



Project 17-451 Design and Access Statement: Rev B - Proposed replacement of the Clubhouse and Golf Shop at Hawkstone Park .

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17-451 Design and Access Statement: In support of the replacement Clubhouse and Golf Shop at Hawkstone Park.

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2.0 Introduction:

This statement is in support of an application for the partial demolition, replacement and minor extension to the clubhouse and golf shop at Hawkstone Park, Shrewsbury.

This statement is to be read in conjunction with the following documents:

- 17-451 01 - Site Location Plan
- 17-451 02 - Block Plan
- 17-451 03 - Existing Site Plan
- 17-451 04 - Existing Floor Plans
- 17-451 05 - Existing Elevations
- 17-451 06 - Demolition Plans
- 17-451 10 - Proposed Site + Ground Floor Plan
- 17-451 11 - Proposed First Floor Plan
- 17-451 12 - Proposed Roof Plan
- 17-451 13 - Proposed Elevations
- 17-451 - Proposed Visuals
- Existing Site Topographical Survey - 26105 - Master Land - R1



Image - Proposal viewed from above

3.0 Proposed Development:

This proposal involves the partial demolition of the existing clubhouse golf bar and the full demolition of the existing golf shop and changing facilities. The demolished elements are to be re-built on the same footprint as the existing buildings, with minor extensions to enhance the spaces. A new entrance foyer has been created to join the two buildings together, improving the access and usability of the proposal.

The extensions to the existing footprint are minor, and the roofs have been reduced in pitch to create a ridge height with a less dominating appearance. The modern design greatly improves the aesthetic from the disjointed and unattractive existing building.



4.0 Site Assessment:

The site is located within Weston-under-Redcastle but not within its conservation area. The buildings related to this application are not listed, however the northern building sits within the Grade I Listed grounds of Hawkstone Park. Both buildings overlook these grounds.

The existing buildings are of a poor architectural standard with inefficient layouts and design. Accessibility in to the current buildings is non-compliant with current regulations and an updated clubhouse to suit the growing needs of the golf club is needed.

The site overlooks the golf course on one side, and is also located close to the main car park. All existing trees around the site will be retained.

The site sits on the outskirts of the village, and is approximately 14 miles from Shrewsbury.



Image - Map outlining the existing buildings being replaced/developed within the site

5.0 Constraints and Opportunities:

Constraints:

- Accessibility
- Existing buildings
- Partially located within Grade 1 listed grounds of Hawkstone Park
- The site overlooks these listed grounds



Opportunities:

- To transform an unattractive, dilapidated existing building into a useful, attractive and welcoming clubhouse and golf shop.
- To enhance the functionality and accessibility of a current building that isn't DDA compliant.
- To maximise the views across the renowned golf course at Hawkstone Park.

6.0 Form, Scale and Appearance:

The proposal responds to the various constraints as listed previously. The form and scale of the development have been designed to suit the existing buildings, with the aim of retaining the general massing where possible.

The existing buildings have degraded the overall aesthetic of the Hawkstone Park area, having a negative impact on the neighbouring Grade II listed Hawkstone Park Hotel and the picturesque Grade I listed Hawkstone Park.

Additionally, current accessibility issues hinder the use of the building and are impacting its user-friendliness.

Images - Existing Building:



The proposal seeks to rectify all of the issues. By demolishing the majority of the existing buildings and re-cladding the small section of retained structure, the proposal greatly improves the visual appearance over the existing structures, enhancing the surroundings and creating a more inviting clubhouse.

Traditional materials such as brick and render combine with contemporary zinc to create this contemporary replacement of the dilapidated and outdated clubhouse. Large amounts of glazing frame the stunning views across the golf course, whilst greatly improving the natural daylight entering the spaces compared with the existing buildings.

Images - Proposed clubhouse:



6.0 Form, Scale and Appearance:

The proposed materials have been chosen to reduce the impact on the surrounding buildings and local area. Render is the predominant material featured at Hawkstone Park Hotel and has been chosen for this proposal to match the Hotel.

The new roofs will maintain the ridge heights of the existing buildings, with part of the existing roof structure being retained as shown to the right. All

parts of the proposal are of the same height or lower than the existing buildings.

By re-organising the locations of each entrance, this has allowed us to create step-free access points at all entrances/exits and provide a smooth transition for golfers moving from the car park to the building and then on to the golf course.

