



Proposed Development  
Broome Manor Golf Complex  
Swindon  
SN3 1RG  
Twigmarket

**Design And Access - July 2015**

## Contents

1. Introduction
2. Existing Site
3. Policy Map Information
4. Site Panoramas
5. The Proposals
6. Conclusion

## 1.0 - Introduction

The proposals at Broome Manor Golf Course are for the creation of a new golf hotel and large golf pro shop to supplement the existing clubhouse facilities, and the relocation of the green-keepers compound to facilitate additional car parking and reduce noise pollution for the adjoining new houses currently under construction. The proposals also include more raised driving range bays linked to the new golf pro shop, and a new pirate themed 18 hole Adventure golf course with high ropes aerial adventure course above.

The proposals (which were first articulated in the Business Plan presented by Twigmarket Ltd to SBC as part of its takeover of the facility last November) will significantly improve the facilities offered by the golf course, diversifying the revenue streams, making it a financially viable, sustainable leisure and sporting hub for the area for the long term.



**2.0 - Existing site**



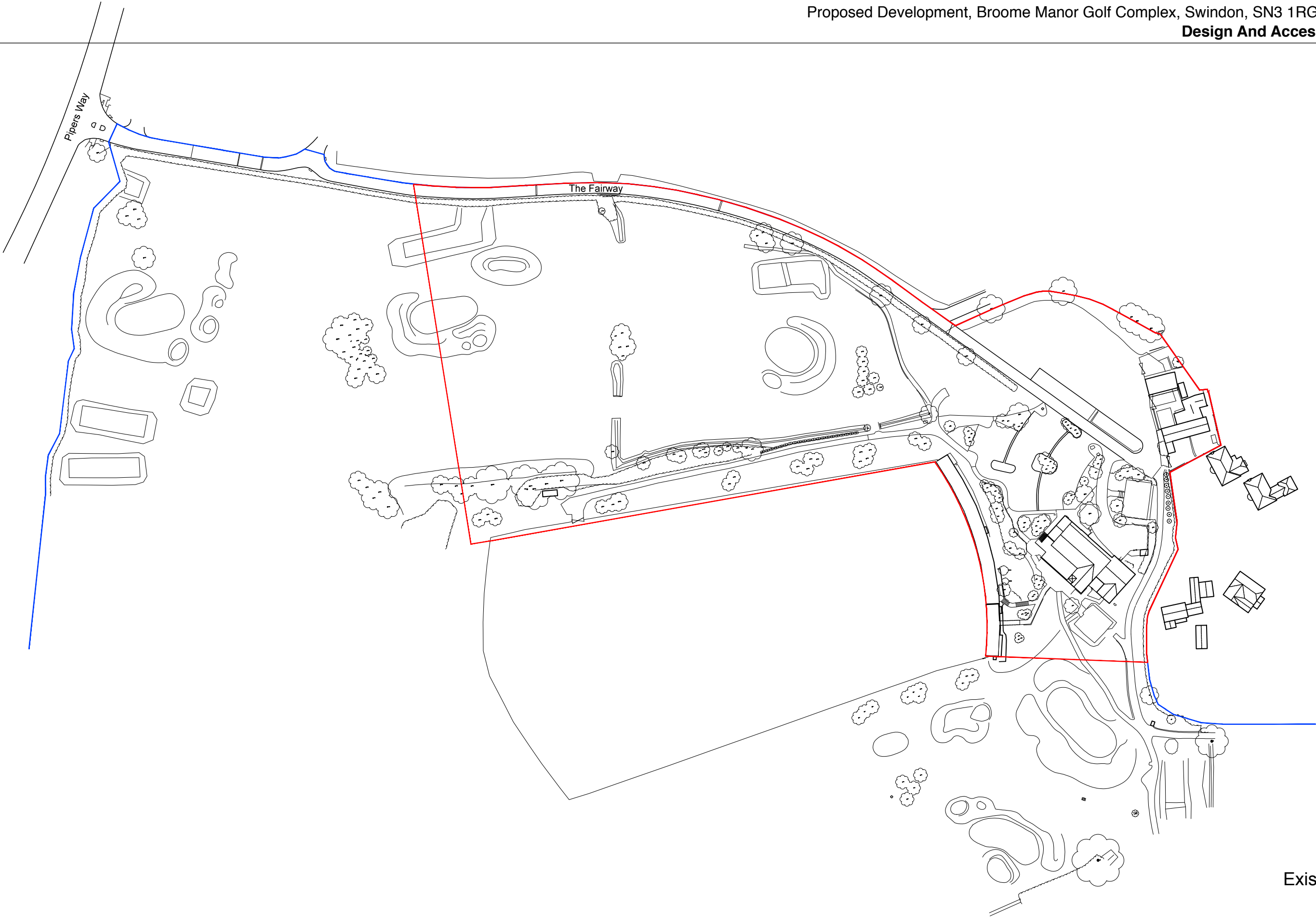
The site is located approximately 1.3 miles to the south of Swindon. The site is between the Broome Manor residential area to the north, the M4 motorway to the south, Coate Water to the east and Croft Wood to the west.









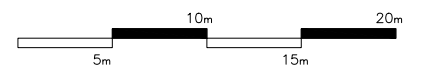


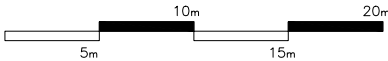
Existing Site Plan



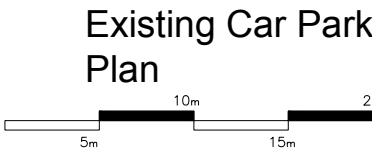


Existing Driving Range  
Entrace Plan



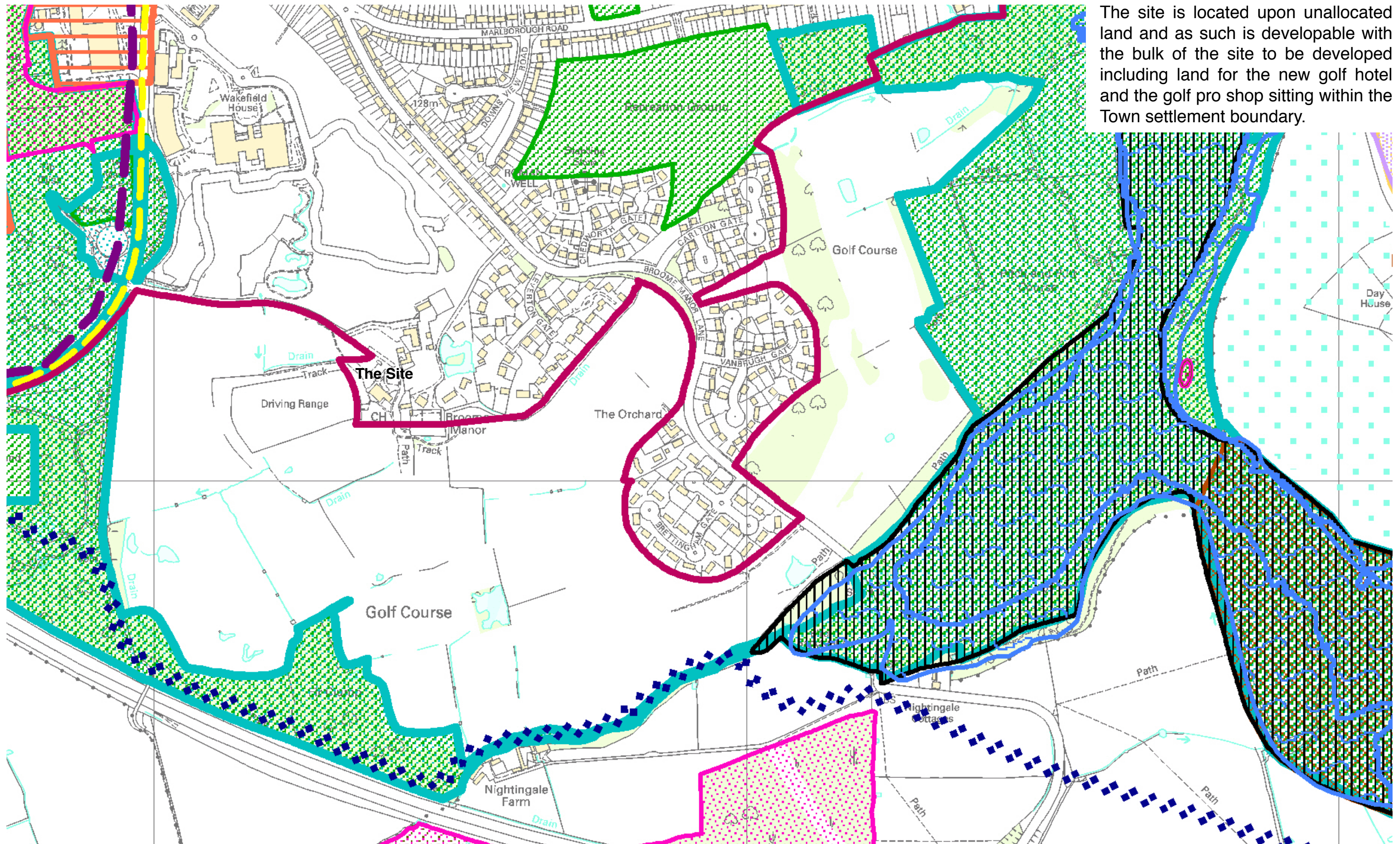








### 3.0 - Policy map information



The site is located upon unallocated land and as such is developable with the bulk of the site to be developed including land for the new golf hotel and the golf pro shop sitting within the Town settlement boundary.

