

Open Space Assessment

DESIGN TWO

Bedlingtonshire Golf Club

Acorn Bank
Hartford Rd
Bedlington
NE22 6AA

Client
Bedlingtonshire Golf Club

Prepared by
Colin Wardle BA (HONS) Dip.ARCH Sheff ARB
ARCHITECT
DESIGN TWO ARCHITECTS

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Revision Date



Consulting Architects
Architecture + Interiors

The Old Stables
Greys Yard
Morpeth
Northumberland
NE61 1 QD

T 01670 505 615
E studio@designtwo.co.uk

W designtwo.co.uk

Revision History

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Contents

Revision History	1
Purpose of this Assessment	3
Planning Policy Overview	3
1 Introduction	3
Appraisal of the Existing Golf Club	4
The club is long established and in popular use and offers a mature, highly regarded 18 hole course, practice green and driving range.	4
2 The Existing Clubhouse	4
Proposed Changes	5
The proposed scheme embodies the following elements;	5
3 Proposed Scheme	5

1 Introduction

Purpose of this Assessment

This assessment aims to establish the effects of the proposed development may have on the existing sports provision long established at Bedlingtonshire Golf Club.

It must be read with the Design Statement and drawings submitted with the application which contain the background and proposals, and have not been repeated in this report.

Planning Policy Overview

The NPPF 2021, para 84 d) states that

‘Planning policies and decisions should enable... the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship’.

The NPPF 2021, para 93 a) states that planning policy should

‘plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments’.

The NPPF 2021, para 98 states that

‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use’.*

It is clear that this application supports the Open Space principles set out in the NPPF by retaining the existing sports facilities, improving the range of facilities and improving those which already exist.

2 The Existing Clubhouse

Appraisal of the Existing Golf Club

The club is long established and in popular use and offers a mature, highly regarded 18 hole course, practice green and driving range.

The clubhouse built when the course was first set out, has changing/locker rooms, showers and wcs, bar and lounge, kitchens, a golf pro shop and trolley storage.

The main entrance, unusually, is on a lower ground floor, accessed by steps which lead to a storey height staircase leading to the main facilities on the upper ground floor level.

There is an open ended route through the building which links from the main approach to the clubhouse, with the golf course, access to locker rooms, trolley stores and the Pro Shop. In practice this has replaced the isolated entrance as the main entrance used by visitors.

The club car park is a short walk way from the clubhouse having pedestrian access via a dedicated footpath which over looks the practice green. Hedges restrict both the view to the entrance and limit the circulation space near the building. This is a weakness in the current arrangement and one which the application seeks to improve.

The walkway through the building is used as undercover parking for golf buggies which conflicts with the use of this route as the primary entrance. The provision of electric golf buggies is important as they allow access to the course for those less physically able to complete a 4 mile walk pulling a golf trolley and play golf. This is a weakness in the current configuration of the clubhouse and this application seeks to provide a solution to this.

The Professional shop is located at the rear of the clubhouse, hidden from view for visitors. The shop provides the check in for golfers prior to playing on the course and the use golf buggies is monitored from here. The Professional Shop also takes and manages bookings for lessons, club repairs and maintenance, and provides advice and sales of equipment .

The professional shop is unable to provide indoor training and club fitting which limits the availability of these services. The Professional Shop is a weakness in the current Golf Club and this application seeks to provide improved facilities for all golfer and extend the access to training opportunities across the whole year and outside of daylight hours particularly in the winter months.

