

# 1915\_Axe Cliff Farms & Estates Limited Partnership (inc. Axe Cliff Golf Course)

## Design & Access Statement - Axe Cliff Golf Course Replacement Buildings



## Executive Summary

The application is seeking permission for a redevelopment of the Axe Cliff Golf Club site. The current arrangement of buildings, includes a dwelling, pro golf shop, clubhouse and workshop. The existing buildings have all become rather tired and in need of substantial re-development to provide facilities to meet the needs of the 21st century.

This proposal will:

- Replace the existing tired golf clubhouse with a new building in keeping with the setting
- Provide additional reception space through the conversion of the existing undercroft space facing the golf course car park
- Deliver a development which is respectful of and makes a positive contribution to the natural environment in which the site is set
- Provide improved parking facilities with a greener character
- Provide a more natural and bio-diverse development which will encourage nature
- Add an accommodation option to help bolster the golf club business model
- Incorporate all the changing areas into the club building rather than separately.

The architectural proposals seek to seamlessly blend with the site. By working with the existing levels and terraces the building will respect the sloping nature of the site and achieves a low visual impact. Further, through careful selection of the material palette and considered landscaping, the design blends the edges of the development so that the building flows seamlessly into the natural surroundings.

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## Revision History

A - Client Issue	24/03/22
B - Client Issue WIP	30/03/22
C - Planning Consultant Issue	19/04/22

## 1.0 Development Framework

### 1.1 Introduction

#### 1.1 Introduction

This document is produced by Woldon Architects for Axe Cliff Farms & Estates Limited Partnership, for the purposes of a planning application. The client is seeking to agree the regeneration of the existing golf course facilities currently located on site.

The existing buildings are run down and require replacement to deliver a significant redevelopment of the facilities to provide a sustainable viable future for the site. The site is part of a wider review of the estate and landscape that seeks a vision for the long term survival of the farm and golf course. In addition to the issues mentioned above, the golf club itself requires significant investment to re-establish the golfing operation, provide contemporary facilities and attract new members to avoid closure, preventing not only a loss to the community but also to local employment. The new proposal would offer increased numbers of local employment as well as updated facilities attracting new members and the public.

The existing clubhouse, comprised of modest, run down, golf facility buildings is to be replaced with a sympathetic scheme. Measures have been made to ensure the design enhances the existing character of the area, surrounding landscape and architectural context.

This design and access statement includes background information, context and scheme proposals for the site.



Fig 1.0 Axe Cliff Golf Club Location



## 2.0 Context

### 2.1 Site Location

#### 2.1 Site Location

The site is located on the coast in East Devon and is within the Axmouth parish. The town to the immediate west is Seaton, the site contains no listed buildings and is not within a conservation area.

The property is accessed via Axmouth Rd (B3172) for both pedestrians and vehicles and is within an area of outstanding natural beauty. The main access utilises Squire's Lane which leads up to the existing golf club house. There are no conservation areas or heritage requirements within the site.



Fig 2.0 Axe Cliff Golf Club location



Fig 2.1 Axe Cliff Golf Club property extents



Fig 2.2 Axe Cliff Golf Club Application Site



## 2.0 Context

## 2.2 Site History

### 2.2 Site History

The adjacent maps show the site prior to the golf club being established and midway through the 20th century when the current arrangement of buildings begins to emerge.

The images at the bottom of the page show a few images from the upper golf course landscape looking down the valley into the golf club. The former club house can clearly be seen in various styles alongside a number of other buildings in various locations across the site.

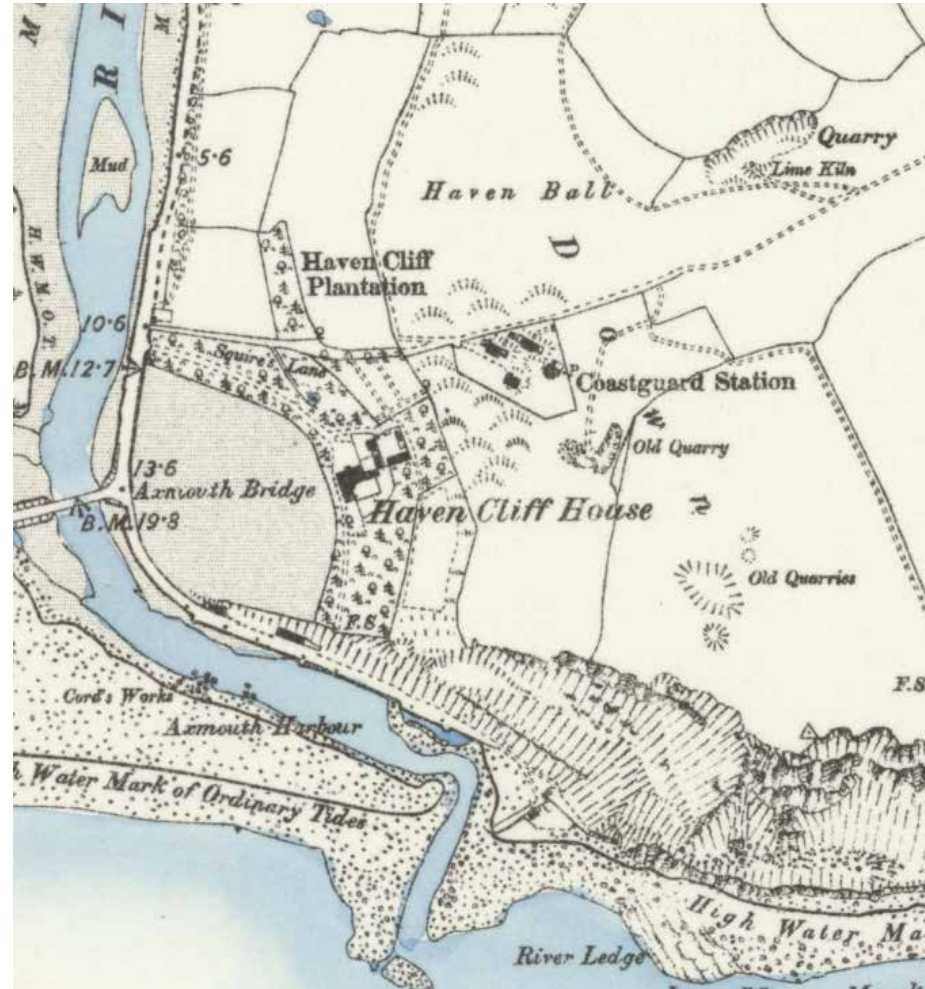


Fig 2.3 Axmouth Cliff 1889

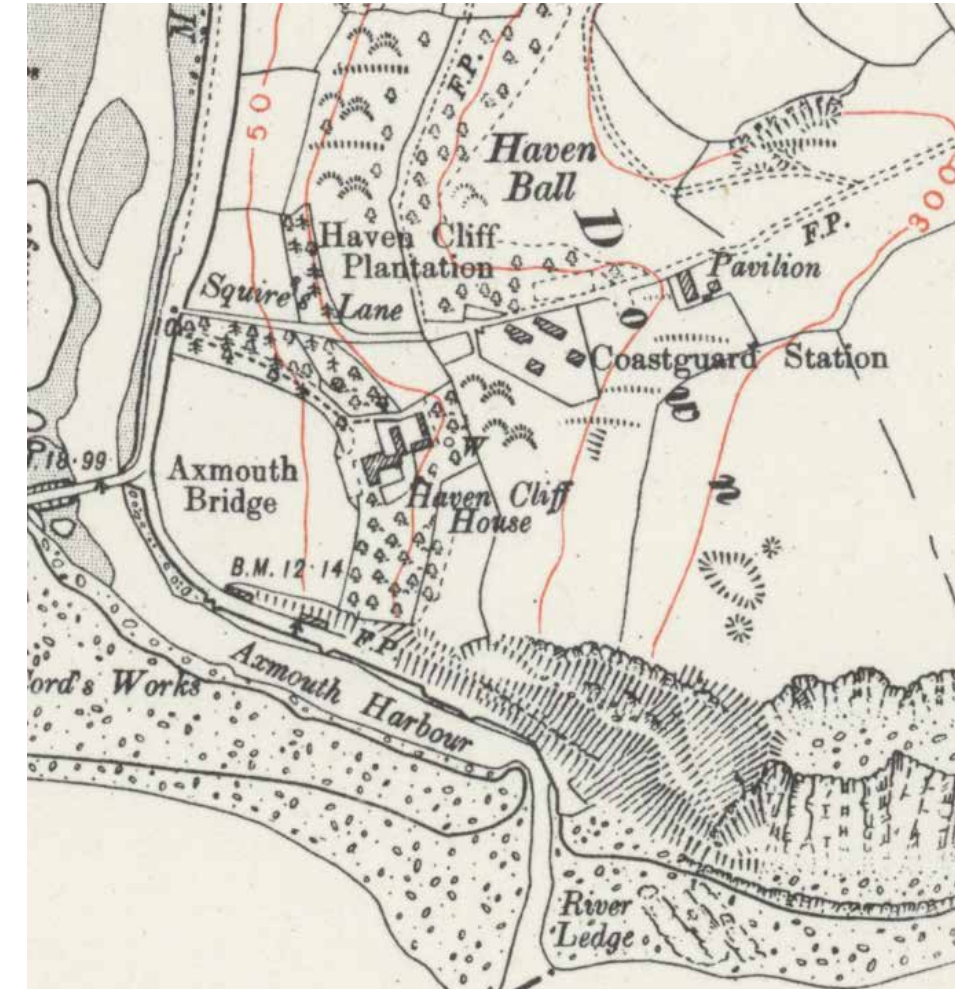


Fig 2.4 Axmouth Cliff 1944



Fig 2.5 Axmouth Cliff 1920



Fig 2.6 Axmouth Cliff photograph



Fig 2.7 Axmouth Cliff photograph



## 2.0 Context

## 2.3 Environmental Conditions

### 2.3.1 Daylight/Sunlight & Overshadowing

The sun path dictates the position of shadows on the site and the site enjoys good daylight conditions. Existing woodland to the south casts some shadow during the winter months. Good daylight is achieved during morning and evenings. Other buildings around the site are positioned sufficiently far away to avoid overshadowing. The diagram adjacent displays the site orientation and environmental conditions.