Images - Existing and proposed elevations showing matching ridge heights:



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6.0 Form, Scale and Appearance:

The plan below shows the existing two buildings, with the proposed building outline overlaid in red. When compared to the original building, the proposal site largely on the same footprint, as shown, with only a few minor extensions to create improved accessibility. A new entrance foyer is proposed to provide a route for golfers coming to the area. The new foyer includes large glazed doors accessed from both the car park on one side and the golf course on the other. This allows people to easily access the golf course, shop and clubhouse facilities. The new development will completely transform the existing buildings, offering a contemporary re-design to the existing outdated clubhouse.

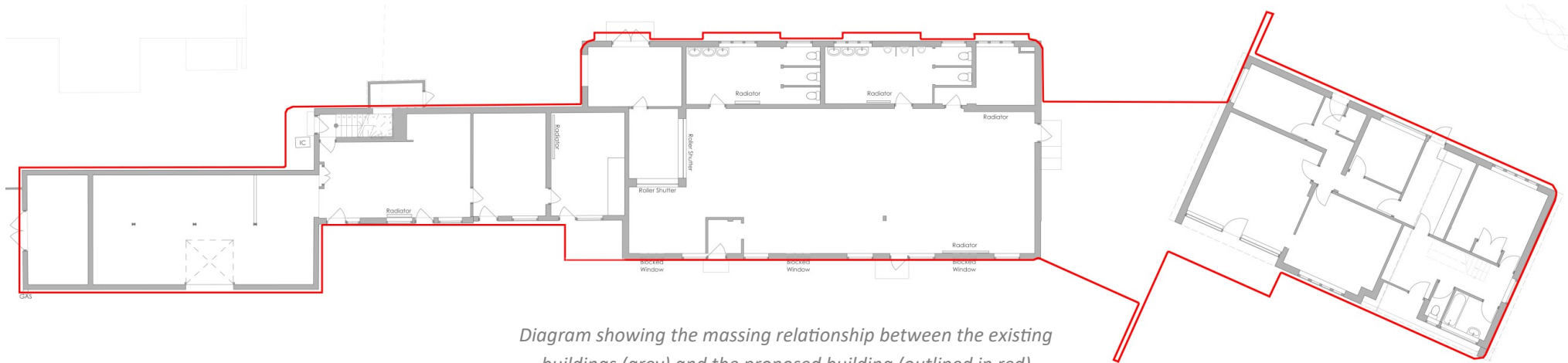


Diagram showing the massing relationship between the existing buildings (grey) and the proposed building (outlined in red)



7.0 Access:

The proposal will not change any current access routes to/from the site.

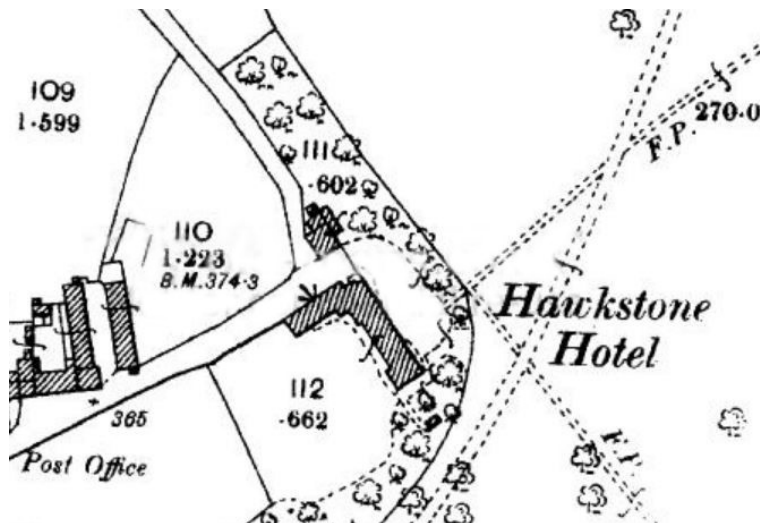
All entrances to the building will be provided with level thresholds. The new entrance/exit doors are to be provided with a level threshold.

Two DDA compliant WC's will also be provided at ground floor level.

Two disabled parking spaces are proposed close to an entrance door to increase accessibility to/from the proposal.

The Proposal will be constructed to achieve current building regulation standards.