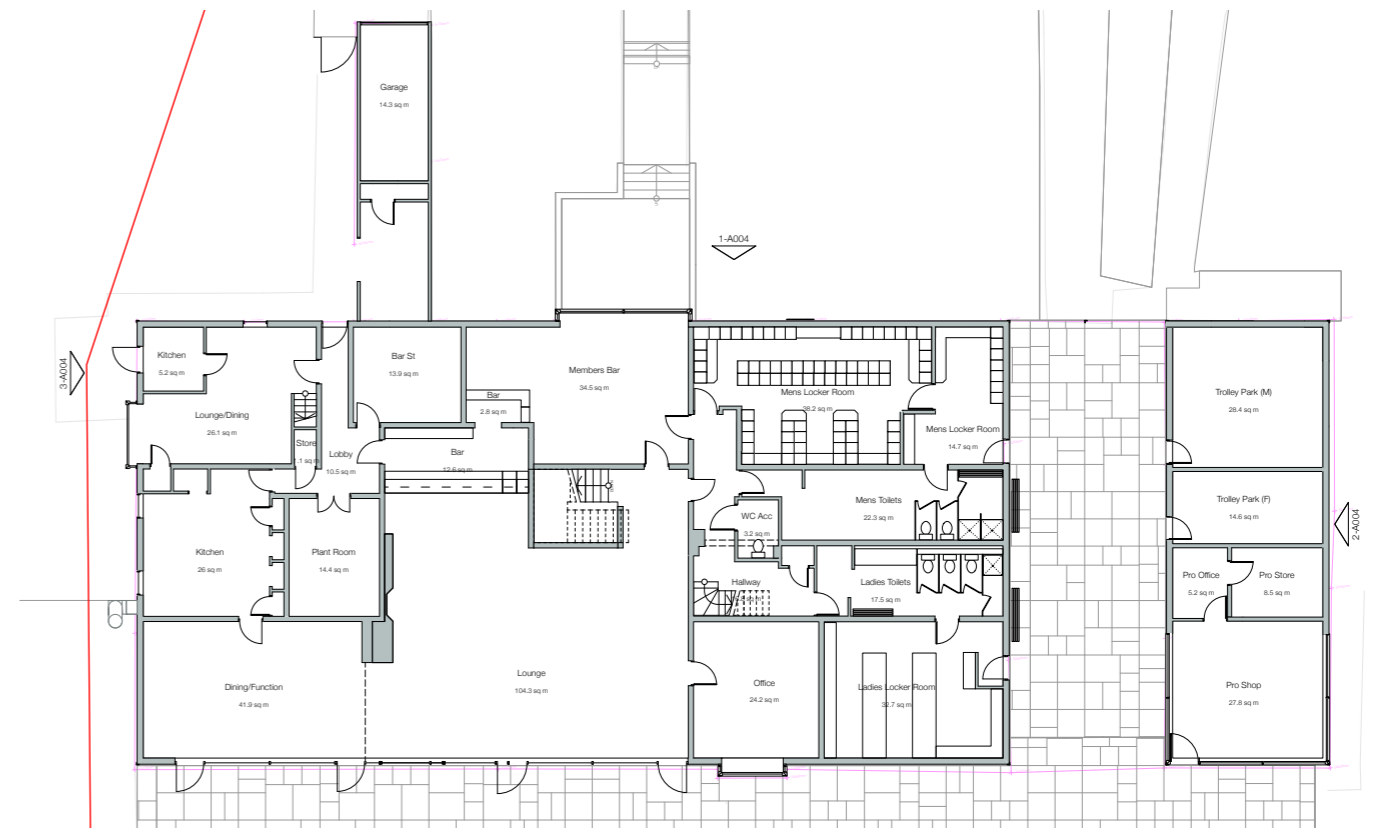


Figure 1 Existing Clubhouse - Upper Ground Floor Plan

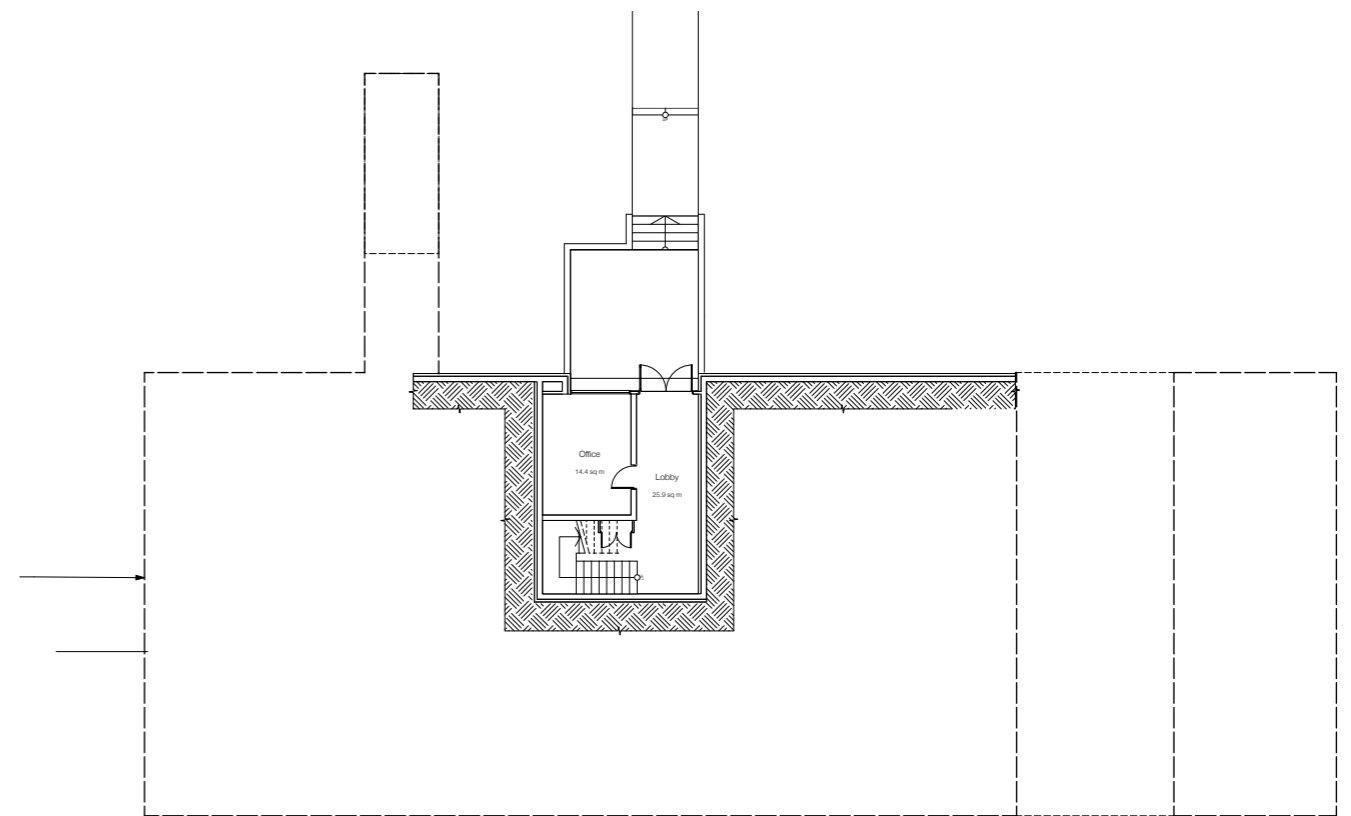


Figure 2 Existing Clubhouse - Lower Ground Floor Plan

3 Proposed Scheme

Proposed Changes

The proposed scheme embodies the following elements;

1. Indoor Teaching Practice - 2 Swing Bays have been added as part of the Golf Professional Shop. They allow indoor teaching and practice in all weathers and throughout the year. They are purpose designed, state of the art facilities and will be available to all age groups in the community and to club members. The specialist systems can also provide a gateway for none golfers to engage with golf in a meaningful and accessible way.
2. Improved Access - the pedestrian route from the carpark has been opened out near the clubhouse to improve access and visibility, to give a clear understanding of how to access the facilities.
3. Professional Shop Improved - A relocated and enlarged Professional Shop has been positioned on the front of the building where it can provide a visible first point of contact for visiting golfers to collect course information and collect score cards prior to heading out to the course. It will also have improved views towards the practice green and first tee to help with supervision.
4. Dedicated Golf Buggy Park - a new undercover golf buggy parking has been added to the side of the clubhouse to formalise and separate their parking from the main pedestrian thoroughfare. New electric charging points will be incorporated into this area away from the other uses of the club.
5. Indoor Putting Greens - a new putter test area has been incorporated into the Profession Shop on the main floor level and a putter test, teaching and practice area on the upper mezzanine level.