The outlook to the north and south is green and pleasant due to the presence of woodland and vegetation. To the east and west longer landscape views are available especially to the west where there is a long view over Seaton Seafront. The adjacent uses in the immediate vicinity of the site are residential. The various uses and buildings have been assessed for impact of overshadowing from the proposed scheme and these constraints have been considered in the design.

### 2.3.2 Wind

The prevailing wind comes for the most part of the year from the south west, and in late winter and spring from the north east. The site is relatively sheltered due to the landscape formation and woodland conditions. However in the winter, shelter is required against coastal conditions.

### 2.3.3 Noise

The site is relatively remote and roads with vehicle traffic around the site are at a distance. Traffic levels are considered light and will generate little or no noise pollution.

### 2.3.4 Existing Ecology & Biodiversity

An initial survey of the site has revealed that the site currently has two bat roosts, either used infrequently or non-maternally. As such a European Protected Species Licence will be required to allow works to commence.

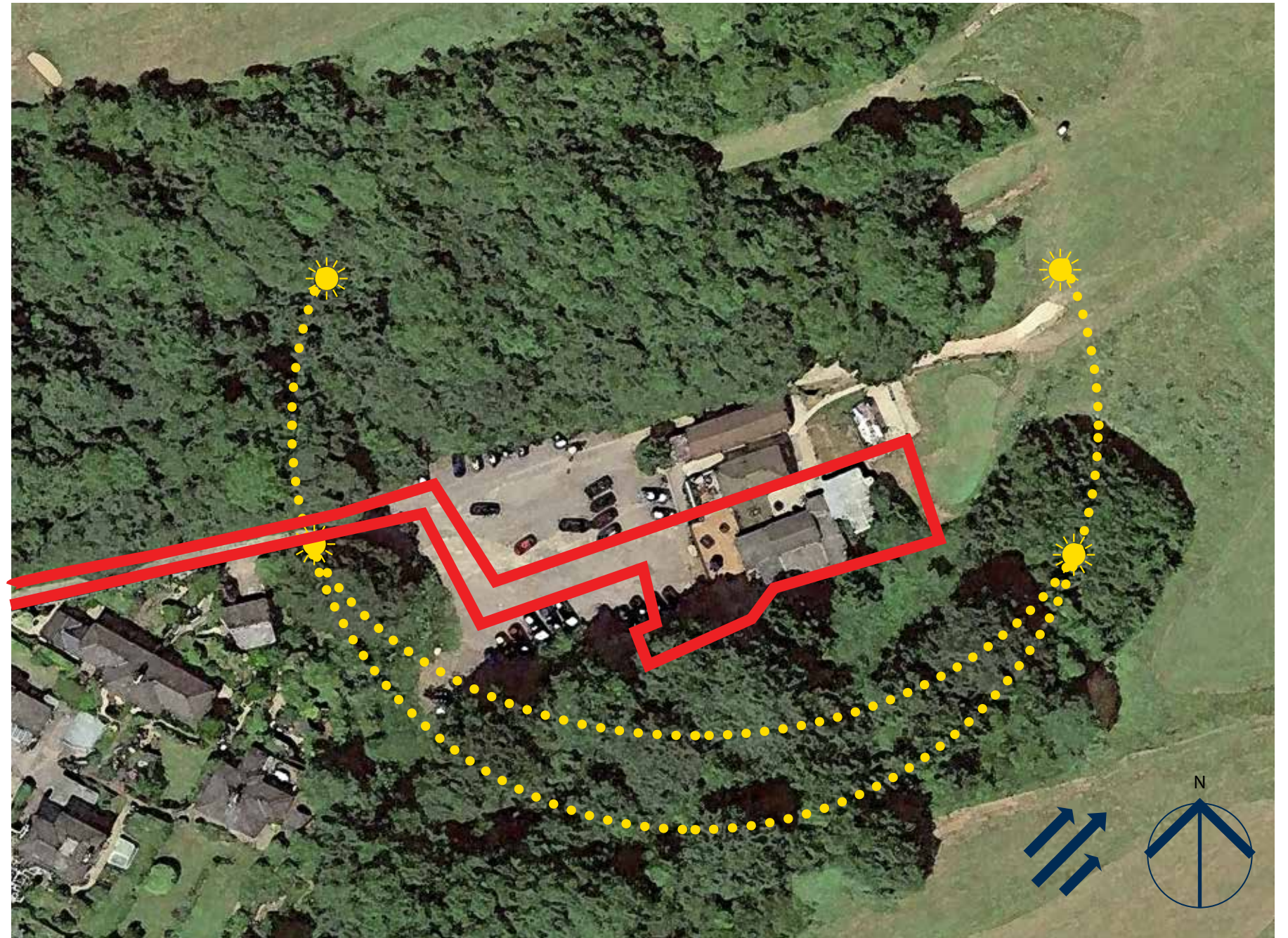


Fig 2.8 Axe Cliff Environmental Diagram - The redline encompasses the existing build area and platform



## 2.0 Context

## 2.4 Site Access

### 2.4.1 Site Access

The site affords good vehicle access from the west along Axmouth Road. From the base of the hill, Squire's Lane is the primary route up to the golf course for members, visitors and local residents. Squire's Lane is a good tarmac surface with drainage and passing points. Adjacent to the golf club buildings is a car park. The surface of the car park is of poor quality and varying materials, concrete tarmac, hard core, rubble, compacted gravel and earth. Improvements to the car park are the subject of a separate application.

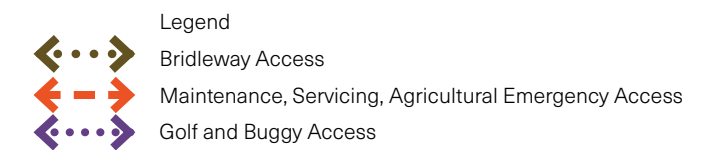
Pedestrian access across the golf course is in the form of the South West Coastal Path. The golf club also has buggy and pedestrian access from the car park up into the golf course at the top of the hill.

Golf maintenance and servicing, agricultural and emergency access for the farm estate is provided from Squire's Lane and also from the east, from Stepps Lane and along Barn Close Lane.

The various access types are depicted in the adjacent diagram.



Fig 2.9 Axe Cliff Access Diagram





## 2.0 Context

## 2.5 Immediate Surroundings and Built Environment

### 2.5.1 Immediate surroundings and built environment

The site has seen a variety of development over the years but is now run down and tired. The buildings on site are largely small commercial housings of no historical value. They are a mixture of brick and rendered building structures or steel and timber framed structures.

For a site in this location its current condition is considered a detractor to the area and offers the opportunity to reorganise and refresh the site. The photographs illustrate the adjacent spaces and buildings.

Below the site are a small number of residential properties built in a local vernacular. At the base of the hill is Haven Cliff House a grade II listed property. It is an early 19th Century stuccoed Gothic house situated on the hillside overlooking the mouth of the River Axe. It is two storeys and is made up of three bays with a wing to the side which includes an embattled parapet.

To the north and south are areas of woodland that are reasonably dense. From the historic images you can see that these have been planted and nurtured since the photographs were taken. To the east are short views up to the golf course landscape, that do not open up until one has progressed sufficiently up the slope. To the west are the views over Seaton. These are framed by the trees and provide clear vista out over the bay. The views have been enjoyed as part of the landscape over the years and we are keen to work with this vista as part of the proposals. This also represents an opportunity to enhance the biodiversity and habitat around the building.



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9.

Fig 2.10 Existing Photographs



## 2.0 Context

## 2.5 Immediate Surroundings and Built Environment

### 2.5.2 Site Photographs

The photographs collated are a collection of views taken during a recent walk around the site.



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6.



7.



8.

Fig 2.11 Existing Photographs



### 3.0 Design Development

## 3.1 Principles and Objectives

#### 3.1 Design Principles and Objectives

The plan seeks to ensure long term survival of the farm and golf course. This includes refurbishment and extension of a number of existing buildings to upgrade to contemporary standards; and landscape works enhancing biodiversity. The designs represent a sustainable, environmentally preserved and financially robust investment that provides dynamic facilities and long term employment. It is intended the benefits of this development will be enjoyed by future generations.

The project has been developed alongside a number of sites across the estate focusing on regenerations and wider farm diversification. The map of the wider landscape is annotated adjacent. This application is specifically relating to the central site and the golf club house and facilities buildings.

#### Objective

The objective of this application is to focus on the golf clubhouse and facilities buildings by upgrading and extending to provide a contemporary facility to ensure the long term commercial survival of the club by attracting new members.

#### Design Principles

The design is composed of the existing elements

- the existing golf clubhouse bar/restaurant
- the existing golf clubhouse office and back of house facilities
- the immediate landscaping
- and the supporting accommodation to bolster income generation opportunities for the golf club.

The existing buildings are located on the northern part of the site, set back from the SW Coastal path. The buildings have been extended over time and are a cobbled together group of poor quality almost temporary structures and in need of updating to provide a chance of optimising their use and function. The new proposals are to be designed to be high quality, with full consideration of landscape setting and the views out to Seaton Bay and the White Cliffs.

The external design will reflect the local vernacular with white painted or rendered walls, timber cladding and high quality double glazed windows. The roof designs are also kept simple to blend with the existing slate. Landscaping is to be modified to tidy the spaces in between buildings and create improved accessibility across the site, whilst blending seamlessly into the surrounding landscape.

#### 3.2 Pre Application Summary

A Pre-application process was undertaken for the site in April 2020. Two schemes were put forward for discussion. Both schemes were for the redevelopment of the whole site.

This application seeks to focus on the golf clubhouse and facilities elements separately from the other buildings on site. The East Devon pre-application headline comments were comprehensive. The comments confirmed the principle for a replacement golfhouse, here noted in the following extract from the pre application summary.

*The replacement of the existing clubhouse is acceptable in principle as it would simply replace and improve an existing facility. Policy RC4 of the LP permits the development of such facilities in the countryside or on the coast where the nature of the proposal requires a countryside location.*



Fig 3.1 Site plan with application location

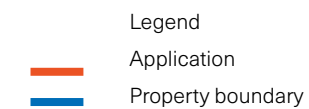


Fig 3.2 Existing building with use highlighted

## 4.0 Design Development

### 4.1 Design Principles

#### 5.1 Land Use

The proposed redevelopment maintains the existing uses in the same locations and positions on site but they are replaced and reconfigured to allow the development to make better and more efficient use of the site. The undercroft is to be retained and reconfigured to form a new reception for the new Golf Clubhouse, with existing bar, restaurant, lounge uses. The redevelopment facilitates continued use for the general public and golf course. A new floor is proposed for overnight stay Club Rooms to provide a commercial element that allows the golf club to optimise income from the site as it seeks stabilise and re-establish club membership.