## 4.0 - Site panoramas





View to the front of the existing clubhouse,  
approximate location of new hotel





View to the front of  
the existing clubhouse



View to the rear of  
the existing clubhouse





Views of the rear of the existing clubhouse





View to the rear of  
the existing driving range





View to 9<sup>th</sup> green, site of  
proposed adventure golf



Site of proposed  
green keepers compound

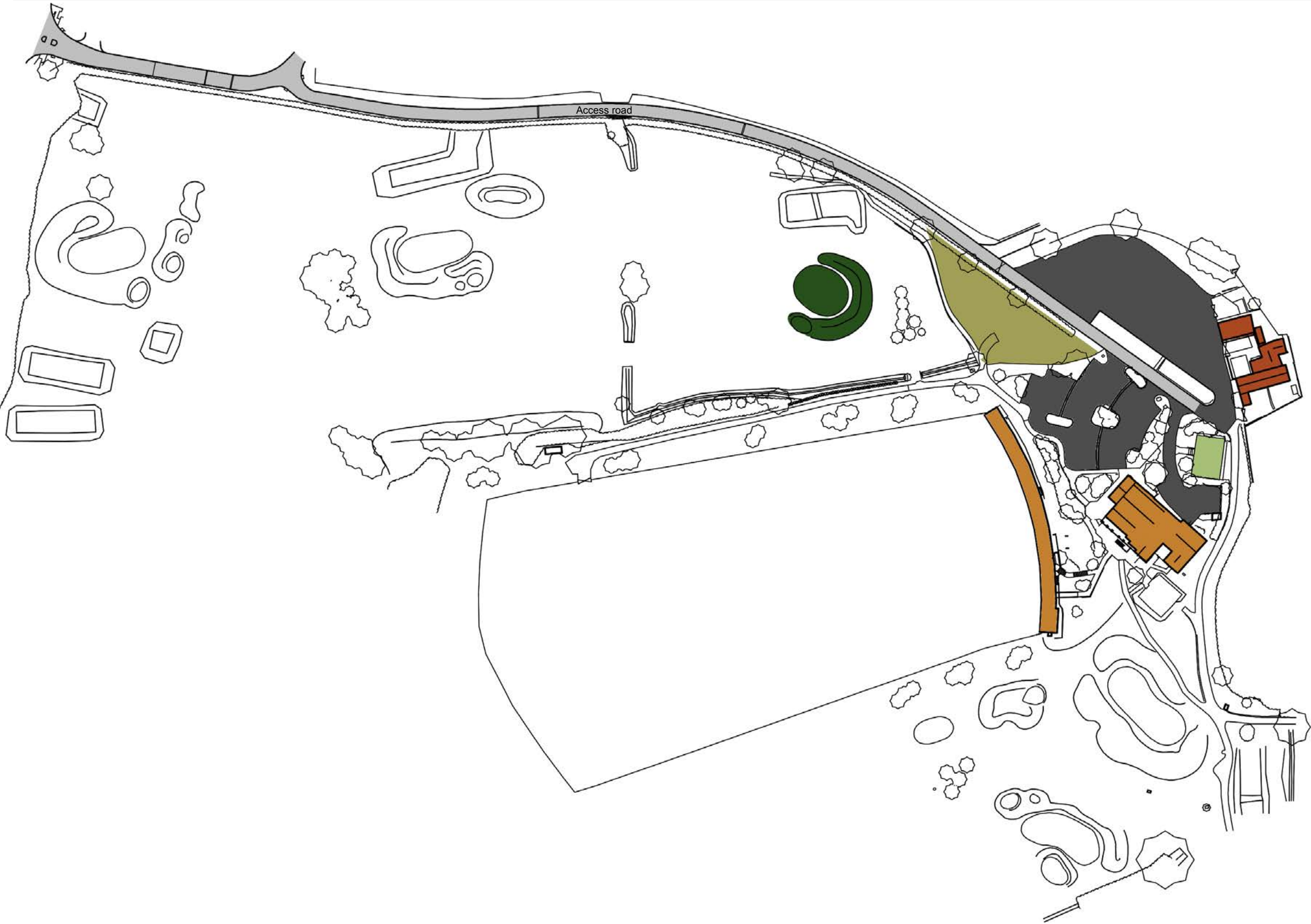




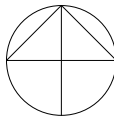
Site of proposed  
green keepers compound



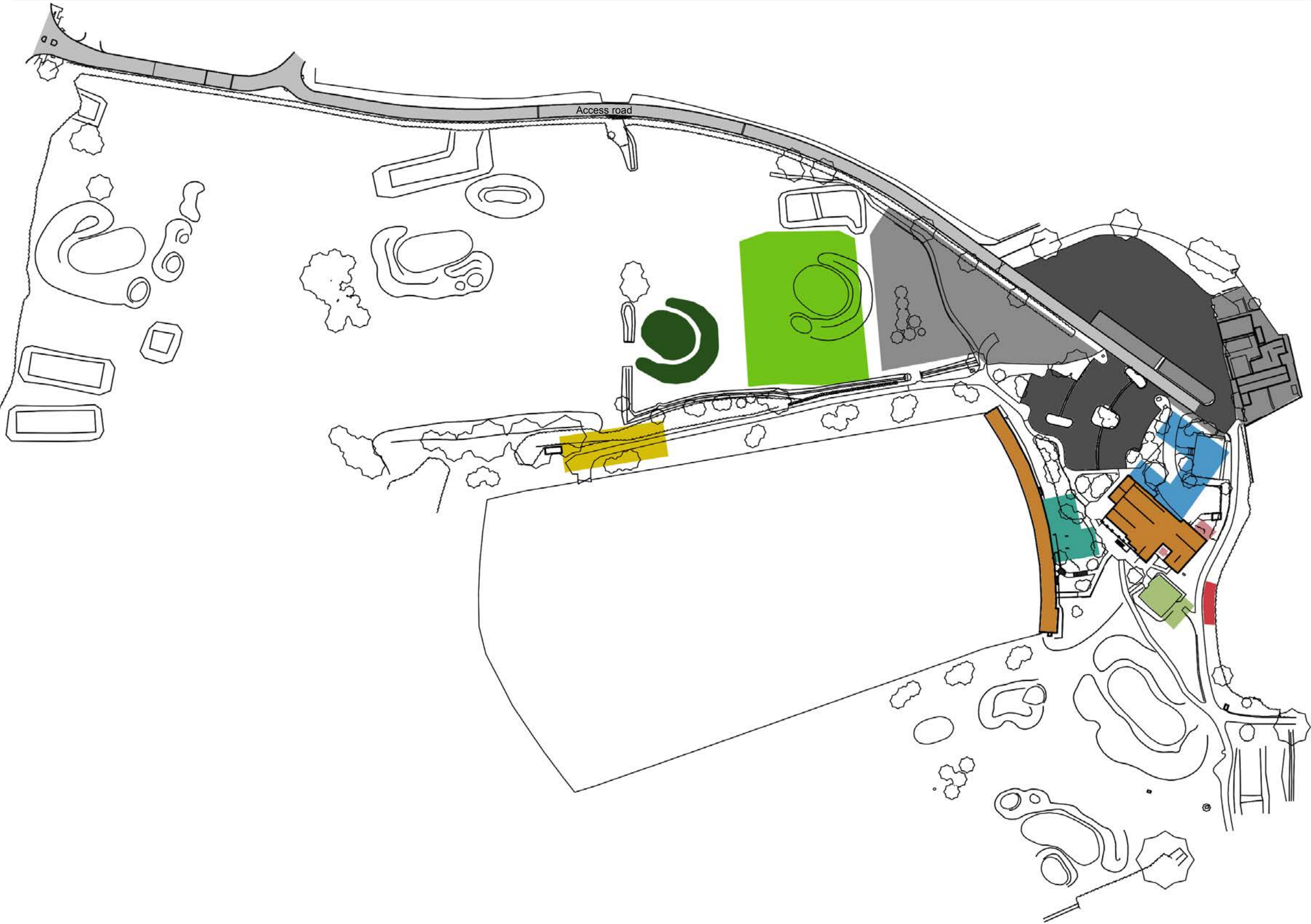
## 5.0 - The proposal



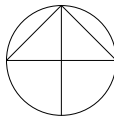
- Existing buildings
- Existing overspill car park
- Existing car park
- Buildings to be demolished
- 9th green to be relocated
- Petanque pitch to be relocated



Existing Site Plan

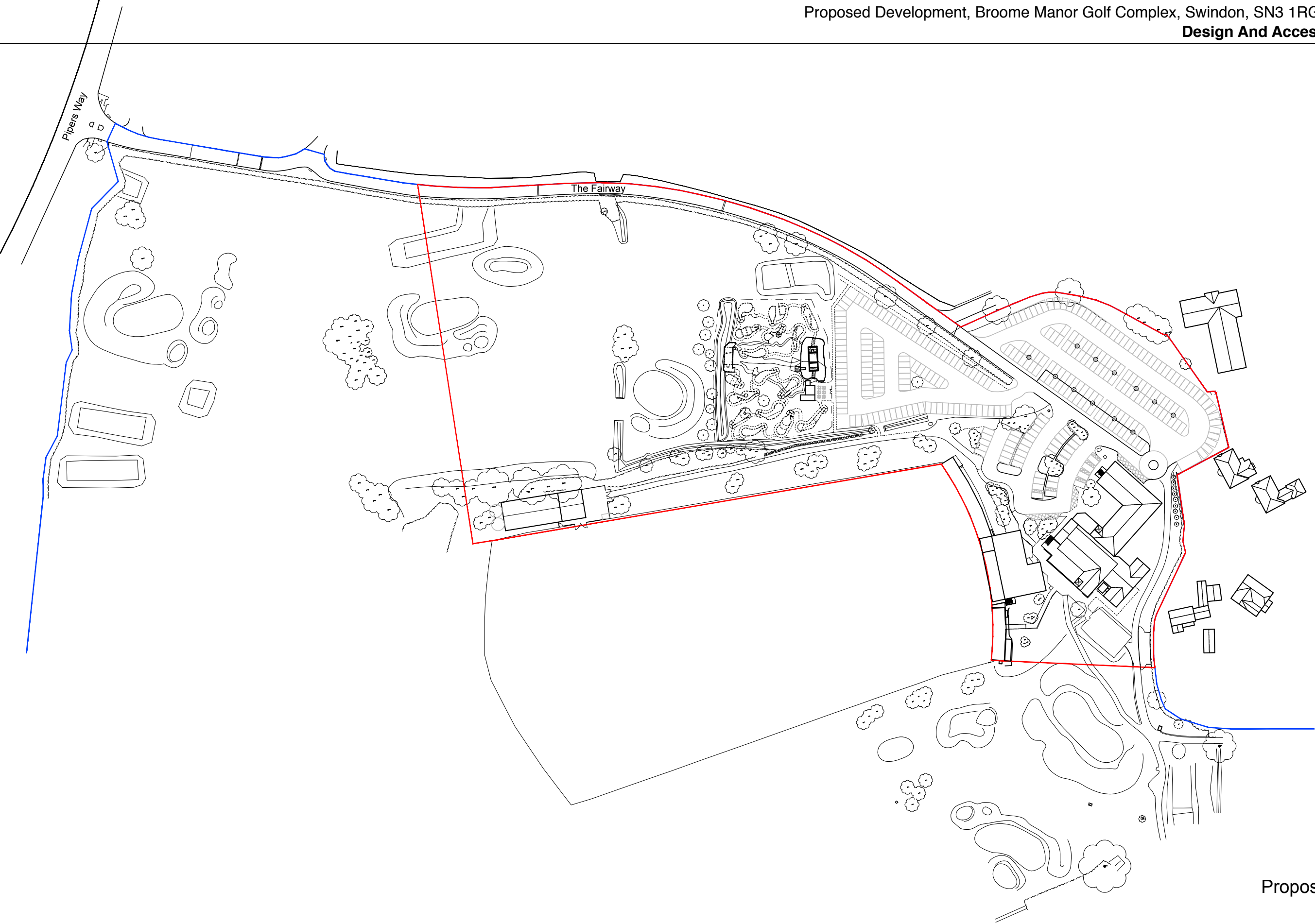


- Existing buildings
- Proposed 2 storey 50 bed hotel extension
- Existing car park
- Proposed car park extension
- Proposed adventure golf
- Proposed single storey golf shop
- Proposed single storey greenkeepers compound
- Relocated 9th green
- Proposed clubhouse extension
- Proposed buggy store
- Proposed relocated petanque pitch



Proposed Site Plan





Proposed Site Plan



Proposed Site Model



**Hotel Use**

The Proposal is for a 50-bedroom golf hotel connected directly to the front of the existing clubhouse, to allow the facility of on site accommodation for service users and people traveling to the area.

