

Design & Access Statement at:-

Mid Kent Golf Club
Singlewell Road
Gravesend
Kent
DA11 7RB



Date:- July 2022
Job no:- 23353

Mid Kent Golf Club, Singlewell Road, Gravesend, Kent, DA11 7RB

July 2022

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site location

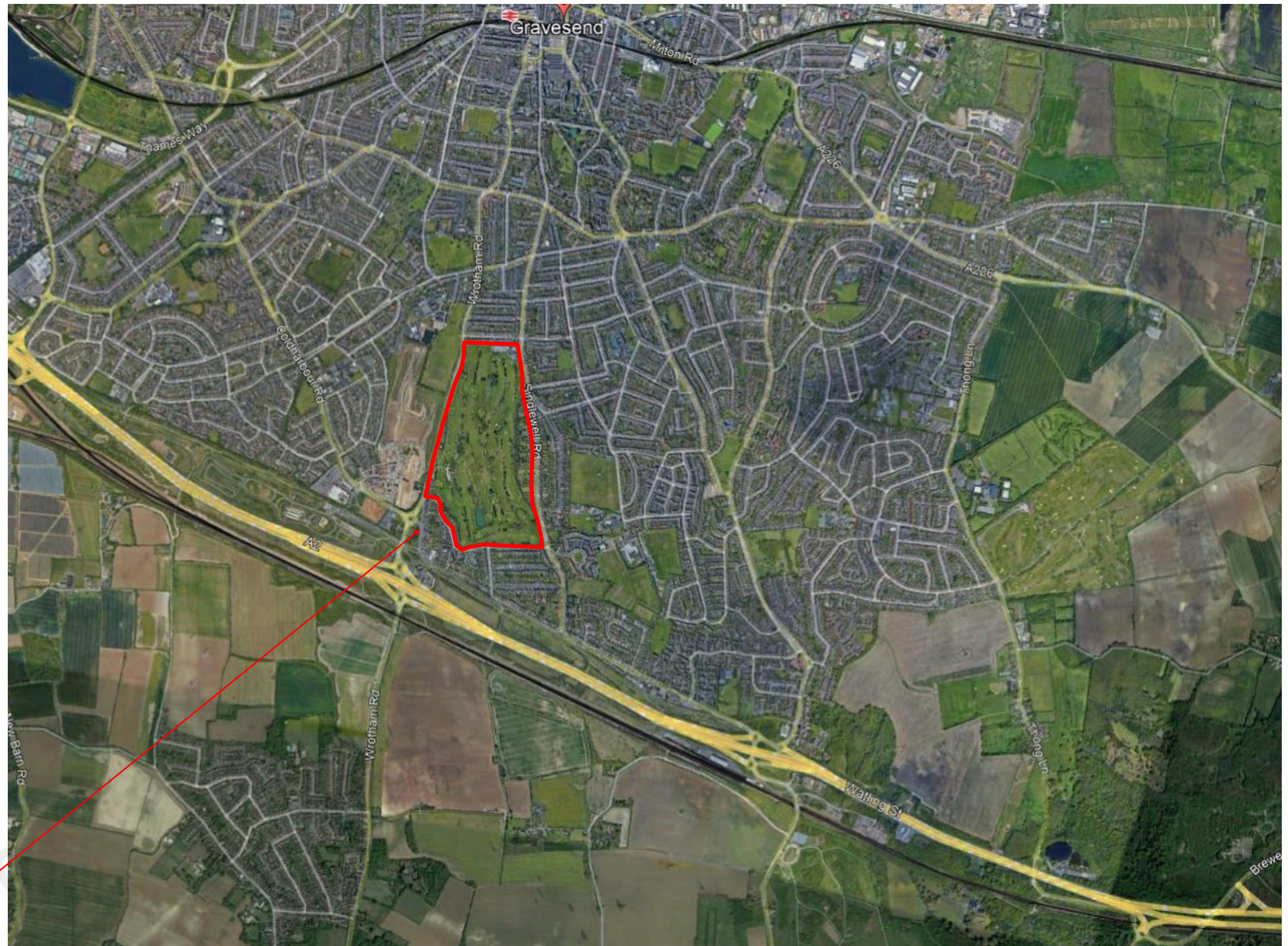


Fig 1—Aerial site view/ site location

1.0 Site Location

- 1.1 The Golf Club is on the East side of Wrotham Road as it proceeds North from the A2/ Watling Street, in the approximate area of Singlewell Field and occupies an 88 Acre site. See Fig .1.
- 1.2 The Golf course occupies the southern portion of the land parcel and the Club House is in the North Eastern corner of the site accessed from Singlewell Road. See Fig .2.
- 1.3 To the North and East the built context is suburban domestic housing:- larger detached dwellings to the East on Singlewell Road with small semi detached housing to the North on Dennis Road.
- 1.4 The golf course is generally enclosed by a 2m high palisade fence with hedging and vegetation so that the only visible open part of the site, from the outside, is the entrance to the club house and car park. See Fig .3.