The boundaries and border will be redefined to create landscaped areas appropriate to a coastal Golf Clubhouse, but also more accessible areas to allow the new reception space to be more public facing. These uses are currently established as part of the site and the Golf Club facilities are already separate from the Axe Cliff Golf Course in terms of use class, function and lease.

The development total of 368 sqm GIA will provide the existing golf clubhouse uses E and F.

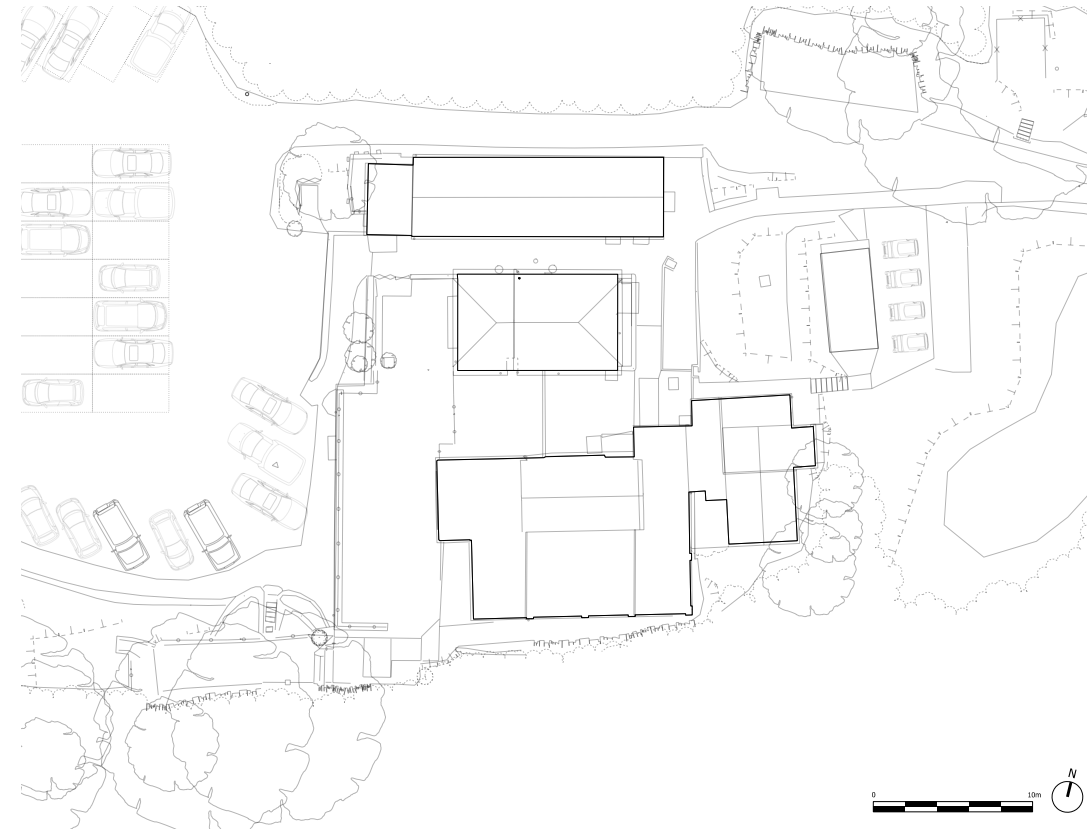


Fig 4.1a Existing building with use highlighted

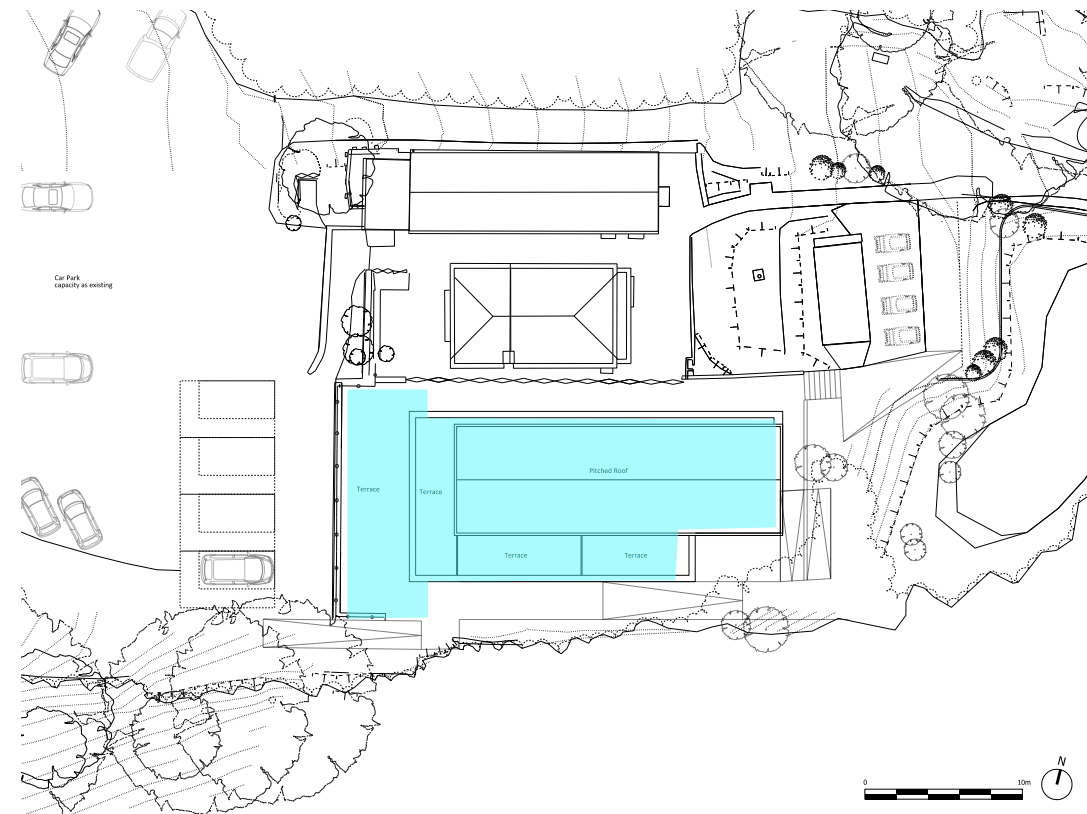


Fig 4.1b Proposed building with use highlighted



## 4.0 Scheme Design

### 4.2 Layout

#### 4.2 Layout

The proposed site layout is split into lower and upper sites with a series of terraces that align with the levels of the site slope. The access to the site is directly from Squire's Lane and runs along the north side of the site. There are three types of buildings on the site:

1. The lower golf entrance buildings
2. The upper club house building with terraces, restaurant/bar and
3. The overnight accommodation.

The golf clubhouse entrance and reception is the immediate building encountered upon entering the site from Squire's lane. It is converted from the existing undercroft that faces the car park. The disabled parking is located directly in front, for ease of access. Pedestrians and passing trade may also benefit from this place of rest and refreshment after their days walking or game of golf.

The site also provides complementary commercial and leisure uses, including restaurant, bar and visitor accommodation. This building replaces the run down existing club house structures with a place to sit and eat and will benefit from views over the Seaton bay, much like the existing buildings.

The rest of the site is largely reorganised in a way that optimises its available foot print and re-establishes the functions on the site.

The pitch roof in the local vernacular and landscape facing terraces allow the building to bed into its surroundings.

