays to both the hub building and maintenance facility.
- All entrances provide level access between internal and external.
- External levels are designed to provide suitable shallow gradients.
- Drop kerbs and tactile paving are proposed at all crossing points to make it easier and safer for visually impaired pedestrians to move around.
- Counter will be identifiable from the building entrance and provide adequate manoeuvring space for wheelchair users. Counter designs will address the needs of disabled people and wheelchair users in line with BS 8300.
- Unisex accessible toilet provision is provided within the 45m range required by Regulations.
- The new facilities will have clear entrance signage to highlight where visitors to building should enter.



Sustainability

This section should be read in conjunction with the overarching Sustainability Blueprint prepared by GEO.

Targets

- Compliance with Section 6.1 (2015) of the Technical Standards (statutory requirement)
- Glasgow City Council, SG5 Resource Management targets:
- Gold Level Compliance for Aspect 1. Equivalent to being 38% lower than the Target Emissions Rate (TER) set by the 2015 building Standards.
- 20% carbon dioxide emissions abatement through the use of LZCGT

Lean / Passive Measures

- Enhanced levels of thermal insulation to Seven Lochs block
- Reduction of internal heated spaces
- Control infiltration through construction methods and air permeability

Mean Measures

- Incorporate high efficiency systems for reduced energy consumption
- Reduced central air handling units specific fan powers
- High efficiency heat recovery within central air handling units
- LED lighting
- Daylight sensing and dimming automatic lighting control

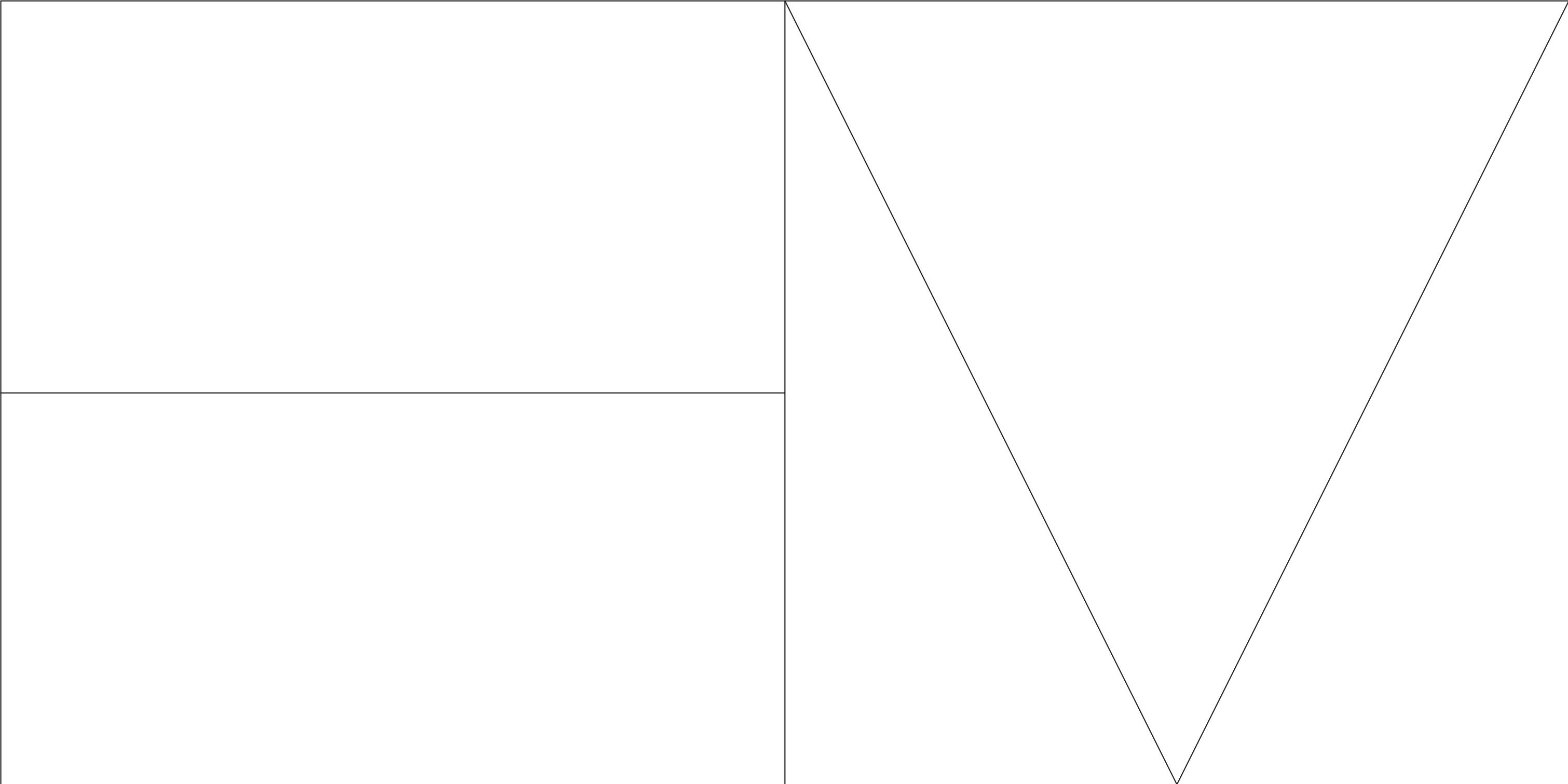
- Occupancy sensing and automatic lighting control

