

Design and Access Statement

OneDay Ltd, Bowring Park & Golf Course, Roby Road, Huyton,
PR9 9AZ

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We are writing to submit this Design and Access Statement in support of the proposed developments and enhancements to Bowring Park and Golf Course. This document aims to provide a comprehensive overview of the design principles, access considerations, and the overall vision for the project, with special attention to landscape features.

1.0 Introduction:

The project focuses on revitalising Bowring Park and Golf Course, aiming to create a vibrant and inclusive recreational space for the community. The primary objectives are to enhance the overall visitor experience, preserve and celebrate the sites character, and ensure accessibility for all. We believe that this has been done through the addition of a temporary outdoor kitchen and storage facility, a further serving space where orders can be placed and the addition of a covered outdoor seating area, for which we are seeking planning permission.

We are also looking to gain planning permission for additional proposed infrastructure, including a golf reception and shop, as well as the Park House for community activities and groups. These elements will serve as key hubs for visitor interaction and service.

1.1 Site Summary

Bowring Park and Golf Course, situated in Huyton, Knowsley, is a cherished community asset with a rich history. The site spans approximately 88 acres, most of which is home to an 18 hole golf course, the rest is made up of park land and hard standing and includes two main buildings, The Coach House and The Stables Building.

Roby village lies to the north of the park and Roby Station is within walking distance of the park entrance and is part of the City Line which links directly to Liverpool Lime Street in the west and Manchester in the east. There are also bus stops immediately adjacent to the park entrance which runs between Huyton and Liverpool.

The entrance to the Park is a short distance from Junction 5 of the M62 motorway.

2.0 The Site

2.1 Historic Context

With a history spanning 700 years since the embarkment of the Roby Hall Estate in 1338, the site's early character has been somewhat obscured by late 18th-century redevelopment and subsequent alterations in the latter half of the 20th century.

Bowring Park carefully preserves the late 18th-century estate's focus and setting. The built focal point and its formal approach are clearly visible through surviving ancillary buildings, a walled garden, a

terraced lawn, lawns, and a crescent carriage drive to the north. A well-preserved ha-ha distinctly separates this focal point from the parkland to the south.

Despite disruptions caused by the construction of the M62 and the realignment of Roby Road in the 1970s, the early 20th-century history of the park remains evident. Elements like the tree-lined entrance at Nanny Goat Park and the golf course, while significantly altered, represent an early example of a municipal golf course.

Bowring Park's overall significance lies in its demonstration of important historical processes, from its medieval park origins to the post-medieval estate and eventual transformation into a public park. Key surviving components include the English Landscape design to the south, the northern lawn and woodland area, the northern sandstone-walled boundary with entrance points off Roby Road, the former Crescent carriage drive with its 20th-century tree-lined avenue, views to and from the house, the Terrace Lawn and Ha-Ha, the Walled Garden featuring a brick wall with a sandstone coping, the former rear southern pond transformed into the sunken garden known as the Dell, the medieval boundary lane along the eastern boundary called Carr Lane, and the tree-lined boundary lane along the southern boundary.

Despite the demolition of Roby Hall in the 1950s, a substantial amount of built heritage still exists, providing valuable insights into the site's history and evolution.

The only surviving structures associated with Roby Hall are the stable (now serving as the Golf Club building) and the coach house (now serving as a bistro). Positioned a short distance apart near the park's entrance, these buildings originally flanked the main house and are constructed with red brick, consistent with the architectural style of Roby Hall.

The stable building, dating back to 1761, is a two-story structure with greater architectural refinement compared to the single-story coach house. Functioning as the west wing of Roby Hall, it would have mirrored a similar building forming the east wing for a symmetrical layout. The east wing, originally concealing the coach house, explains its more utilitarian appearance.

The coach house was once part of a larger complex of ancillary buildings constructed over time in response to the increasing socio-economic status of Roby Hall's residents.

Additional structures include:

- Potting Sheds: Lean-to brick structures added in the 1950s against the heated wall, replacing the original building that housed the boiler.
- Walled Garden (heated wall structure): The remaining section of the wall represents a rare example of a heated wall constructed to protect fruit espaliers from frost damage. A lean-to glasshouse against the potting sheds has unfortunately been demolished.
- Sunken Garden (the Dell): A significant ornamental garden feature located between the walled garden and the buildings.

