

9627/5.01/RSL

FULL PLANNING APPLICATION FOR NEW GOLF CLUB HOUSE, DRIVING RANGE, ADVENTURE GOLF, MAINTENANCE COMPOUND, TENNIS COURTS, 5-A-SIDE FOOTBALL PITCHES, BOWLING GREEN, GOLF TRAINING ACADEMY, GOLF COURSE, CAR PARKING AND ASSOCIATED LANDSCAPING.

DESIGN AND ACCESS STATEMENT

Applicant: L32 Trading Ltd

Architect: The Ratcliffe Groves Partnership

Address: Kirkby Valley Golf club, Valley road, Kirkby

Rev:



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01 INTRODUCTION



13.01 RGP Architects and International Design Group have been instructed by L32 trading Ltd to prepare details for full planning application for the construction of:

- A. New build golf club house.
- B. New driving range and building
- C. New maintenance compound
- D. New car parking and landscaping
- E. Updated Golf course layout.
- F. Five-A-Side football pitches.
- G. Tennis courts.
- H. Bowling Green
- I. Golf training academy
- J. Adventure golf

RGP Architects have prepared details for:

- A. New Golf club house
- D. Car parking
- F. Five-A-Side football pitches
- G. Tennis courts
- H. Bowling green
- I. Golf training academy

International Design group have prepared details for:

- B. New driving range
- C. New maintenance compound
- D. Landscaping
- E. Golf course
- J. Adventure golf

13.2 This Design and Access Statement has been prepared in line with the latest advice, based on policy and supporting documentation. It is required as set out in Development Management Procedure Order (2015) and Planning Practice Guidance (2014).

Planning Practice Guidance explains that a Design and Access Statement is:

"...A concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling Local Planning Authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long"

Figure 1. Proposed Estate plan



Figure 2. Existing Estate plan

Planning Practice Guidance state that a Design and Access Statement must:

*"(a) explain the design principles and concepts that have been applied the proposed development; and
(b) demonstrate the steps taken to appraise the context of the proposed development and how the design of the development take that context into account".*

Guidance contained within CABE's Design and Access Statements "How to write, read and use them" has also been drawn upon.

The Design and Access Statement must set out:

- a) The design principles and concepts that have been applied to the development
- b) How issues relating to access to the development have been dealt with.

This Design and Access Statement demonstrates how the proposals accord with the principles of good design. It is intended to assist and guide planning officers regarding the application for the site.

02 LOCATION



Figure 3. Site Context



Figure 4. Birds eye view

2.1 LOCATION

Kirkby Valley (municipal) Golf Club, Valley Road Kirkby,L32 4SS.

The site is located off Valley Road which is also the southern boundary and is relatively level with general in durations created by the golf course landscape form.

To the North East of the Golf course is bordered by the M57 to the South West is bordered by Aintree Lane to the North West railway line.

The site is bisected by the River Alt running diagonally from the North West to the South East.

Approximately one third of the Golf Club land is not "groomed" Golf course and this is where the new 9 hole course will be created. The existing club house and car park is located in the South East corner accessed from Valley Road adjacent to a small number of residential properties in a small triangle of land between the club house and M57.

2.2 The existing Golf Club house and maintenance areas are accessed from Valley Road via an internal road layout.

2.3 The existing club house is a flat roofed structure of varying heights in a very poor state of repair, clad in brick and timber effect cladding, accommodating, the café/restaurant, toilet and changing facilities, office and maintenance facilities.



Figure 5. Areal view



Figure 6. Golf club in 2018

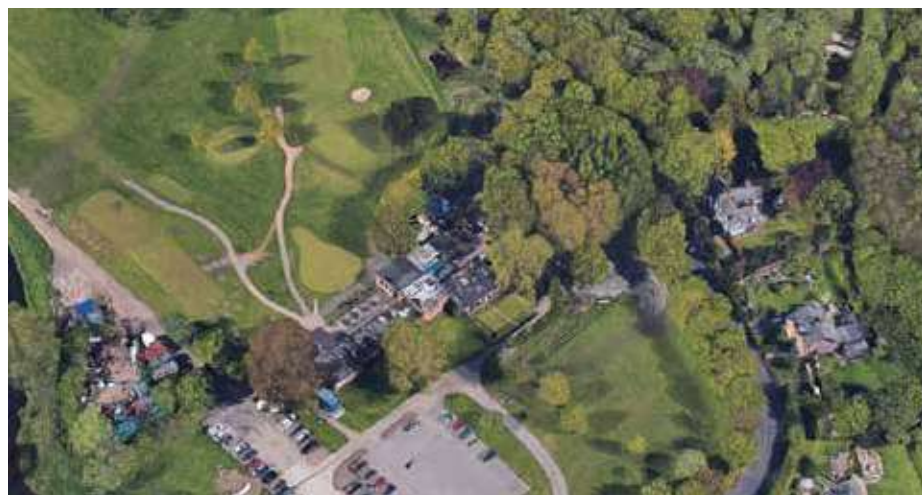


Figure 7. Existing golf club areal view



Figure 8. Existing golf club front elevation

2.4 SITE CONTEXT

The whole golf course is 80.3055 hectares in area.

2.5 Kirkby Valley Golf course was founded in 1928. It comprises an 18 hole municipal park land Golf course located in the Greenbelt and bisected by the River Alt.

The site is located between Aintree to the West and Kirkby to the East, flanked by the Valley Road dual carriageway to the South, M57 to the East and Aintree Lane to the West and Railway to the North and abuts the Ingoe Lane Conservation Area on the South East corner.

Views into and out of the conservation area are very restricted as a result of the landscape boundary and was originally the site of the Tile and Brick established in 1850 to serve the Croxteth estate of Lord Sefton.

KEY :

- 1. Existing Golf Clubhouse
- 2. Car parking
- 3. Ingoe lane conservation area
- 4. Maintenance area
- 5. Residential area
- 6-7. Existing 18 hole golf course



2.6 Kirkby Valley Golf Club was formerly known as Liverpool North, the golf course is an 18 hole, par 72 (6449 yard), public, parkland golf course. The existing golf course is 6449 yards in length and basic layout which is a popular golf attraction. The parkland golf course is set within mature trees and the site is bisected by the River Alt. The two parts of the golf course are connected by footbridges which span the river.

The golf course was constructed in 1928, as a consequence the layout would be considered dangerous by modern safety standards. The proposals seek to mitigate this risk but do not eliminate it.

In general:

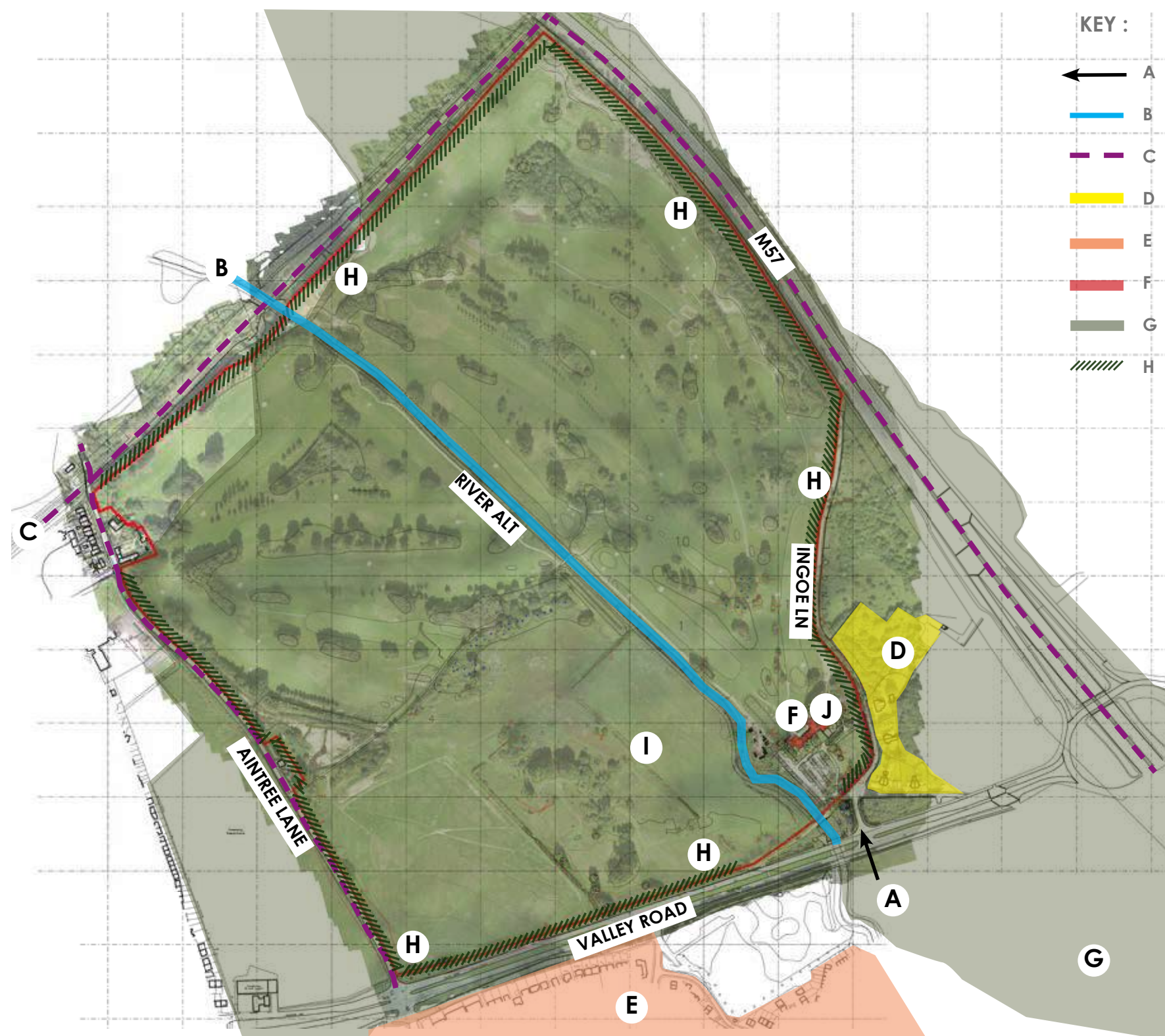
- Fairways are wide and expansive and offer little strategic challenge.
- Greens and tees are small, poorly drained and irrigated. This results in a poor-quality golf surface.
- Bunkers are flat and un-challenging.

In summary the golf course has been managed by the municipality and as a result has lacked re investment into the facility. The golf course represents poor value for money for golfers and suffers from substantial drainage issues during winter months.

Figure 9. Existing Estate plan



Figure 10. Existing images of golf club and location plan



2.7 SITE CONSTRAINTS

The main constraints are listed below and illustrated on figure 11;

- A) Restricted access from Valley Road to the south.
- B) River Alt bisecting the site.
- C) Site constrained by Railway line to the north, M57 to east and Aintree Road to the west.
- D) Conservation area and residences to the south east corner.
- E) Residences to south beyond Valley Road.
- F) Retention of Golf club while new works are being undertaken.
- G) Greenbelt and Ecological corridor.
- H) Existing mature landscape boundary.
- I) Reconfigured Golf course requiring visual security of tee 1 Green 15.
- J) Maintenance compound is incorrect location.

Figure 11. Site plan

03 PLANNING CONTEXT



Figure 12. Aerial View



Figure 13. Planning map

3.1 PHYSICAL ASSESSMENT

Kirkby Valley Golf Club is located between Aintree to the west and Kirkby to the east accessed from Valley Road dual carriage way and is located adjacent to the Ingoe Lane Conservation Area (highlighted by the red boundary). The site is 80.3055 hectares and comprises an ongoing Golf club house and maintenance facilities together with an 18-hole (tbc IDG) Golf course, tree belts and areas of unmanaged scrub and understory planting all bisected by the River Alt. An undeveloped section of land highlighted blue will provide a new 9 hole academy course (tbc IDG).

3.2 SOCIAL ASSESSMENT

It is evident that the location primarily serves the local community as a sports and leisure facility. The club is mainly focused towards the pay and play market but also has a loyal membership.

- The upgraded facility intends to extend this principle, having been designed to be entirely inclusive by offering golf facilities for players of all levels and experience.
- It will cater for members of the public of all ranges of golfing skills
- The facilities to be open to, and welcoming to children and young families
- The facilities will focus on education and the development of skills.
- The facilities will be a resource for local schools and social groups. This new upgraded golfing centre will play an important role in Sport England's objective to develop the United Kingdom as a country of sporting excellence by 2020.

3.3 ECONOMIC

The centre currently employs a range of staff for green-keeping, customer service and maintain the centre's food and beverage facilities. The modernisation of the golf course will safeguard and increase the numbers of these jobs. It is intended the proposals will ensure the viable operations of this site for the next 100 years.

3.4 THE PROPOSAL

The proposed works are a continuation of the new managements established approach to upgrading the existing golfing experience both here and at their other sites as the Sherdley, Allerton and Kirkby golfing experience is linked through their unique memberships to pay all the courses, thereby creating a varied golf experience for mature and young members alike.