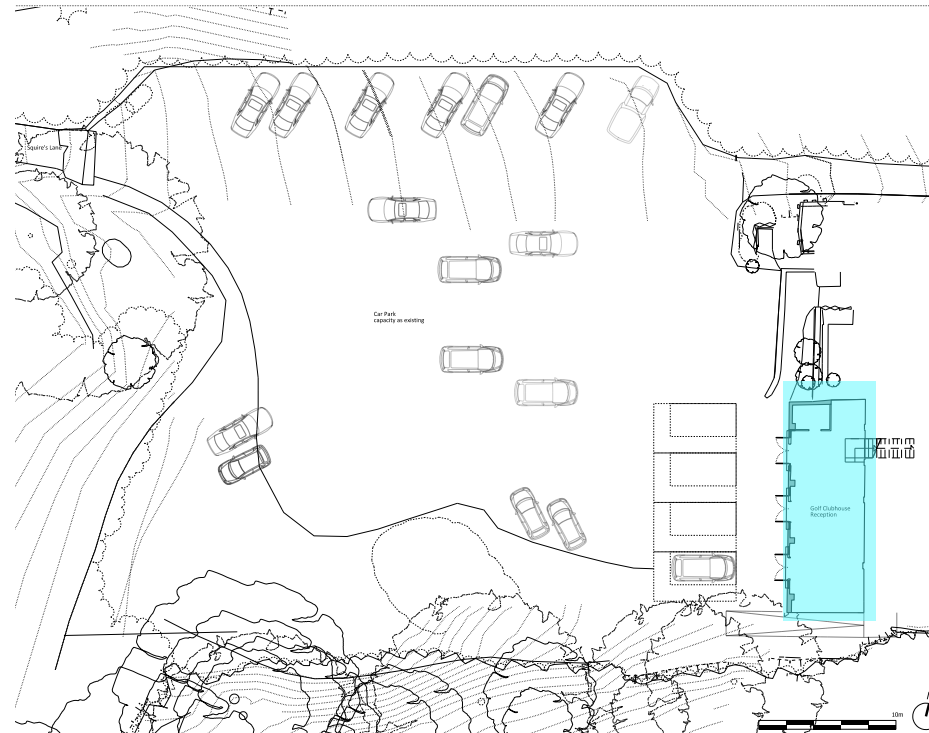


Fig 4.2 Proposed Car Park and Lower Site

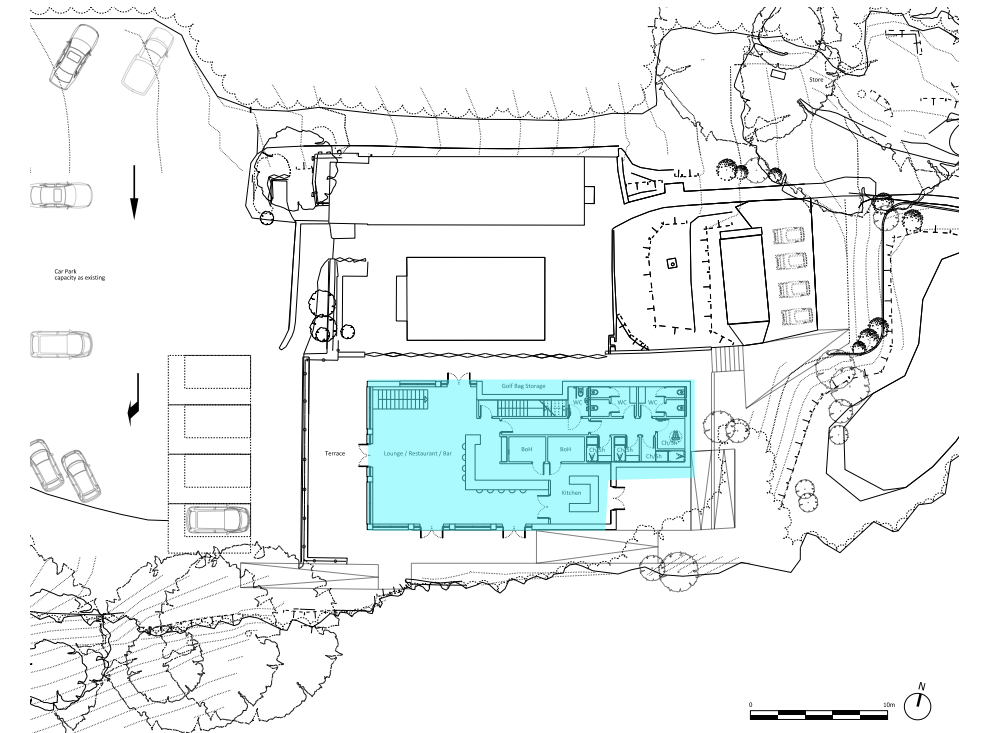


Fig 4.3 Proposed Ground Floor

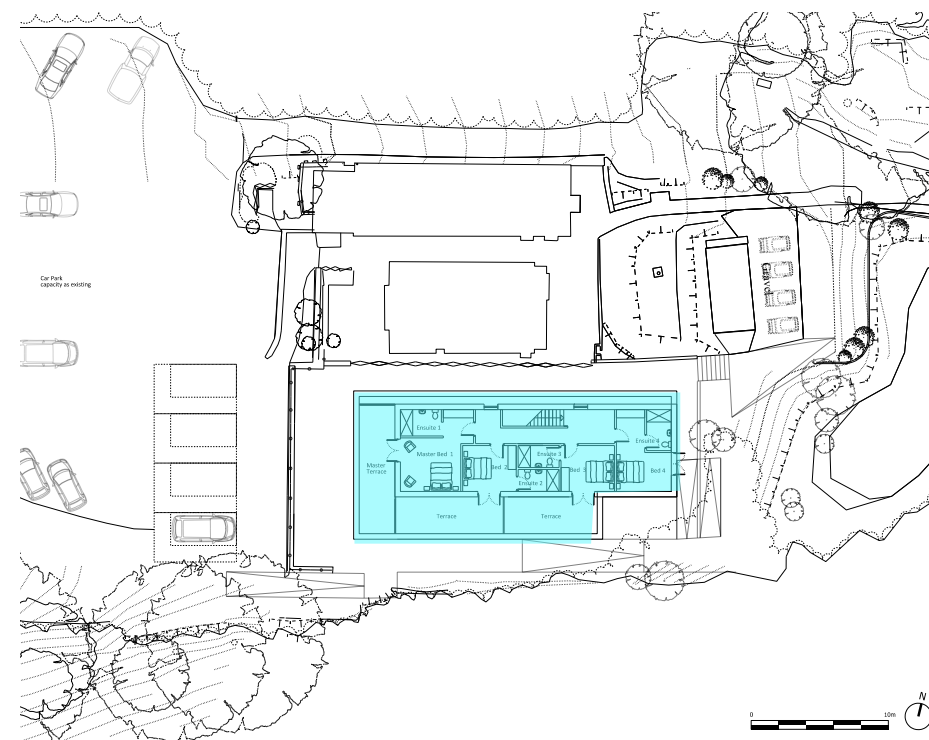


Fig 4.4 Proposed First Floor

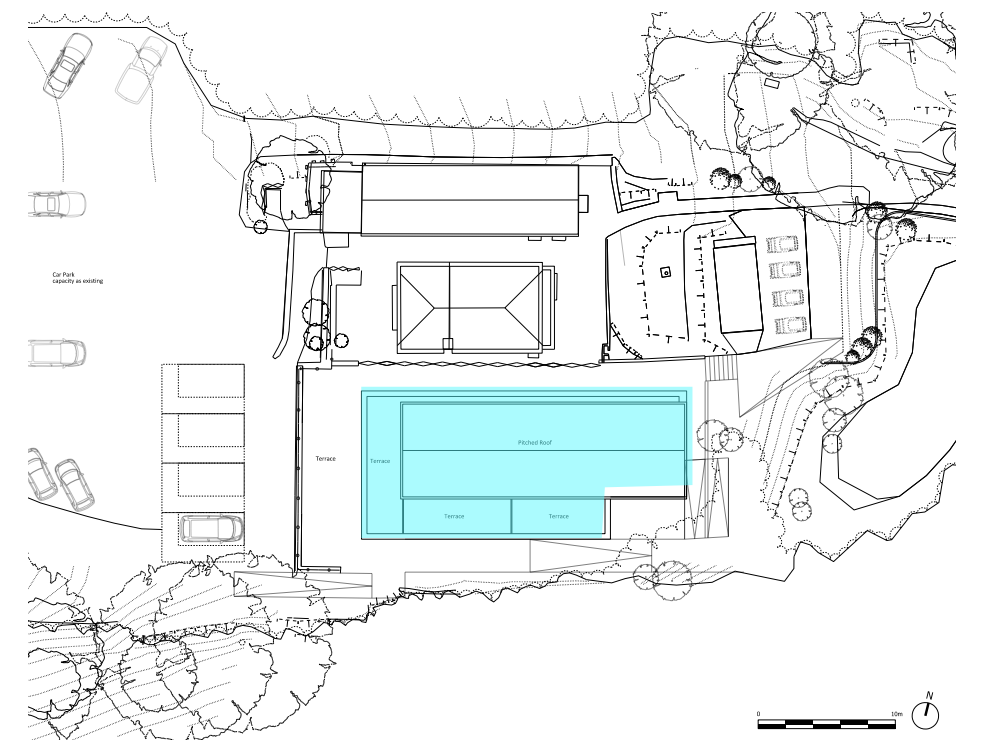


Fig 4.5 Proposed Roof Plan

## 4.0 Scheme Design

### 4.3 Bulk and Massing

#### 4.3 Bulk and Massing

The massing has been developed carefully with regard the planning policies, client requirements, landscape constraints, context and environmental considerations. It represents an efficient, logical and coherent use of site area. The height is minimal and has been largely contained to a new second storey or is in keeping within the existing building massing. The extensions are aligned with the neighbouring massing forms on the site and in the area.

A benefit is the inclusion of landscape facing terraces which have the benefit of improving the view out and blending the massing into the hillside. The terraces also allow the club house and overnight accommodation to recede and be partially obscured when viewed from the car park.

This effect is improved with the inclusion of landscaped edges to the building which have the effect of dissolving hard edges and blending it in with the trees which surround the site.



Fig 4.6 Existing Photo From East



Fig 4.7 Existing Photo From West



Fig 4.8 Proposed Wire line looking to the West



Fig 4.9 Proposed Wire line looking to the East



## 4.0 Scheme Design

### 4.4 Appearance

#### 4.4.1 Appearance

The arrangement of the existing clubhouse buildings has the adhoc appearance of being cobbled together over time. The temporary outlook of the buildings is exacerbated by the tired and worn condition of the low quality building fabric. Both the arrangement and outlook of the existing clubhouse buildings detract from the landscape in which they are set. In addition they omit contextual references to the local vernacular architectural language, in materiality, massing and form and, are not in keeping with the character of the local area.

#### Upper Clubhouse and Overnight Accommodation

We propose a clubhouse building similar in palette to that of the surrounding landscape and similar to the local vernacular with a new pitched slate roof and white render and timber clad facade. We propose double glazed aluminium framed windows and doors to optimise thermal performance. The new painted metal work balustrades to the terraces are set at 1100mm with planting included along their path to break up the edge of the terrace. They provide safety to users whilst continuing to blend the boundaries between the site and the surrounding landscape. A timber frame louvred pergola will provide shelter to the west coastal facing clubhouse terrace.

#### Lower Entrance Building

To maximise animation and address the car park, the entrance frontage of the lower clubhouse will have a greater glazing to solid wall ratio, however, the window and door frames will match the aluminium frames above. Rendered walls are located adjacent the windows, to blend the facade with the adjacent buildings. Louvres and doors for ventilation will match the colour and finish of the windows used elsewhere. The sides are also rendered in a style compatible with the upper elements.

The final selection of materials will depend on the ability of sustainable sourcing of materials and the ability to age well and will be investigated further in the detailed design stages.



Fig 4.10 Existing view from east looking towards Seaton



Fig 4.11 Proposed view from east looking towards Seaton



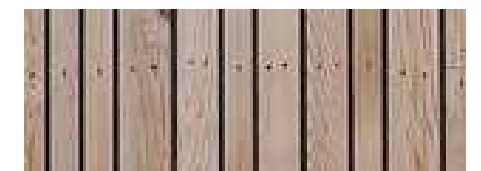
Mat. 1



Mat. 2



Mat. 3



Mat. 3

Fig 4.11 Materials Legend

1. Grey/Blue Slate
2. Grey Metal work
3. White Render
4. Timber Cladding

## 4.0 Scheme Design

### 4.4 Appearance

#### 4.4.2 Material Concept

The design is a response to this local context and existing building character. The location of the site is within a geographically interesting and rich environment. The mixture of woodland, unique geology and open landscape character provide the surroundings for a variety of robust material pallets to be considered. The materials will be brought together with a high level of detail, quality and craft.