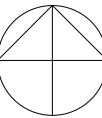
The building is has been designed around the relatively new occurrence of compact concept hotels, with high quality but highly efficient rooms, that are primarily designed with short stay users in mind.

**Amount**

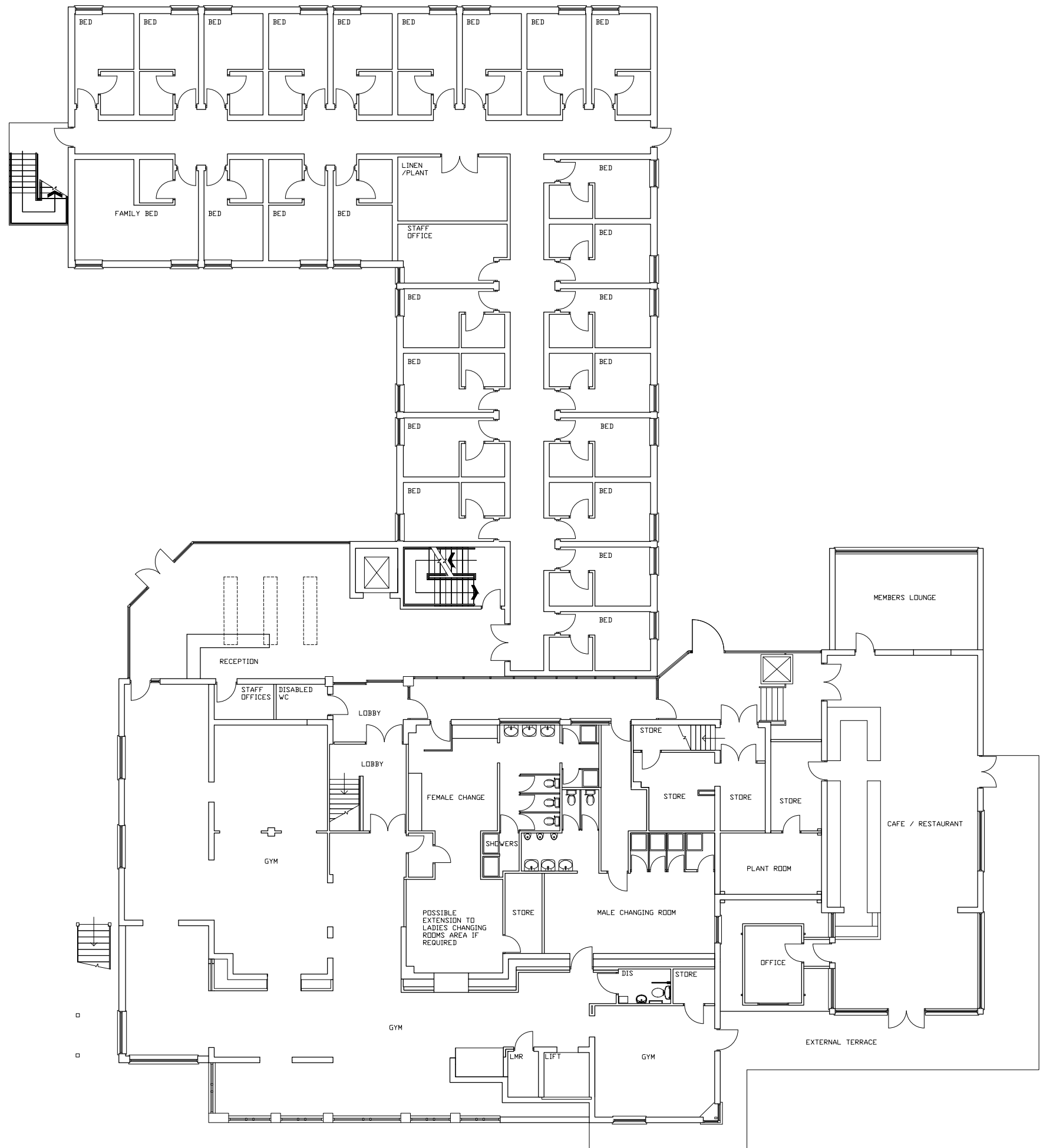
The proposed building will have 50 rooms over 2 stories, creating an additional gross internal area of 1068m2. This is small for a 50-bed hotel, due to the use of a compact room technology, and the ability to share the service and leisure resources of the existing clubhouse. It therefore has a much more limited impact on the site.

**Access**

The hotel is accessed from the front, with level access into the lobby, and with a lift to the first floor that will aid both disabled users and users with heavy luggage.



Proposed Hotel Plan

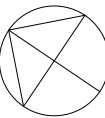


### Layout

The hotel is positioned between the clubhouse and the car parking, to the front (north) of the clubhouse, where the existing petanque pitch and disabled parking are located. The petanque pitch has been relocated to a better position overlooking the putting green as part of these proposals.

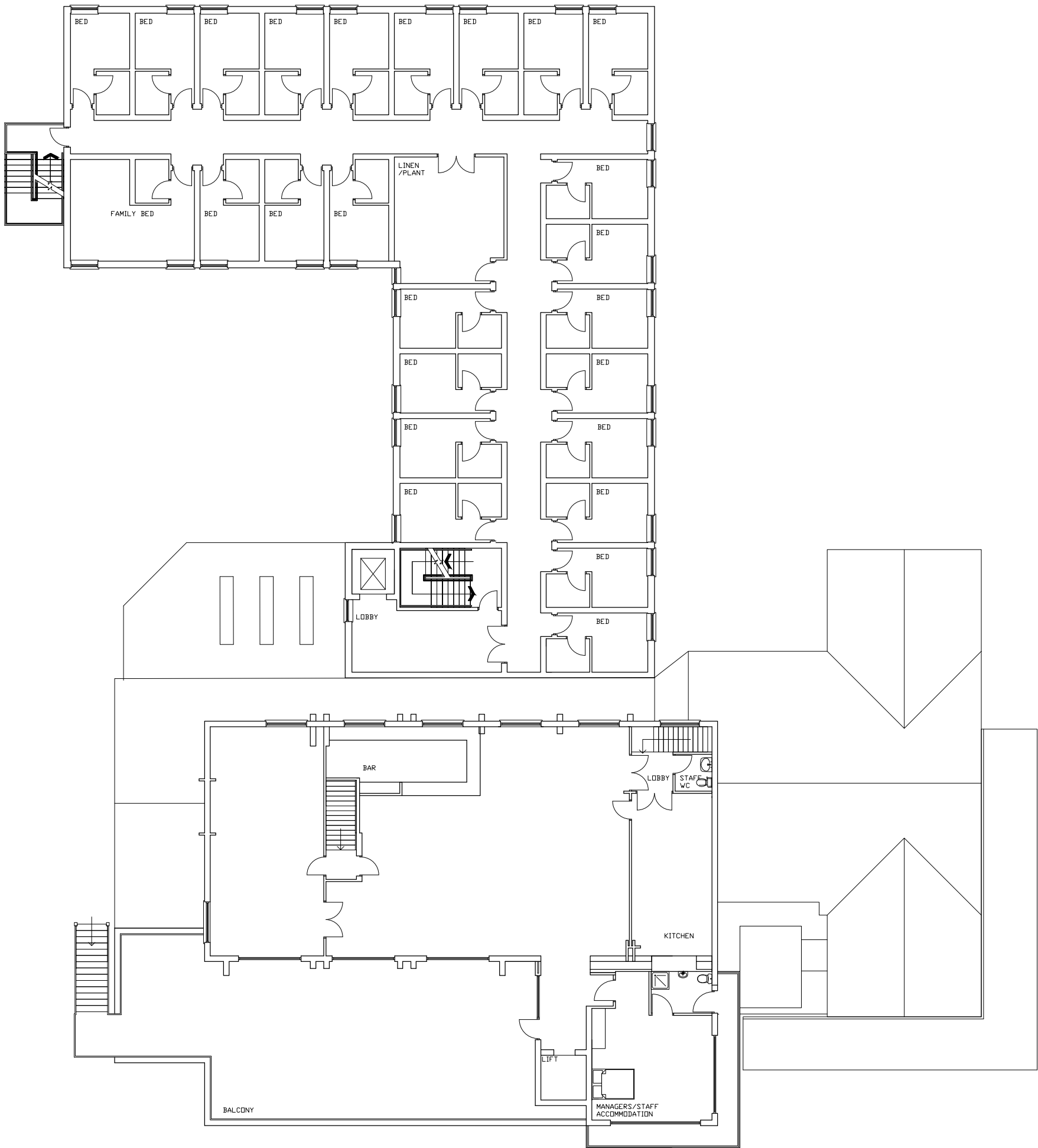
It is proposed that the hotel would be located directly adjacent to the existing clubhouse and connects through to the clubhouse at ground floor level.

The hotel was designed to have an L-shaped layout, instead of one large straight block, to reduce the visual impact and to better work within the given space. Having the form of the building return back towards the car park and away from the boundary has the benefit of keeping the mass of the building away from the neighbouring buildings, which will be 27.8m at the corner, which is the closest point.



