

BRAEMAR GOLF CLUB TENNIS COURTS

Design Statement

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Existing Site Plan

1 INTRODUCTION

This proposal is for the creation of two new tennis courts and revised parking at the current Braemar Golf Club.

1.1 Brief

The key aspects of the brief are:

- Creation of two tennis playing courts on the site for use by the Golf Club and wider community
- Formalisation and increased capacity of existing carpark
- Introduction of Coach drop-off and parking bay



BGC community involvement with their Kilted Open tournament (above) and current Golf Club carpark (below)

1.2 Client Statement

“The construction of two tennis courts is being done to provide a facility for the community, local schools, and visitors to the area. Regular tennis club events, school coaching, specialist coaching, tournaments and ad hoc play by villagers and visitors will all be possible.

The tennis courts will be a positive draw for tourism to the area and will contribute to the sustainability of the Golf Club, with a greater use of the Clubhouse and increased exposure of and engagement with the Golf Club’s facilities.

The addition of tennis courts is welcomed by Braemar Golf Club members. We look forward to the creation of a vibrant tennis group with all it’s associated benefits.”

- Braemar Golf Club



Aerial photograph of the site and surrounding area

2 SITE

The site is located on the outskirts of Braemar, within the Cairngorm National Park. The site is accessed from either Glenshee via the Old Military Road, or from within the village along the banks of the Clunie Water.

2.1 Location

The surrounding site is a mix of woodland, farmland and the golf course.



Scottish Environment Protection Agency

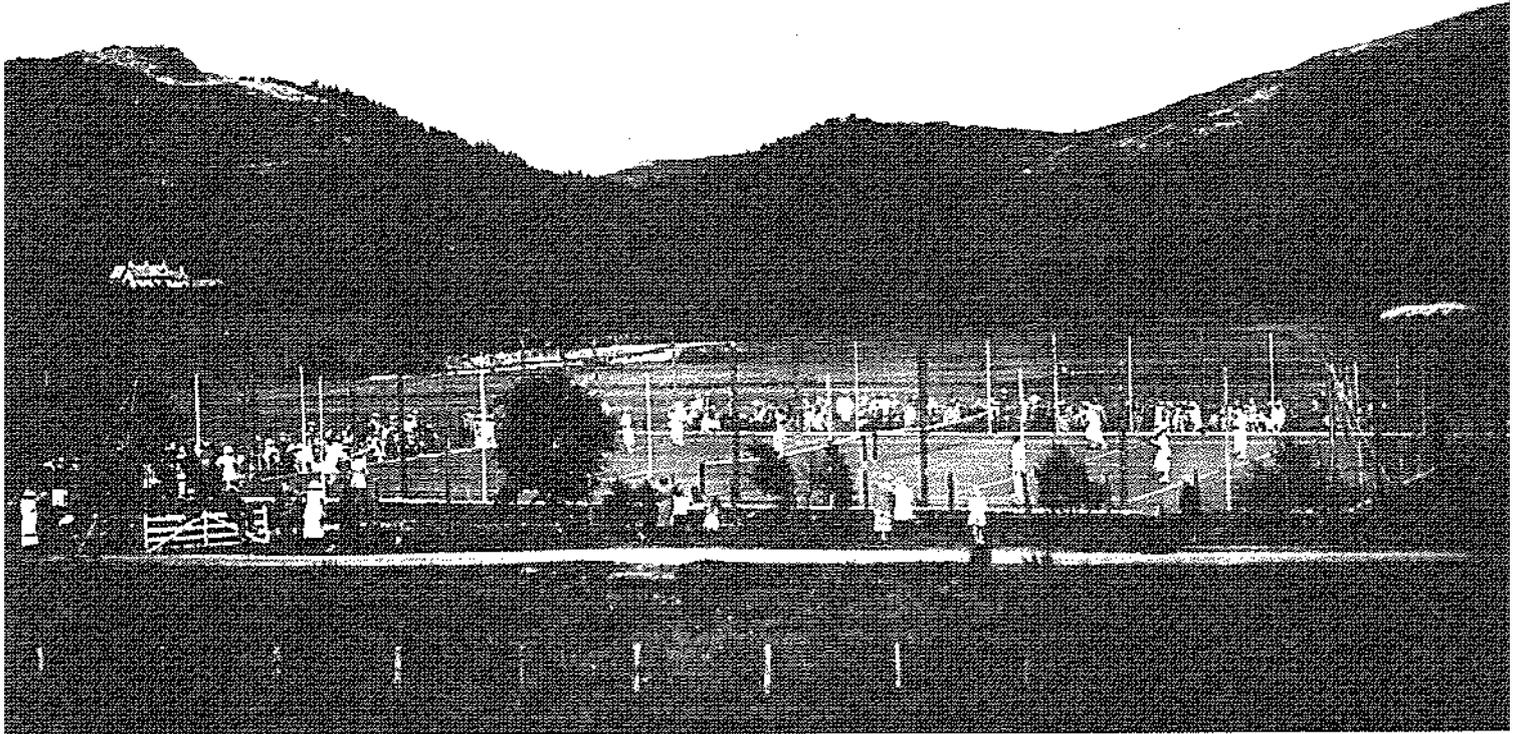
Flood Risk Management Map



2.2 Planning

The proposal does not sit within the Braemar Conservation Area. It is not adjacent to any listed properties, nor is there any other restrictions noted for the site.