This design is sympathetic to the quality and craft of the listed and local buildings as well as the coast guard cottages and Haven Cliff House. The detail for the buildings will have similar craft and language and the palette of materials will vary through colour and texture giving a variety of character yet a consistent design as a whole.

The choice of materials such as timber and render are representative of good quality local residential materials. All external envelopes are designed to achieve high passive thermal performance.



Fig 4.12 Existing view from west from existing car park



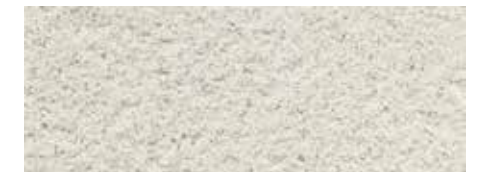
Fig. 4.13 Proposed view from west from the existing car park



Mat. 1



Mat. 2



Mat. 3



Mat. 3

Fig 4.11 Materials Legend

1. Grey/Blue Slate
2. Grey Metal work
3. White Render
4. Timber Cladding



## 4.0 Scheme Design

## 4.5 Amenity, Landscape and Public Realm

### 4.5 Amenity, Landscape and Public Realm

#### 4.5.1 Daylight and Sunlight

The scheme has been conceived to minimise any detrimental loss of sunlight and daylight received by neighbouring properties.

#### 4.5.2 Landscaping, Private and Public Amenity Space

The proposal provides a substantial degree of open space within the site. The buildings contain terraces and a pocket gardens. The terrace to the Club House provides communal amenity space for the restaurant and bar facility. The landscaping is well considered with a professional landscape designer appointed for the design. The established woodland landscape already makes a substantial contribution and is a great legacy to work with.

#### 4.5.3 Public Realm

The public realm and landscaping strategy sets out the approach to providing valuable, high quality public space, which is central to the proposed development. The design is set out to maintain the SW Coastal Path access and to provide new access routes for the golf club to all three levels of the site. From this new access, terraces and entrances are easily accessible at grade for all types of mobility. Hard and soft surfaces are redefined and the borders of the site are softened with new planting and trees.

The main access to the golf club house is from the car park into reception where an internal stair connects directly to the club house amenities. A ramp from the carpark to a walkway leading to the clubhouse terrace connects directly into the building.

The terrace connects directly into the restaurant/bar and further links the site to the east at the top of the site.

Access for maintenance is from grade and allow full external circulation around the building. A detailed landscaping strategy is an integral element of the vision for the site in creating attractive spaces surrounding and within the development.



Fig. 4.14 Proposed Masterplan



## 4.0 Scheme Design

## 4.6 Sustainability and Environmental Design

### 4.6 Sustainability and Environmental Design

A range of measures have been considered and investigated to provide the most extensive and suitable sustainable provisions for the scheme. Sustainability has been considered from an early stage in the project with the aim of using air tight passive design measures to create a building fabric that minimises the need for heating, artificial lighting and cooling. In addition to passive design measures a number of technologies are to be implemented to help achieve key sustainability targets, such as a target for reduction in CO2 emissions from site achieved with application of technologies and sources of energy.

We have moved away from fossil fuels and have designed an all-electric heating and hot water system, which will utilise low carbon air source heat pumps. This will continue to reduce the carbon emission of the building over time as the electricity grid de-carbonises. Furthermore, this will generally improve air quality as there will be no combustion on site, which can create harmful gases such as nitrogen oxides (NOx) and sulphur oxides (SOx).

During the summer time we avoid overheating and subsequent potential requirement for artificial cooling with a combination of openable windows, large overhangs to the window and ventilation. This will be provided by high efficiency fans with low specific fan powers (SFP), to minimise the energy consumption associated with ventilation. To further reduce energy demand the ventilation system will include heat recovery to capture waste heat and reduce the building's heating demand. Further measures like energy efficient light fittings, air tightness and water saving appliances will also be incorporated. All lighting will be provided by high efficiency light emitting diode (LED) luminaires. All significantly more efficient than minimum standards require.

We will target the building to achieve an excellent EPC rating and significant carbon reduction from the baseline Part L requirements.

Water saving measures will be put in place with low water flow and air rated fittings to reduce water stress and an increase in soft landscaping will improve the retention of water on the site which in turn will assist to relieve pressure from flooding.

Materials will be locally sourced where possible. All timber will be from responsible forest sources. We have made a priority of maintaining greening and tree planting and adding green roof through out the design process.

#### 4.6.1 Environmental Strategy

The proposed design seeks to increase biodiversity and enhance the ecological value of the site as one of the designs key goals. The current ecological value of the site has been found to be of low value. The inclusion of the landscaping will include extensive areas of planting and a water course to encourage wildlife. The use of permeable paving materials and rainwater collection are proposed to most areas of the site to reduce surface water run-off.

A bio-diverse planting schemes across the site will help support and increase wildlife. Plants will be carefully selected to provide habitats for nature. Please refer to the landscape section and Ecology Report provided in the Appendix.

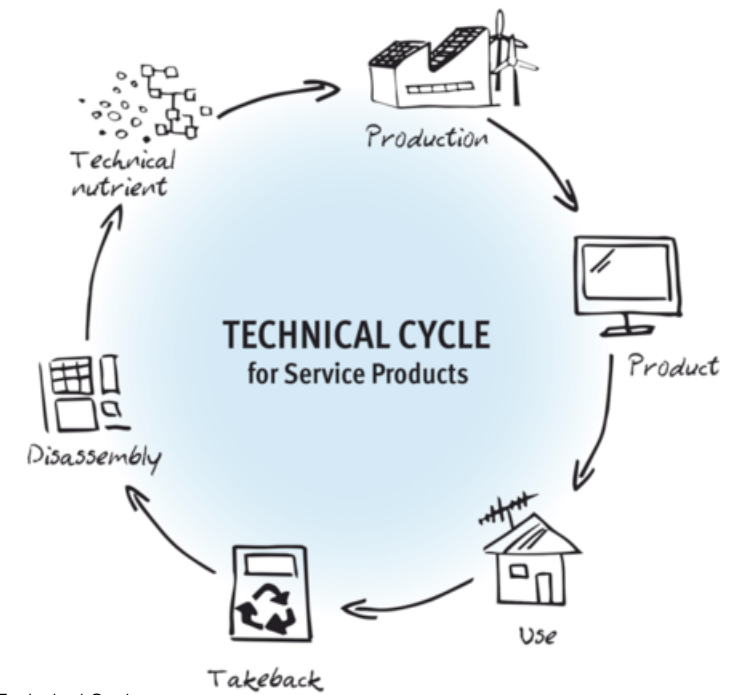


Fig 4.15 Technical Cycle

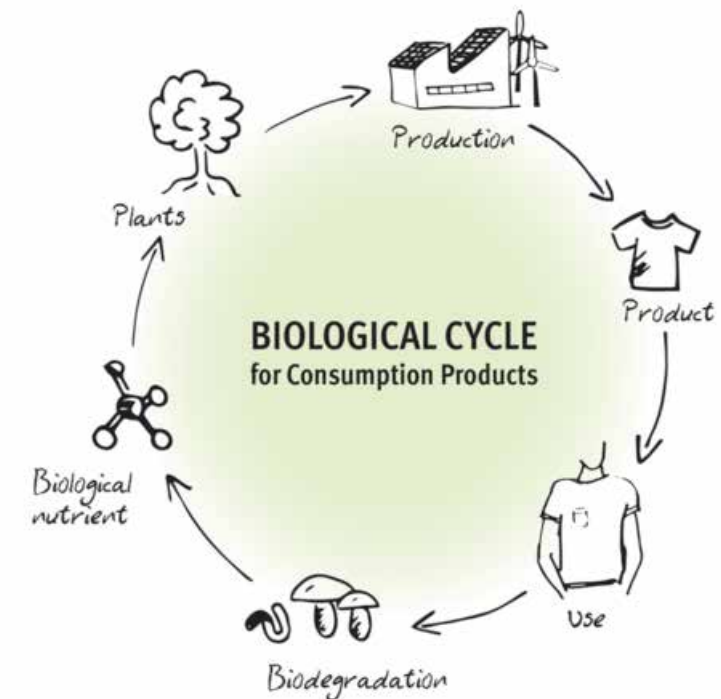


Fig 4.16 Biological Cycle



## 4.0 Scheme Design

### 4.7 Entrance, Access and Levels

#### 4.7 Entrance, Access and Levels

The diagram adjacent shows the site entrances, building entrances and building connections. Access to and from the development is as follows:

From Squire's lane the car park is the first area one meets on arrival to the site. Clubhouse Reception entrance doors open directly out to provide level access. Internal stairs or an external ramp link to a walkway access to the clubhouse lounge bar restaurant and terraces.

The golf clubhouse entrance is centrally located and connects directly with the existing bridle path which runs along the north boundary of the proposal. The reception provides access up to a lounge bar restaurant area which provides access to the visitor accommodation above. Terraces are accessible from each floor with level thresholds for easy access. A further direct access to the clubhouse terrace is provided on the northern edge of the building.

Level access is provided to the club house on the east elevation via a courtyard which connects directly to the bridle path. This affords access to the clubhouse amenities, terraces and visitor accommodation and terraces.

The site is designed to accommodate wheel chairs. The building design is terraced to provide simple floor levels where changes of level occur, ramps, and part M compliant steps are designed to accommodate the change in levels. For further information refer also to the Access Statement.