Fig 3—Site location



Fig 2—Site location



Fig 4—Singlewell Rd view looking south



Fig 5—Singlewell Rd view looking South - Clubhouse Visible



Fig 6—Dennis Road view looking West



Fig 7—Singlewell Rd view looking North - Clubhouse Visible

2.0 Existing Buildings

- 2.1 The course was first played in July 1909.
- 2.2 The current club house building probably dates from the mid 1960's (permission granted in 1963 – Ref 1963001) and replaced a previous Clubhouse which was on a site now occupied by 166-170 Singlewell Road on the corner of Ascot Road.
- 2.3 Since the original construction the Club building has been extended for various facilities:- drying room, games room, practice range, Pro shop and trolley store, extension to locker facilities, extension to bottle store, Kitchen, bar store and board room etc. The site has an extensive planning history which won't be reference in this report but is available for public view on Gravesend Planning website.
- 2.4 The club house reads as a building in two halves. The division is on the line of the main entrance. See Figs 8 & 9.



Fig 8—Aerial view



Fig 9—Front view of Clubhouse

- 2.5 To the West the building provides a Bar, Kitchen, accommodation, back of house bar facilities and storage. The Bar space and terrace is under a concrete framed 1.5 storey high structure with a cantilevered roof opening out to views to the south and across the course. See Fig .11.
- 2.6 The other parts of the Western half of the building are single storey with a flat roof. All elevations are in brown/ red brick with a simple square roof eaves detail.
- 2.7 The extensions to the Western half are probably to the North where Bar storage and Kitchen areas have been enlarged.



Fig 10—View of front of Western half of building



Fig 11—Rear view with the Bar/ Lounge terrace in the foreground

- 2.8 The Eastern half of the building contains the changing and locker spaces, administration offices, Board room, Pro shop and trolley/ buggy storage. As the Western half of the building its aesthetics are predominantly single storey with a flat roof giving the club a generally low and horizontal aesthetic typical of these types of buildings built in the 1960's. See Fig. 12.
- 2.9 This half of the building appears to have been extended with an additional Pro shop to the South, extensions to the Female Locker area to the South, additional trolley/ buggy storage to the South East. Additionally the Northern, front elevation has been re-roofed to the North East with a pitched roof which has given the club house a mixed aesthetic from the front. See Fig .13 & 14.



Fig 12—View of Clubhouse rear



Fig 13—Front view showing added pitched roof to Admin area



Fig 14—View of Pro shop and entrance to Trolley/ Buggy store

- 2.10 Given that the overall width of the building, around 45m, and its height, being between approx. 3m and 4.2m (5.3m to the ridge of the pitched roof) the building has an overriding horizontal appearance. The land slopes away from the club house in a South and Westerly direction so that the bar terrace benefits from looking down on the course in that direction.



Fig 15—Rear View



Fig 16—Front View

2.11 The existing Western side of the building contains a storage compound contained within a perimeter 6ft fence with various sheds/ stores and a container. The area is private;- it can be seen from the visitor car park to the west but is generally discrete. The back of the gardens to Dennis Road to the North are some 25 metres away at their closest with the rear elevations on the houses themselves being around 46m away at their closest. See Figs 17-19.



Fig 18—Distances to Dennis Road houses



Fig 17—View of side compound



Fig 19—View of side compound

3.0 Pre-app

- 3.1 A pre-app submission was prepared and issued to Gravesham Planning Department. The pre-app scheme was generally the same as the scheme now presented. The planning application though has now designed the elevations in greater detail as follows.
- 3.2 In general terms Gravesham Planning Department were supportive of the pre-app submission and the following general comments were offered as response to the overall proposal's (as opposed to more detailed comments about additional information required at the time of submission) :-
- 3.2.1 GBC Leisure Manager – support for the development
 - 3.2.2 Design South – the general proposals were welcomed and the general form, scale and massing was described as “appropriate” and “well considered”. Concern was raised over the cladding proposals (since adjusted). Concern was raised over the slight step down on the West Elevation, see following. It was pointed out that the new Function entrance should have enough space for pedestrians and this has been addressed. Design South also recommended adding PV arrays to the roof which has been done and suggested that Solar Gain Management be considered to the south facing windows. Both of these have been done.
 - 3.2.3 The proposals will have a low level of material harm to the landscape character or loss of actual green space “and could be supported in that respect”.
- 3.3 The pre-app response concluded that there are no overriding objections to the proposals although it did also say that various supporting statements were needed. See images from pre-app submission, Figs 20—23