The site lies outside high, medium or low flood risk areas for both River and Surface Water flooding, and is not a 'Potentially Vulnerable Area' as designated by the Scottish Environment Protection Agency.



Historic photograph of Tennis Courts in 1926

2.3 History

The Braemar Golf Club was established in 1902, with the first course on the Old Military Road being created in 1903 as a 9-hole course, and the current 18-hole course being laid in 1911.

In 1925, the Golf Club adopted the Tennis Courts which were sited on today's existing carpark. The above photo shows the popularity of the courts in 1926, being utilised by both locals and visitors to Braemar.

After waning use and upkeep, in 1971 the tennis pavilion was converted to the ladies locker room, and by 1975 the tennis courts were no longer in use.

The current carpark utilises the original tree planting of the historic tennis courts, and the tennis pavilion remains as a Golf Club store.



Site photographs of surrounding trees

2.4 Trees & Ecology

There are a number of trees surrounding the perimeter of the carpark and road edge. A tree survey has been undertaken by Astell Associates to survey the surrounding trees.

An ecological survey of the site was also completed by Astell Associates.

Please refer to Astells Associates' Tree and Ecology reports uploaded as supporting documentation to the planning application.



3 CONCEPT

The proposal locates two new tennis courts at the Eastern edge of the existing Golf Club car park, with a grass access road to its North to allow tractor access to the Golf Club.

3.1 Proposal

The court specifications are in line with the LTA recommended minimum sizes, with a 3.6 metre boundary fence on all sides to provide protection from the golf course.

There will be no floodlights to the courts, to minimise visual impact.

The existing carpark is to be formalised through painted demarcation on new timber knee rail fencing on the car park perimeter.

A proposed coach drop-off layby is situated adjacent to the Old Military Road, for both tennis courts and golf club use.

The existing pavilion is to remain as a golf club store.

Provision for bicycles will be located opposite the tennis court entrance.



Chosen materiality of Tennis Courts and car park

3.2 Materiality

The tennis court fence will be made of durable yet flexible diamond mesh fencing, with small apertures to minimise the risk of golf balls fitting through the mesh and endangering players.

The mesh boundary will minimise the fence's visual impact on the surrounding golf club, and the structural standard of the fenceposts can accommodate additional windbreaks for future use if required.

The porous macadam surface will be to the manufacturer's specification, ensuring a high quality level of playing, and will be specified as a two-tone green option, blending in with the surrounding golf greens.

Blinded hardcore and knee rail fencing will improve the existing carpark standard, without impacting on root protection zones of the surrounding trees.



Braemar Golf Course in wider setting

4 POLICY

Policy 2: Supporting Economic Growth

4.1 Summary

CNPA LDP 2021

Part 2.3 Other tourism and leisure developments

Development which enhances formal and informal recreation and leisure facilities; tourism and leisure-based business activities and attractions; and improved opportunities for responsible outdoor access will be supported where:

- a) it has no adverse environmental or amenity impacts on the site or neighbouring areas; and*
- b) it makes a positive contribution to the experience of visitors; and*
- c) it supports or contributes to a year-round economy.*

The Tennis courts provide Braemar with a much-needed sports and amenity facility, and the tarmac surface allows the court to be used for an extended season compared to a grass court. The courts would contribute leisure facilities to be used by both locals and tourists.

Policy 4: Natural Heritage

4.3 Woodlands

Woodland removal for development will only be permitted where it complies with the Scottish Government's Policy on the Control of Woodland Removal and where removal of the woodland would achieve clearly defined additional public benefits. There will be a strong presumption against removal of ancient semi-natural woodland, including sites in the Ancient Woodland Inventory, which is considered to be an irreplaceable resource. Only in exceptional circumstances will loss of ancient seminatural woodland be permitted:

a) where the developer can clearly demonstrate that the need and justification for the development outweighs the local, national, or international contribution of the woodland; or

b) where it can be clearly demonstrated that the ancient semi-natural woodland site has low ecological value.

Where removal of ancient semi-natural woodland is deemed acceptable, compensation for such loss (involving the planting of native species) will be mandatory.

The proposal aims to minimise any tree loss on the site. The courts are situated on the car park edge with the least amount of woodland, allowing for as little tree removal as possible. Further compensatory planting would also be carried out to the East to provide further protection from the golf course.

4.6 All development

Where there is evidence to indicate that a protected or priority habitat or species may be present on, or adjacent to, a site, or could be adversely affected by the development, the developer will be required to undertake a focused survey of the area's natural environment to assess the effect of the development on it and to submit a species/habitat protection plan where necessary to set out measures to avoid, reduce or mitigate such effects.

Please refer to tree and ecology surveys which have been submitted in support of this application.