- Ha-Ha: A substantial portion of this feature remains, running westward in front of the building and walled garden.

2.2 Present Day Context

Oneday have been appointed as the Managing Agent of Bowring Park and Golf Course by Knowsley Metropolitan Borough Council. Our innovative approach brings together the best of the public, private and third sectors to secure investment and create economically and socially sustainable solutions, that secure the future of important community assets like Bowring Park.

This approach has enabled the funding required to complete the Park's restoration and investment in new income streams, creating a vibrant and viable asset for all of the community to use.

The restoration initiative encompassed the conversion of an area of derelict land between the two structures into a spacious event space featuring a durable hard-standing surface. Additionally, a comprehensive landscaping strategy was implemented across the northern section of the site, drawing inspiration from the original historic landscape. This plan included a planting scheme for the dell and the establishment of two children's playgrounds. Subsequent to assuming responsibility for the site, we have prioritised its accessibility, safety, and security, ensuring that it remains an inclusive and protected space for the entire community to enjoy.



2.3 Local Wildlife Sites

There is one locally designated non-statutory wildlife site within the park boundary. Bowring Park Golf Course, south of M62 is a Knowsley Local Wildlife Site.

The citation was last revised in July 2003, with the site being designated for possessing “a mix of woodland, grassland, scrub, and ponds providing a diverse range of habitats and species”. A total of

seven habitats were recorded, two of which are listed as being regionally important (North West Biodiversity Audit):

- Woodland: broadleaved, plantation
- Scrub: scattered
- Marsh / marshy grassland (regionally important)
- Poor semi-improved grassland
- Other tall herb and fern: tall ruderal
- Marginal / inundation: marginal
- Standing water (regionally important)

3.0 The Development and Proposed Development Seeking Planning Permission

3.1 Background

3.1.1. The Coach House and Extension Development

Since the Coach House Bistro opened in November 2022, it has received a very positive response from the Knowsley community. Transforming a previously unused building into a versatile establishment, the bistro not only celebrates the historic architecture of the Coach House but also provides a compelling reason for visitors to discover and appreciate the previously overlooked gem that is Bowring Park.

This effort has not only given new life to the historic structure but has also created job opportunities, contributing to the local economy and fostering community development.

Furthermore, the bistro serves as a platform for local talent, offering opportunities for artists to showcase their skills. Regular performances by local artists help enhance the overall experience for visitors and creates a vibrant atmosphere within the Coach House. This blend of heritage appreciation, economic growth, and artistic expression highlights the positive impact the Coach House has had on both Bowring Park and the broader Knowsley community.

Since opening the Coach House, there has been a great community demand for the provision of hot food throughout the day. However, due to spatial constraints within the building, the creation of a sufficient kitchen facility would have been impossible without compromising the building's character, the quality of the food, and the overall customer experience. Consequently, an outdoor catering facility became a necessity.

Initially conceptualised as a short term addition, intended for use during the peak season, the decision to forgo planning permission was based on this original intention. Nevertheless, due to the continuing high demand and community support well beyond the initially projected peak season, the decision was taken to retain the outdoor catering facility in its current location and persist in meeting the needs of the community.

Notably, design features have been incorporated to enhance the facility's permanence and alignment with both the Coach House Building's character and the park's ambiance. This ensures a seamless integration that contributes to the overall aesthetic cohesion of the Coach House and its surroundings.

3.1.2. The Proposed Development of a Park House

Since taking on the role of managing agents of the park, we have observed a steadily increasing demand for space from the community. The park currently accommodates a diverse range of activities, events, and groups, including children's drama clubs, mother and baby fitness classes, baby showers, and birthday celebrations. While the extensive outdoor space is utilised for many of these activities, there is a significant need for additional indoor space to meet certain requirements.

Our proposal is to develop a facility within the woodland area to enhance the park's capacity to host a wider variety of activities, workshops, and events. This initiative aims to address the growing needs of the community and local businesses by providing affordable and flexible indoor space.

There is ample space within the woodland that is currently overgrown and underutilised. By constructing a building in this area, we will not only make efficient use of the space but also enhance the surrounding environment. This development will transform an underused section of the park into a vibrant hub for community activities and events.

