

DESIGN & ACCESS STATEMENT

Re: Tankersley Park Golf Club, Park Lane, Sheffield. **Proposed Erection of Golf Driving Range Building.**

Applicants: Tankersley Park Golf Club Limited.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed building and its relationship with its immediate surroundings and the character of the wider area. In particular the design of the proposed building has been largely influenced by the typical details and standard requirements for the size of driving range building and the applicant's desire to provide both general driving range bays as well as a separate teaching bay where the club's teaching professionals will be able to give their lessons in an isolated situation. The statement also highlights the particular characteristics of the existing access and parking that serves the proposed development.
- 1.3 The proposed development involves the construction of a detached golf driving range building, incorporating a total of 8 driving range bays, with a totally open front where visitors will hit their balls from the building onto the driving range area. The proposed building is typical of numerous other similar driving range building that are built on open green belt land and the building measures 24.8 metres by 6.5 metres as measured externally.

2. Design of The Proposed Building.

- 2.1 The site of the proposed development is at a lower level than the closest of the clubs car parks, which is located adjacent to the main club house building. The driving range itself slopes up from the location of the proposed driving range building and is adjacent to the first hole of the golf course. The design of the building is extremely function led with the building having internal supports together with three walls and an open front for golfers to hit their golf balls onto the driving range.
- 2.2 The building has a very functional and simple design with a single mono pitched roof that will be covered with dark coloured corrugated sheeting and blockwork walls that will be painted with stone coloured masonry paint. If necessary the front pillars of the building will be faced with natural stone if it is deemed to be necessary by the LPA.
- 2.3 The site of the proposed building is currently occupied by a single driving range bay and two concrete driving range mats, which will be removed if this development is allowed to proceed. There are a number of mature trees adjacent to the site of the building, together with a mature boundary hedge that runs along the side boundary of the driving range and no trees or the hedge will be affected as a result of the proposed development. The applicants have considered a number of options for this site and the details of the proposed building have been arrived at to ensure that the development is both functional and also so that it will fit in well with the character and scale of the other development around the golf course.
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- 2.4 The siting of the proposed building has been chosen for two reasons; firstly, as mentioned above, it will be well screened because of its position adjacent to the existing boundary hedge and trees. Secondly the building will be located at the bottom of the driving range area to allow users to drive balls towards the top end of the range and also allows the creation of a short game practice area at the rear of the building which is much needed to complement the existing facilities on the golf course.

- 2.5 The siting of the driving range also means that the majority of activities associated with the use will take place in relatively close proximity to the main club house building and the car park so that members and visitors will not need to travel very far in order to use the facilities.

3. Access Considerations.

- 3.1 In terms of the access that serves the proposed development the golf club has a long established access drive via Park Lane and the use of over 100 car parking spaces that are adjacent to the club house and changing rooms. There are already two footpaths from the car parks down to the club house and onto the existing driving range and practice area. There are ample parking spaces and the access and egress to the site works very effectively and the proposed development has no impact whatsoever on the existing parking and access arrangements.
- 3.2 The proposed development retains the existing access and parking arrangements with no changes and it is also considered that there will be no significant changes in the intensity of the use of the access. It is therefore considered that there should be no objections to the proposed development from a highway safety viewpoint.
- 3.2 It is considered that retaining the access in its current position will not have any material detriment on the amenities of neighbouring residents or the interests of highway safety. The levels of visibility where the access drive meets the main highway are also good and with the retention of the existing parking and turning areas within the site will ensure that there is no detriment to highway safety as a result of this development.