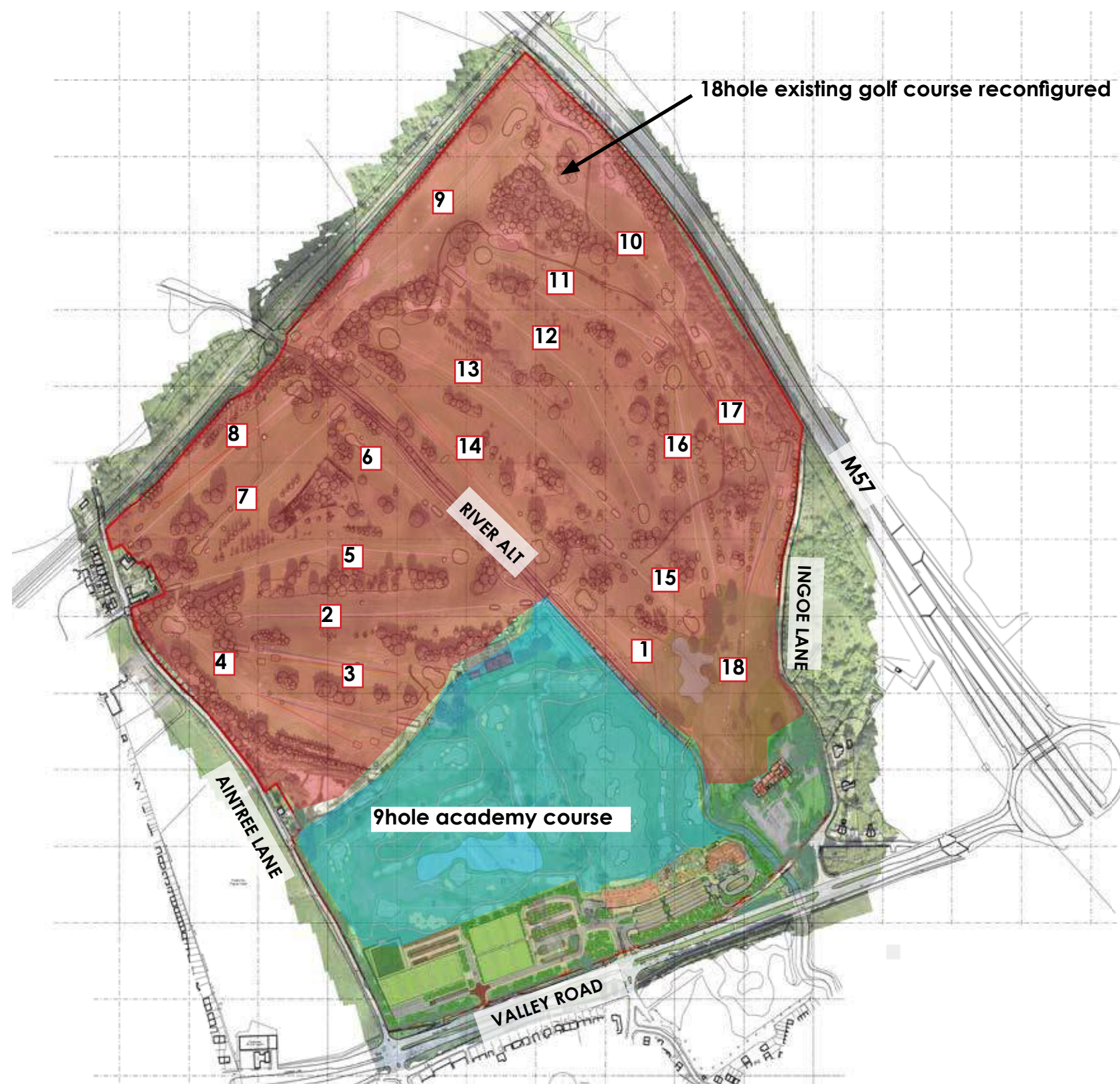


Figure 14. Proposed golf courses

3.5 THE MAIN COURSE

The proposal is to re-route and reconfigure and reshape the golf course to create a superior and more interesting/challenging layout, built to modern golf safety standards aesthetically sculptured to improve both safety and drainage.

3.6 PLANNING HISTORY

The application has been through a long and comprehensive pre-application process, including 3 meetings with officers to establish the principals and acceptability of the application proposals.

In 2014 L32 Trading Ltd took over the lease from the council. L32 Trading Ltd forms part of Green Circle Estates which also operates Allerton Manor and Sherdley Park municipal golf clubs.

3.7 From the outset the LPA has remained positive of the proposal, recognising the poor quality of the Club house and course and the wide-ranging economic social and environmental benefits likely to accrue as a result of the development. However they have been clear that the site is located in Greenbelt and as such inappropriate development must be robustly justified.

04 DESIGN DEVELOPMENT



Figure 15. Areal view from Kirkby Valley Golf club



Figure 16. Kirkby Valley golf club

4.1 Initial design advice was received from Richard Gee on the planning policy impact and from Andrew Craven from IDG regarding the requirements to provide a modern safe golf course.

Each iteration in the design process led to the refinement of the next scheme after feedback from the design consultants and commercial agents.

The design evolved from a master planning perspective and individual sections of built structure.

4.2 THE EXISTING GOLF COURSE

Kirkby Valley Golf Club was formerly known as Liverpool North, the golf course is an 18 hole, par 72 (6449 yard), public, parkland golf course. The existing golf course is 6449 yards in length and basic layout which is a popular golf attraction. The parkland golf course is set within mature trees and the site is bisected by the River Alt. The two parts of the golf course are connected by footbridges which span the river.

The golf course was constructed in 1928, as a consequence the layout would be considered dangerous by modern safety standards. The proposals seek to mitigate this risk but do not eliminate it.

In general:

- Fairways are wide and expansive and offer little strategic challenge.
- Greens and tees are small, poorly drained and irrigated. This results in a poor-quality golf surface.
- Bunkers are flat and un-challenging

In summary the golf course has been managed by the municipality and as a result has lacked re investment into the facility. The golf course represents poor value for money for golfers and suffers from substantial drainage issues during winter months.



Figure 17. Proposed masterplan - stage 1

KEY :

- 1. New golf club house
- 2. Sport bar and function suite
- 3. Golf driving range
- 4. Five aside pitches and changing room
- 5. 100 Bed Hotel
- 6. Drive-Thru food outlet
- 7. Par three golf course



Figure 18. Proposed masterplan - stage 2

KEY :

- 1. New golf club house
- 2. Adventure golf
- 3. Golf driving range
- 4. Five aside outdoor pitches
- 5. Five aside indoor pitches and changing rooms
- 6. Bowling green and tennis courts
- 7. Fishing lake
- 8. Par three golf course



Figure 19. Proposed masterplan - stage 3

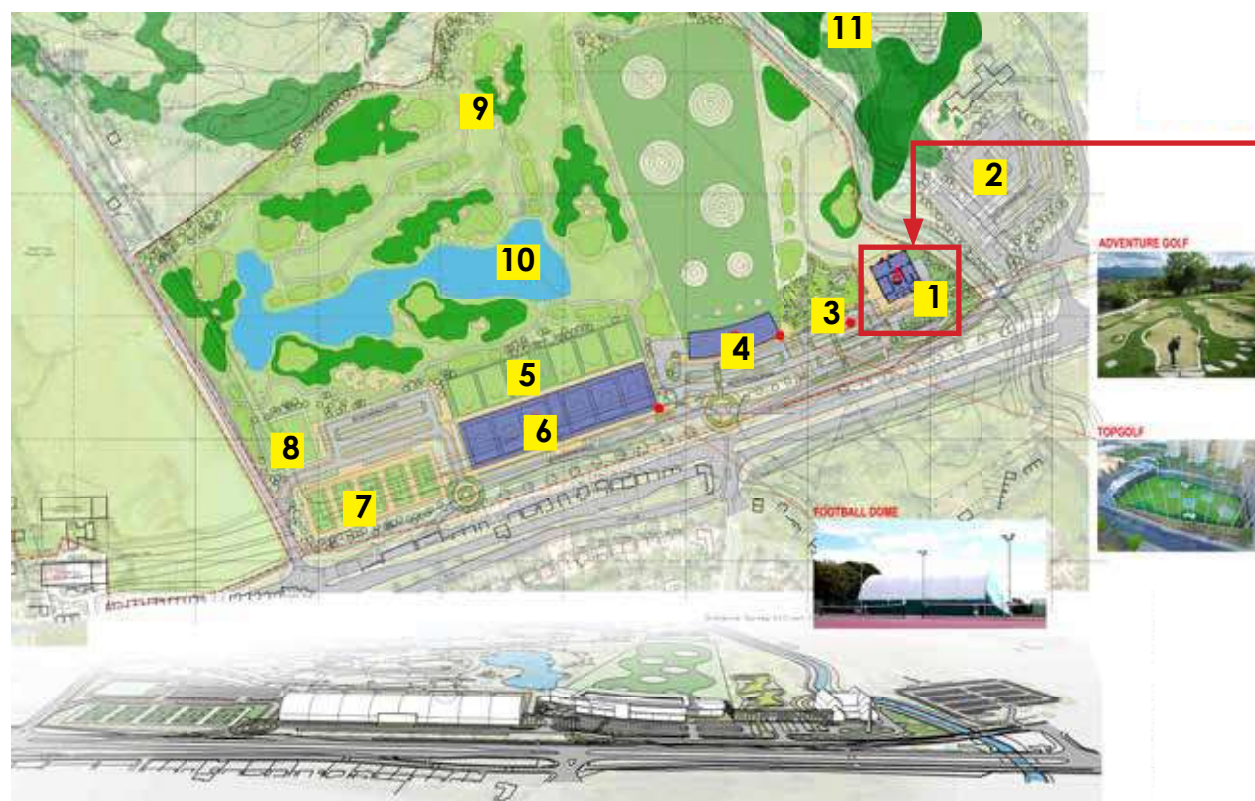


Figure 20. Proposed masterplan - stage 4
The first sketch scheme presented to planning

KEY :

1. New golf club house
2. Parking
3. Adventure golf
4. Top golf
5. Five aside outdoor pitches
6. Five aside indoor pitches and changing facilities
7. Tennis courts
8. Bowling green
9. Par 3 academy golf course
10. Fishing lake (also for course irrigation)
11. Course improvement works to existing 18 hole golf course
12. Short game practice area

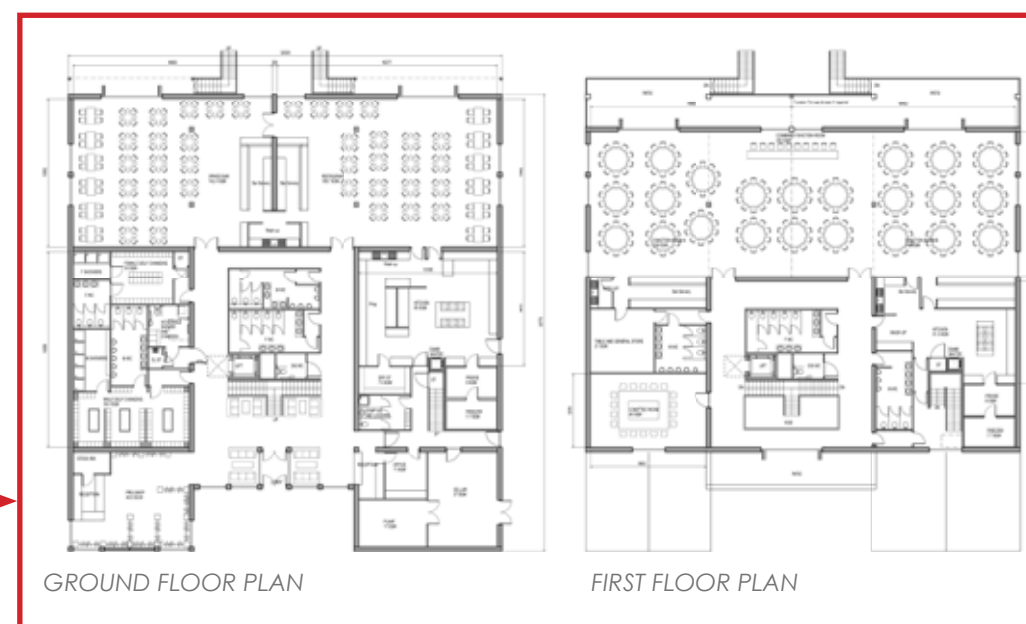


Figure 21. Proposed golf club house floor plans - **OPTION 1**

KEY :

1. New golf club house
2. Parking
3. Adventure golf
4. Top golf
5. Five aside outdoor pitches
6. Five aside indoor pitches and changing facilities
7. Tennis courts
8. Bowling green
9. Par 3 academy golf course
10. Fishing lake (also for course irrigation)
11. Course improvement works to existing 18 hole golf course



Figure 22. Proposed masterplan - stage 5

Figure 23. Proposed golf club house floor plans - **OPTION 2****KEY :**

1. New golf club house
2. Parking
3. Adventure golf
4. Top golf
5. Five aside outdoor pitches
6. Multi-function sports centre with changing facilities
7. Tennis courts
8. Bowling green
9. Par 3 academy golf course
10. Fishing lake(also for course irrigation)
11. Course improvement works to existing 18 hole golf course
12. Existing maintenance compound and irrigation tanks
13. Short game area



Figure 24. Proposed masterplan - stage 6

Figure 25. Proposed golf club house floor plans - **OPTION 3****KEY :**

1. New golf club house
2. Parking
3. Adventure golf
4. Top golf
5. Five aside outdoor pitches
6. Multi-function sports centre with changing facilities
7. Tennis courts
8. Bowling green
9. Par 3 academy golf course
10. Fishing lake(also for course irrigation)
11. Course improvement works to existing 18 hole golf course
12. Existing maintenance compound and irrigation tanks
13. Short game area

4.3 GOLF COURSE EVOLUTION

An 18 hole golf course is an intimidating barrier to new golfers. To this end the scheme proposes a 9 hole academy golf course. This is a short golf course allowing new golfers to learn how to play the game and also the etiquette and conduct that is associated with the sport. Tees are large for teaching groups; the holes all represent interesting challenges in a safe environment. A 9 hole academy will also be popular with 'improver' golfers as they seek to refine their short game. To improve accessibility the 9 hole academy has a full cart path, built to modern golf construction standards. Greens will be constructed to modern USGA Standards and bunkers, fairways, tees and greens will have sub surface drainage. Flood water will be capture in the two newly created lakes to aid in water supply for irrigation and to prevent discharge into the river ALT.

To accommodate the new location of the clubhouse, Holes 1 and 18 have been re aligned to cross the river Alt. Minor maintenance works are scheduled for the main course, tees, greens, bunkers and fairways have all been reconstructed and out of play shaping has been created to improve drainage, safety and overall aesthetics.

4.3.1 IMPORTED MATERIAL

To create the undulations suitable for the creation of a 9 hole academy and to address the safety concerns of the main golf course it is proposed to import 350,00 cum or clean soils utilising the CLAIRE DOWCOP protocol. All import will be subject to the clear principles of an MMP and will be clean inert soils. The protocol is strictly controlled by the Environment Agency. Following a successful planning approval a formal notification will be sent to the Environment Agency and the Local Planning Authority indicating the clients intent to proceed with the DOWCOP protocol.

4.3.2 DRAINAGE

The existing golf course has large areas of saturated ground, these reduce the usability of the entire golf course during winter periods. Saturated areas of turf grass often die leaving 'muddy' depressions, spots typically get worse year on year if not addressed. The proposal is to remove isolated low spots or "bird baths" and encourage surface water to shed to rough areas, subsurface drainage will also serve to alleviate saturated areas. The proposal is to install subsurface drainage to all tees, greens and appropriate fairway locations. Water storage will be achieved by two detention ponds. These a vital asset for the storage of drainage water to prevent discharge into the river ALT and they substantially reduce the golf courses reliance on potable water.

4.3.3 AESTHETICS

The original golf course is not shaped into the landscape. Elements such as tees and greens are placed upon the original topography, this is often referred to as the 'push up style', these landforms are incongruous. The new golf course shaping seeks to integrate the design of the golf sympathetically into the environment.

4.3.4 CONSTRUCTION DETAILS

Greens and tees will be constructed to the USGA Greens specification. The USGA greens spec is the most widely used golf construction specification in the world, it reduces irrigation use and improves the quality of turf grass.