3.1.3. The Proposed reception, golf shop and golf buggy storage.

The Golf Buggy storage area, already on site, consists of a 40ft x 8ft steel module with three roller shutter doors. Previously, there were no buggies available, and to compete with surrounding golf courses and provide an excellent experience for customers of all abilities and mobility levels, it was essential to establish proper storage for the buggies.

The current reception location is suboptimal. The building houses multiple users, and the constant flow of golfers passing through can cause disruptions. The route from the parking area to the reception and onto the golf course is not logical, posing difficulties for golfers with their bags and carts. Additionally, the reception staff lacks visibility of the first tee, which is crucial for managing queues and preventing unauthorised access to the course. Introducing the new space will also allow us to expand the golf shop, transforming the current small golf area in the stables building into a visitor area that all guests can enjoy.

Relocating the reception to its proposed new location will also permit the adjustment of the current fence line. This change will open up the park, terrace lawn, and gardens to the entire community, while simultaneously enhancing the protection of the golf course and its revenue.

3.2 Design Intentions - Coach House Extension Development

3.2.1 The facilities consist of:

A kitchen module

A storage and preparation module

A service module to take orders from, with timber extension providing additional storage space

A 10m x 10m stretch tent canopy

The space has been meticulously planned in order to gear towards facilitating the seamless operation of the Coach House, elevating the overall experience for visitors.

Each building module constitutes a core ten modular unit, prefabricated off-site and then has been installed upon timber sleepers, thereby mitigating any adverse impact on the hard standing surface.

The deliberate design ethos centres around temporal adaptability and mobility, allowing for any future adjustments to align with the dynamic needs of the community, site needs, and the overarching Coach House vision.

3.2.2 The Canopy

The focal point of this outdoor space is the 10m x 10m stretch tent canopy, anchored to the Coach House Building at two points, with fixings strategically positioned to bear the tensile forces of the tent, sparing the building from undue strain. Additionally, the tent is secured to the adjoining modular structure and ground-anchored poles. The elasticity of the fabric and movable aluminium poles make it simple to adjust the tent to meet current needs.

Crafted from a tri-layered stretch tent cloth, the exterior has a protective waterproof PVC coating, helping it to be resistant to the elements. Further enhancements include fire-retardant properties in compliance with class M2 standards, UV resistance, and resilience against winds reaching up to 8 Beaufort (85 km/h). With the capacity to endure pulling forces up to 1000 N / 5 cm, this stretch tent embodies a harmonious blend of sophistication and durability, rendering it an ideal choice for sustained, long-term use.

The maintenance of the canopy is fe

3.2.3 Layout, Form and Materials

In overseeing the site's operations, it's apparent that the expansive event space sees sporadic use, and the entire event area would only ever be used during infrequent large-scale events. Recognising this, the location of the additional infrastructure and outdoor seating was selected to make use of some of the vast space. This addition aims to optimise the space throughout the calendar year while also positioning itself as a service hub for events.

The design philosophy behind these enhancements revolves around preserving the site's scenic integrity. The introduction of functional elements does not compromise the visual aesthetics, we have ensured that the vista across the golf course is uninterrupted.

Our objective to optimise space by making it functional and to persevere the landscape encompasses the essence of our approach, making the event space not just a venue for large-scale gatherings but a dynamic, year-round asset seamlessly integrated into its surroundings.

The works have been designed to follow the scale set by the existing building line and structure. The development does not affect the hierarchy of the building or diminish any of the existing architectural features.

3.2.4 Materials Used

Core Ten Steel - Black

Cloth Tent with waterproof PVC coating - Beige

Treated Timber

Careful consideration has been given to the selection of materials used in this project. Instead of replicating those used in the construction of the Coach House building, a deliberate choice was made to opt for materials that harmonise with and highlight the building's character.

The structural integrity of the modular units is created from black core-ten steel, chosen for its robust nature capable of withstanding harsh weather conditions. The deliberate selection of this material goes beyond durability; its black colour resonates with the window and door frames of the original Coach House renovation, establishing a visual coherence.