Proposed Ground





This layout allows all rooms to have an aspect out of the building and access to light, with only the inner corner rooms, which are to serve as linen and plant rooms that will have no aspect out of the building.

An additional benefit of this layout is that it creates a courtyard to the front of the building that along with the hotel lobby will create a more prominent and inviting entrance to both the hotel and the existing clubhouse.

The compact room design has been devised around a room length consisting of an en-suite and the length of a double bed with storage at the foot of the bed, and circulation to one side.



Proposed First



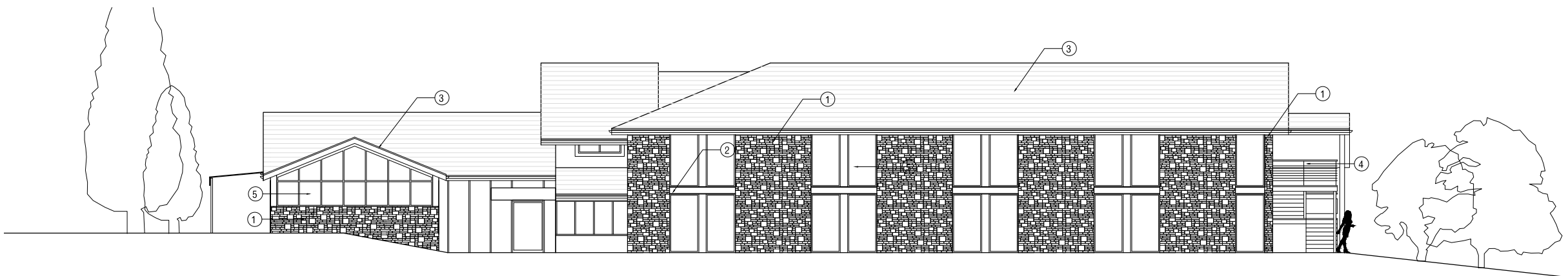
### Scale

The hotel at 4.8m to eaves has been designed to directly relate to the scale of the existing clubhouse, and at only 2 stories is of a domestic scale to relate to the neighbouring properties that are currently under construction to the north east.

Additionally the scale of the hotel is minimised as the land naturally grades up to the new domestic properties, making the hotel appear lower in height. Furthermore the boundary treatment to these properties has recently been improved, with a new row of 4m high cypress trees that were intended to screen the Golf Complex from sight of the new residential neighbouring properties and gardens currently under construction. It is therefore felt that the two storey hotel at over 27.8m from the nearest property, at a lower level and screened from view will have a very minimal impact on the neighbouring residential properties.



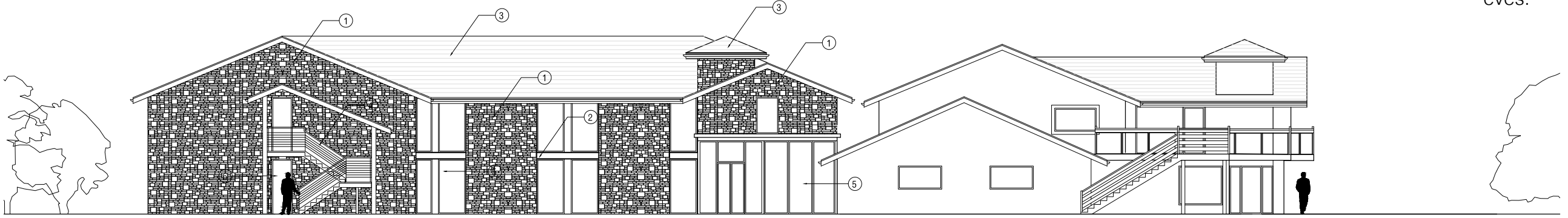




### Appearance

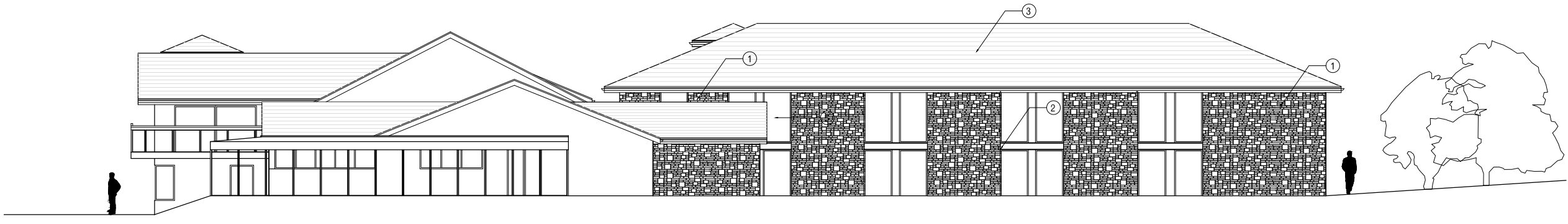
The appearance of the building has been designed to sit harmoniously alongside the existing clubhouse, using a matching material pallet, scale, and architectural style.

The walls will match the existing stonework of the clubhouse with random coursed, random sized stonework, and the roof will be concrete roof tiles with overhanging eaves.



Proposed West Elevation

MATERIALS KEY	
1.	Random Coursed Stone Masonry
2.	Painted Timber Cladding
3.	Concrete Roof Tiles
4.	Timber Stair
5.	Aluminium Windows in Black
6.	Aluminium Doors in Black



Proposed East Elevation



Proposed South Elevation



### Pro Shop Use

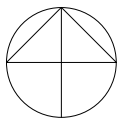
The Proposal is for a new golf pro shop where golf equipment can be bought prior to using the driving range or golf course. The pro shop will include additional raised driving range bays and a custom club fitting studio, which is a enclosed space that opens out onto the driving range enabling an expert to study a users swing and determine the clubs that will improve their game.

The improvements to the driving range also include the placement of a shipping container unit behind the southern end of range to serve as an office and putting studio for the academy.

### Amount

The main building of the pro shop is comprised of 11 No. 3m x 12.2 modular units creating a floor area of 369m<sup>2</sup> with 46.4m<sup>2</sup> (500 sq feet) of that comprising storage. This shop size is based on the stated requirements of the proposed tenant for the golf shop to retail all the products and offerings effectively.

The custom club fitting studio has been designed to be half a modular bay with a floor area of approximately 28m<sup>2</sup>.

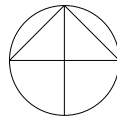
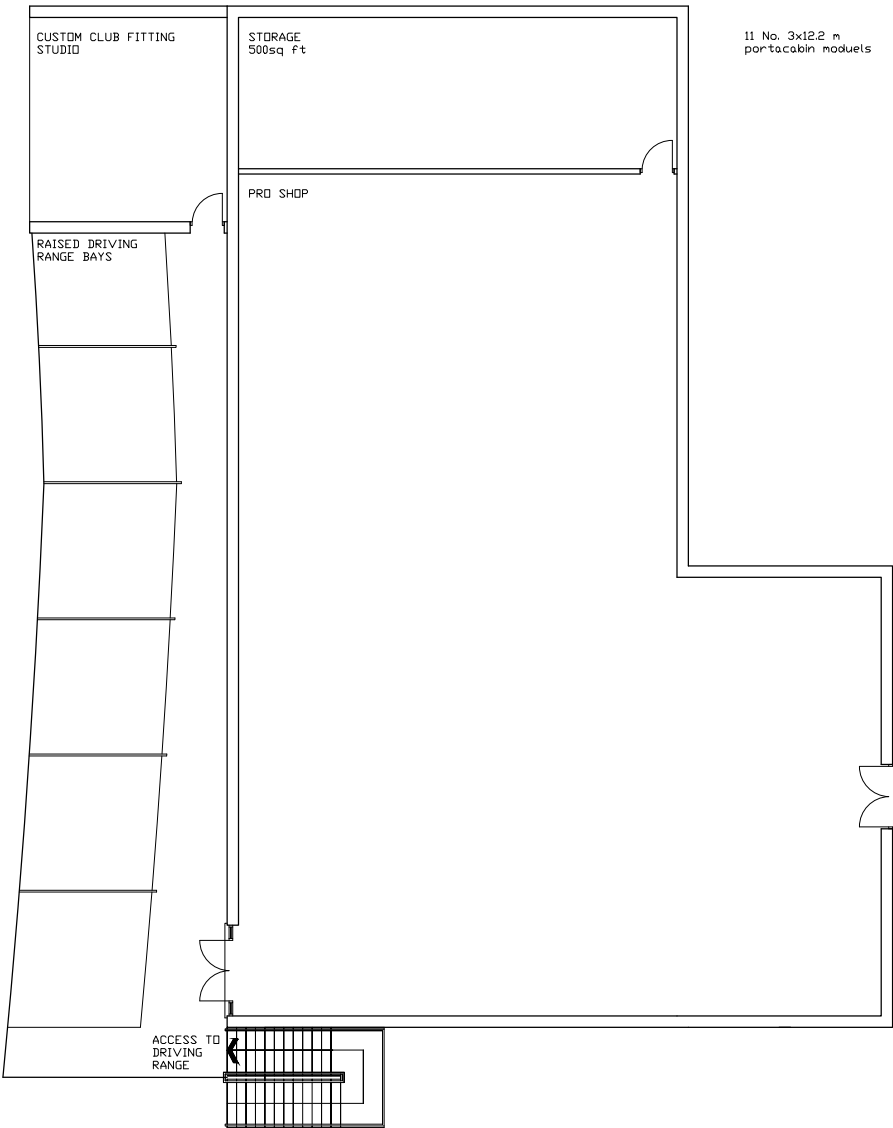


Proposed Pro Shop Plan

**Layout**

The shop is predominantly on a north south axis aligned with the range, with 2 modular units perpendicular to the building and creating an L-shape that connects back to the flat terrace to the rear of the clubhouse. This allows easy access into the building from the existing clubhouse, and spans the steep slope down to the driving range.

The new raised driving range bays and club fitting studio are accessed directly off the rear of the pro shop, along with a new staircase down to the rest of the range, making the main access to the range through the pro shop.