Land drainage in general will be installed along with irrigation to ensure excess water is dissipated correctly and that turf grass is watered at a consistent and sustainable way.

Proposed grading will shed water but not exceed 1:4 slopes so that they remain accessible to as many people as is reasonable, it will continue to be shed water rapidly and remain accessible for maintenance.

The existing topsoil and subsoil on-site will be stripped and stored in bunds in a designated stockpile area(s) at the site, ready for replacement over the imported soil. No existing topsoil or subsoil will be removed from the site. The operator will compact the existing underlying clay in all improvement/ construction areas to provide a stable platform for placement of the imported soils. On completion of the placement of the imported soil and the existing subsoil the prepared surface will be ripped as required to a suitable depth prior to the replacement of the recovered topsoil, ready for cultivation followed by seeding planting and after care. Following the initial build-up of the new landforms, the final layer of the profile will consist of uncontaminated subsoil covered with a minimum depth of topsoil as required for the particular end use.

Turf grass will be grown in 250mm of good quality topsoil. Shrubs and trees will be installed in line with landscape industry best practice

4.3.5 DURATION OF OPERATIONS

The importation of recovered inert soils for each part of construction shall be completed within one season, provided weather conditions are favourable.

The main golf course will remain open during the construction operations. The construction will break down into 4 clear phases of construction.

4.3.6 VEHICLE ACCESS

All vehicle access will be via Valey Road A506 as per G935 300 Haulage Plan.

4.3.7 IMPORTATION METHODOLOGY

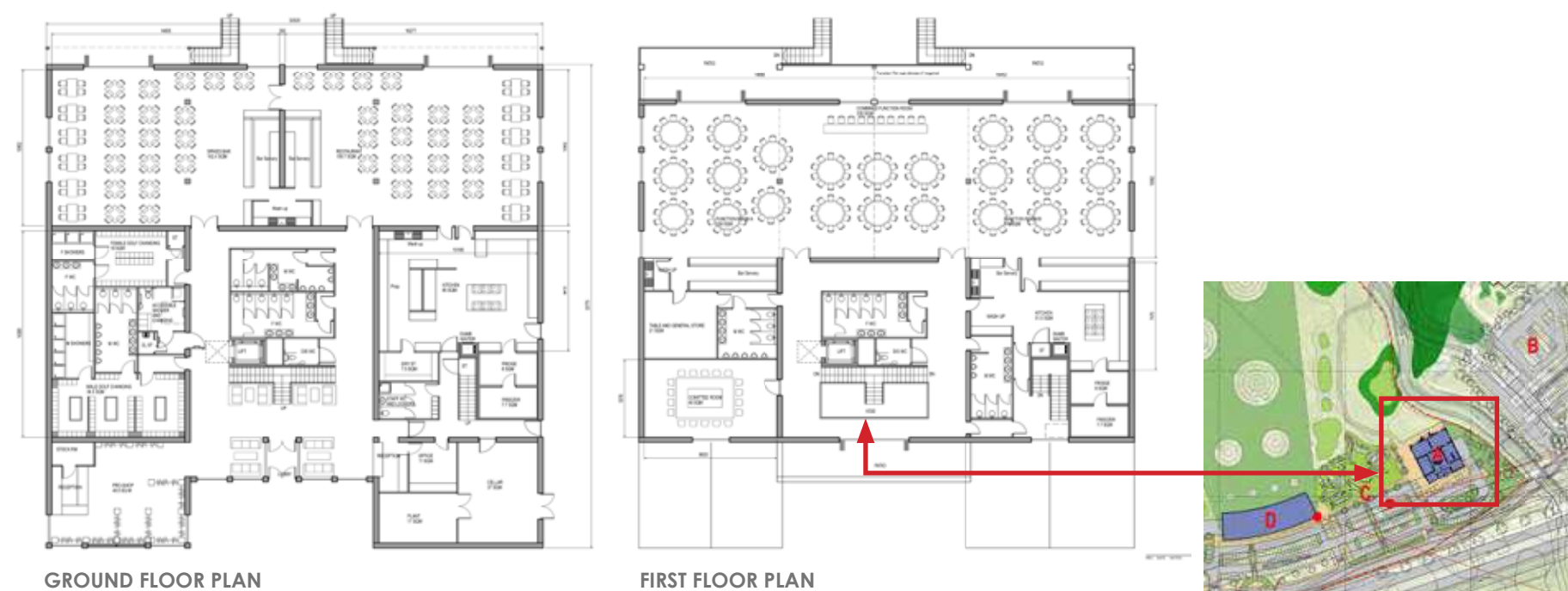
Importation of recovered inert soils shall be brought to the site by a licensed earthworks contractor using tipper Lorries. The material shall be spread in accordance with the heights shown on the submitted grading plan by tracked excavators, so that levels can be built up in lifts. All top soils on site (stripped) will be used for final restoration.

4.3.8 SITE FACILITIES

A porta-cabin type site office and welfare facility will be available to workers in the existing greenkeepers compound, a port-loo type facility will be available next to the area of work.

4.3.9 SITE SAFETY

During the operations all necessary steps will be taken to ensure that the public using the golf course are fully aware of the operations and safe from vehicle movements. This will take the form of protective fencing around the works and appropriately located warning signs to the public and lorry drivers. Speed restrictions and speed reducing ramps for Lorries will be introduced at crossing points and on the access drive where Lorries and cars will be using the same section of road.



4.3 GOLF CLUB HOUSE AND FUNCTION ROOMS

Early plans and sketch up models figs 26 & 278 illustrate the plan and elevational forms of the Club house have evolved during the design process.

From an H-type rectilinear type plan to a more free form semi-octagonal plan, from responding more to the natural topography and landforms created by the bend is the River Alt providing views across the adventure Golf course (for parental security) visibility of Tee 1 and Green 15, across the River Alt to Tee 18 and nestled into the rivers form but outside the 8m Environmental agency restriction zone.

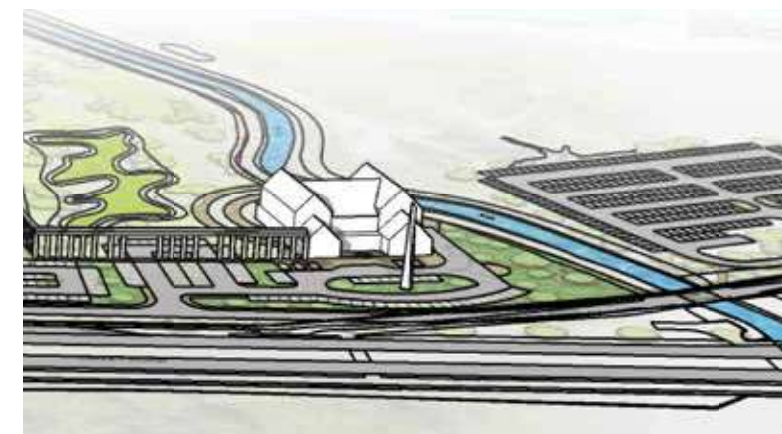


Figure 26. Design evolution- floor plans & Sketch up model - H-type shape

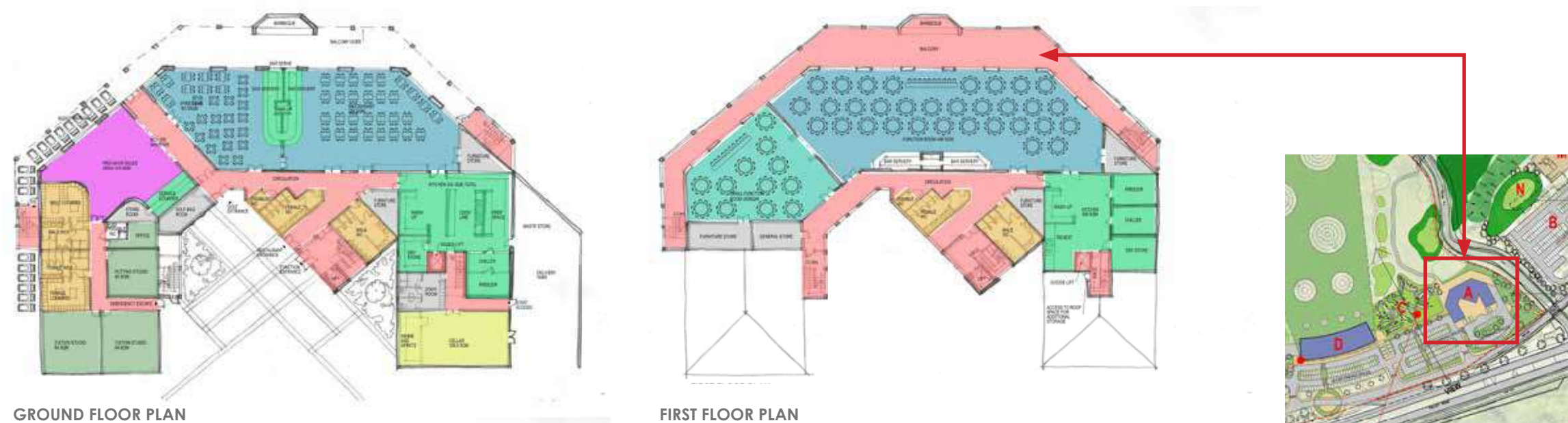
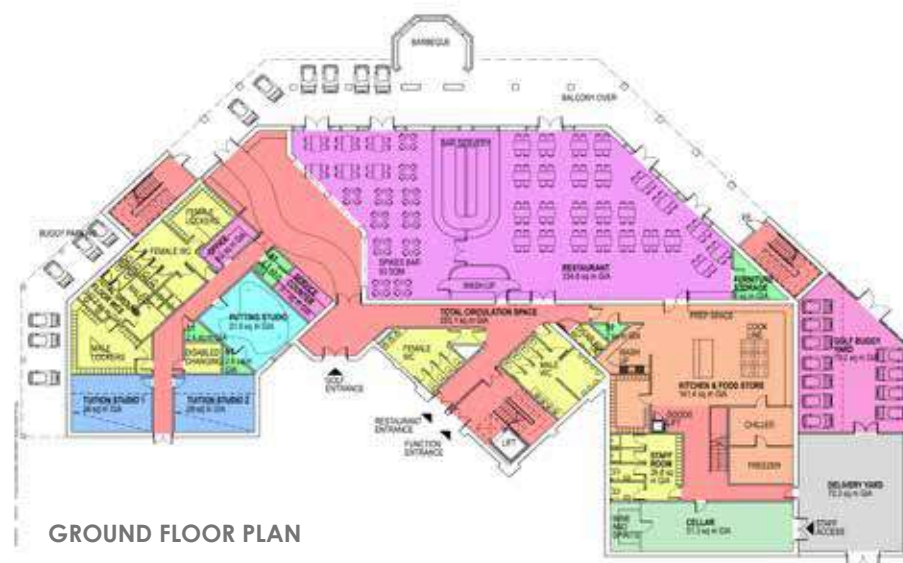


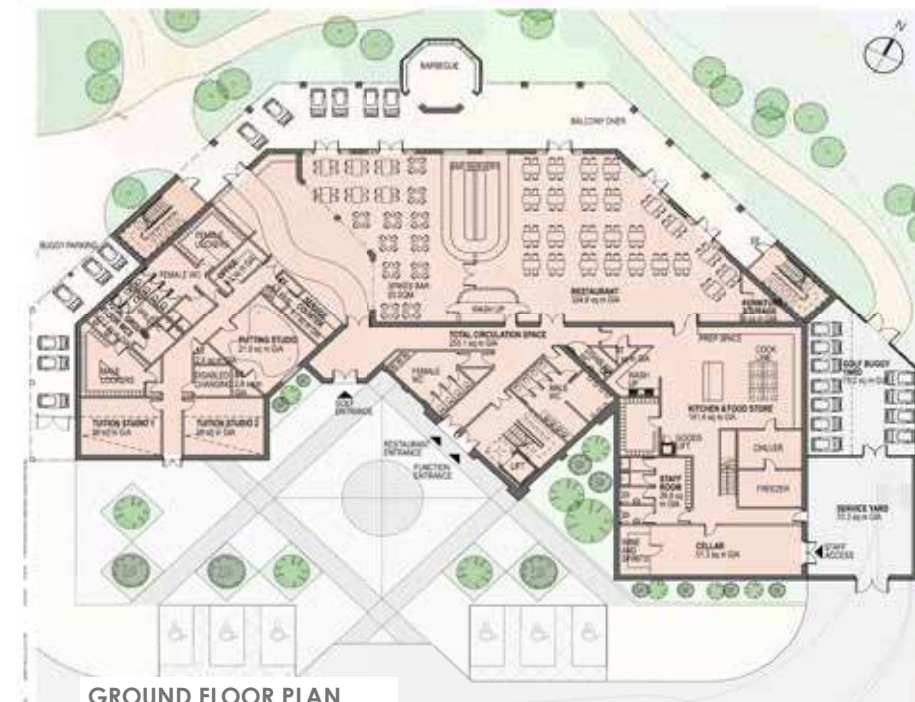
Figure 27. Design evolution- floor plans - semi-octagonal shape