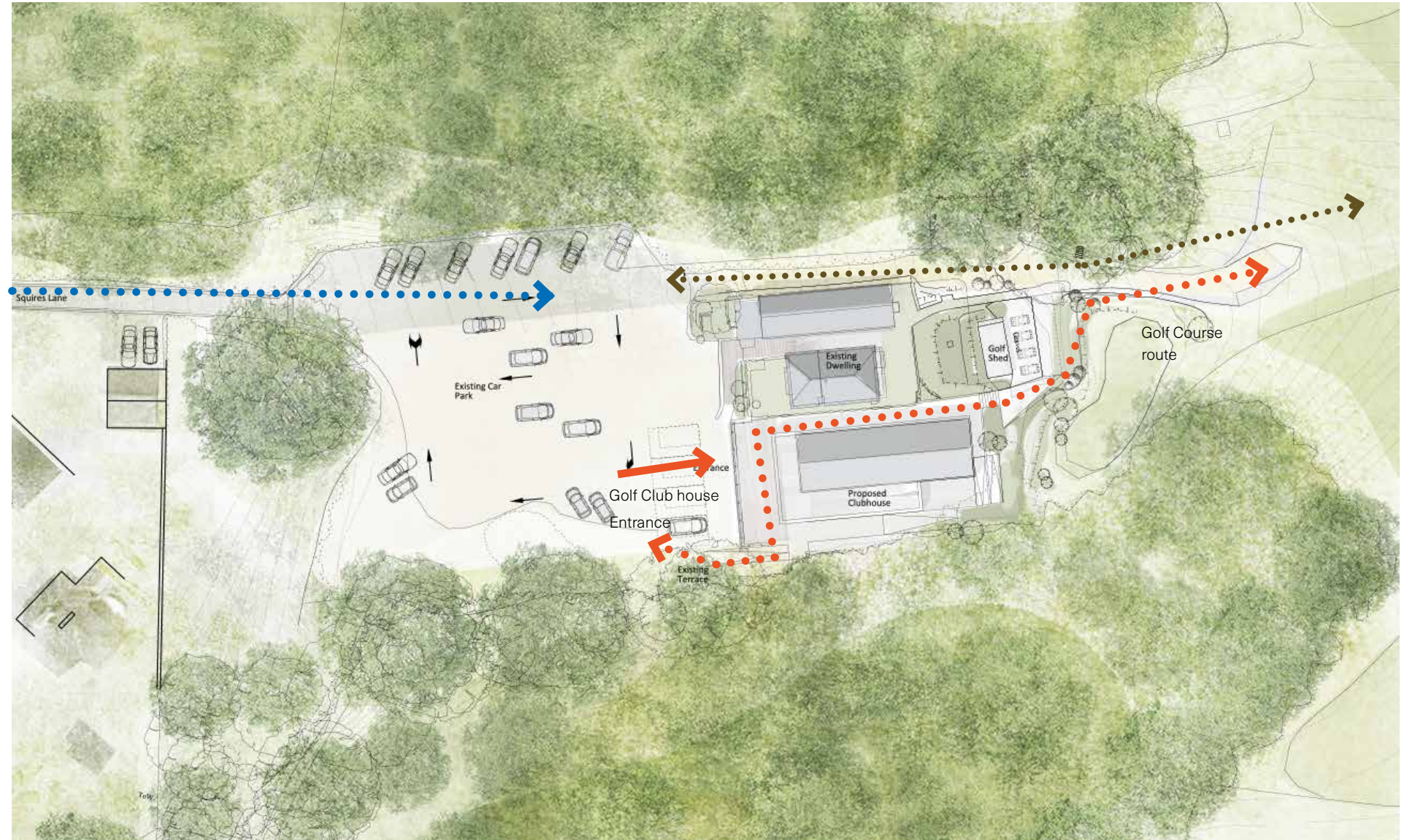


Fig 4.17 Entrance diagram

Legend





## 4.0 Scheme Design

### 4.8 Car Park, Servicing and Refuse Strategy

#### 4.8 Car Park, Servicing and Refuse Strategy

##### Car Parking

The application scheme provides for disabled access and overnight accommodation, car parking. 4 disabled sized spaces (100%) are included in the total car parking numbers. The existing car park, for use by day members is subject to a separate planning application. Access to the car park is via the existing route of Squire's lane.

##### Servicing

Lower golf club entrance is relatively small and the goods will be direct trolley access into the unit. M&E servicing to be contained within the building

Club house: Access to the club house stores, kitchen and service areas will be from a dedicated service entrance via the terrace. Access to the terrace is from a landscaped and ramped side route. M&E servicing for is also located at the first floor accessed on the same route as servicing. The rear of the building will incorporate a bin store and a meter/plant store.

The management of the wider site will maintain and manage day to day operations

##### Refuse and Recycling Strategy

The identified set-down area are a pickup point for refuse/recycling on collection day only and separate holding areas are provided for the golf club rooms and club house at localised stores within the building. On the day of collections the management will relocate the wheelie bins to the holding area for refuse collection. The Applicant encourages sustainable waste practices to facilitate waste minimization and recycling at the Site.

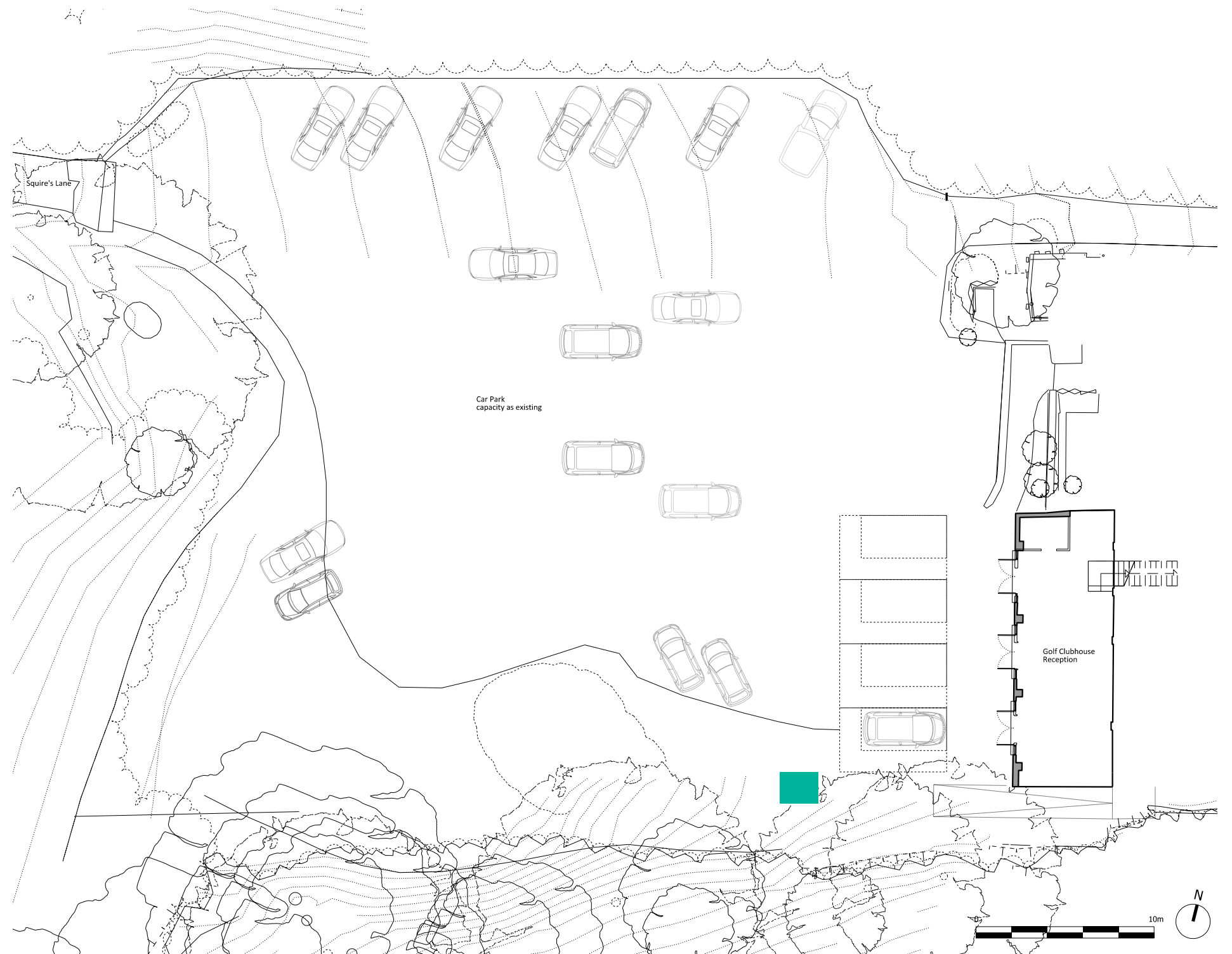


Fig 4.18 Car Park Plan showing Refuse Set-Down Locations

Refuse Set-Down Locations













## 5.0 Landscape Design

### 5.1 Landscape Design

5.1 Landscape Consultant Red Bay Design have provided a landscape proposal. Please see appendix.

#### LEGEND

-  Proposed Low Drystone Stone Wall (0.7-1.2 m high)
-  Proposed Self-Binding Gravel
-  Proposed Flagstone Paving
-  Gorse Planting
-  Ornamental Planting
-  Native Species Hedge
-  Proposed Specimen Trees (8-10cm girth 20L)
-  Proposed Coastal Grass
-  Proposed Amenity Grass
-  Proposed Decking