Proposed Floor Plan

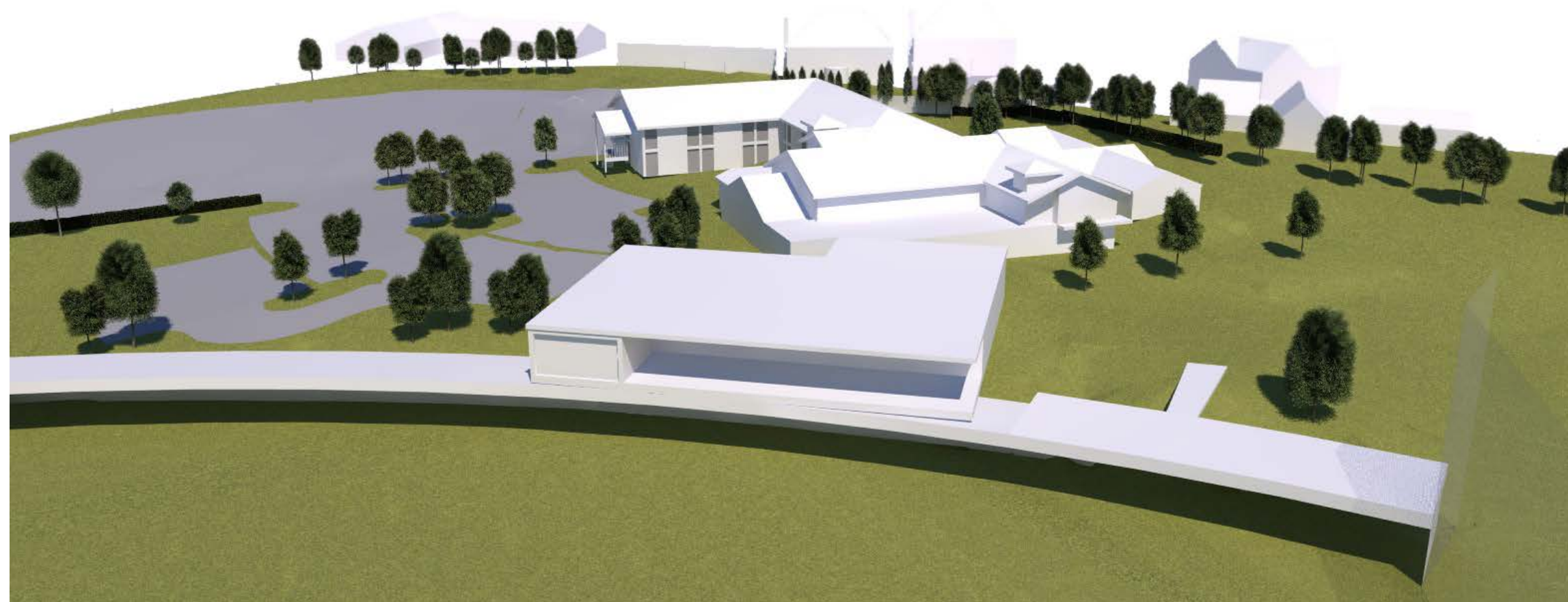




### Scale

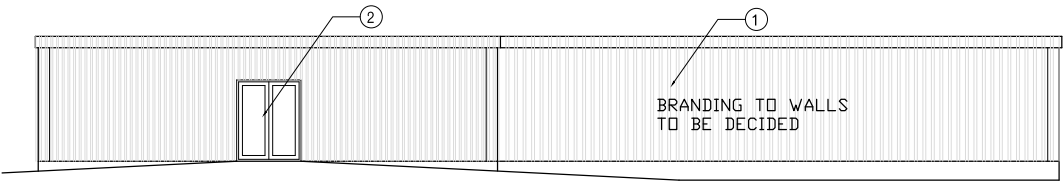
The shop with an internal height of 3m, is to sit over the existing driving range canopy, making the roof of the shop of a similar height to that of the club house balcony. Therefore this height will not interfere with the clubhouse balcony, as it will retain full panoramic views over the shop to the range and course beyond.

Despite being at a raised level above the range, the mass of the building would appear as single story from the clubhouse and car park due to the range being at a much lower level. Furthermore the mass of the building will be obscured by the dense tree line on the approach making it difficult to see from any distance away.

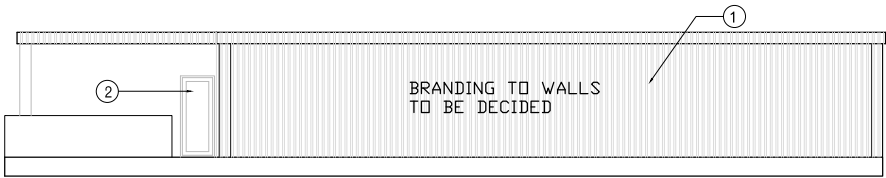




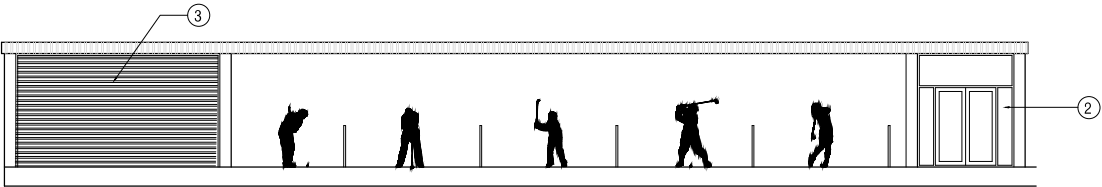
North Elevation



East Elevation



South Elevation



West Elevation

### Appearance

The building is to be clad on three sides in vertical rustic timber panels stained to appear as a continuation of the rear of the driving range. These walls will have branding for the shop tenant, to be decided at a later point.

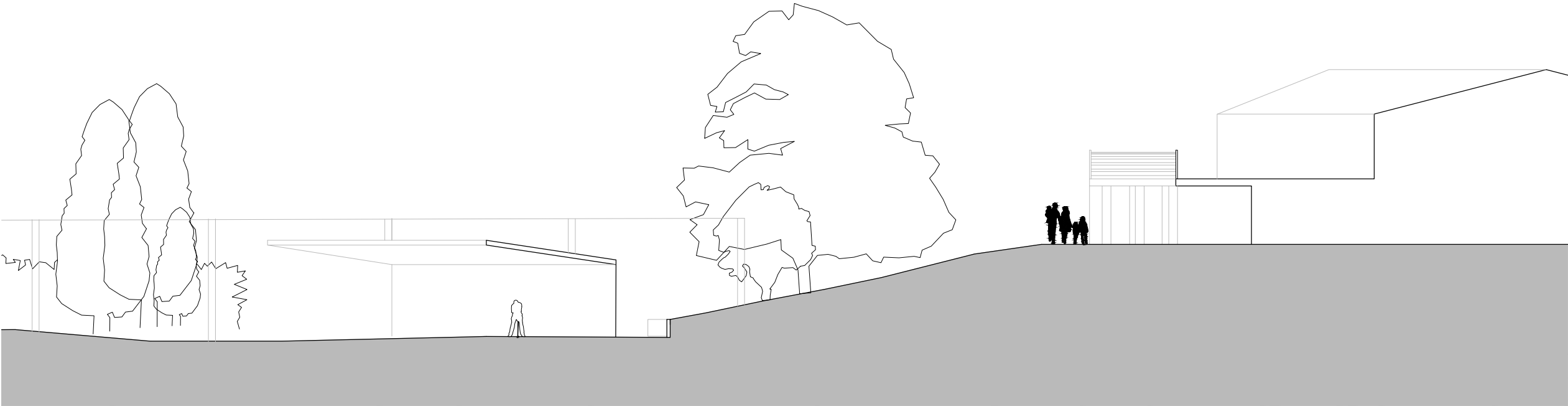
### Access

The land will be graded up to proposed shop, as it is raised higher than the existing floor level behind the clubhouse. This graded access will allow inclusive access to the building, and the level access out of the rear to the raised driving range bays allow for disabled or ambulant disabled users to access the range.