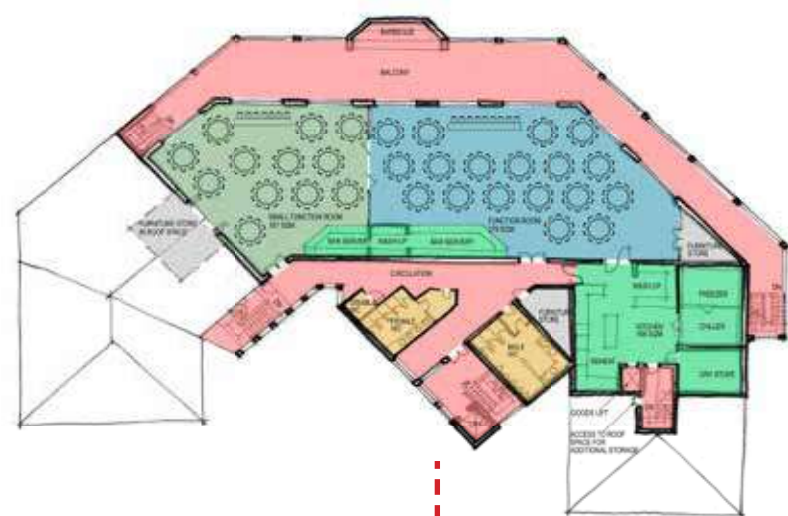
GROUND FLOOR PLAN



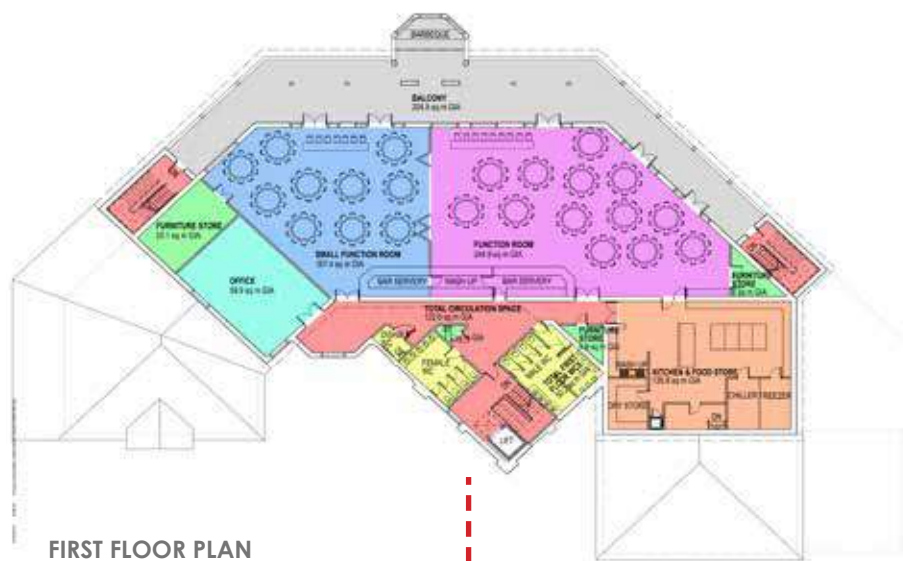
GROUND FLOOR PLAN



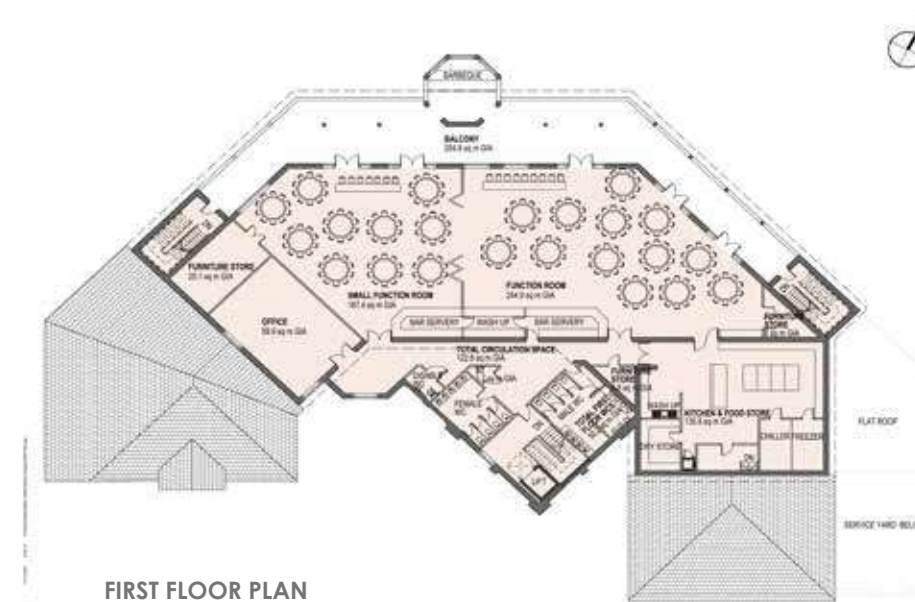
GROUND FLOOR PLAN



FIRST FLOOR PLAN

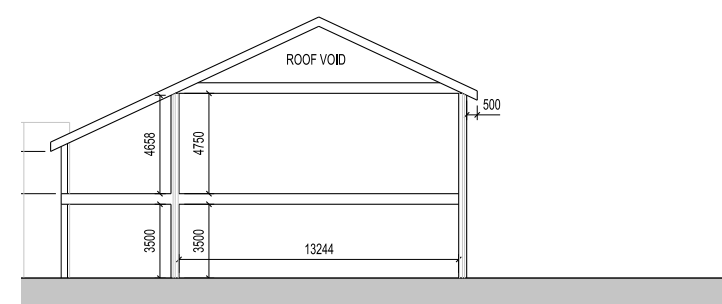


FIRST FLOOR PLAN

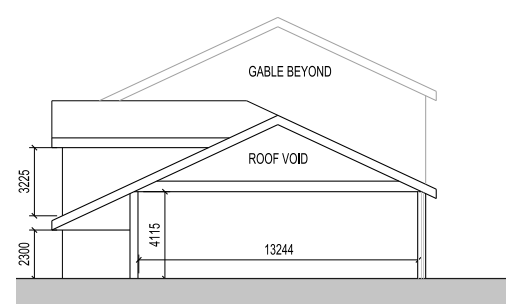


FIRST FLOOR PLAN

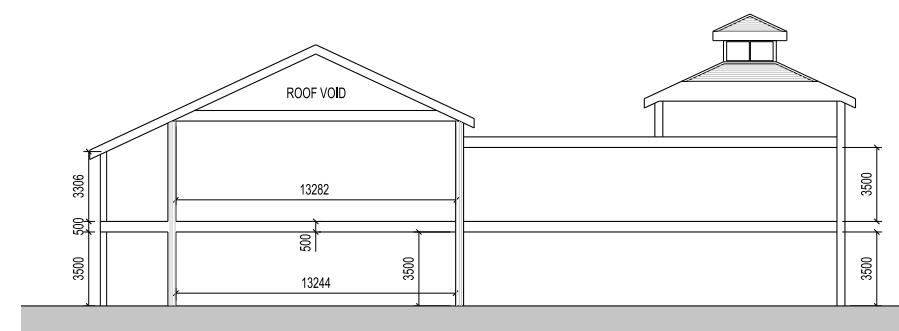
Figure 28. Design evolution- Golf club floor plans



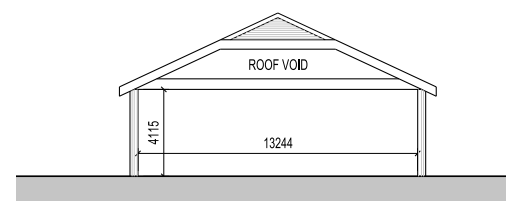
SECTION A



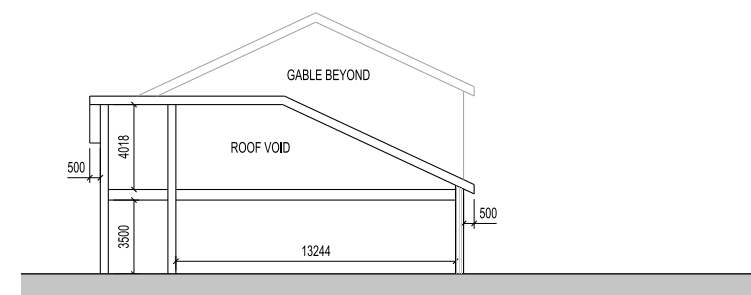
SECTION D



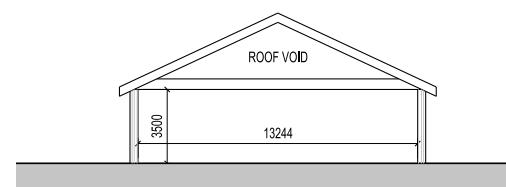
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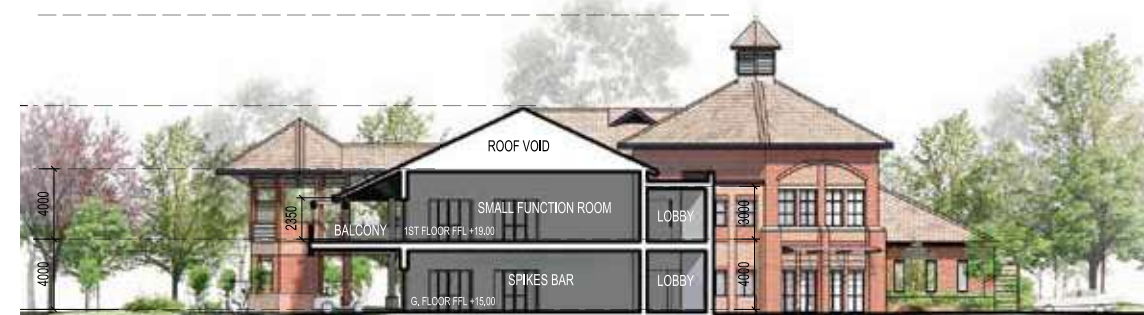
SECTION E



SECTION C



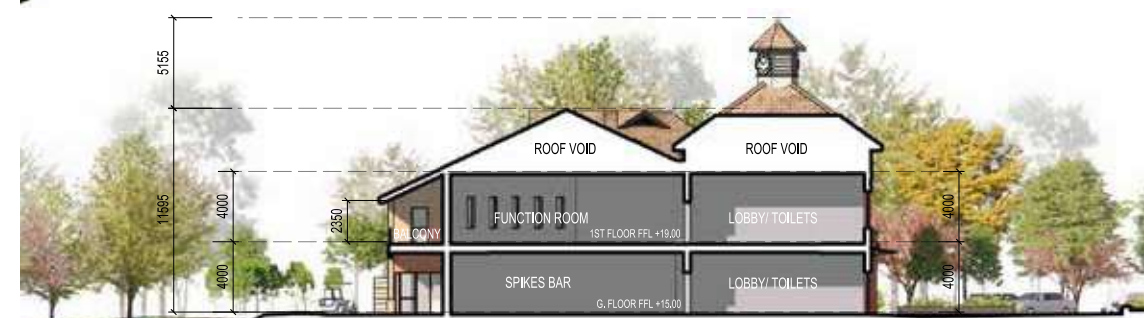
SECTION F



SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

Figure 29. Golf club section evolution



Figure 30. Design evolution- Perspective view



Figure 31. Design evolution- Perspective view

The elevations are traditional in nature evolving from simple black and white 3D models.

Sketch plans, sections and elevations were prepared for both the Golf club house and driving range. See figs 30-34.



Figure 32. Design evolution- Front elevation



Figure 33. Design evolution- Front elevation



Front Elevation

FRONT ELEVATION



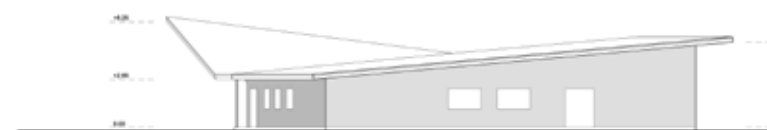
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

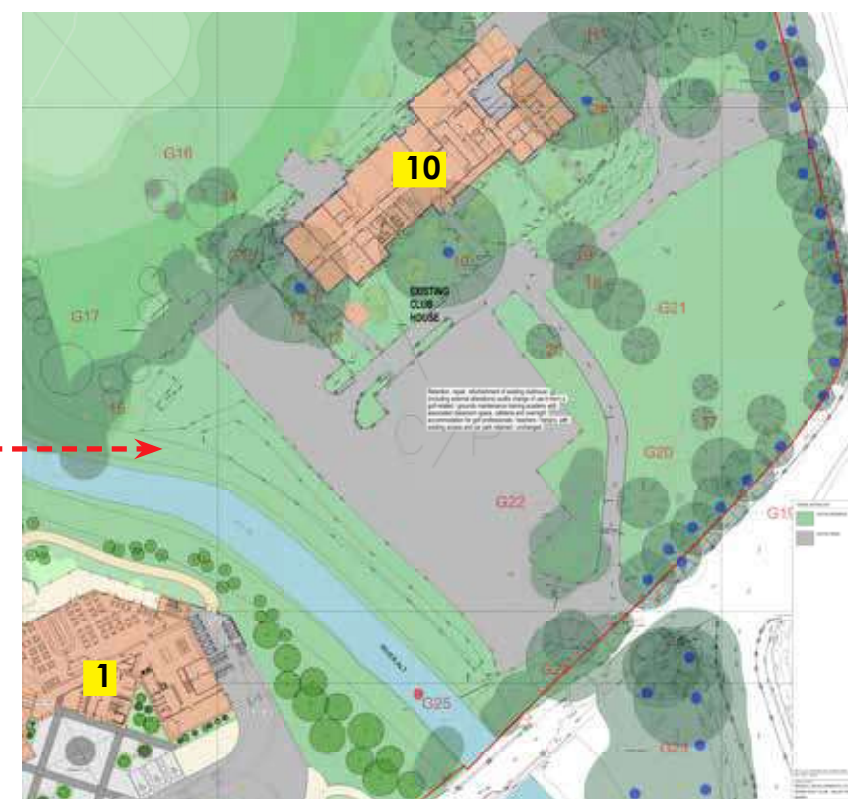


SIDE ELEVATION

Figure 34. Driving range elevations and plan



The planning proposal submitted removes the indoor sports facility and nursing home and retains, extends and converts the existing Golf club house Golf academy tuition accommodation in addition to the external sports facilities, namely Bowling, Tennis and 5-a-side Soccer together with landscaping and car parking which is located to the left of the main vehicular entrance and the Golf facilities to the right, namely the Driving Range Adventure Golf, Golf club house and function rooms together with car parking and landscaping and as mentioned previously the Golf academy converted from the existing Golf club house to the East of the River Alt.



KEY :

1. New golf club house
2. Parking
3. Adventure golf
4. Top golf
5. Football pitches
6. Tennis courts
7. Bowling green
8. Par 3 academy golf course
9. Fishing lake (also for course irrigation)
10. Golf training academy

Figure 35. Planning proposal masterplan



Early masterplan layouts illustrated an internal and external longitudinal 5-a-side Soccer pitches, alongside Tennis and a Bowling green together with a Driving Range, Adventure Golf course, new club house, Par 3 academy Golf course, fishing lake and extended car parking on the existing car parking and Golf club house site.

The main course had been reconfigured to ensure Tee 1 and green 18 landed adjacent to the new club house as the start to finish off the main 18-hole course.

The scale of the proposal was considered too impactful upon the openness of the Greenbelt and officers suggested the indoor football pitches should be reconfigured to provide views into the Greenbelt from Valley Road to preserve the "openness".

The site layout was revised for the second pre-application constraining the sports building into a square plan multi-function space allowing views across the new 9-hole Par 3 academy Golf course over the outdoor Tennis and 5-a-side football pitches and across the Adventure Golf course between the Driving Range and new club house.

In addition feedback from highways officers introduced a new principle access point and an "in-only" vehicle access (adjacent to the new sports centre) to provide safer vehicular access onto Valley Road. The existing maintenance compound was retained and a new short game area created, although the location of both was not ideal.

