



3 Proposed Visual From Car Park Route
A107

Open Space Commentary

- The overall golf club site is approximately 61 hectares of rolling fairways and greens, interspersed with groups of trees, shrubbery and more expansive woodland.
- The extension which lies without the existing main roof canopy is approximately 33.2 m². The extension which lies within the existing main roof canopy is approximately 48.6m². This gives a total visible extension of 81.8 m².
- This represents a reduction of open space within the golf club boundary of 0.00013%.
- If we consider the removal of overgrown planting in close proximity to the existing front elevation to improve visibility and access, (see design and access statement), the footprint this planting equates to approximately 62m² giving a net increase in open space of around 20m². This represents a reduction in open space of 0.000033%.
- In conclusion the effect on open space is extremely small in the context of the golf club and its grounds. There are significant benefits for the club by improving the space available for the successful day to day operation and management of access to the course, the addition of training and education facilities able to operate throughout the year. This will improve access to golf across the broader community.

Walkway Tunnel Under Existing Roof
Partial Infill Into Walkway Under Existing Roof

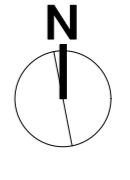
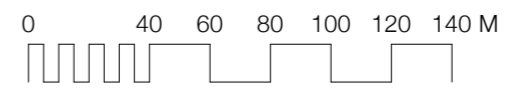
existing plantation - 9.79Ha



2 Proposed Visual From Practice Putting Green
A107



4 Proposed Visual From Practice Putting Green
A107



A1 Print at page size indicated. 100% scale. Always check scale bar. Day at stated scale at indicated sheet size.

The use of this document and the information therein, is an acceptance of the following statements:
This document is copyright and must not be reproduced, completely or in part, without the consent of Design Two.
This document may be based upon information supplied by third parties and as such their accuracy cannot be guaranteed.
This document drawing may be based upon the requirement to be read in conjunction with other documentation and that may not be relied upon solely.
All work must be carried out in accordance with current and relevant statutory and regulatory standards including Construction Design & Management Regulations.
As outlined in section 2.3 of the CDM Regulations to Designers, significant risks can usually be ignored, as can risks arising from routine construction activities, unless the design compounds or significantly alters these risks.
Do not scale this drawing. Not to be reproduced. E & E O. © Design Two

No. Date Issue Notes

No.	Date	Revision Notes
A	18/10/2022	Planning Update

DESIGN TWO

Consulting Architects
Architecture Interiors

The Old Stables
Greys Yard
Morpeth
Northumberland
NE61 1QD
T 01670 505 615
E studio@designtwo.co.uk
W designtwo.co.uk

Project Title
Pro Shop Remodel

Bedlingtonshire Golf Club, Acorn Bank
Hartford Road, Bedlington
Northumberland NE22 6AA

Sheet Title
Proposed Overall Golf Club Plan for Open Space Assessment Only

Stability	Drawn	Date
S4 SUITABLE FOR STAGE APPROVAL		22/09/2022
Sheet Scale	1:2500	
Total Sheets	12	Reviewed By

Model File Name
22023 BGC Ext-Scheme R06.vrx

Drawn By
As noted

Issue No.
A

Current Revision
A

Sheet No. Project ID, Chapter, Volume, Level, Task, Issue Number
22023-D2-00-XX-DR-A-A107