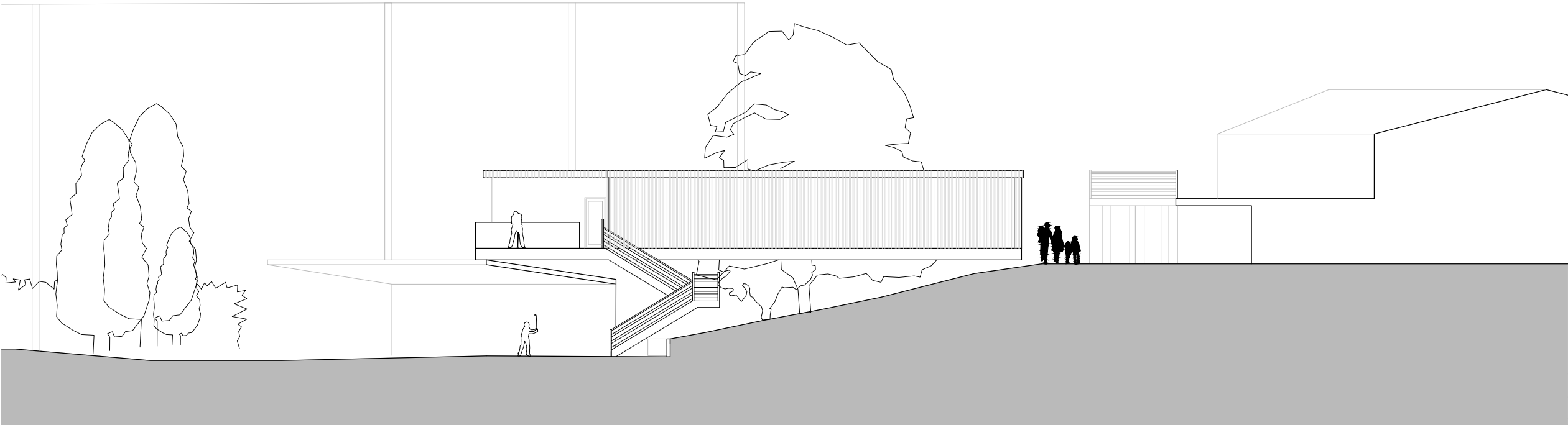
#### MATERIALS KEY

1. Vertical Timber Cladding
2. Aluminium Doors in Black
3. Metal Roller Shutter



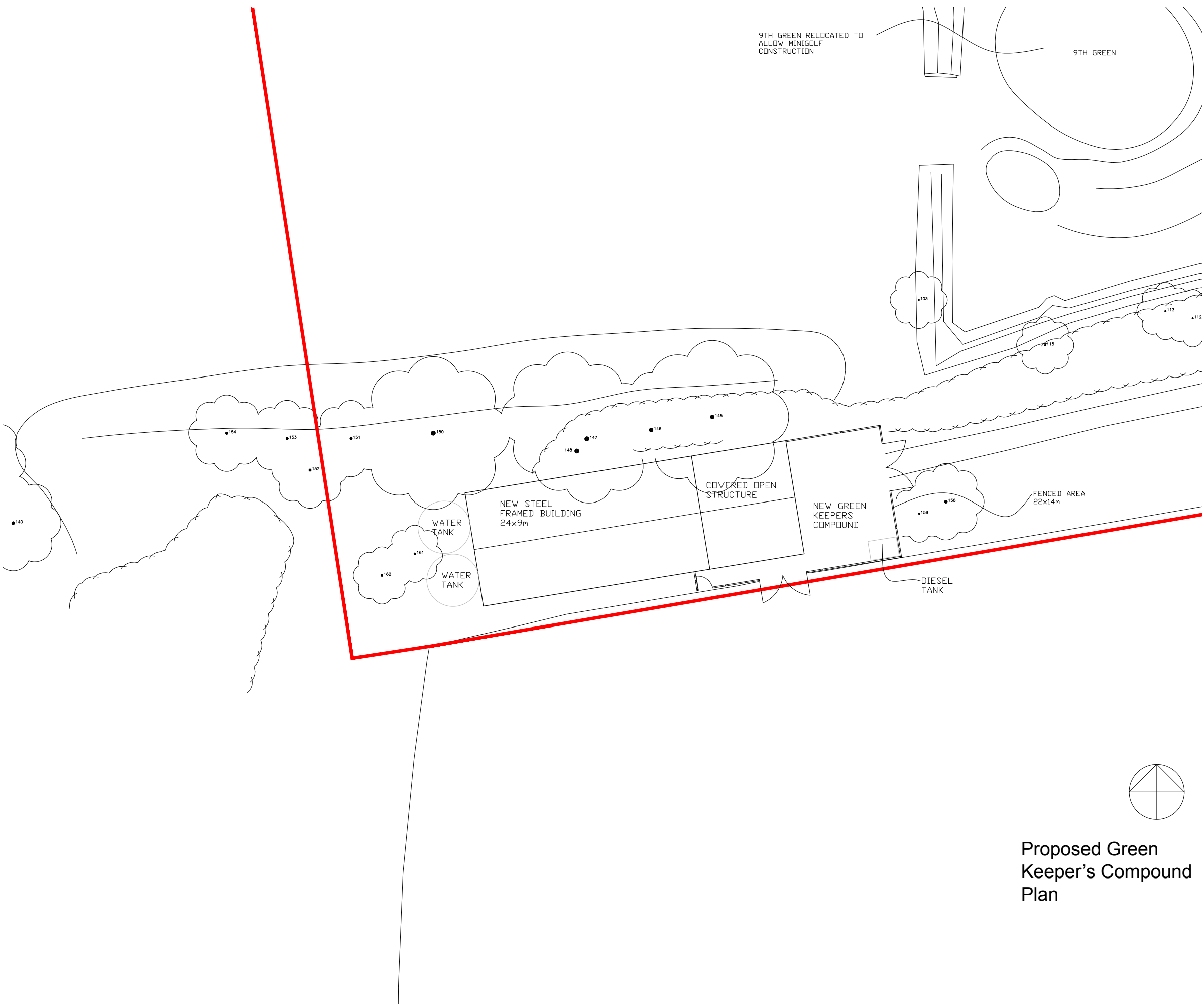


Existing Site Section



Proposed Site Section





Proposed Green  
Keeper's Compound  
Plan

### Green Keeper's Compound Use

The Proposal is for a replacement green keeper's compound to replace the existing one near the clubhouse that is to be demolished to create further car parking and reduce noise pollution for the new residential properties adjoining

The compound is where all the machinery, equipment, and chemicals required for the grounds upkeep are stored and maintained.

The building itself is to be a steel framed shed where the machines are to be stored to prevent them from having to be left outside, where they will rust and generally age far quicker than if they are kept under cover. In addition to machines, the building will house the chemical safe and have some storage for fertilizers.

The building roof will extend over part of the compound to create a sheltered external area for regular servicing of all the machines. This area will also house a portacabin welfare unit containing the welfare facilities for the staff, including a toilet, shower, and clothes drying area, along with a small mess tea room and office.

To the front of the shed is the fenced compound area with netting above to protect stay balls from the range. The compound contains areas of hard standing, for parking vehicles, trailers, trailed machines, and a concreted wash down area for machines with its own water filtration system and water tank. Additionally the compound will contain the diesel tank for refuelling the machines after use and 2 water storage tanks for course irrigation purposes.

Amount

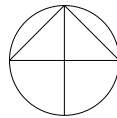
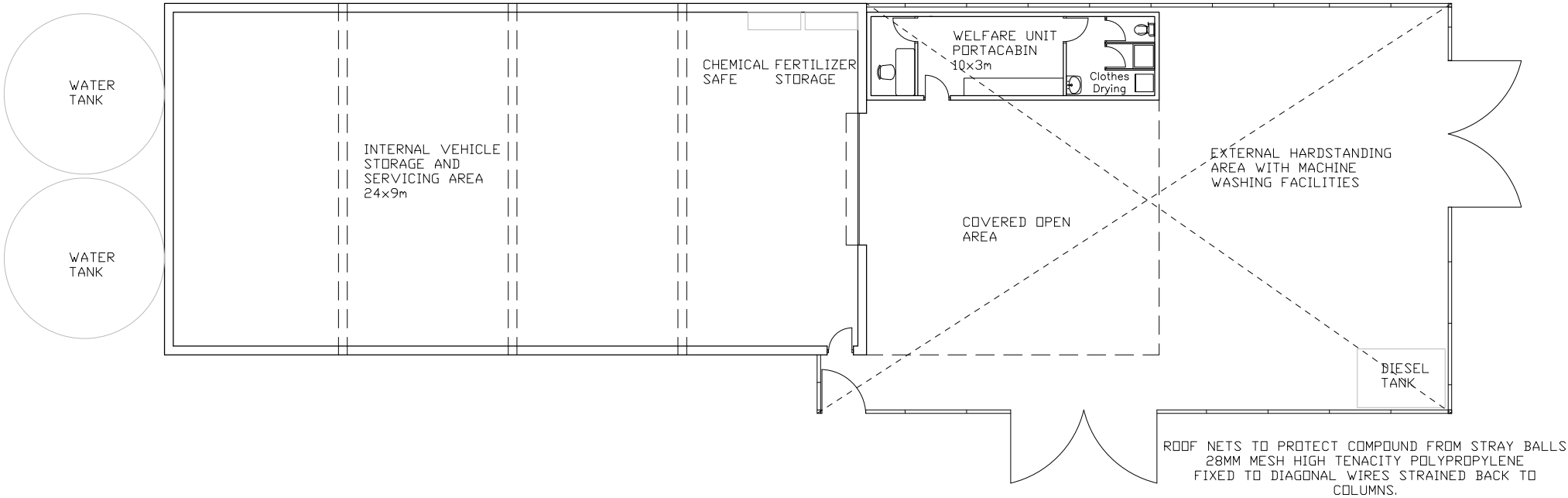
The size of the compound is determined by having sufficient space for storing and maintaining the necessary machines required for the upkeep of 27-holes and the driving range.

It is therefore felt that the building, that is designed around a standard 24 x 12m steel framed building and the compound which is approximately 283m<sup>2</sup>, are of an adequate size for the maintenance of a site of this scale.

Layout

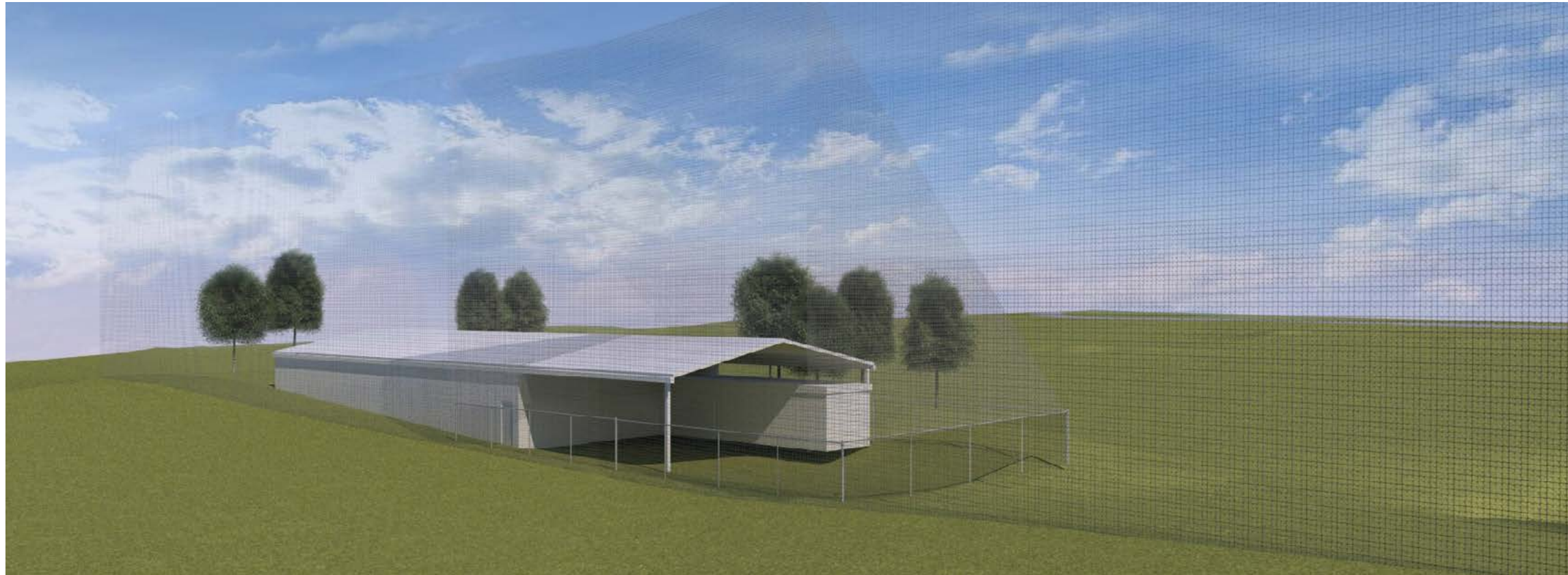
The compound is accessed from the existing path, and is located next to the existing opening into the driving range.

The steel framed building is sited to the west of the compound with a large roller shutter access for large machines and vehicles.



Proposed Floor Plan





### Scale

The scale of the building is designed around the standard height of the steel framed building, being 3m to eaves.

Due to its location in a non-public area of the site, its impact on the site of this scale is minimal.