Figure 36. Second pre-application site layout



GROUND FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2



GROUND FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

4.4 DRIVING RANGE

The initial scheme created a 20 bay driving range with 8 group teaching rooms and two left handed bays. A reception area, pro shop, café, function space, toilets/changing, classroom and back of house facilities were also created.

As the concept evolved it was determined to offer a group teaching facility to all driving range bays and increasing the number of driving range bays to 40 by evolving to a two tier structure. The same support spaces were allocated to the ground floor and classroom was enlarged as the teaching/learning element of the business plan evolved. The building is then clad in an exterior skin to give it a dynamic appearance, the cladding is further enhanced with a text based graphic manifestations to the atrium windows.

A driving range building is open to the front by its very nature. Golfers enter through the main foyer which connects to the viewing area and the corridors. The viewing area is a glazed area where golfers can get refreshments from the dispensers and watch the activity on the outfield while they wait or take a break.

The corridors are safely partitioned from the driving range bays to allow a golfer to safely carry a golf bag. Toilets are provided for male, female and those with accessibility needs. A room for the storage of the golf ball collection buggy and the 'golf ball' hopper is also accommodated. Driving range bays are set out in line with PGADC safety guidelines. Emergency exits are further accommodated at the ends of each corridor. The carpet to the public areas is all weather golf spike carpet, linoleum is used in the toilets and brushed concrete for the ball washing area.

Figure 37. Driving range design evolution



Figure 38. Adventure Golf Masterplan

4.5 Adventure Golf

As part of the new facilities a unique adventure golf (mini golf) area is to be created which will encourage younger patrons of all ages and abilities to play the sport.

This facility allows people of all ages and skill levels to 'have a go' at golf. The adventure golf does not require you to buy any special equipment and for many it is their first experience of golf or even outdoor sport. As with the driving range, the adventure golf provides an all-weather environment that is considerably more accessible than a traditional golf course.

The Adventure Golf holes are constructed on a concrete base with AstroTurf surface. The Adventure golf area is heavily planted with ornamental planting and is surrounded by a 1.2m black steel bow top fence. The adventure golf area has a continuous path finished in engineering brick and brushed concrete for maximum accessibility.

The bow top fence is an extension of the existing fence abutting the entrance road.



Figure 39. MASTERPLAN

Figure 46. Maintenance compound plans

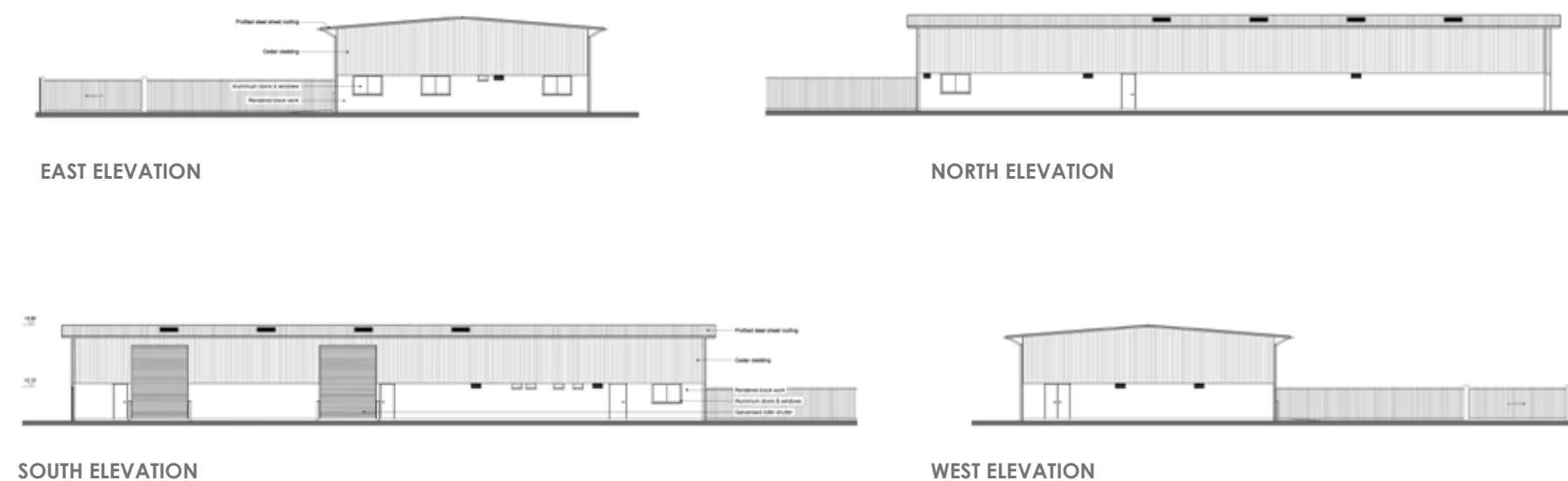


Figure 40. Maintenance Building elevations

4.6 MAINTENANCE FACILITIES

The current maintenance facilities are solely operated from a variety of dilapidated shipping containers, these are not fit for purpose, they damage machinery, pollute and represent a risk to health and safety for operators.

The proposed main maintenance building will be a portal steel frame building. The interior of the building will house a single storey concrete block welfare unit (mess room, changing rooms, wash-rooms, office). The main building will be suitable for use as a workshop and machine storage facility. Further storage is provided by 3 auxiliary shipping containers for long term storage items such as signage, irrigation and drainage pipe.

Petrol/Oil/Diesel tanks and an air compressor are located next to a wash-down pad which has a hydrocarbon filter attached to the drainage outfall.

The main yard will be finished as a fit for purposed concrete apron capable of safely supporting 8 ton vehicles. The maintenance compound will be secured by 2.4m high steel palisade triple point security fencing with automatic vehicular gates.



Figure 41. Proposed Site layout

As noted earlier the location of the maintenance building and compound has evolved from the existing location illustrated on pre-application site layout 09A to the proposed location at the junction of the new Par 3 9-hole academy course and the improved 18-hole Golf course. This location is the most efficient place for the maintenance staff and vehicles to service both Golf courses whilst being concealed from the wider public realm at the centre of the course.



Figure 42. Site layout 09A



KEY :
 1. New golf club house
 2. Parking
 3. Adventure golf
 4. Top golf
 5. Football pitches
 6. Tennis courts
 7. Bowling green
 8. Par 3 academy golf course
 9. Irrigation lake (also for course irrigation)

4.7 CAR PARKING

4.7.1 In section 4.1 we have illustrated the evolution of the Golf club and sports facilities including the car parking layouts. In each iteration we have tried to break up the scale of the required car parking proposals into Separate sections to minimise their impact.

In the final iterations submitted each car parking area is located and serving the relevant section of the proposal, i.e. outdoor sport, driving range, adventure golf, golf club house and function rooms. These are served by 2 access points, one is only adjacent to the tennis and 5-a-side football and a main improved light-controlled junction in front of the driving range.

Each car parking area incorporating its own dedicated disabled car, bicycle and motorcycle spaces with each area broken up by existing and proposed landscape zones.

4.7.2 The existing pedestrian access points have been retained and enhanced in addition to the new pedestrian access points alongside the new vehicular access.

4.7.3 The improvements and alterations to Valley Road are detailed by Prime Transport Ltd including the detail of the bus stop.

Figure 43. Proposed site layout

4.8.1 SITE CONTROL AND RECORD KEEPING

All material will be approved prior to import and only material suitable for the construction of the mounds and reservoir will be used. All Duty of Care regulations will be observed and appropriate Transfer Notes completed showing the origin and content of all material. Site control during the landscape works will be undertaken by an experienced land fill contractor, all vehicles delivering fill to the site shall report to him. Each load shall be inspected visually before the requisite ticket is issued. Records shall be kept of all loads deposited at the site. Records for the current working day will be retained by the site supervisor. Records will be available for inspection by officers of the appropriate regulatory authority as necessary. A site tracking system will be in place, only material from approved sites to the approved specification will be accepted under the terms of the Material Management Plan.

4.8.2 SITE MANNING AND PLANT

An experienced landfill contractor will be present at all times when the site is open to accept imported soils. A variety of plant may be needed during the course of operations, although it is unlikely that all of the plant will be required at the same time. It is proposed that a tracked bulldozer \ excavator suitable for grading of inert soils will remain on site for the duration of the tipping operations. At other times a dumper truck and a 360 degree excavator will be required and these shall be brought in or hired as appropriate. The existing site entrance and access will be kept free of soils resulting from the movement of vehicles on the site. This will be achieved with a wheel cleaning spinner at the site entrance and road sweepers when required. A representative from the landfill contractors will be available for public liaisons should any issues arise during the works.

4.8.3 PESTS AND LITTER

The inert nature of the material intended for the golf course will ensure that potential nuisance from pests and vermin will not arise.

4.8.4 OPERATING HOURS

The operating hours for the remodelling will be: -7.30 am- 5.30pm Mondays to Fridays and 8.30 am-13.00pm on Saturdays.

4.8.5 QUALITY OF IMPORTED MATERIAL

All material will be naturally occurring soils, from approved sources. The material will be assessed for suitability prior to import and approved for the end use, in line with DOWCOP guidelines. The material will be classed as A1 fill.

4.8.6 OPERATIONAL PROCEDURES

Operational procedures can be summarised as follows:

- The site will be equipped with appropriate wheel cleaning equipment along with the provision of a road sweeper as required to prevent the build-up of mud on the site roads and the adjacent highway.

- Barriers/gates/fencing/bounds etc. will be installed as necessary to prevent unauthorised access to the site during the construction phase. Appropriate site and highway signage will be erected and maintained in order to improve safety during the works.

- A tracked bull dozer or equivalent will be utilised to compact relevant materials delivered to the site in order to ensure that the landform is stable and will not suffer from excessive settlement on completion of the works.

- During construction works the operator will install and maintain surface water control features e.g. earth mounds, ditches, swales and settlement ponds etc. In order to prevent the accumulation or the uncontrolled runoff of surface water. The works will also be phased in order to limit the areas exposed to rainfall.

- In accordance with good practice no specified works will be undertaken within close proximity of any controlled surface watercourse.

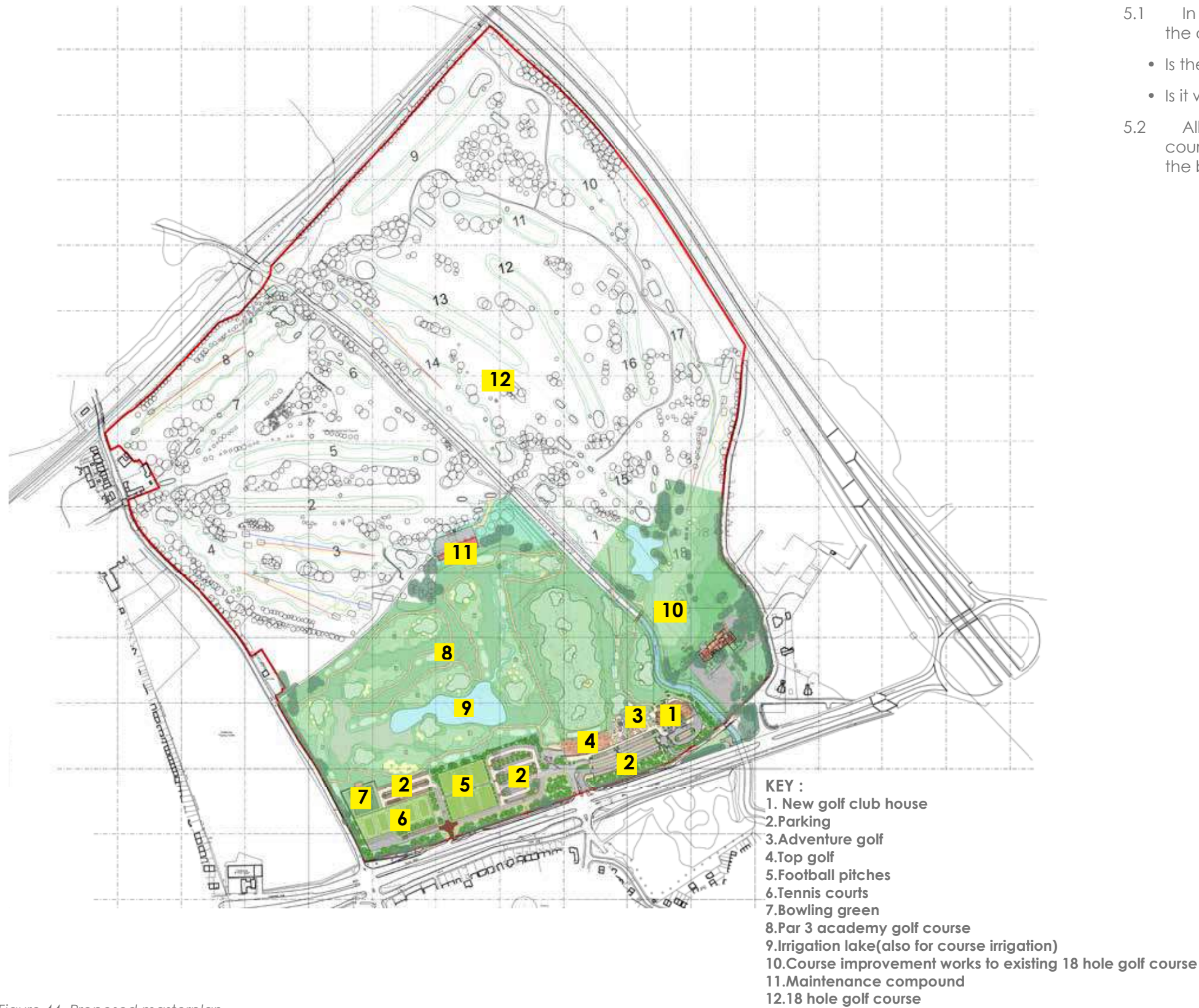
- In accordance with good practice no specified works will be undertaken within close proximity of any mature tree canopies or any internal hedgerows to be retained. Such sensitive areas will be protected with appropriate fencing etc. in accordance with relevant standards e.g. BS5837:1991. Appropriate measures will also be agreed and implemented to protect any identified wildlife in accordance with the Wildlife and Countryside Acts and relevant local authority policies.

- A mobile water bowser will be available on-site and will be used to suppress dust arisings from any operations during the works, but particularly during periods of dry weather. All vehicles delivering soils or hard-core to the site for use in the works will be full sheeted to the prevent spillage and wind-blown dust.

- The regular washing of vehicles and dampening of surfaces and materials in dry conditions will ensure that dust does not have any significant impact beyond the application site boundaries.

- Noise from the operations will not exceed industry standard limits at any noise sensitive receptors.