Image -
Historic map
showing the
site in 1901:



8.0 Heritage Impact Assessment:

Setting and Historic Significance:

The two buildings that are currently located on the site were constructed in various time periods. The map below shows the southern building was on the site prior to 1901, which we believe originally acted as the coach house to Hawkstone Park Hotel. The northern building was a much later addition, not being built until the mid 1900's. The original 19th century addition has been extended considerably into the building we see today. These 20th century alterations are considered to be of poor architectural quality and provide no contribution to the surrounding setting or surrounding architecture. The proposal seeks to greatly improve the architectural quality of these dilapidated buildings and transform them into a visually appealing addition to the hotel area. Neither of the existing buildings are within the local conservation area.

The current buildings are underutilised and having a negative impact on the setting and listed grounds. This proposal's architectural improvement will contribute to the setting by enhancing the aesthetic over the existing buildings. The materials are in keeping with those of Hawkstone Hotel, so again this demonstrates that the proposal is contributing to its surroundings as the existing buildings are run-down and visually unappealing. This is having a negative impact on the listed grounds and the area of Hawkstone Park as a whole. Our proposal will re-vitalise this area and create an attractive piece of architecture.



Neither of the existing buildings are listed and one sits within the Grade 1 listed ground of Hawkstone Park. We feel the combination of traditional and contemporary materials used and forms created have a relatively low impact on the listed Grounds, and the proposal greatly improves the usability and accessibility of the clubhouse and golf shop.

The proposal seeks to distinguish itself from the existing buildings and will transform the low quality clubhouse into a modern, energy efficient proposal with minimal impact on the listed grounds and their surroundings.

Cultural Significance:

The existing buildings have no cultural significance, however the Hawkstone Park Hotel has long supported visitors to their golf course, and the current course dates back to 1920 after 1000 acres of Hawkstone Park, together with the Hotel and Hawkstone Hall were purchased by Sir William Gray in 1915. In May 1920, the original 9 hole course was opened by Bert Sheppard, and then extended in 1930.

Setting:

We feel the current buildings have a negative impact on this prestigious setting and our proposal seeks to rectify this issue. It will provide visitors to Hawkstone Park with a place to relax and take in the stunning views across the grounds. The façade facing the golf course features large glazed elements to create stunning views over the golf course for visitors, which the current buildings do not provide. This design element is in accordance with *Part 1&2* of the Good Practice Advice (3) guide - '*Views and Setting*', and contributes to the significance of the setting and enhances the heritage assets by creating views for users of the buildings, which the current buildings do not provide.



As the proposal is the same height as the existing (see page 6), the impact of the building on the setting in terms of scale is no different from the current buildings.

Architectural Significance:

The existing buildings are not listed nor do they have any architectural significance. The building do not contribute to their setting at all and are an eye-sore within the grounds. The current golf bar and golf shop buildings have begun to deteriorate over time, and this will only continue to affect their appearance, worsening their usability and in turn their impact on their setting.

Impact:

As previously stated, we feel the chosen materials and forms of the proposal will create a welcomed replacement of the dilapidated existing buildings, will greatly improve accessibility, energy efficiency and visitors numbers, but will also retain the general massing and height of the existing building. We therefore feel the proposal will not only have a minimal impact on the setting and listed Grounds, but will actually improve the area and architectural quality over the current buildings. This will contribute to the setting by creating a visual improvement over the existing buildings, in accordance with *Part 2 - 'Step 3'* of the Good Practice Advice (3) guide - '*Setting and Views*'.

Materials, forms, scale, design, accessibility, use and car-parking have all been considered in accordance with *Part 2 - 'Step 3 Checklist'* of the Good Practice Advice (3) guide. We feel these considerations create a proposal that contributes far more to its setting than the current buildings.

9.0 Conclusion:

Overall, we believe this application should be strongly supported, as it is a major improvement both aesthetically and spatially compared to the existing dated building.

We believe the form and scale of the proposal are suitable for the site, as they are almost identical in height and footprint to the buildings that currently occupy the site, therefore having minimal impact on the surroundings.

We have incorporated suitable materials and created a mixture of traditional and contemporary elements to suit the local area.

Replacing the existing worn and dated buildings has allowed us to create a more spacious and well laid out scheme, which greatly enhances the accessibility and usability of both the internal and spaces.

The proposal will attract many new visitors to the golf course and Hawkstone Park, whilst providing a place to enjoy the spectacular views across the golf course, and as the existing buildings have no architectural significance, do not contribute to the setting, are not listed or within a conservation area, we feel the proposal is a welcomed improvement and will both contribute more and have less impact to the Grade I listed grounds and adjacent Hawkstone Hotel.