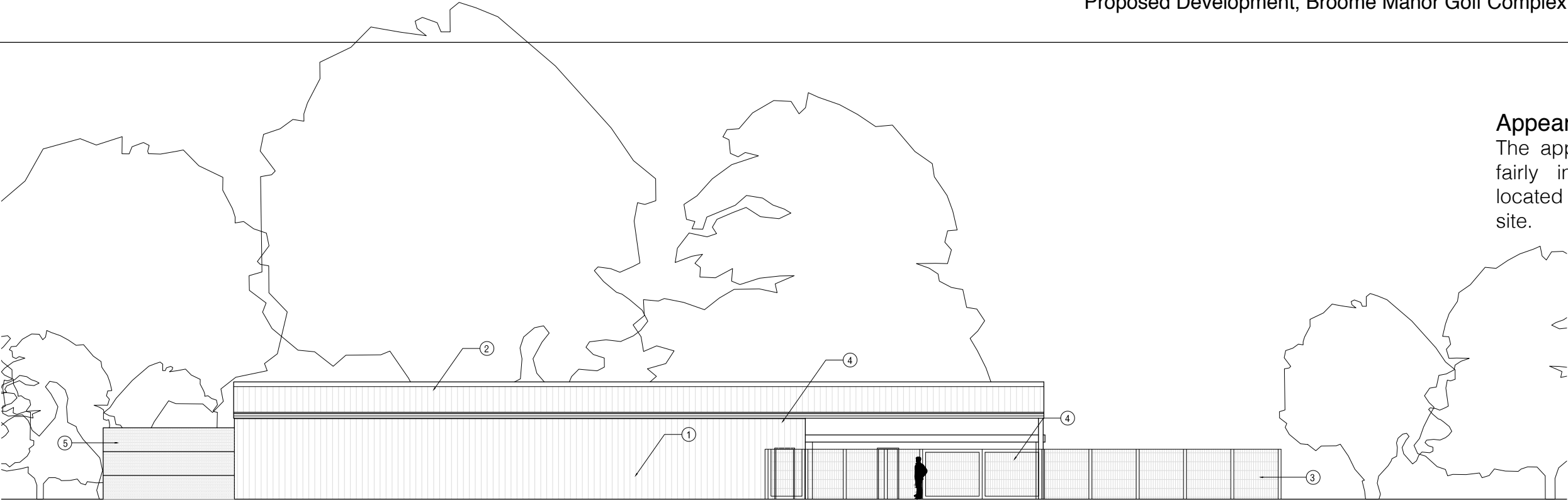




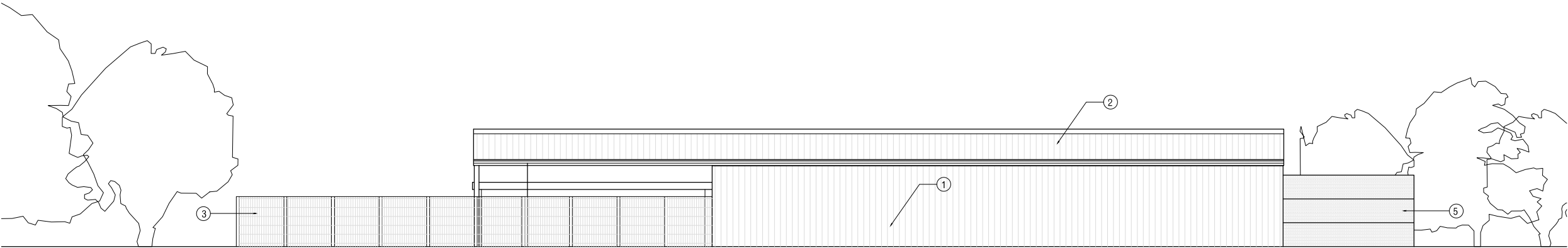
Appearance

The appearance of the building will be fairly industrial and functional, being located away from the public areas of the site.

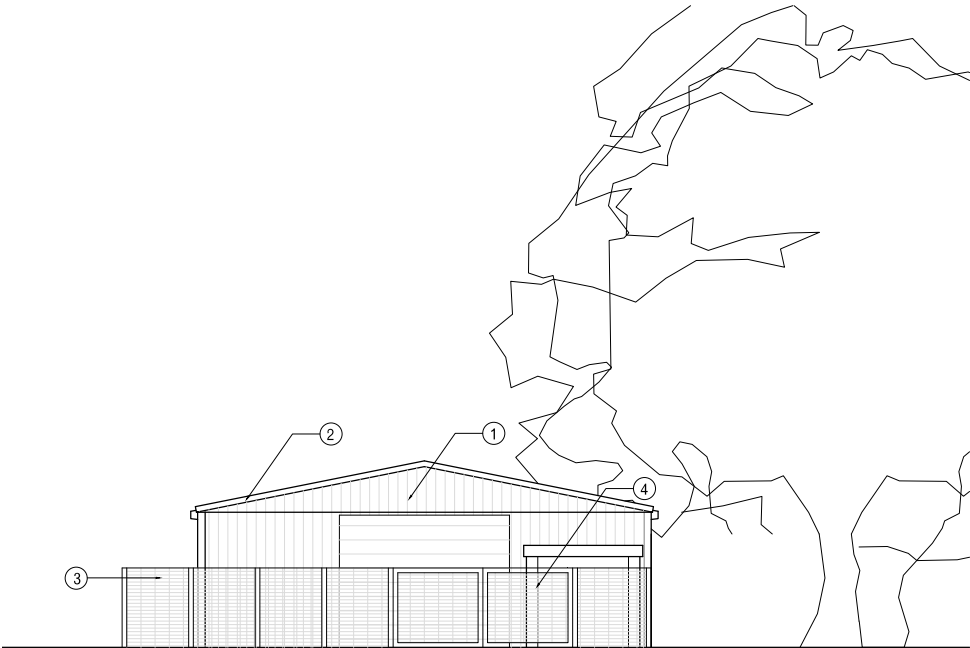
MATERIALS KEY	
1.	Dark Green Profiled Metal Wall Cladding
2.	Dark Green Profiled Metal Roof Cladding
3.	Mesh Fencing
4.	Gates to Match Fencing
5.	Water Storage Tank



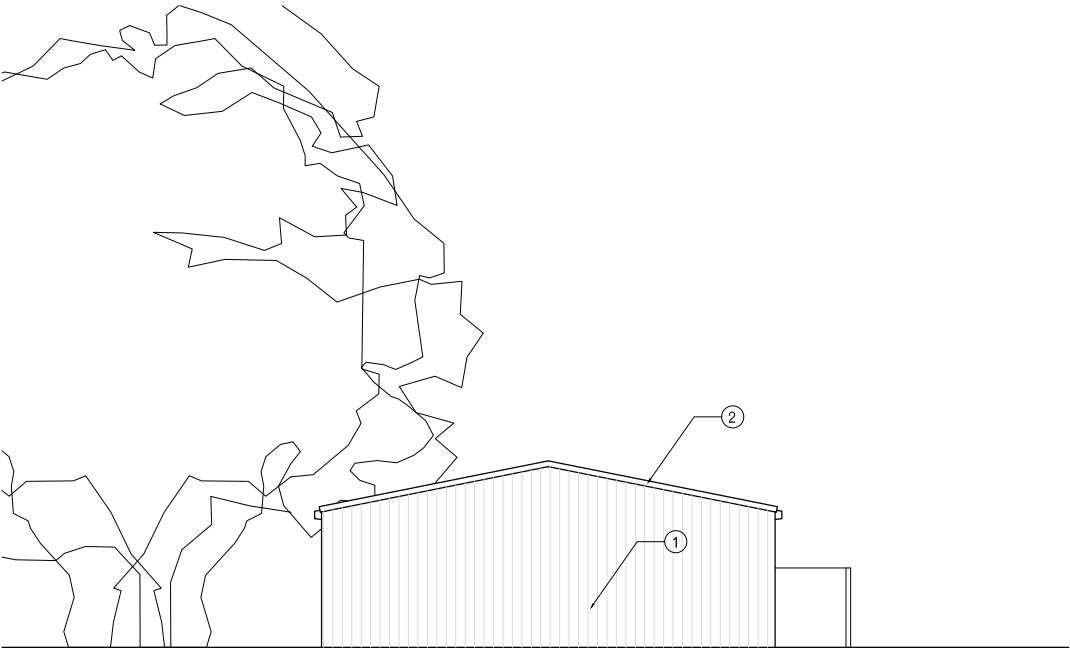
South Elevation



North Elevation



East Elevation



West Elevation



**18 hole Adventure Golf Course And High Ropes Aerial Adventure Course**

**Use**  
The proposal is to improve the facilities offered to children, making it a suitable family location, by adding an 18-hole pirate themed Adventure golf course with high ropes aerial adventure course above. This will help us attract Kids to the facility many of whom it is hoped will in due course graduate to play Golf on the main golf course thus helping to reverse the decline in participation rates.

**Amount**  
The 18-hole Adventure Golf will be in an area comprising approximately 2500m2, and will include above it the high ropes aerial adventure course.



Proposed Adventure Golf Plan

## Layout

The detailed layout design including lighting, theming and landscaping is to be finalised by a specialist, however generally, the proposed Adventure Golf course is to be located to the west of the existing overspill car park where the 9th green is currently located. The layout will require that the 9th green be relocated to the west of its current position.

The Layout consists of an 18-hole Pirate themed Adventure golf course that weaves back and forth roughly following an anti-clockwise path. In between the holes will be landscaped areas to help delineate the route to take, and in some instances form part of the obstacles within a hole. The course will also contain a Cave and a water feature of a waterfall that runs into a small lake.

The high ropes aerial adventure course is to be located above the Adventure Golf course, with obstacles supported on timber post, that can be incorporated into the pirate theme to appear as the rigging of a ship.