05 USE



- 5.1 In the CABE guidance on D & A Statements, it requires the applicant to assess the surrounding area i.e.
- Is the proposal acceptable from the amenity perspective?
 - Is it when inappropriate when compared to its surroundings?
- 5.2 All facilities proposed are compatible with the existing golf course use and ancillary to its use, to enhance the facility for the benefit of all and ensure the future viability of the centre.

Figure 44. Proposed masterplan

06 AMOUNT



Figure 45. Golf club sections

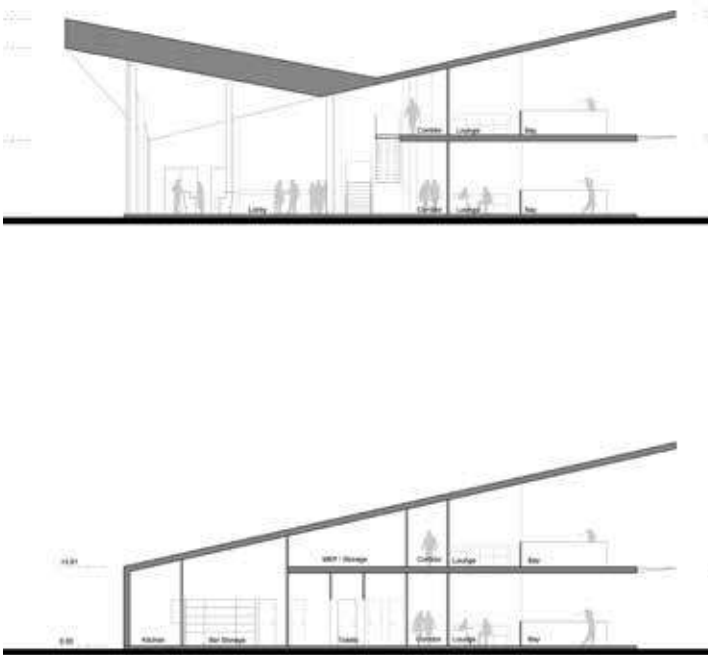


Figure 46. Driving range sections

- 6.1 CABE's guidance requires the designer/applicant to consider the amount of proposed development related to the site and the impact upon the surrounding areas.
- 6.2 The application proposed 5 elements of new build floor space, namely:
- a)Proposed Golf Club house and function room
 - b)Proposed Golf Driving Range Building
 - c)Proposed Golf Academy (involving refurbishment, extension, and change of use of existing clubhouse)
 - d)Proposed Bowling Green Pavilion
 - e)Groundkeeper Maintenance Compound
- 6.3 Table (figure 47) notes the areas of floor spaces proposed.

PROPOSED FLOOR AREA

USE	FLOOR	GIA SQ.M	TOTAL GIA	GEA SQ.M	TOTAL GEA
GOLF CLUB HOUSE AND FUNCTION ROOM	GROUND FLOOR	1093	1,909 sq.m	1739	2727 sq.m
	FIRST FLOOR	815.8		988	
DRIVING RANGE	GROUND FLOOR	1740	2,728 sq.m	1832	2852 sq.m
	FIRST FLOOR	988		1020	
BOWLING GREEN PAVILION	GROUND FLOOR	53.61	54 sq.m	60.59	61 sq.m
GOLF ACADEMY	EXISTING G.FLOOR	652.20	652 sq.m	676,32	676 sq.m
	PROPOSED G.FLOOR	981.14	981 sq.m	1039,64	1040 sq.m
GROUND MAINTENANCE COMPOUND	GROUND FLOOR	579.4	797 sq.m	606.4	835 sq.m
	FIRST FLOOR	217.1		228.3	

Figure 47. Table of proposed floor areas



6.4 The existing Golf course is an important recreational function for the area. The submitted proposal seeks to build upon the modest Golf course layout improvements, by increasing the recreational facilities on offer at the site.

Whilst it is accepted that the nature of some of these additional facilities would involve a form of Golf etc. significant emphasis is given to ensure each building responds to the existing site and the Landscape design has been crafted to minimise any potential intrusion into the Greenbelt.

6.5 The car parking layout has been designed to be largely concealed from the wider public realm following pre-application planning advice. Each car parking area relates to each use of the facilities broken down into smaller elements and concealed from the wider landscape. The amount of car parking has been determined in conjunction with the Highways consultants to ensure the facility is fit for purpose and to avoid impact on the wider neighbourhood ensuring all parking is accommodated in the appropriate area.

Figure 48. Masterplan design evolution

07 LAYOUT



Figure 49. Golf club site plan

7.1 LAYOUT

CABES guidance requires the designer to ensure

- a) that all spaces have a purpose
- b) will public spaces be practical, safe, overlooked and inclusive

7.2 GOLF CLUB HOUSE

7.2.1 The club house layout is constrained by the following items:

1) Location to overlook T1 & G18 for visual security.

2) Adjacent to Valley Road to ensure the new development does not intrude significantly into the Greenbelt but is visible from the public realm.

3) Separate entrances for the pro-shop, restaurant, and function room so each element can operate without the impact upon the other.

4) Location adjacent to the bend in the River Alt providing a semi octagonal space providing views across the adventure golf (for parental security) across T1 & G18 and across the Alt to Tee 8 in 3 separate directions.

5) The pro-shop provides a link from front to back allowing golfers to pay and collect their buggy and move to Tee 1 and is also adjacent the electronic golfing bays, changing rooms and spikes bar. The restaurant and function rooms are located to utilise the existing back of house service areas adjacent to the delivery yard.

7.3 DRIVING RANGE

The initial scheme created a 20 bay driving range with 8 group teaching rooms and two left handed bays. A reception area, pro shop, café, function space, toilets/changing, classroom and back of house facilities were also created.

As the concept evolved it was determined to offer a group teaching facility to all driving range bays and increasing the number of driving range bays to 40 by evolving to a two tier structure. The same support spaces were allocated to the ground floor and classroom was enlarged as the teaching/learning element of the business plan evolved. The building is then clad in an exterior skin to give it a dynamic appearance, the cladding is further enhanced with a text based graphic manifestations to the atrium windows.

A driving range building is open to the front by its very nature. Golfers enter through the main foyer which connects to the viewing area and the corridors. The viewing area is a glazed area where golfers can get refreshments from the dispensers and watch the activity on the outfield while they wait or take a break.

The corridors are safely partitioned from the driving range bays to allow a golfer to safely carry a golf bag. Toilets are provided for male, female and those with accessibility needs. A room for the storage of the golf ball collection buggy and the 'golf ball' hopper is also accommodated. Driving range bays are set out in line with PGADC safety guidelines. Emergency exits are further accommodated at the ends of each corridor. The carpet to the public areas is all weather golf spike carpet, linoleum is used in the toilets and brushed concrete for the ball washing area.

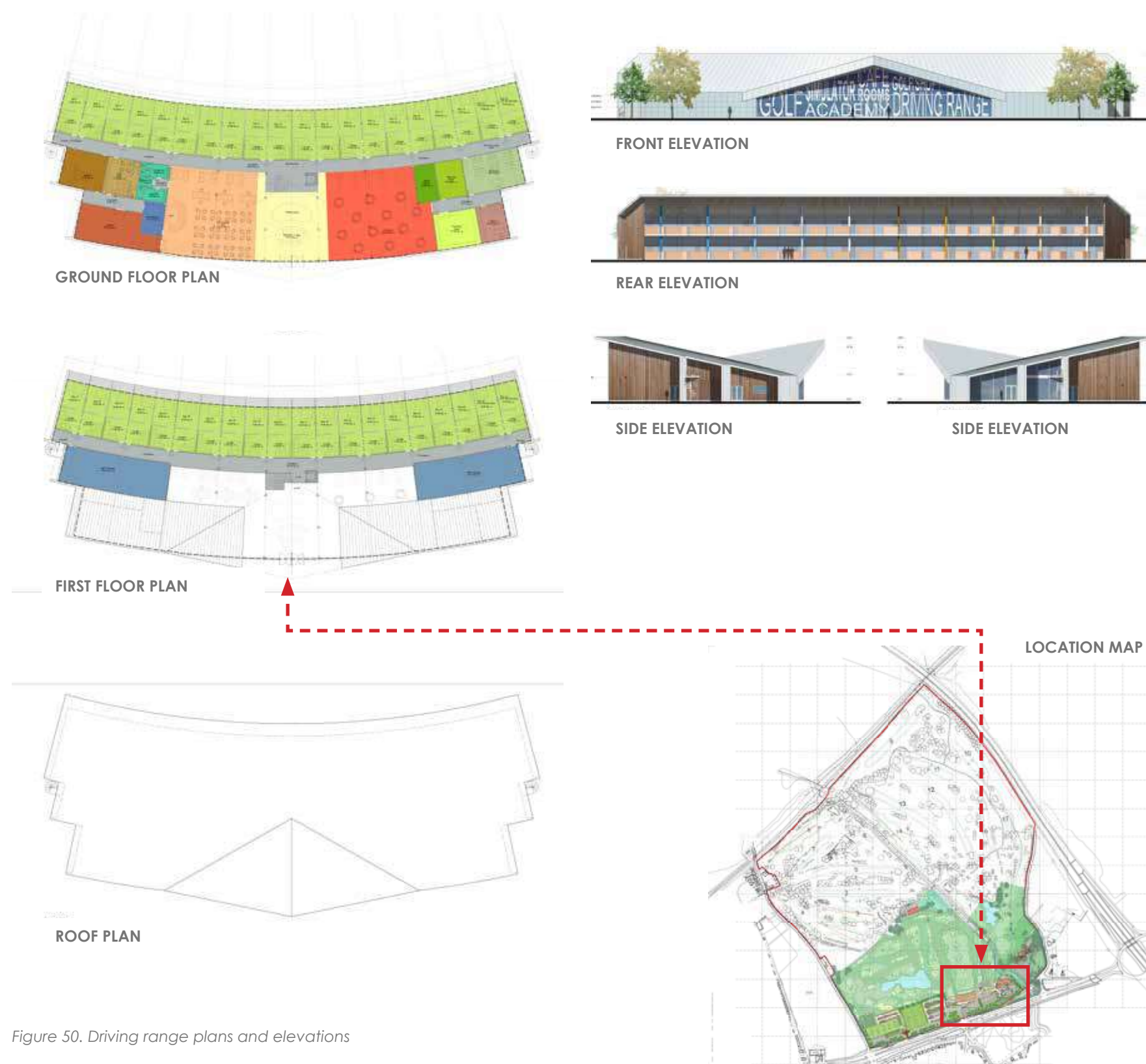
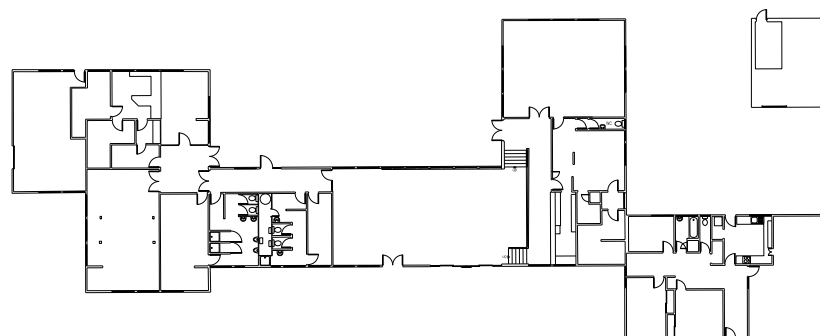


Figure 50. Driving range plans and elevations



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

7.4 GOLF CLUB ACADEMY

As part of the new facilities a unique adventure golf (mini golf) area is to be created which will encourage younger patrons of all ages and abilities to play the sport.

The proposal only seeks to provide single storey 'infill' extension with maximum 30% additional volume.

of golf or even outdoor sport. As with the driving range, the adventure golf provides an all-weather environment that is considerably more accessible than a traditional golf course.

The Adventure Golf holes are constructed on a concrete base with AstroTurf surface. The Adventure golf area is heavily planted with ornamental planting and is surrounded by a 1.2m black steel bow top fence. The adventure golf area has a continuous path finished in engineering brick and brushed concrete for maximum accessibility.

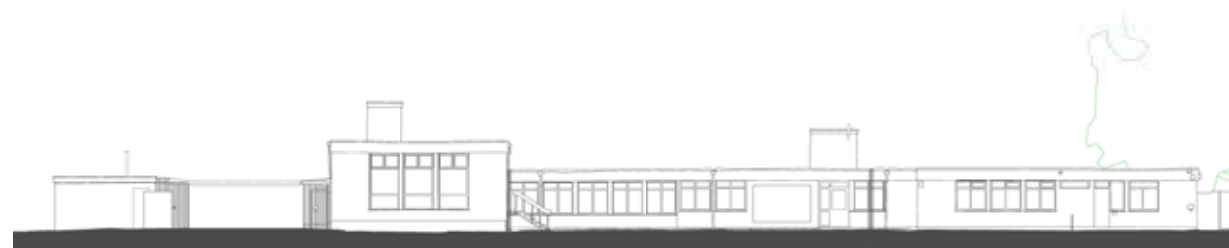
The adventure golf course use low features so as not to impact on the openness of the green belt.