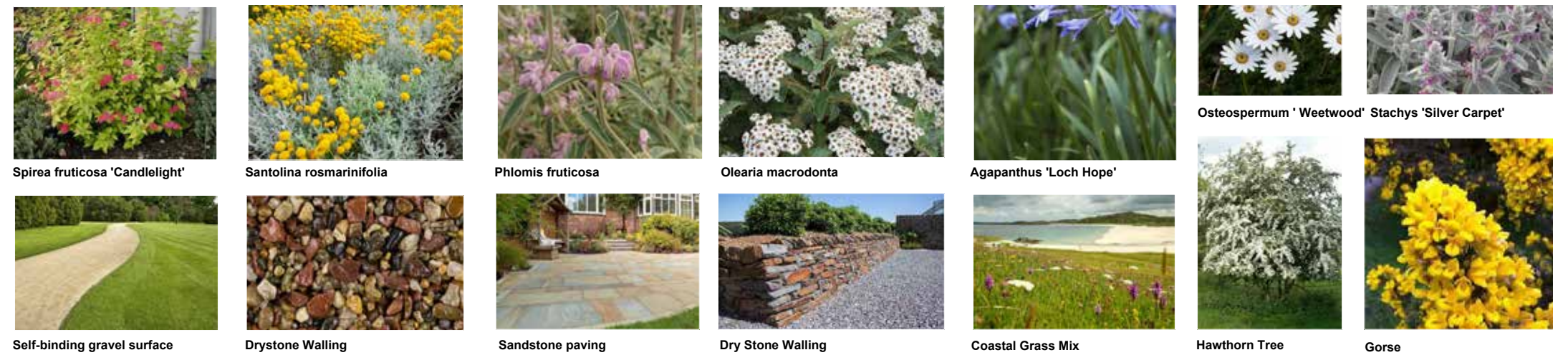
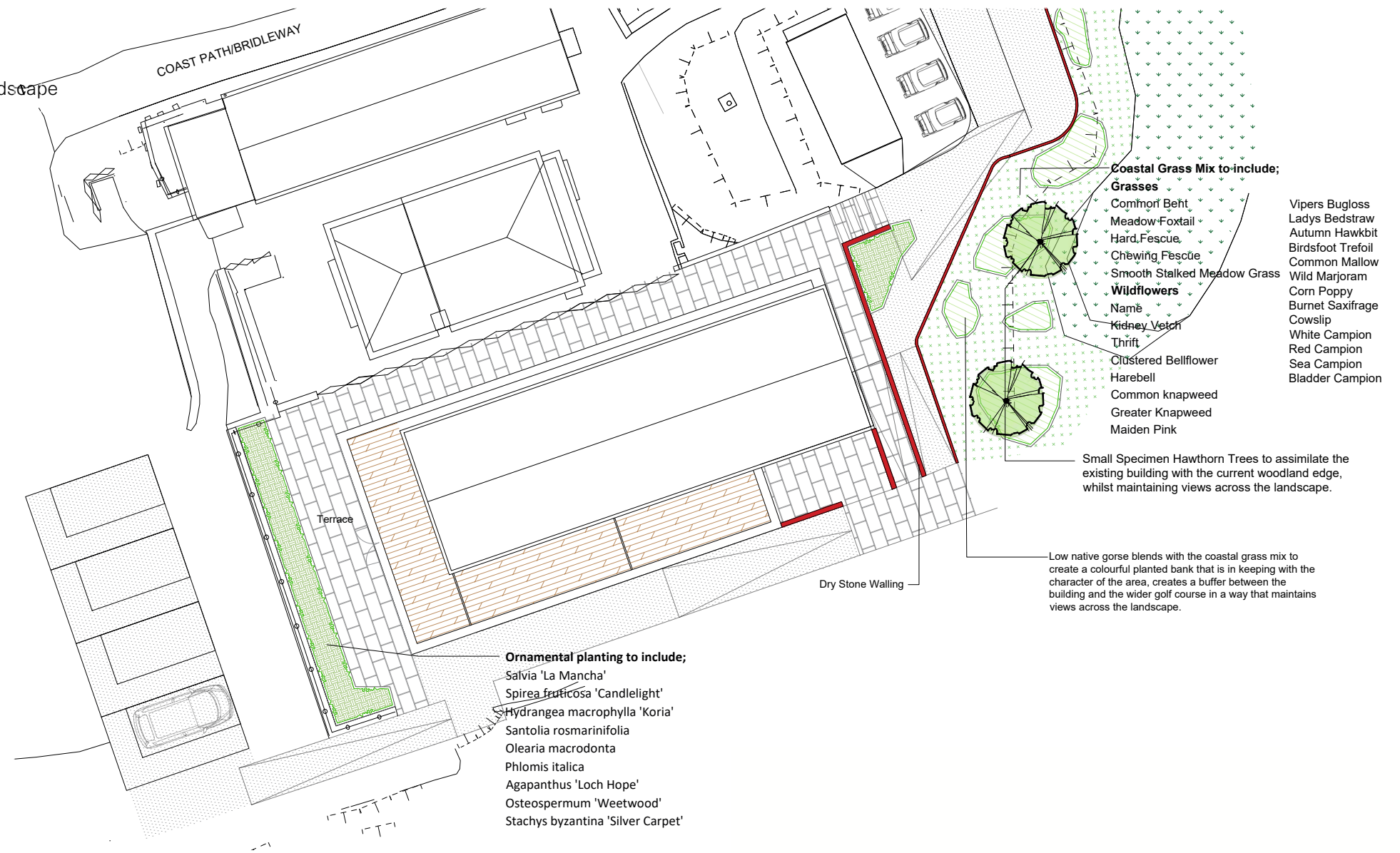


Fig 5.1 Landscape design



## 6.0 Design Summary

### 6.1 Design Summary

6.1 The proposed design is a high quality contemporary architectural scheme for an underutilised and tired golf leisure facility. The design responds to the site in a variety of ways specifically as follows:

- Enhancement of the Public realm and improve routes and accessibility through the site.
- Provision of landscaped public and private spaces
- Provision of golfing led development and replacement building of appropriate scale and massing for the local area, providing high quality accomodation.
- Building heights and design respectful of all long distance views.

The design recognises the distinct character of the surrounding area, which is sensitively addressed in the design proposals. The new buildings will replace a long underutilised brown field site, with highly efficient and sustainable golf leisure facility, all designed to meet the demands of contemporary standards.

The elevations of the scheme have been designed to optimise natural light within the space, whilst responding to the landscape, heritage character and local materials. As a series of spaces and buildings the proposals will make an exceptional and inspiring contribution to the area.

The proposed design seeks to deliver significantly improve accessibility through the site, through consideration of inclusive design from the conception of the project and the consideration of the needs of all users. All aspects of the building are designed to ensure an inclusive and enjoyable environment for everybody, throughout the lifespan of the building in accordance with the relevant local and national planning guidance.

Overall, the proposed scheme meets the policy requirements of East Devon in terms of land use and whilst delivering a development which has embraced design, careful attention to detail, workmanship and materiality. It will make a positive contribution to the surrounding area, and will raise the quality of the area as a whole, creating a robust and sustainable development for a broad cross section of the community.



Fig 6.0 Proposed Bird's Eye View Sketch



## 7.0 Access Statement

### 7.1 Summary

#### 7.1 Summary

Woldon Architects and the applicant set excellent standards of accessibility through consideration of inclusive design from the conception of the project and the consideration of the needs of all users. All aspects of the building are designed to ensure an inclusive and enjoyable environment for everybody. The purpose of this statement is to outline Woldon's overall holistic approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented and managed within the scheme.

#### 7.2 Pedestrian Access

The scheme will provide a safe, legible, high quality and inclusive environment that will be easy to use for as wide a range of people as possible without undue effort, special treatment or separation. The site's location in transportation and accessibility terms includes proximity to buses and roads for taxis and cars. At present level pedestrian access is difficult to achieve as the various terrains make navigating in and around the site awkward. The existing buildings are not designed for level access and whilst some adaptation is possible, a new strategy is required.

The development proposals will provide an excellent level of accessibility to the mobility impaired, in line with requirements set out in National Guidance and East Devon Local Plan. The pavement around the site will be redesigned for ease of wheel chair access and for those with reduced mobility. All main entrances to the buildings will have step free access from the adjacent pavements through doors designed to suit wheelchair and impaired access requirements.

The following documents have been referred to in the development of the scheme:

- East Devon Local Plan
- Relevant British Standards
- Part M of the Building Regulations
- Part B of the Building Regulations
- East Devon District Council Householder Design Guide

The East Devon Local Plan has been reviewed carefully with regards to mobility impaired access and policies have been accounted for in the design.

#### 7.3 Trains, Buses, Boat and Cycle Services

No train service is available directly to Axe Cliff. The nearest train station to is Axminster station and buses are available to connect Axminster with Seaton. According to the operators web site the bus route is normally wheel chair and mobility impaired accessible. Cycling is popular in the area there are good routes and paths through the area that are easily accessible for cyclists.

#### 7.4 Access to and around the building

Access to buildings will be level with the pavement. Pavement surfacing will meet requirements and an appropriate level of external safety and maintenance lighting will be provided in open spaces which is to be addressed in the detail design stages.

##### Access into the Building

- Flush thresholds are provided into all ground floor areas
- Flush thresholds are provided from all lobbies
- Handrails to ramps, lifts and stairs provided are suitably detailed in line with Part M
- Minimum clear width to ramps and stairs will be provided.

##### Within the Building - Elsewhere

All service corridors are a minimum of 1200mm clear width. Refuse stores are all located at the lowest street level and are provided with flush thresholds from the building and to the outside.

#### 7.5 Communications and Controls

This will be addressed during the detailed design stages. Generally signage will be clear, legible and consistent and consideration will be given to provide auditory signals for the visually impaired and visual signals for the auditory impaired. All fire alarms will be both visual and auditory in line with Part B of the building regulations. Each building block will be managed separately by either the occupier or an

appointed management company who will also take responsibility for any external areas belonging to the development.

##### Evacuation and means of escape

In the event of an emergency, evacuation from all buildings is by stairwell or exit doors directly out at grade level.

#### 7.6 Vehicle Access and Servicing

The scheme has been prepared in collaboration with the transport consultant. A more detailed report has been prepared by the Transport consultant and is submitted under separate cover as part of this application.

##### Parking/Cycle Storage

Parking for cars and bicycles is provided in the car park and externally in the landscape. The parking numbers are based on the existing car park numbers. Refer to the area schedule for the specific data.

Plant is located within the buildings. The clubhouse is serviced from the car park and the occupiers or management company will organise the facilities operationally.

The public cycle parking numbers are in line with council requirements. They are located at the east and west sides of the building and are in accessible locations in the landscaping.

##### Refuse Storage and Collection

Each building contains dedicated refuse area for collection and storage of refuse and recycling materials at the lowest ground level. These areas have been sized in line with council requirements.

## 7.0 Access Statement

### 7.1 Summary

#### 7.7 Safety and Security

The core principles of Secured by Design and how they relate to the scheme are outlined as follows:

##### 1. Integrated approach

The layout of the proposals provides a clear definition and legibility between public and private space ensuring there are no conflicts between security requirements and uses. The main entrance will generally be monitored to deter potential intruders. Access control systems will be provided to all buildings.

##### 2. Environmental quality and sense of ownership

The building entrance and visitor access is via the car park and entrance lobby, where a reception monitors arrivals. The entrance areas will be maintained to a high standard ensuring that external areas managed effectively, providing a safe and pleasant public realm to the buildings.