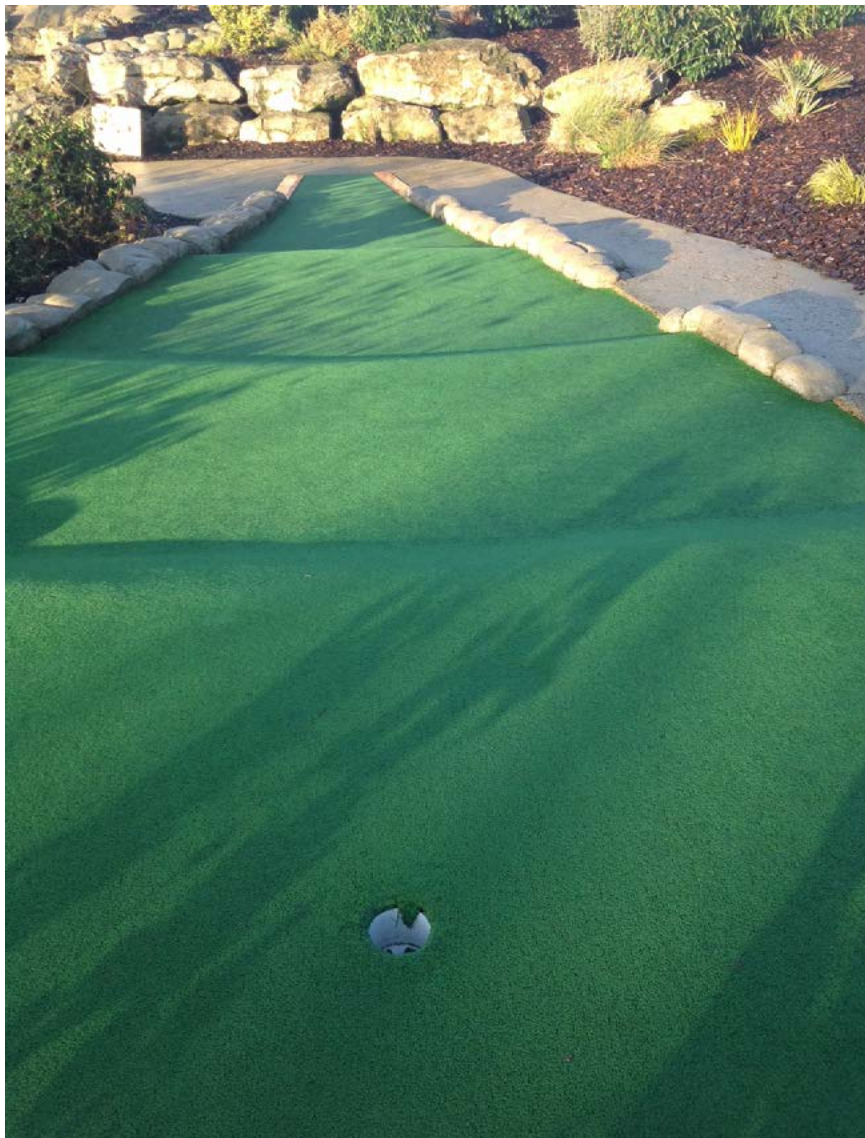
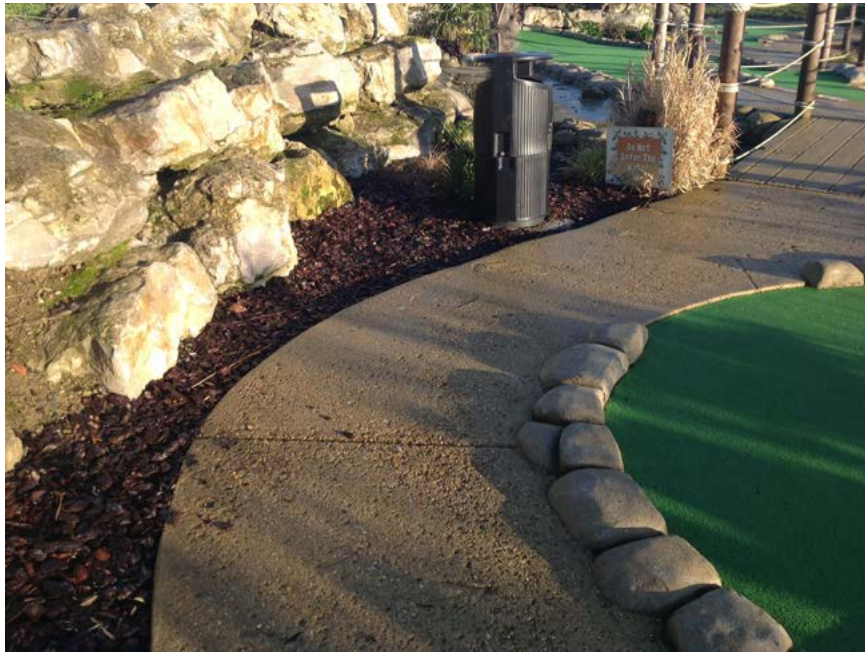
The course will use a continuous wire system to allow the course route to gain and lose height and includes zip wires into nets and short zip wires between platforms.

The high ropes adventure course is to be accessed by an access tower forming part of the Reception area, allowing speedy unbelayed and unsupervised access and egress to various levels as well as being able to accommodate power fan descenders, zip wires and climbing walls.

The course is to be circular, meaning the participant can be despatched and met by the same member of staff before and after the course and that the hardware is ready in position for the next participants.

The entrance to both facilities is to the east directly accessed off the car park, with a ticket office and kids party room, along with an external seating area for parents.





### Scale

The Adventure Golf course has been designed to slope down from a raised bund and cave near the 9th green to the west, down to the east. This will have the benefit of shielding the Adventure golfers from golfers view as they play the 9th hole and will also make the Adventure Golf more visible from the car park.

The high ropes adventure course will include multiple levels allowing participants to gain confidence on low level 3m – 6m courses and advance to the high level 9m – 12m courses.

### Appearance

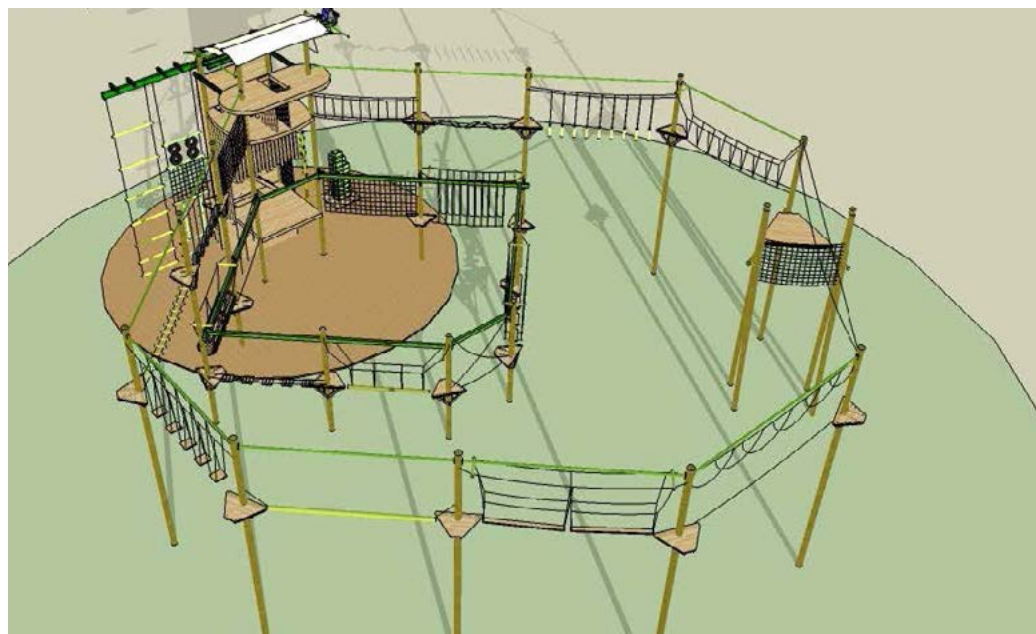
The images indicate the proposed Adventure Golf materials, such as the artificial putting surface and large rough hewn natural and faux stone boulders which are to form the landscape walling and earth retaining features. They also indicate the proposed landscaping style, the proposed pathways to connect the holes, and the timber post and rope style railings to be used on the bridges over the streams.

The course will generally have a pirate theme that will utilise elements like the lake and the high ropes aerial adventure course to give the impression of a ship with its rigging.





The high ropes adventure course will be a series of obstacles supported on wires that in turn are suspended between posts. As the cable system does not need a large steel structure to support itself the course will have very little visual impact particularly as it will be sandwiched between mature hedge and trees to the north and trees and Range netting to the south.







### Vehicular Access and Parking

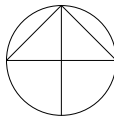
The development does not propose the creation of any new access roads, and will continue to be accessed off The Fairway access road.

It is also proposed to increase the parking provision within the site, from 148 spaces to 304 spaces, to facilitate the increased use of the site due to the additional facilities offered. This additional parking will come from formalising and extending the area of land currently used for overflow parking and by expanding the car park into the area where the green keepers compound is to be demolished. The Car Park is to be landscaped with tree planting to break up the expanse of tarmac and for aesthetic reasons

It proposed to create new disabled bays in front of the hotel and by the new Adventure golf Course, to replace the ones that were in front of the clubhouse that will be lost by the hotel development.

Additionally two new set-down areas are to be created in front of the hotel next to the lobby for the dropping off and picking up of users, with a further area created to the side of the hotel for bag drop off, deliveries and other service use.

A vehicular link through from the first and second row of parking bays in front of the hotel, and a new mini roundabout will aid in the circulation around the car park.



Proposed Car Park Plan





### Landscaping

Key areas of landscaping proposed are the removal of trees where the new hotel, pro shop, and green keeper's compound are to be located, along with the improvement of the screening to the eastern boundary to screen the new neighbouring properties that are being constructed.

Although it is necessary to remove a number of trees to accommodate the hotel and pro-shop developments, we will be trying to relocate the trees where possible. In any case event we will be planting more trees than will be removed. This new planting will be detailed on a landscaping plan to be provided by Treeworks Ltd who have carried out a full arborcultural impact assessment to be included as part of this application.

Recent boundary improvements already carried out consist of a row of twenty 4m high cypress trees, to shield the Golf Complex from the new housing currently under construction. This will also serve to minimise the visual impact of the new buildings on these new residential units.

Other landscaping works will include the relocation of the 9<sup>th</sup> green to accommodate the new Adventure Golf Course, and the earthworks to form the Adventure Course itself.





## 6.0 - Conclusion

**Conclusion**

It is felt that the proposed developments to Broome Manor Golf Course are a suitable use for the site, adding new facilities that significantly improve the variety of activities offered by the site, and make the site more accessible to a wider range of users.

In addition to the sites remote location and natural screening from landscaping, the size and scale of each development has been carefully considered to minimise any impact it may have on the existing building fabric or surrounding landscape, and as such is considered proportionate.

It is considered that these additions will make it a key leisure and sporting hub for the local community and an asset to Swindon.