Fig 20—SW view

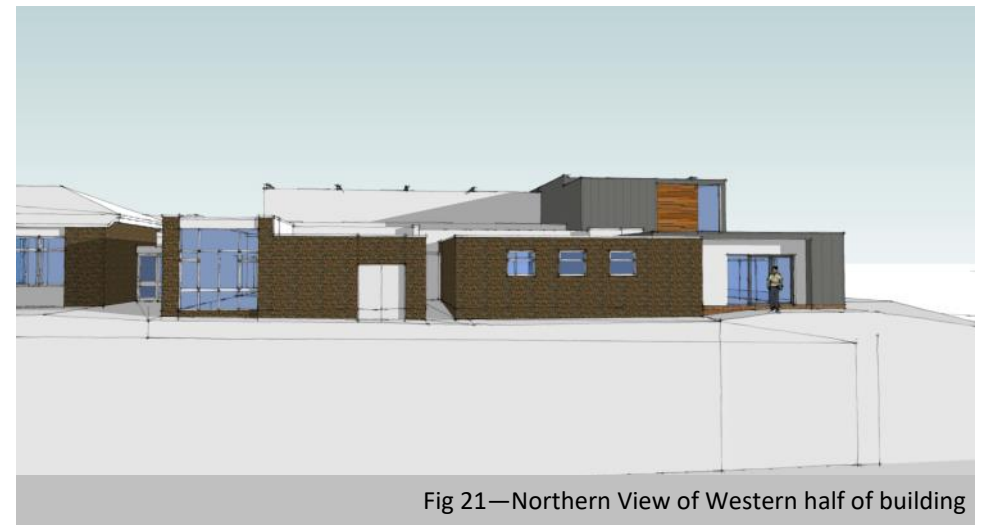


Fig 21—Northern View of Western half of building



Fig 22—Western view of building



Fig 23—Aerial view looking SW

4.0 Proposals

- 4.1 The club house has now reached a point where it needs general refurbishment, updating and re-consideration as the needs of the club have changed since the building was last reviewed.
- 4.2 The Club has always been keen to reach out to its local community and provides a location for various functions etc. In addition due to the age and condition of the roofs on the Western half of the building the Club is looking at ways to re-consider the use of the more public spaces.
- 4.3 The current layout of Bar spaces, lounge(s) and Kitchen is dated and the Club is looking to provide better public spaces for the hire/ use and to also give better views from the Lounge to the Course on the South side. See Fig .24.
- 4.4 The design scheme therefore proposes to re-organise the interior of the Western side of the club house in the following ways:-
- 4.4.1 Move the Kitchen to the replace the Robbie Bar on the Eastern side
 - 4.4.2 Re-design the central bar to better access the various spaces



Fig 24—Existing Plan

- 4.5 In addition the scheme proposes to add a two storey piece to the Western side of the building to provide:-
- 4.5.1 Additional function/ bar/ lounge spaces
 - 4.5.2 A first floor viewing room and open gallery to the south elevation looking south across the course
- 4.6 The extension will be 6m wide from the existing Western Elevation, it will be the full depth of the existing building and extend to the south by approx. 2.8 m which is around 750mm longer than the existing canopy roof over the southern terrace. See Fig 25.
- 4.7 The extension will also add a new entrance way to the function rooms to provide for an event that needs to run simultaneously or independently to the golf club. This will allow parts of the building to be used without the whole building having to remain open. See Fig .25.
- 4.8 The two storey part will be limited to the Southern end of the extension, it will be approx. 14m long leaving the northern 11m to be single storey to match the existing building. See Fig .26.
- 4.9 The two storey element will, therefore, be approx. 58m from the rear elevation of the houses on Dennis Road and 33m from the back fence of the houses gardens.
- 4.10 The side extension will have flat roofs to maintain the existing overall aesthetic of the existing building. The single storey part will be the same scale as the existing building and the 2 storey corner will be around 7.5m high which is approx. 3m higher than the cantilevered roof over the southern terrace. See Figs .23, 25 & 26.
- 4.11 In addition to the corner extension the proposal also propose to add an external viewing gallery to the existing southern elevation. This will be in the form of a simple steel frame construction sitting directly over the roof of the southern terrace. It will only look across the Golf Course to the South and West and will not provide views to any neighbouring houses. See Figs 25 & 26.

