

29 JAN 2014

**SITE AT**  
**ESSENDON COUNTRY CLUB**  
**BEDWELL PARK, ESSENDON, HATFIELD, AL9 6HN**

---

**DESIGN AND ACCESS STATEMENT**

---

**JANUARY 2014**

*Prepared by Alan Cox of:*  
**Alan Cox Associates Ltd.**  
**224a High Street**  
**Barnet, Herts EN5 5SZ**

## **LIST OF CONTENTS**

- 1. SITE DESCRIPTION**
- 2. THE PROPOSALS**
- 3. DESIGN**
- 4. ACCESS AND LANDSCAPING**
- 5. CONCLUSION**

## 1. SITE DESCRIPTION

1.1 The application site is a Golf and Country Club sited within 450 acres of land.



1.2 The clubhouse has a gross internal floor area of approximately 1300M<sup>2</sup> and consists of a Grade II listed barn and associated additions and has the following planning history:

- S6/2003/1010/FP - Extension to existing car park – granted 18/08/03.
- S6/2001/1379/FP - Temporary change of use from residential to offices within the farm house - granted 10/12/01.

- S6/1999/1154/FP - Variation of condition 6 of planning permission
- S6/0692/90/FP - to allow use of part of clubhouse for weddings and independent functions – granted 31/01/00.
- S6/1996/0484/FP - Erection of single storey extension to provide new laundry facility – granted 02/08/9
- S6/1996/483/LB - Erection of single storey extension to provide new laundry, together with alterations to the existing laundry and enlarged ladies locker room, involving removal of vent from west elevation – granted 02/08/96.
- S6/1995/539/LB - Erection of a conservatory – granted 17/08/95.
- S6/1995/414/FP - Erection of a conservatory – granted 17/08/94.
- S6/1993/709/FP - Erection of single storey extension to golf clubhouse – granted 06/12/93.
- S6/1993/710/LB - Erection of single storey extension to golf clubhouse – granted 06/12/93.
- S6/1990/0692/FP - Extensions and alterations to farm buildings to form golf clubhouse, including partial demolition and relocation of listed granary to golf course to provide public rain shelter – granted 09/04/91.
- S6/1990/0693/FP - Extensions and alterations to farm buildings to form golf clubhouse including partial demolition and relocation of listed granary to golf course to provide public rain shelter – granted 09/04/91.



## 2. THE PROPOSALS

2.1 The proposals consist of the following:

- (i) A single storey extension to form a larger restaurant/bar area sited within an internal courtyard.
- (ii) The erection of two raised terraces on the North and East elevations.
- (iii) The replacement of existing concrete inter-locking tiles on part of the clubhouse with slate.
- (iv) The painting of existing blue weather boarding within the courtyard in black.
- (v) Alterations to existing windows to the barn to provide doors onto the courtyard and terrace.

2.2 These proposals are shown on submitted drawing nos. 412913/2 and 3.

2.3 This application has been submitted following pre-application advice under reference S6/2013/2264/PA) and the site was visited by both the planning and conservation officer.

2.4 A report was issued on 6 January 2014 which analysed the proposals in relation to National and Local Planning Policies and was found to be compliant.

### 3. DESIGN

- 3.1 The extension has been designed with a flat roof and pitched vaulted ceiling to enable the proposals to tie in with the differing eaves heights on three sides.
- 3.2 The extension has been sited away from the listed barn and has been constructed from facing brickwork to match the existing Western wall from the existing bar area together with a slated roof. Three sets of folding, sliding doors provide the access onto the remaining courtyard for external dining.
- 3.3 The terraces will be constructed in a lightweight steel structure with glass balustrading to provide a contemporary look independent of the barn structure. Visual improvements have also been made to the existing glazing of the barn behind the proposed new terrace which can be viewed from the back-drop to the new structure.



4. **AMOUNT OF DEVELOPMENT**

- 4.1 The gross internal floor area of the extension within the courtyard is 88M<sup>2</sup>.
- 4.2 The floor area of the terrace on the Northern elevation is 71M<sup>2</sup> (Terrace B).
- 4.3 The floor area of the terrace on the Eastern elevation is 57M<sup>2</sup> (Terrace A).

5. **ACCESS AND LANDSCAPING**

- 5.1 There are no proposed changes to the access to the site but internal circulation space is amended as follows:
- (i) Formation of doors onto the two terraces.
  - (ii) A new structural opening between the bar and the new extension.
- 5.2 The internal courtyard will have a York stone surface.

6. **CONCLUSION**

- 6.1 The proposals are not considered to represent inappropriate development in the green belt. They are also not considered to have a negative impact on the Heritage Asset of the Grade II list building.
- 6.2 The proposals comply with the NPPF and Local Planning Policy D1 (Quality and Design), D2 (Character and Context) and RA10 (Landscaped regions and Character Areas).

-----oOo-----