Our aim was to seamlessly integrate the new structure with the park's environment, and so timber cladding was chosen. This addition not only softens the overall aesthetic but also establishes a visual connection with the park's natural surroundings.

The colour of the canopy ensures that it blends into the surroundings, maintaining a harmonious balance with the broader architectural context.



3.3 Design Intentions - The Proposed Development of a Park House

3.3.1 The facilities consist of:

A 2 storey modular building (size)

External staircase

The space is designed to be highly flexible, eliminating the need for partition walls to accommodate the diverse needs and activities of the community. Emphasising a strong connection to the natural surroundings, the building features large glass windows that offer expansive views of the surrounding trees. Positioned within the natural arch of the tree formation, the building is thoughtfully designed to preserve the existing trees, eliminating the need for any to be cut down.

3.3.2 Layout and Form

The building is strategically situated within the forest area to preserve the unobstructed vistas across the golf course, ensuring that the landscape remains undisturbed. Nestled within the existing arch of the trees, this thoughtful placement helps to seamlessly blend the development into the natural environment, making it less conspicuous and more harmonious with its surroundings. No trees will be cut down or damaged within the development. This strategic positioning not only respects the visual integrity of the golf course but also enhances the overall aesthetic appeal of the site, creating a cohesive and serene environment.

The building's design is intentionally simple, which not only enhances its aesthetic appeal but also its functional flexibility. This simplicity allows the structure to accommodate a wide range of activities and needs within the community. The minimalist design ensures that the building can serve various purposes, from social gatherings and community meetings to recreational activities and events.

With a height of two stories, the building maintains a scale that is in proportion to the surrounding environment, ensuring it does not dominate the landscape but rather complements it. The two-storey design allows for efficient use of space while maintaining a low profile that blends into the forested area. This proportionality is crucial in maintaining the visual harmony of the site, ensuring that the building enhances rather than disrupts the natural setting.

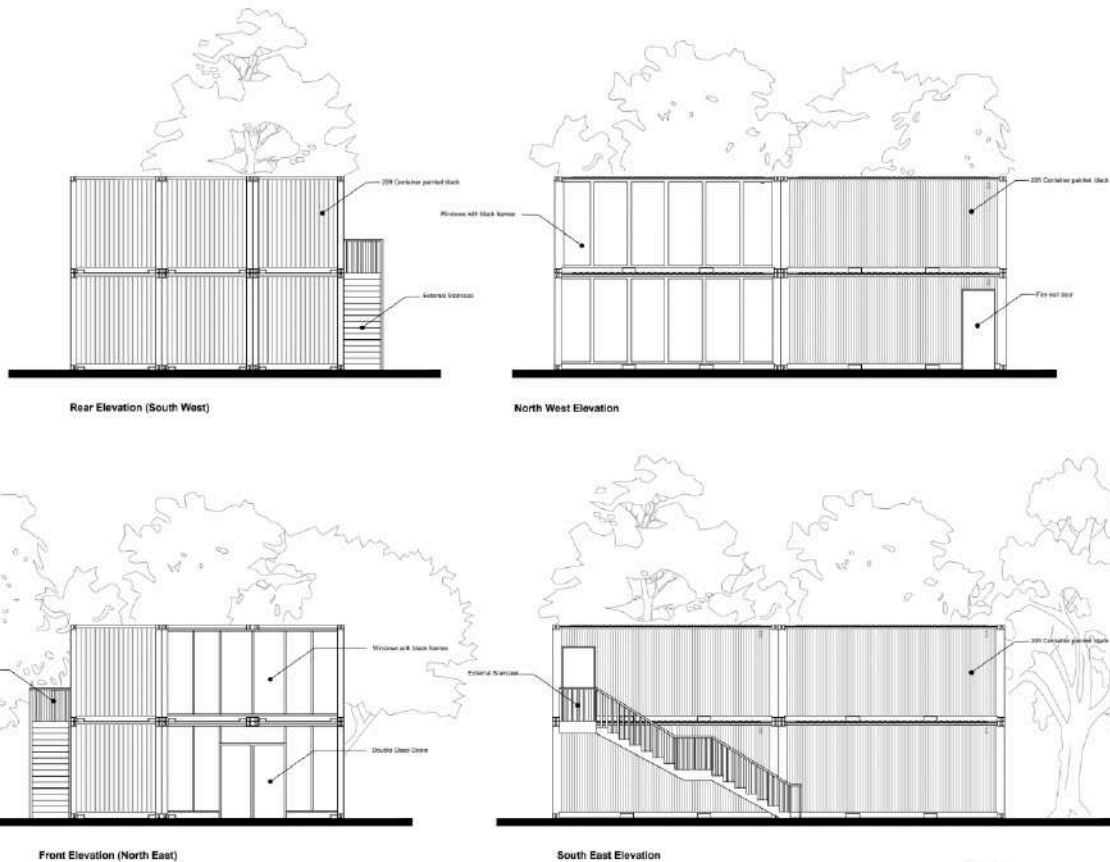
The layout of the building is deliberately straightforward, maximising its adaptability to the varying requirements of the community. The open floor plan and flexible spaces allow the building to evolve over time, meeting the changing needs and activities of those who use it. This flexibility ensures that the space can be easily reconfigured for different functions, from large community events to smaller, more intimate gatherings. The design promotes a sense of openness and inclusivity, making it a welcoming and versatile space for all members of the community.