FRONT ELEVATION



FRONT ELEVATION



REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2



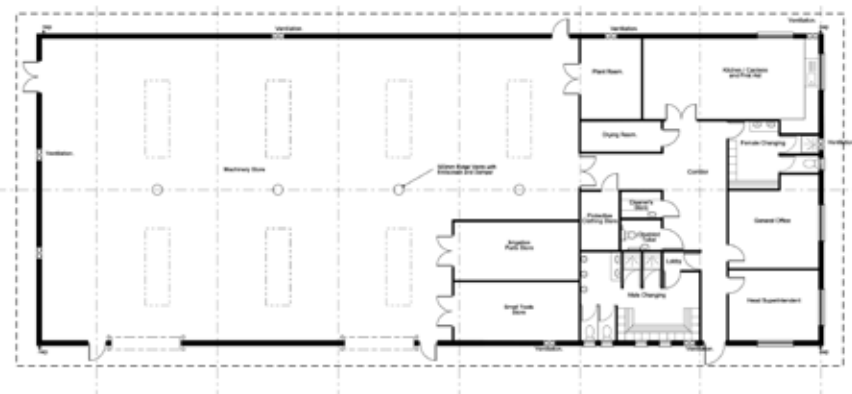
SIDE ELEVATION 1



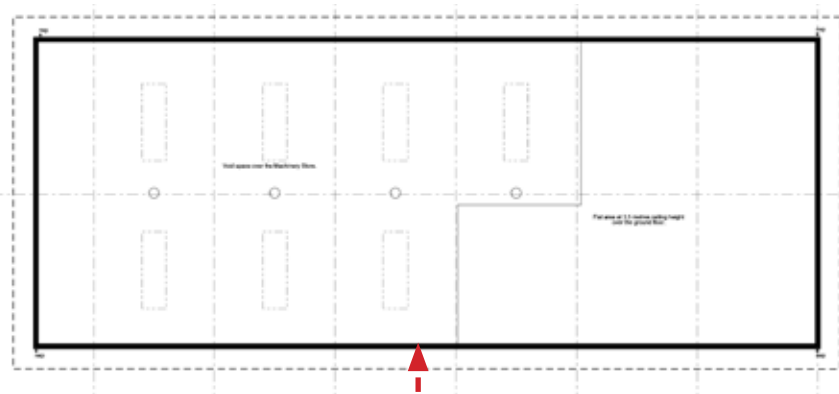
SIDE ELEVATION 2

Figure 51. Existing and proposed plans and elevations - Golf club academy

MAINTENANCE BUILDING AND COMPOUND



GROUND FLOOR PLAN



FIRST FLOOR PLAN



EAST ELEVATION



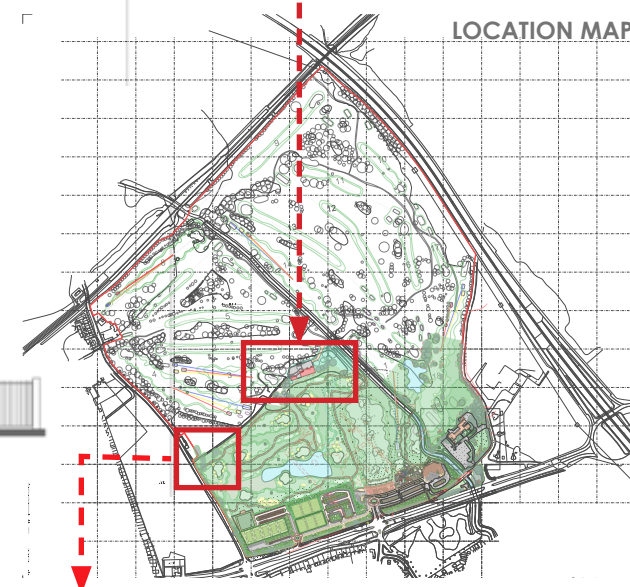
NORTH ELEVATION



SOUTH ELEVATION

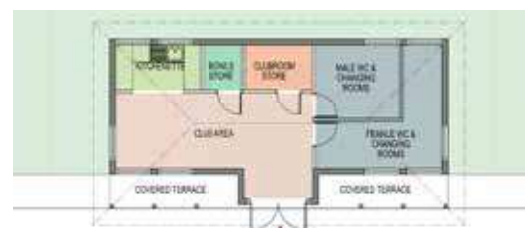


WEST ELEVATION



LOCATION MAP

BOWLING GREEN PAVILION



GROUND FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



SIDE 1 ELEVATION

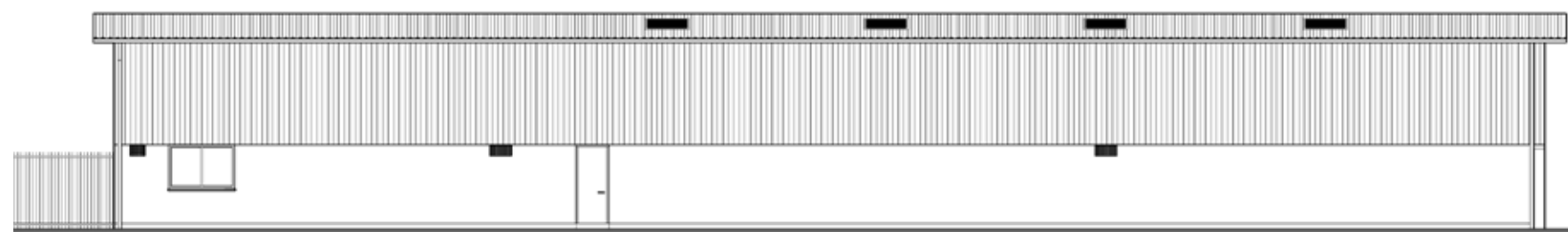


SIDE 2 ELEVATION

Figure 52. Maintenance compound and Bowling green plans and elevations



DRIVING RANGE - FRONT ELEVATION



MAINTENANCE COMPOUND - FRONT ELEVATION



GOLF ACADEMY - FRONT ELEVATION

8.3 DRIVING RANGE

- 8.3.1 The driving range is a two tier structure with 40 driving range bays, reception area, pro shop, café, function space, toilets/changing, classroom and back of house facilities. The buildings exterior cladding skin gives a dynamic appearance, which is further enhanced with a text based graphic manifestations to the atrium windows.

8.4 MAINTENANCE COMPOUND

- 8.4.1 In Modest by some standards the central maintenance building has a GEA of 140sqm. Most of the space is an open workshop. This area is just big enough for some modest tool storage as well as an area to work on two separate vehicles. The welfare unit comprises a very small office sufficient for a filing cabinet, desk and chair. The staff room has space for a small table with 4 chairs and a small kitchenette. A modest store cupboard is also provided. There is space for a kettle/microwave/fridge/sink/toaster. The toilet and wash-room are sufficient for one person to use at a time and is sized to be accessible.

8.5 THE MAINTENANCE AREA

- 8.5.1 The maintenance area comprises the central maintenance building, 6 shipping containers, a concrete apron, a wash-down pad, oil/diesel bowser and an air compressor.
- 8.5.2 The shipping containers by their nature do not require foundations, they are for the storage of equipment and spare parts for drainage/irrigation golf course furniture. The wash-down pad has a hydrocarbon filter to prevent pollution. Oil and diesel are kept in certified tanks whilst the air compressor is set behind a protective block wall. The entire compound is protected by steel palisade triple pointed fencing with two sets of double gates for access.

8.6 GOLF ACADEMY

The scale of the academy has been kept small and single storey appropriate to a 30% increase in volume for 'infill' development in the Green Belt.

8.6 BOWLING GREEN PAVILION

Bowling green Pavilion comprises a club area, bowls store, clubroom store, wc, changing rooms and a small kitchenette.

Figure 54. Driving range, maintenance compound and golf academy
Front elevation

09 APPEARANCE



Figure 55. Golf club elevations and view

9.1 APPEARANCE

CABE guidance asks:
'Is the development visually relate to its surroundings?
Will it look attractive?

9.2 GOLF CLUB HOUSE

9.2.1 The scale of the club house has been determined by the accommodation required to ensure a fit for purpose facility as noted in part 8.2.1. The height of the structure is determined by the required floor to ceiling heights plus the pitch of the timber truss rafter roof to accommodate the mechanical ventilation plan required to serve the restaurant, Spikes bar and function rooms.

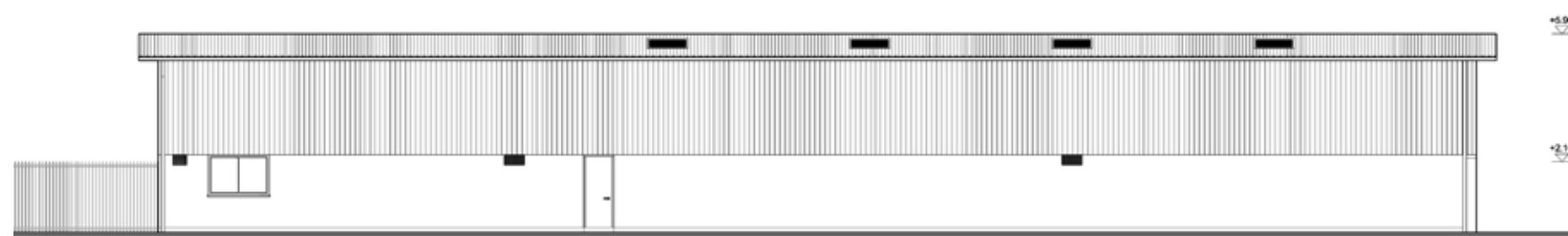
9.2.2 The golf club is a traditional brick and tile finish with the minimum height for sheltered roof accommodation over the rear balcony looking out in 3 directions across the adventure golf, T1 & G18 & the River Alt.

9.2.3 To reduce the visual scale and different coloured red brick is to be used to break up the elevations and a feature clock visible from the front elevation as a feature from Valley Road and across the golf course from the North.





DRIVING RANGE-FRONT ELEVATION



MAINTENANCE COMPOUND-FRONT ELEVATION



GOLF ACADEMY-FRONT ELEVATION



DRIVING RANGE AND GOLF CLUB STREET VIEW

9.3 DRIVING RANGE

9.3.1 In appearance both wings of the driving range have the elevation of a single storey building because there is no roof. Clad in cedar with a natural slate roof, the visual impact of the elevation of the driving range is very low and in keeping with a rural building. The entrance for the ball collector buggy is afforded by a black roller shutter. The building itself is below the tree line.

9.4 MAINTENANCE COMPOUND

The maintenance building is a portal frame structure clad with cedar cladding. The roof is proposed as dark green profiled metal sheeting. As a single-storey structure the maintenance building sits within the trees that surround it.

9.5 GOLF ACADEMY

As noted previously the limited single storey infill proposal to the existing golf club to form the new academy are limited in scale and the elevational treatment matches the existing structure.

9.6 BOWLING GREEN PAVILION

Bowling green pavilion is a single storey building with very little visual impact.

Figure 56. Driving range, maintenance compound, golf academy and golf club views

10 LANDSCAPE



10.1 LANDSCAPE

The existing site comprises the existing 1-18 Holes of Kirkby Valley Golf Course and a vacant disused open space which abuts the main golf course, the A506 and Aintree Lane. The project area is split by the river Alt. The river Alt is thought to be too shallow to be navigable by river craft and has no pedestrian access. Woodland Priority Habitat Network (England) list 'High Spatial Priority' along Moor Lane and Valley Road up to Field Lane, but 'Lower Spatial Priority' to the specific study site. National Historic Landscape Characterisation list the study as: Dominant Broad Type: RECREATION and Dominant Type: SPORTS. Knowsley Council Local Plan Policies Map list the site as Green Belt and Urban Green Space. Despite the fact the site is very large it is not directly abutted by residences. Due to the large volume of perimeter trees on the site it is extremely well screened and affords very few views into it from the surrounding environs.

The south-western part of the development area comprises three fields of unmanaged rough grassland with scattered trees, tall ruderal vegetation, wet grassland and hedgerows along the field boundaries. The northern and eastern areas of the wider golf course are dominated by amenity grassland with stands of scattered trees, plantation woodland and occasional rough grassland, scrub, ponds and ditches. A railway corridor borders the north of the wider golf course.

The hardscape areas comprise of resin bound gravel, permeable paving, flagstone paving, artificial sports surface, tarmac and concrete surfaces. These are predominantly amenity surfaces which are hard wearing, low maintenance and fit for purpose.

The proposed academy will comprise of amenity sports turf with belts of natural grassland, wildflower belts, woodland, aquatic planting, carpark ornamental planting and structural tree planting to the perimeter of the site.

Figure 57. Golf Course masterplan

10.2 SITE ECOLOGY

In terms of ecology there are no statutory designated sites within 2km of the proposed development, but 11 Local Wildlife Sites (including the River Alt running between the two development parcels) are present.

Existing habitats are retained and protected where possible and compensation is provided for the loss of poor semi-improved grassland, scattered trees, scrub and hedgerows. Overall, there will be a net gain of 0.63ha new woodland planting, 550 trees, 0.84km supplementary hedgerow planting and 0.97ha standing water (two lakes). A further 5.86ha out of play areas in the wider golf course will be allowed to grow and be managed as rough grassland and scrub and managed to encourage species diversity.

In general the application site comprises of broadleaved plantation woodland, scattered trees, scrub, species-poor semi-improved grassland (unmanaged) and hedgerows. The majority of the waterbodies within the site are seasonal. The invasive plant species Japanese knotweed, Himalayan balsam, cotoneaster, and Japanese rose are present within the development area. The development area contains habitat suitable to support bats, otter, badger, water vole, breeding birds and amphibians.