Fig 25—Proposed Ground Floor Plan



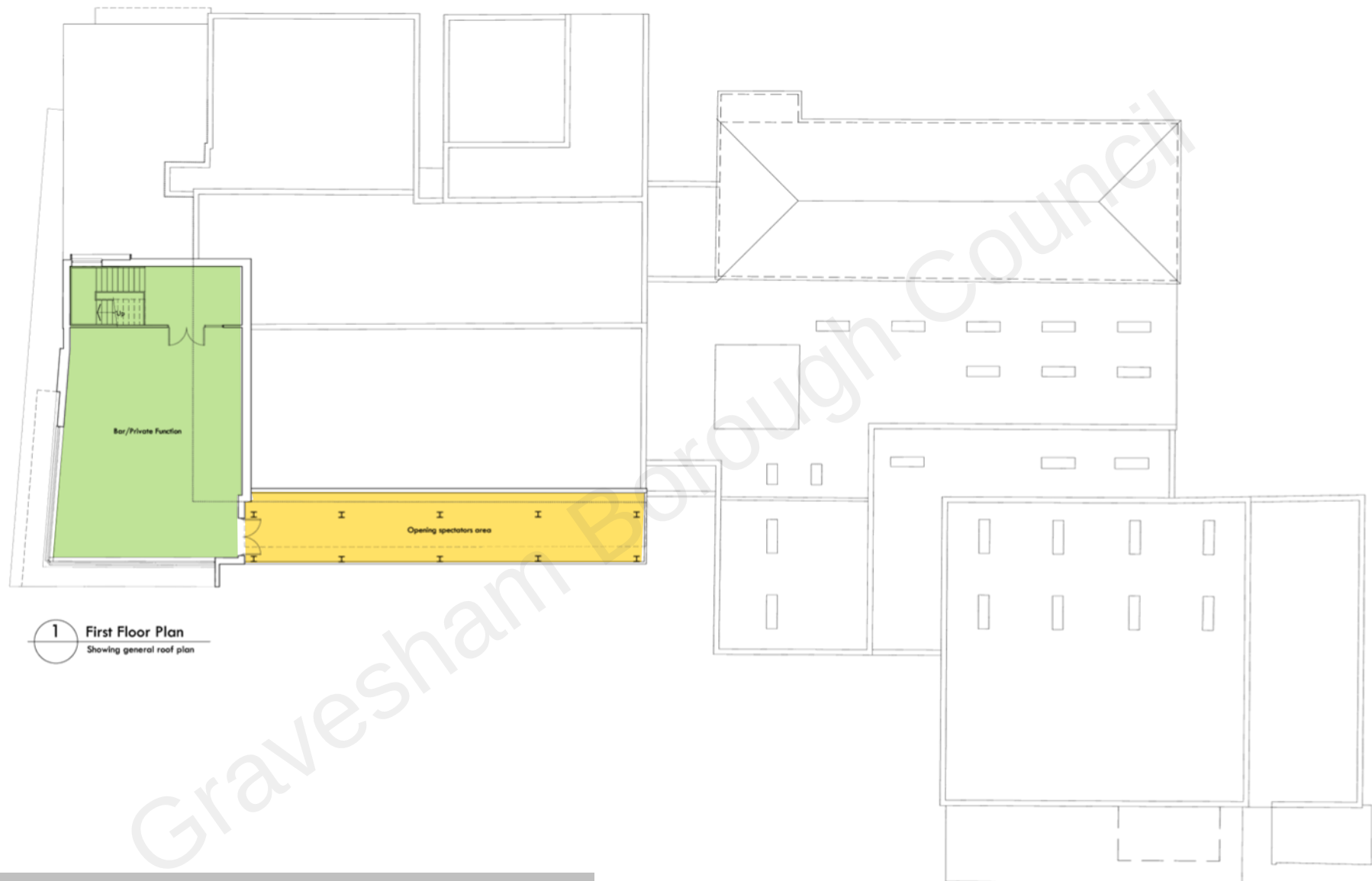


Fig 26—Proposed First Floor Plan

4.12 Since the pre-app, careful consideration has gone into the design of the proposed elevations and the following principles applied:-