3.3.3 Materials

Core Ten Steel - Black
Glazing

The choice of materials and the architectural style are carefully selected to complement the natural surroundings, creating a sense of unity between the building and its environment.

The building will be constructed using Cor-Ten steel painted black and glazed windows, materials chosen for their durability and aesthetic harmony with the natural surroundings. The dark hue of the black-painted steel allows the structure to blend seamlessly with the shadows of the forest, minimising visual disruption and creating a subtle, integrated presence among the trees. The glazed windows not only provide ample natural light and stunning views of the surrounding landscape but also reflect the greenery, further enhancing the building's connection to its environment. This design choice ensures that the building complements the forest setting while offering a modern, resilient, and visually appealing structure.



3.4 Design Intentions - The Proposed Development of the Reception, Golf Shop and Buggy Store

3.4.1 The facilities consist of:

40ft x 8ft module - Golf Buggy storage

32ft x 24ft module - Golf Reception, Golf Shop and meeting room

As previously stated, proper storage for the buggies was crucial to enhance accessibility for customers of all abilities. The current reception location is inadequate, causing disruptions due to the flow of golfers and presenting logistical challenges from the parking area to the reception and the course. Additionally, reception staff lack visibility of the first tee, which is essential for managing queues and preventing unauthorised access.

This move will also allow for adjustments to the fence line, opening up the park, terrace lawn, and gardens to the community while simultaneously improving the protection and revenue of the golf course.

3.4.1 Layout and Form

The buggy store, already positioned on site, consists of a 40ft x 8ft steel module. It is situated to allow buggies to be driven directly in and reversed straight out onto the golf course.

The proposed golf reception will be strategically located to ensure it does not disrupt the vista across the golf course. It will be tucked to one side of the terrace lawn, nestled in the shadows of the existing building. This placement allows golfers to visit the new reception and then easily access the first tee via the existing pathway that runs alongside the terrace.

The reception will be a single-storey structure to avoid detracting from the main buildings on the site. Given that the terrace lawn is on a lower level, both the golf reception and the buggy store will appear smaller and less intrusive in the landscape.

The layout of the reception building is intentionally straightforward, featuring an open-plan reception and shop area, a separate staff room with a kitchenette, and an ADA-compliant WC. This simple design ensures functionality and ease of use for both staff and visitors.