##### 3. Natural Surveillance

The buildings overlook the site to provide natural surveillance to all sides. This will also be supplemented as required to maintain access control to the service area.

##### 4. Access and footpaths

Places that promote a sense of ownership, respect, territorial responsibility and community will yield a higher standard of maintenance and care throughout the buildings life cycle. The facilities proposed for resident users are entirely within the ownership of a single dwelling providing direct motivation to ensure regular maintenance of the landscape and terraced areas.

##### 5. Open Space Provision and Management

Open spaces will include well-designed security features. The Site will remain in private ownership and as such will be managed and secured during the hours of darkness.

#### 6. Lighting

Good lighting is considered to be appropriate to the location and level of human activity. It will create a reduced risk of crime and a sense of safety at all times. It is envisaged that pedestrian footpath will predominantly be along the SW Coastal path and the employment of lighting incorporated discretely into the buildings will help to mitigate any threats. A good level of management and maintenance will discourage crime in the area.

#### 7.8 Facade Access

The facade access and maintenance strategy is simply to clean the building from grade or the windows from inside. The terraced design creates easily accessible access to reach windows and facades for cleaning. Safe and efficient access to the facades will be fully compliant with British Standards and local authority requirements. Most facades are low level and ground floor facades can be accessed directly from ground level with operatives using conventional tools.



## 8.0 Appendices

8.0 Appendix

8.1 List of Illustrations

- Masterplan Existing
- Site Massing Plan Proposed
- Proposed East and West Elevations
- Sketch View from Car Park
- Site Context Sketch

8.2 Project Team

8.3 Area and Accommodation Schedule

8.4 Previous Experience

8.5 Consultant Reports

8.0 Appendices

8.1 Illustrations



Fig 8.1 Masterplan - Existing



## 8.0 Appendices

### 8.1 Illustrations

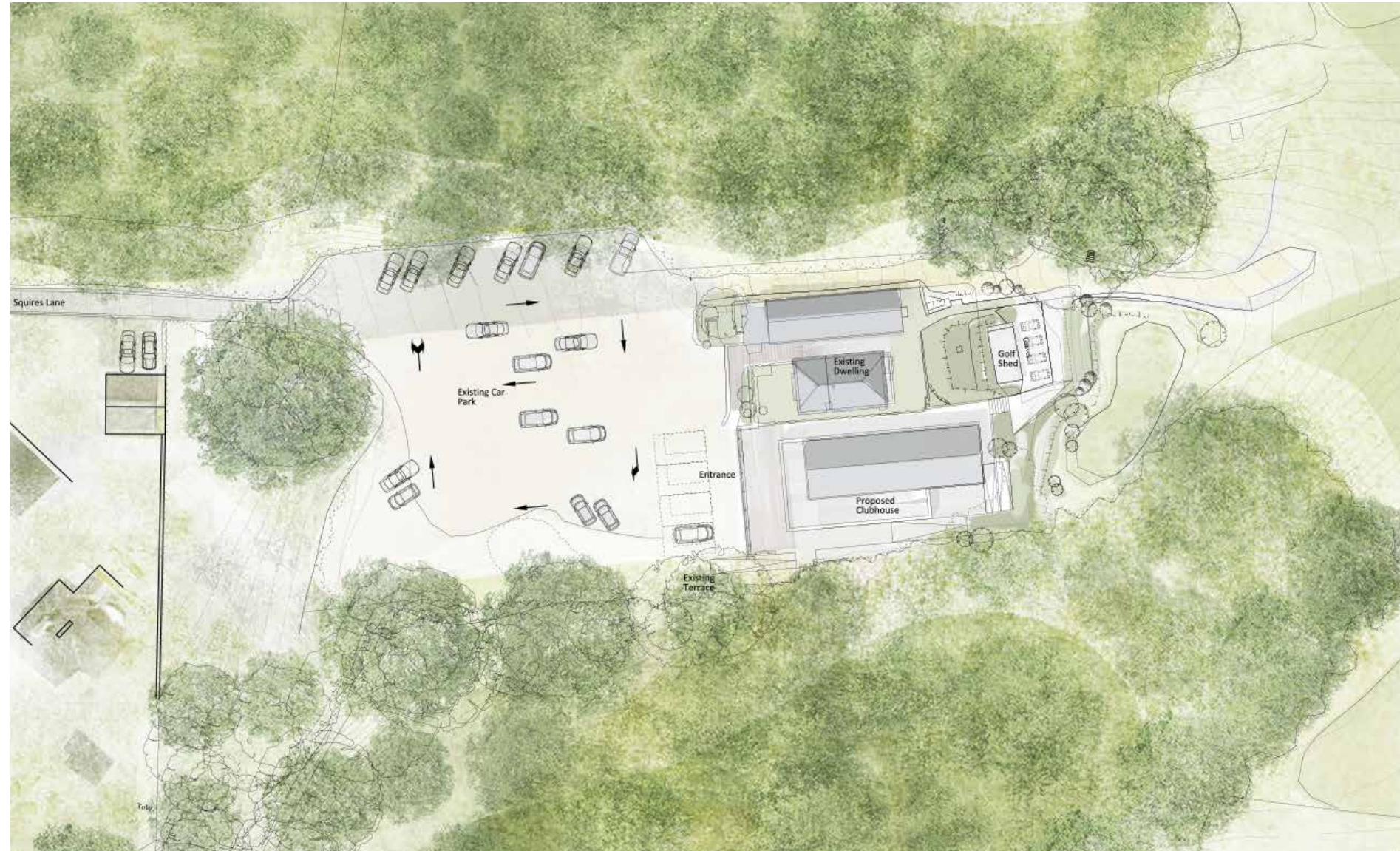


Fig 8.2 Site Massing Plan - Proposed



## 8.0 Appendices

### 8.1 Illustrations



Fig 8.3 Proposed East Elevation



Fig 8.4 Proposed West Elevation



## 8.0 Appendices

### 8.1 Illustrations



Fig 8.5 Sketch View from the car park



## 8.0 Appendices

### 8.1 Illustrations



Fig 8.6 Site Concept Sketch



## 8.0 Appendices

### 8.2 Project Team

1.0 Client  
Dr Robert Loveridge

2.0 Design Team

2.1 Architects  
Woldon Architects  
112 Great Western Studios  
Alfred Road  
London W2 5EU

2.3 Landscape Architects  
Red Bay Design  
Landscape Consultants  
Studio Five  
Cockington Court  
Torquay  
Devon TQ2 6XA

2.5 Ecology Consultant  
Ecologic  
3, Wrentham Business Centre  
Prospect Park  
Exeter  
Devon EX4 6NA

2.2 Planning Consultant  
Stags  
19 Bampton Street  
Tiverton  
Devon EX16 6AA

2.4 Traffic Consultant  
Vectos  
6 Victory House  
Dean Clarke Gardens  
Exeter EX2 4AA

2.6 Arboriculture Consultant  
Aspect Tree Consultancy Ltd  
Unit F  
KACH Business Park  
Pottery Road  
Bovey Tracey  
Newton Abbot TQ13 9TZ

## 8.0 Appendices

### 8.3 Area and Accommodation Schedule

	<b>GIA</b>	
	sqm	sqft
<b>Existing Buildings</b>		
Existing Clubhouse		
Lower Floor Undercroft	81	876
Ground Floor	185	1994
First Floor	0	0
<b>Total</b>	<b>267</b>	<b>2870</b>
<b>Proposed Buildings</b>		
Proposed Clubhouse		
Lower Floor Entrance Level	80	856
Ground Floor	181	1953
First Floor	107	1150
<b>Total</b>	<b>368</b>	<b>3959</b>
<b>Difference</b>	<b>101</b>	<b>1089</b>
	<b>Existing</b>	<b>Proposed</b>
<b>Site Area (sqm) All developed area as existing developed area</b>	<b>824</b>	<b>824</b>
<b>Car parking spaces (permeable e.g., grasscrete)*</b>	<b>0</b>	<b>4</b>

Fig 8.7 Area Schedule



## 8.0 Appendices

### 8.4 Relevant Experience

#### 8.4.1 Country Life Recommendations 2017, 2018 and 2019

Specialising in projects that require a contemporary response to sensitive settings—both in west London and the Cotswolds—Tom Smith and Robert Gluckman work on extensions to Victorian houses, barn conversions and new build houses within historic landscapes.

One recent example is Font House, in the grounds of Nevill Holt, Leicestershire, where the practice replaced a tired, 1960s bungalow set in a walled garden with a one-storey, two-bedroom house with façades constructed from local ironstone.



#### 8.4.2 Altius Assured Accreditation

Woldon Architects, formerly Gluckman Smith are proud to announce the extension of their accreditation and certification portfolio by achieving the required assessment level of an Altius Assured Vendor. Altius are a member of the Safety Schemes In Procurement, who set the agreed bench-mark for pre-qualification standards in the United Kingdom. Altius Assured Vendor's undergo an assessment process of their capabilities and competencies on behalf of their clients to ensure an effective supply chain based on measurable levels of performance.



#### 8.4.3 RIBA Awards

Woldon (formerly) Gluckman Smith won several RIBA awards for their Font House project at Nevill Holt in Leicestershire including:

- The RIBA East Midlands Award
- The RIBA Project Architect of the Year
- The RIBA East Midlands Conservation Award



## 8.0 Appendices

### 8.5 Consultant Summary Extracts

#### Planning Consultant Statement

*"the current building stock on the site has no architectural merit or design quality and it's replacement with a range of buildings of a far higher quality design is a significant betterment of these proposals."*

#### Landscape Visual Impact Assessment

*"It is considered that the site and the study are can accommodate the proposed development without significant effects tot he landscape character or visual amenity."*

#### Landscape Design Scheme

*"The proposals comprise moderate landscape enhancements integral to the development that will improve landscape character over the current situation across the site."*

#### Ecological Report

*"Providing that such (mitigation) measures are implemented, the retention and/or modification/destruction and recreation of the bat roosts at Axe Cliff Golf Course will mean that the proposal will not necessarily have a detrimental population effect."*

#### Highways Technical Note

*"... the development proposals are considered acceptable in transport terms, and accord with paragraphs 110 and 111 of the NPPF (2021)."*

#### Arborist Report

*"The proposal accords with locally adopted policy. Any influence on the woodland is the same as the existing, resulting in a neutral impact."*



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