4.12.1 A simple palette of materials has been chosen to incorporate a mix of traditional materials and modern materials. The materials will be a mixture of red and yellow brickwork to root the proposals in the brickwork elevations of the existing buildings together with the use of dark grey standing seam Zinc cladding which is a high quality material that has a recessive impact on the elevations. In addition panels of timber cladding will be used to break up the proposals which will help to reduce mass and bulk. White cladding is also proposed to the viewing area to reference various white panels that are on the existing building. See Figs 27-29.



Fig 28—Aerial model view

4.12.2 long and horizontal canopies have been designed to provide shading to the large format glazing. These together with the material palette have been arranged to emphasize the horizontal architecture of the proposals and to make them harmonious with the existing building. See Fig 30—33.

4.12.3 Various other features are proposed to protect the proposals from becoming “blocky” such as window shrouds and various elevational indents etc. See Fig 33.



Fig 30—Long canopies



Fig 31—window shroud



Fig 32—Southerly view



Fig 33—Southerly View



Additional Proposed Images

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5.0 Use

5.1 The existing use of the site and buildings are as an 18 hole Golf course with clubhouse facilities. The proposals are to extend these existing uses.

6.0 Amount

6.1 The existing Golf club buildings have a total internal floor area of 1200m². The proposals will add new floor areas as follows:-

Ground floor – 1355 m²

First Floor – 110 m²

External viewing area at 1st floor – 59m²

This adds additional 265m² internal floor area to the building and the 59m² first floor external viewing area.

7.0 Layout

7.1 The existing site and building layout is quite simple:-

7.2 Site:- The clubhouse lays at the North East corner of the site where it is accessed directly from Singlewell Road. The entrance way leads to two parking area to the North of Clubhouse. The first provides around 10 car parking spaces and beyond this is a larger car parking area that provides around 132 marked car parking spaces with space for more at the Western end of the car park.

7.3 The Clubhouse is accessed from the first parking area through a central entrance on the Northern Elevation.

7.4 Buildings:- The clubhouse has a simple diagram;- it is divided across the central entrance corridor which spans N-S from the front entrance to the rear entrance which opens out to the Golf Course. The entrance corridor is a 3m lobby:-

7.4.1 To the East the building contains service spaces in the form of admin offices, meeting rooms and changing facilities.

7.4.2 To the West are the public areas:- 2 open bars with supporting services space in the form of Kitchen, kitchen office, storage etc.

7.4.3 In addition to the above the Clubhouse contains a workers flat to the North West corner, accessed from the car park area and to the South East corner the Clubhouse has been extend to provide a Pro shop and storage for buggies and trolleys etc.

7.4.4 The new extension will be added to the West side of the existing club house as it will form part of the public suite of rooms available to the Clubhouse. It will therefore be generally accessible along with the rest of the public spaces in the clubhouse.

- 7.4 In addition to the above an additional new entrance will be formed on the NW corner of the Clubhouse so that the new facilities can be used separately to the main Clubhouse. It will be directly accessible from the car parking areas. At this point on the site the levels vary and dip away to the NWW and to the car park beyond. Therefore they will be re-graded to give good access to the new entrance together with a wide and level pedestrian access area into the entrance. Where required the raised level will be retained by a new and low wall to the West of the building on the existing fence line.
- 7.5 A first floor function room will be provided on the SW corner of the building to also be part of the suite of public spaces to the West side of the Clubhouse. In this location it will have direct views over the Golf Course to the South and provide access to an external viewing area which will be over the existing bar patio.

8.0 Scale

- 8.1 The existing building is generally single storey in height with flat roofs. It generally has flat roofs with varying heights between 2.7 and 4m in height. In addition a pitched roof has been added over the Admin offices to the front of the building which has an eaves height of, generally, 3.7m and a ridge height of 5.4m.
- 8.2 Aside from the added pitched roof the general impression of the existing building is that it is long and low.
- 8.3 The application scheme proposes to add a part single and part 2 storey extension to the West end of the existing building. The front and part West elevation will remain single storey to retain the general character of the existing building in terms of mass and proportion.
- 8.4 To the rear elevation the second floor will become apparent. This where first floor accommodation will be provided to give views over the golf course to the South. The course stretches away from the rear elevation by up to a 1 kilometre so that the additional 1st cannot be seen to be overbearing or bulky in the wider context. This two storey element will have a flat roof to be in keeping with the rest of the Clubhouse and to limit its height. In this way it also maintains the modernist appearance of the rest of the club.