3.3.3 Materials

Core Ten Steel - Black

Timber cladding

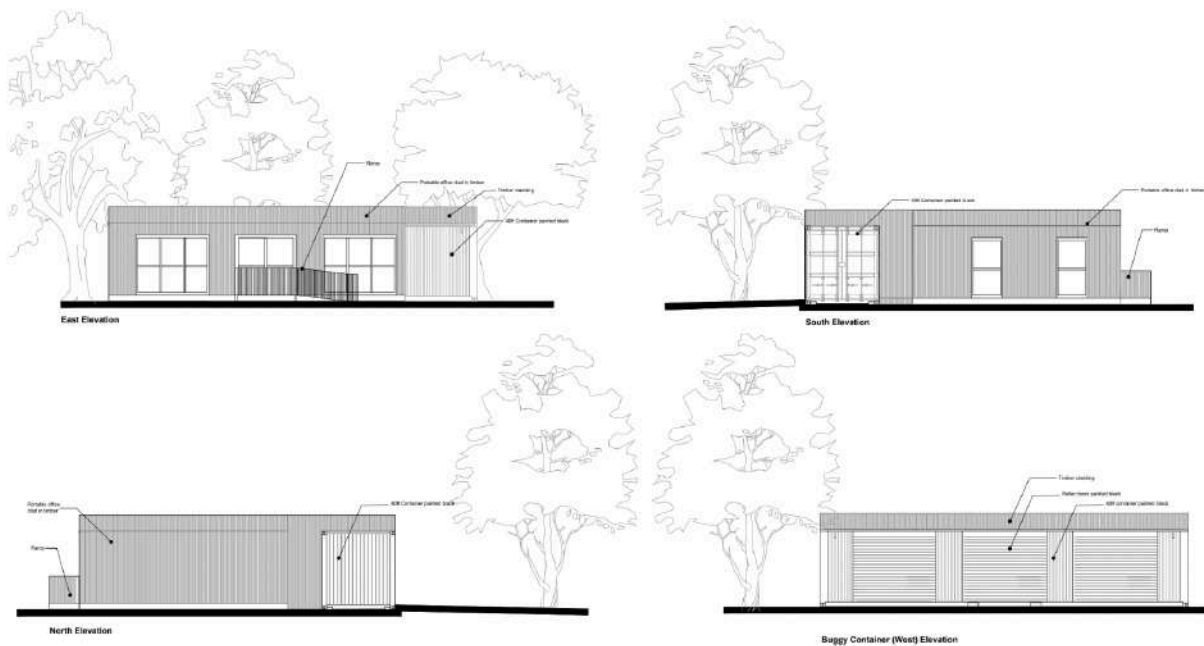
Glazing

The building will be constructed using steel painted black and glazed windows, materials chosen for their durability and aesthetic harmony with the natural surroundings. The black paint will provide a sleek and modern look, blending seamlessly with the dark tones of the surrounding environment. The glazed windows will allow natural light to flood the interior spaces, reducing the need for artificial lighting and creating a connection between the indoor and outdoor environments. This combination of materials ensures that the building is not only robust and low-maintenance but also visually integrated with the landscape.

The reception area will be clad in timber to create a welcoming and softer exterior. Timber, with its natural warmth and texture, will contrast gently with the more industrial feel of the steel, providing a balanced aesthetic that complements the surrounding parkland. The choice of timber for the reception area aims to enhance the visitor experience by offering a tactile and visually pleasing entry point, encouraging a sense of comfort and relaxation as guests arrive. The natural tones of the timber will

blend harmoniously with the greenery of the park, further reinforcing the building's connection to its natural setting.

Together, these material choices reflect a commitment to durability, sustainability, and aesthetic coherence, ensuring that the building not only stands the test of time but also enhances its environment.



4.0 Sustainability

The proposed developments at Bowring Park and Golf Course have been designed with a strong emphasis on environmental sustainability. All materials used in the construction of the new facilities will be sourced locally, reducing transportation emissions and supporting the local economy.

The strategic placement of new structures ensures that no trees will be cut down, preserving the natural landscape and biodiversity of the park. Furthermore, the modular units' temporary and flexible nature allows for adaptation and change over time, meeting the community's ever-evolving needs. This approach ensures sustainability by eliminating the need for demolition and reconstruction, thereby reducing waste and environmental disruption.

The installation on timber sleepers avoids damage to existing hard-standing surfaces, and the use of durable, aesthetically cohesive materials like black core ten steel and timber cladding ensures that the new structures blend seamlessly with the park's surroundings while promoting long-term sustainability.

5.0 Access Statement

5.1 Access arrangements onto the site and into the existing buildings onsite have not be altered as a result of these proposals.

5.2 The furniture and fixture layouts are designed with ample circulation areas, allowing for easy manoeuvrability of wheelchairs and other mobility aids.

5.3. All areas of the Coach House development that are open to the public have level access. Additionally, ramps to the kitchen and storage space are strategically placed to facilitate entry for those with mobility aids. The entrance to the Park house and Golf reception will have ramped entrances.