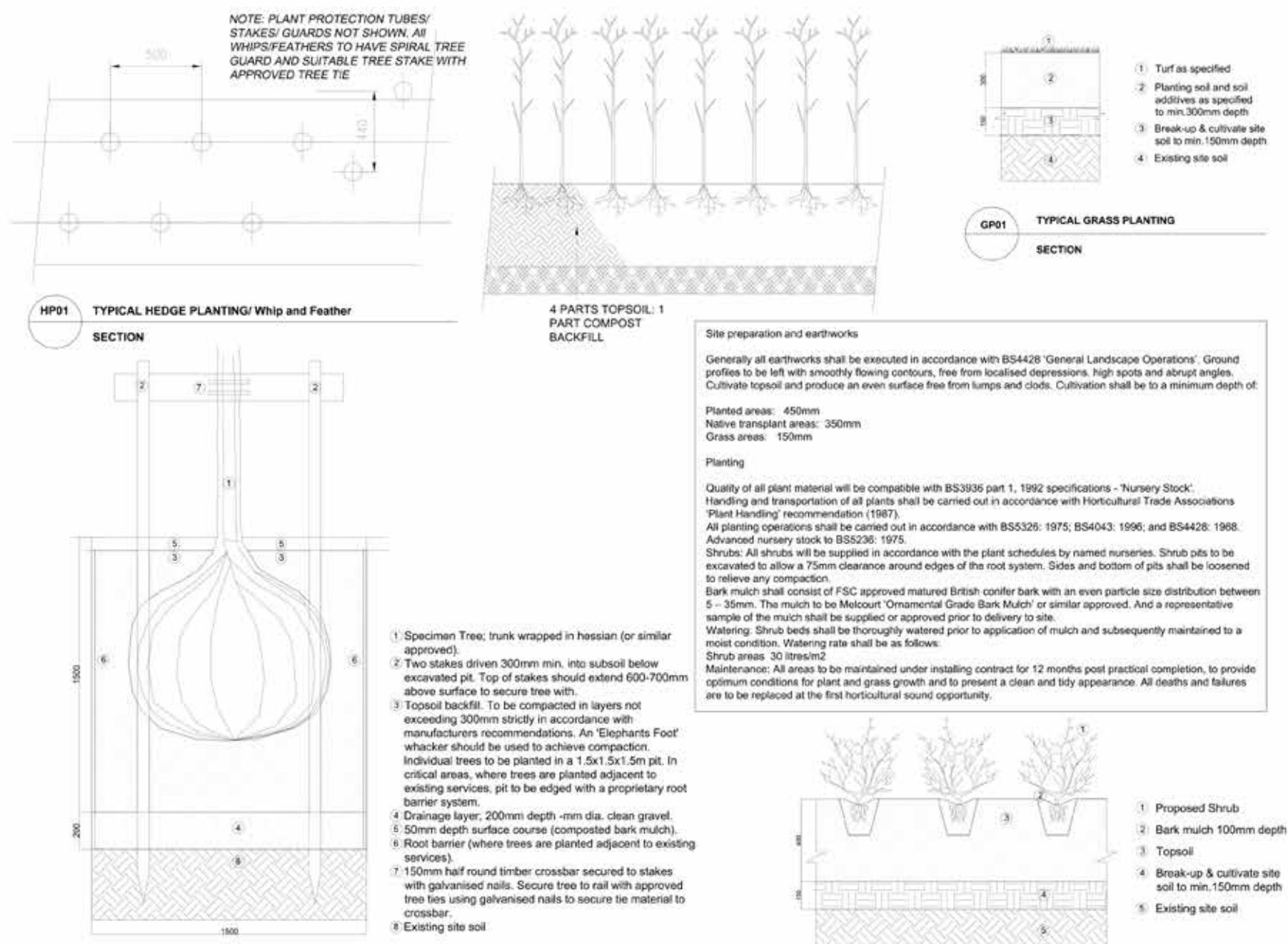


Figure 58. Planting notes and details

11 ACCESS

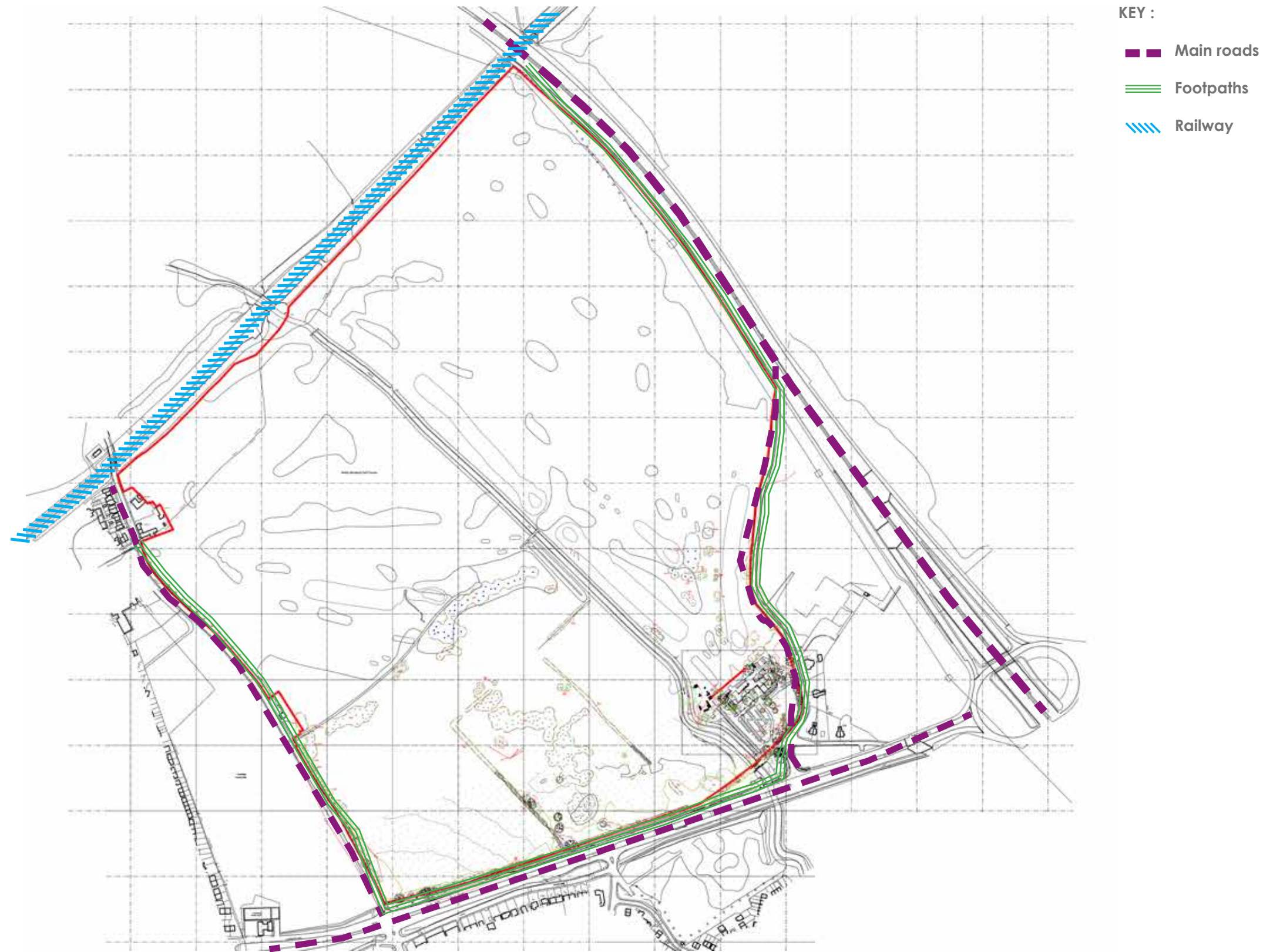
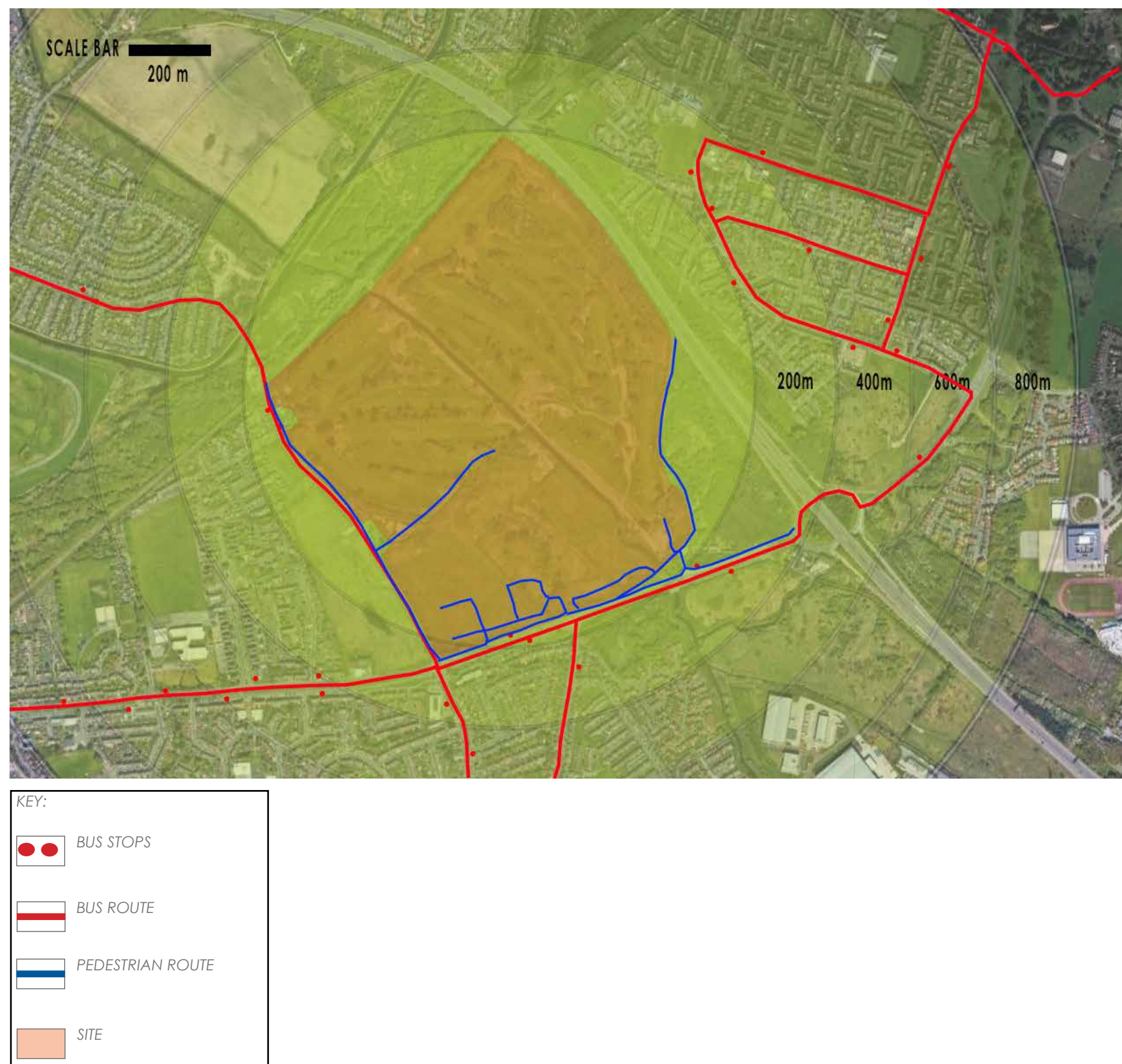


Figure 59. Roads and footpaths to the site.



11. ACCESS

11.1 Kirkby Golf Club is primarily a drive to destination. A bus stop is located to the front of the site with an existing access point retained for the golf academy on the site of the existing club house and 2 new pedestrian and vehicular access points together with the existing pedestrian access points retained and enhanced all highlighted on access plan beside. Each facility has their own dedicated car parking areas linked by 2m wide pedestrian walkways with drop kerbs where necessary and each has its own dedicated disabled car parking areas.

Figure 60. Public transport access plan

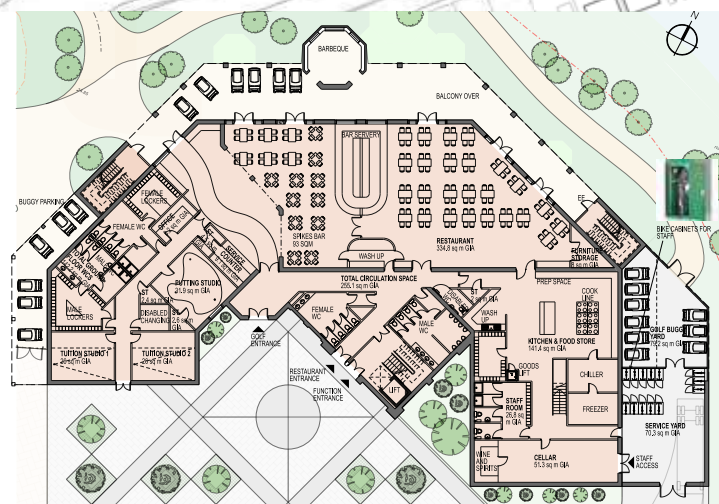


11.2 GOLF CLUB HOUSE

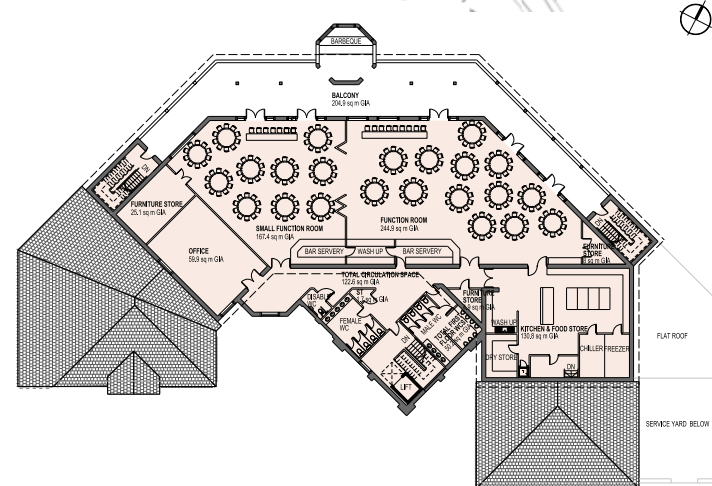
11.2.1 The facility will have a level entrance together with ambulant and disabled wc and changing facilities together with an 8-person (disabled plus 1) lift and ambulant accessible stair to the first floor with its own disabled wc facilities for the function spaces.

The pedestrian access is designed to be level under AD.Pt.M of the Building Regulations.

- The entrance will have a level or gently sloping access
- There will be an accessible w.c and disabled w.c on the entrance level
- Switches and socket outlets for lighting and other equipment in habitable rooms will be located within a 450mm and 1200mm zone from finished floor level
- Each door will be sized appropriate to the corridor it is accessed from, as per AD .Pt.M
- The refuse area is accessible from the ground level containing both residual and recycling bins
- Bedroom on upper levels will have accessible level showers



GROUND FLOOR



FIRST FLOOR

Figure 61. Proposed masterplan and golf club plans

12 PHASING



- 12.1 We envisage a two-phase delivery strategy. Our starting point and first principle is to create an international quality public golf destination focused on our Total Golf vision. The initial phase of development will therefore include:
- The delivery of a new 9-hole Academy golf course
 - The two-tier state-of-the-art driving range
 - Golf Pavilion, golf shop café/ restaurant and function space
 - Adventure golf course
 - Redesign and enhancement of the 18-hole Championship Course
 - Provision of parking facilities for phase 1 elements
- 12.2 The second phase will focus on the provision of the new and ancillary sporting facilities at Kirkby Valley to complete the vision for an integrated family sporting and leisure destination

Key:



Figure 62. Phasing masterplan

13 SUMMARY



- 13.02 The application is for a full planning application for:
- A. Golf Club House and Function Room
 - B. Driving Range
 - C. Golf Academy
 - D. Maintenance Facilities
 - E. Golf Course Improvements
 - F. Adventure Golf Course
 - G. Outdoor Sports Facilities
 - H. Car Parking
 - I. Landscaping
- 13.03 All the above alterations are ancillary and compatible with the existing golf course use and surrounding areas.
- 13.04 The amount of development is described in detail and is considered the minimum amount of essential facilities to ensure longevity of the golf course, when many often are closing down. A detailed viability statement has been prepared to support the amount of development required.
- 13.05 The layout has been carefully considered to respect and enhance the existing free belts and RPA'S as well as the listed building and sites heritage.
- 13.06 The scale of the golf club and driving range has been designed to be as small as possible to ensure it presents the minimum impact upon the Green Belt.
- 13.07 The appearance of all elements in 12.01(a-g) have been reviewed by heritage consultants and planning officers and are considered good design. The materials are good quality and the detailing carefully considered in association with the impact upon the listed structures.
- 13.08 The surrounding landscape has been assessed by arboriculturists, ecologists and heritage consultants and the hard and soft landscaping designed to respect and enhance the setting of Kirkby Valley Golf club.
- 13.09 All the new facilities are designed to be accessible by all.
- 13.10 We respectfully conclude that all the development proposed are essential and required to give the facility longevity and are appropriate to the area and of good design quality.

Figure 63. Proposed Estate Plan