Green Measures

- Incorporation of Low and Zero Carbon Technologies

Sustainability Considerations

- Explore options for smart grid system incorporating energy storage
- Electric vehicle charging points
- Provision of filtered and chilled water for customers and staff
- Sustainable building materials
- Water harvesting for on-site use



5 Engagement & consultations



Planning

The original planning application for this site and development, reference 21/00448/FUL was granted on 9 August 2021.

A subsequent application to extend the opening hours, reference 21/02543/FUL was granted on 6 October 2021.

This is a revised planning application for the re-design of the hub building that formed part of the previous applications noted above.

The re-design of the hub has been developed following further stakeholder and customer feedback received during the client's consultation exercise as they have developed their brand.

A pre-application discussion was held with Neil Rutherford, GCC Planning, on 17 October 2021.

Community

In collaboration with Glasgow Life, the views of local stakeholders including current golfers, community groups and elected representatives are being considered to assist in shaping the development of the facility to create a destination that truly appeals to local people.

Work is also being carried out with the Golf Foundation and Scottish Golf to devise future participation and education programmes that use Glasgow Life's existing Active Schools network to connect local schools with the new facility and inspire young people to experience playing golf in a fun and relaxed environment.

The R&A has been working closely with the Seven Lochs Partnership and leading sustainability professionals to establish clear commitments to delivering positive environmental, health and social benefits to the local community and ensure best practice in sustainability is used throughout the facility.

Site Investigation

A phase 1 site investigation has been carried out by Mason Evans to identify ground related risks that have the potential to impact on the proposed development. The site works included trial pits, Panda CBR probes, soil sampling and testing.

Preliminary trial pit logs, soakaway and CBR results have been received. The preliminary desk study report is still to be completed. The findings of this will inform any stage 2 investigation works and the final report.

Initial results from the logs indicate the following:

Main carpark area :

In the area of the proposed main carpark and access road, topsoil of 0.12 - 0.4m thick overlies a shallow band of firm brown sandy gravelly CLAY (0.2-1.35m). Gravel is fine to coarse subangular and surrounded of mixed lithologies. Mudstone was encountered at shallow depths ranging from 0.35 - 1.5m

Hub building :

In the area of the hub building, there was an average depth of topsoil of 0.2m overlaying a shallow band of firm brown sandy gravelly CLAY. Gravel is fine to coarse subangular and subrounded of mixed lithologies. Mudstone was encountered at shallow depths ranging from 0.22 - 1.2m

Flood Risk

A Flood Risk Assessment has been undertaken by Kaya Consulting. A copy of the report dated May 2021 is included with the application submission

Transport Assessment

A Transport Assessment has been undertaken by Tetra Tech. A copy of the report dated 23 March 2021 is included within the application submission.