9.0 Landscaping

- 9.1 The golf club is obviously dominated by lawns, hardstanding to paths and patios and also includes various flower beds generally planted to the borders of buildings etc. These will simply be adjusted to accommodate the new extensions.
- 9.2 Currently the Western side of the building contains a slightly untidy collection of storage buildings, containers, and detritus that has built up in the running of the club. This has been screened as much as possible but is visible in the landscape. The new scheme will clear this away and open up the Western side of the Clubhouse to the car park area giving an enhancement to the landscaping.

10.0 Appearance

- 10.1 As above the existing buildings are brick elevations with parapet walls to flat roofs beyond. The building is single storey and so the overriding character of the building is that it is low and horizontal in feel on the site.
- 10.2 There have been adaptations and additions to the buildings over time generally these have maintained a low horizontal look to the building except where a pitched roof has been added over the Admin areas at the front of the building. This has changed the character of the front elevation to certain extent and eroded the modernist Architectural design to a certain extent.
- 10.3 The proposed extension has been designed to use the existing predominant Architectural style as a foundation approach:- flat roofs with parapets and low horizontal proportions. It does this in the follow ways:-
- 10.3.1 On the front elevation the only visible element (aside from the upper stories in the background) will; be the new Functions entrance on the West end of the Elevation;- this is will a simple single storey extension with a flat roof over and a canopy to protect entrants in inclement weather. Its proportions will accord with the existing building and be low and horizontal in design.
 - 10.3.2 On the Western elevation, which faces the car park, the step from single storey to two storey will be most noticeable. The front half of the extension will be single storey where the rear half will be two storey. Between the two parts is the vertical circulation zone and so the scheme proposes for this to be stepped down a little a transition in height to lesson the impact of the two storey element. In addition log horizontal features are designed to, once again, reference the existing character of Architecture. These are in the form of:-
 - a) A long canopy over the ground floor doors
 - b) Horizontal brickwork banding
 - c) The use of Zinc cladding in horizontal arrangements
 - d) Panels of horizontal timber cladding
 - e) A first floor Brise Soleil
- 10.4 On the southern elevation the full two storey nature of the proposals becomes the most evident. The two storey extension is to the West end of the South Elevation and butts up to the existing Public external space that is a patio from the existing bar. Aside from the new pitched roof at the front of the building the canopy over this patio is one of the tallest parts of the existing building at over 4m high.
- 10.5 The proposals will add a viewing area over the existing external canopy and this, coupled with the two storey part of the western extension will give the Southern elevation a two story elevation. The location for this has been carefully chosen to be away from the surrounding housing to the North so that there will be no impact on neighbouring buildings.

- 10.6 As above the aim is to retain the low horizontal feel of the existing Architecture. This is replicated in the new Southern elevation in the following ways:-
- 10.6.1 The horizontal canopies at ground floor and 1st floor level
 - 10.6.2 The horizontal arrangement of materials
 - 10.6.3 The viewing gallery has been designed to be a long rectangle with a horizontal emphasis clad in white to replicate the proportions of the existing buildings and the repeated incidence of white features across the existing building.
- 10.7 Therefore the above makes a 1 and 2 storey intervention to the existing building whilst maintaining its predominant expression and without adding overbearing bulk and mass.

11.0 Conclusion

- 11.1 The proposals are small in scale compared to the size of the existing building, and the scale has been kept to single storey except for the South East corner of the building where a two storey element is proposed together with a first floor viewing gallery. The location of these two first floor elements has been carefully considered so that they will have no impact on the housing to the North on Dennis Road and also so that they will not result in disproportionate new additions to the existing clubhouse and particularly the front elevation which is relatively public.
- 11.2 Therefore the proposals are generally designed to be inward looking to the site and have been set out to have a limited impact, if any, on the surrounding context and housing.
- 11.3 The two storey element will benefit the aesthetics ageing rear elevation by providing a elevation to the whole of the Western side of the building and therefore upgrading its appearance.
- 11.4 The proposals, together with a full refurbishment of the building will modernise the clubhouse and thereby bring an improvement to the building and its wider setting without challenging or affecting neighbouring housing.