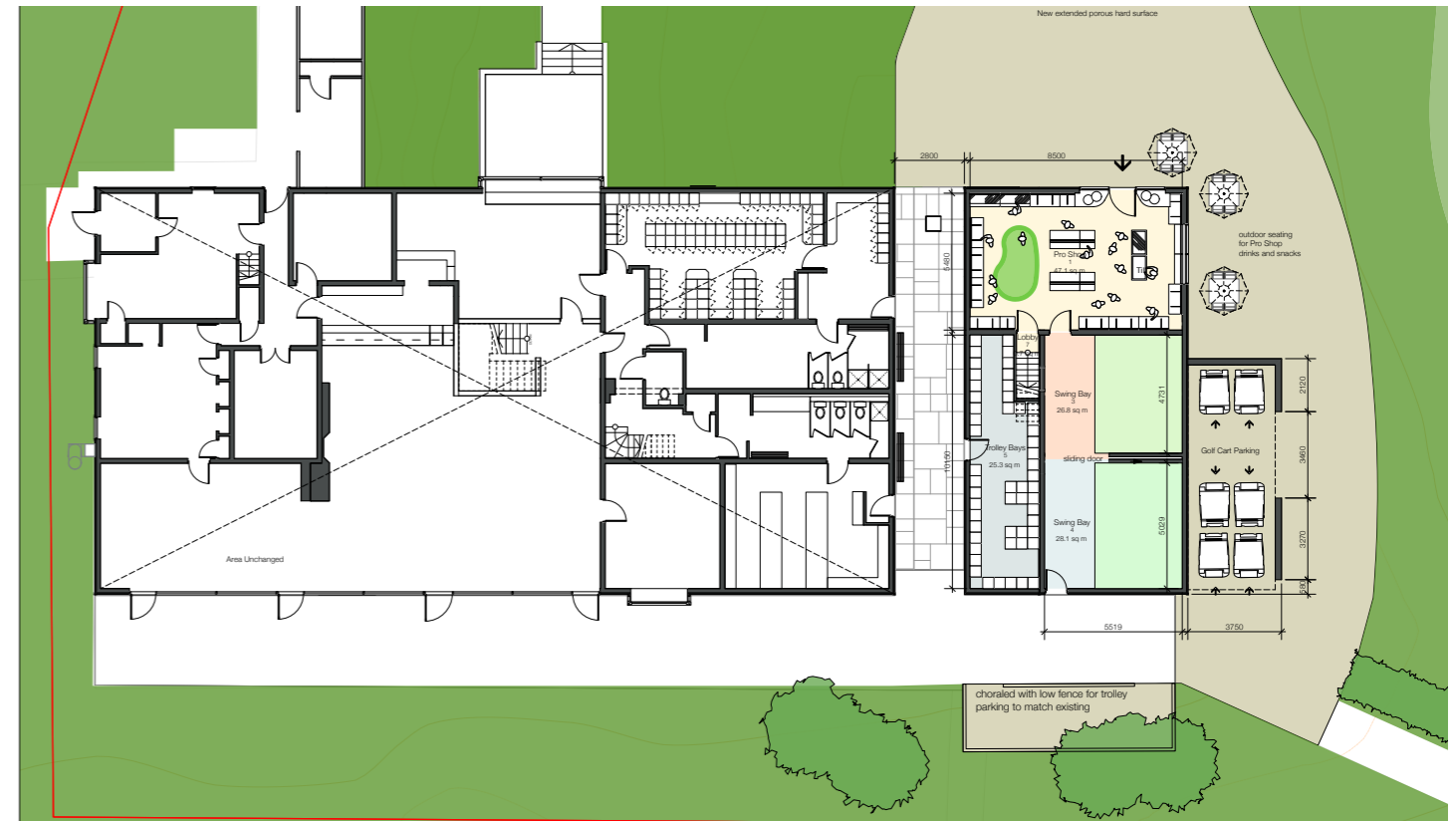
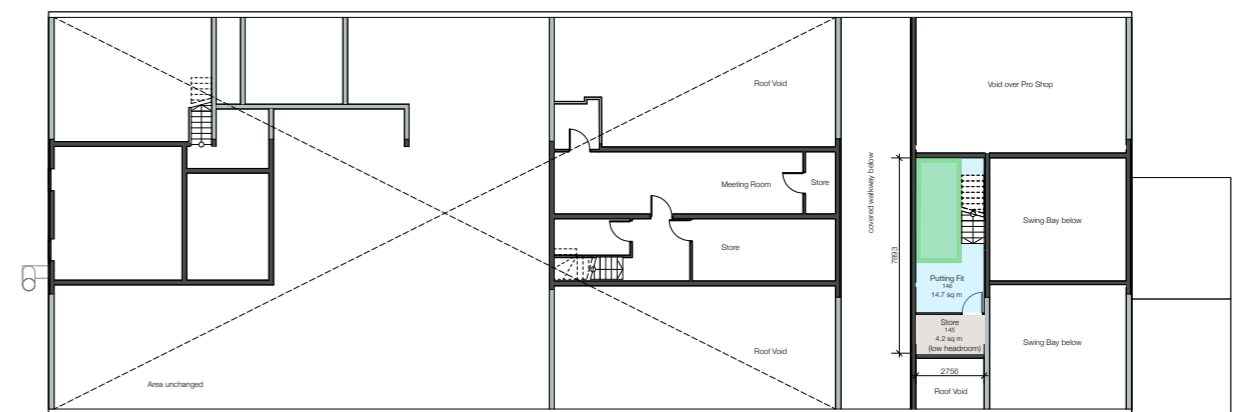


Figure 3 Proposed Clubhouse - Upper Ground Floor Plan



4 Proposed Plan - First Floor Level 2
A102 Scale: 1:100

Figure 4 Proposed Clubhouse - First Floor Plan