5.3 Entrances and doorways adhere to accessibility standards – at least 750mm clear opening and meet the requirements of Part M of the building regulations.

5.4 Signage throughout the development is clear, utilising universally recognisable symbols and offering both visual and tactile information.

5.5 Reception desks will be designed to a height suitable for both standing and seated visitors, ensuring that all guests can be served comfortably.

5.6 Due to the external nature of the stairs at Park House, installing a lift is impractical for structural reasons. Therefore, all essential and equivalent services will be located on the ground floor to ensure accessibility for everyone. Additionally, guests and staff will always have the option to use the ground floor facilities if they have specific accessibility needs. This approach ensures reasonable provision is made for all individuals to gain access to and use the building and its facilities.

6.0 Related Policies

The following policies have been taken from the Knowsley's Local Plan and support the creation of restaurant facilities in the borough.

Knowsley 2030 strategies

The creation of the Coach House outdoor bar and kitchen, a golf reception and store, and a space for community groups aligns with Knowsley's 2030 strategies in several significant ways:

1. *Strong and Safe Communities:*
 - The new facilities provide a communal space where residents can gather, fostering a sense of community and belonging.
 - By creating a vibrant social hub, the area can become a focal point for community activities, promoting safety through increased foot traffic and engagement.
2. *Active and Healthy People:*
 - The golf reception and store encourage physical activity through the promotion of golf, a sport suitable for all ages and abilities.
 - The outdoor bar and kitchen offer a venue for social and recreational activities, supporting mental and physical well-being.
3. *Confident and Achieving Individuals of All Ages:*
 - The multi-use space for community groups provides opportunities for educational and social programs, workshops, and events that can help individuals develop new skills and interests.
 - Access to diverse activities can boost confidence and support lifelong learning and personal growth.
4. *Thriving, Inclusive Economy:*
 - The development of these facilities will create job opportunities, both directly through staffing requirements and indirectly by attracting more visitors to the area.
 - The inclusive design ensures that all members of the community, including those with disabilities, can participate in and benefit from these economic opportunities.
5. *Welcoming, Vibrant, Well-Connected Neighbourhoods and Town Centres:*
 - These new amenities will enhance the attractiveness and liveliness of the local neighbourhood, making it a more desirable place to live and visit.
 - Improved infrastructure and services will help connect the community, fostering stronger relationships and a more vibrant social fabric.

"2.19 The Council has recognised the need to broaden the borough's employment base and target growth sectors including transport and communication, distribution, finance and business services, and manufacturing, including advanced engineering and materials, automotive industry, green energy, food and drink"

The installation of the kitchen has allowed us to create a number of jobs, we have since hired a number of chefs, additional servers and bar staff. Whilst opening the new reception and park house will also require additional staff beyond the current on-site personnel.

"2.23 Huyton has very little in the way of an evening economy, having no cinemas or theatres, and a limited range of restaurants."

This project targets the need for developing a night time economy within the Roby area, we have given the community a place to celebrate occasions, whilst also catering for the day to day: giving friends a place to meet, grandparents a place to bring their grandchild for lunch etc.

"2.3 Knowsley plays a major role as a location for employment, and recreational opportunities within the City Region"

As previously mentioned this scheme has enabled the creation of further jobs within the area not only staffing the Coach House, but also giving local artists a space to perform. The Park House and golf reception will also require additional staff beyond the current on-site personnel.

6.0 Conclusion

In conclusion, the proposed developments and enhancements to Bowring Park and Golf Course, particularly the addition of temporary facilities to support the bistro at the Coach House, represent a significant step towards revitalising this cherished community asset. By enhancing visitor experiences, preserving historical integrity, and ensuring accessibility, these initiatives align closely with Knowsley's 2030 strategies. The new facilities will foster community engagement, promote health and well-being, support personal growth, stimulate economic growth, and contribute to the vibrancy of local neighbourhoods.

These carefully designed improvements will transform Bowring Park into a vibrant, inclusive, and sustainable space for the entire community to enjoy, securing its future as a vital recreational and cultural hub.

We respectfully seek planning permission for these enhancements, confident in their potential to enrich the lives of all who visit Bowring Park.