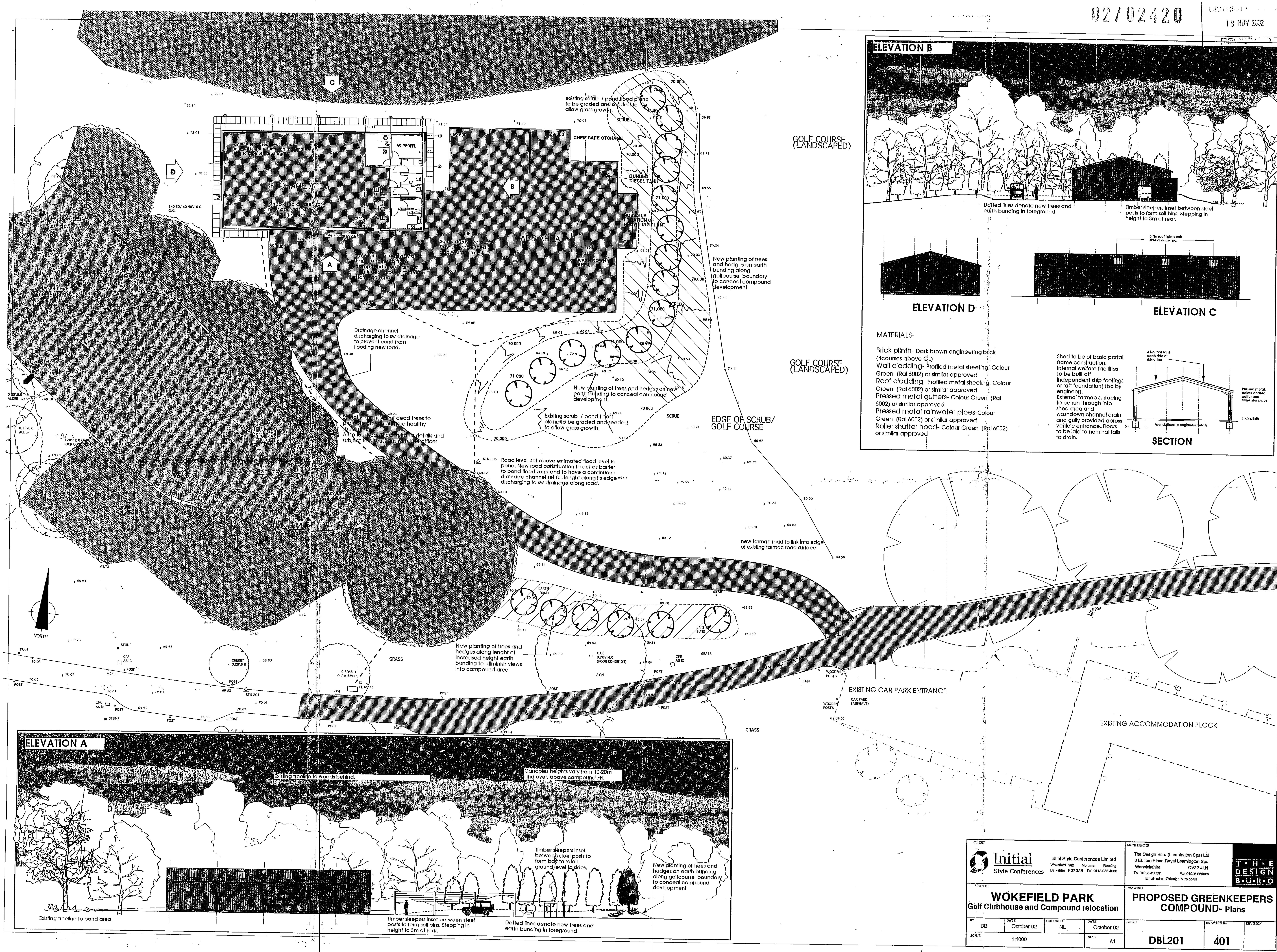
02/02420
19 NOV 2002
C
D
B
A
STORAGE AREA
WELFARE FACILITIES
69.950FFL
Roller shutter doors.
YARD AREA
WASH DOWN AREA
CHEM SAFE STORAGE
BUNDED DIESEL TANK
POSSIBLE LOCATION OF RECYCLING PLANT
SCRUB
existing scrub / pond flood plane to be graded and seeded to allow grass growth.
new farmac roadway and hardstanding to from compound area. Tarmac continued through to internal storage area
Scrub area cleared for new storage shed and welfare facilities
POND WATER LEVEL 69.23(08\10\02)
Drainage channel discharging to sw drainage to prevent pond from flooding new road.
Selective removal of dead trees to promote growth of more healthy specimins. All to landscape consultants details and subject to discussions with tree officer
New planting of trees and hedges on earth bunding along golfcourse boundary to conceal compound development
New planting of trees and hedges on new earth bunding to conceal compound development.
Existing scrub / pond flood plane to be graded and seeded to allow grass growth.
GOLF COURSE (LANDSCAPED)
GOLF COURSE (LANDSCAPED)
EDGE OF SCRUB/ GOLF COURSE
STN 205
Road level set above estimated flood level to pond. New road construction to act as barrier to pond flood zone and to have a continuous drainage channel set full lenght along its edge discharging to sw drainage along road.
new tarmac road to link into edge of existing tarmac road surface
EARTH BUND
New planting of trees and hedges along lenght of increased height earth bunding to diminish views into compound area
OAK 0.70\14.0 (POOR CONDITION)
CHERRY 0.20\5 0
0 30\8 0 SYCAMORE
CPS AS IC
STUMP
POST
SIGN
GRASS
STN 201
NORTH
ASPHALT ACCESS ROAD
WOODEN POSTS
EXISTING CAR PARK ENTRANCE
CAR PARK (ASPHALT)
EXISTING ACCOMMODATION BLOCK
ST09
ELEVATION B
Dotted lines denote new trees and earth bunding in foreground.
Timber sleepers inset between steel posts to form soil bins. Stepping in height to 3m at rear.
ELEVATION D
3 No roof light each side of ridge line.
ELEVATION C
MATERIALS-
Brick plinth- Dark brown engineering brick (4courses above GL)
Wall cladding- Profiled metal sheeting. Colour Green (Ral 6002) or similar approved
Roof cladding- Profiled metal sheeting. Colour Green (Ral 6002) or similar approved
Pressed metal gutters- Colour Green (Ral 6002) or similar approved
Pressed metal rainwater pipes-Colour Green (Ral 6002) or similar approved
Roller shutter hood- Colour Green (Ral 6002) or similar approved
Shed to be of basic portal frame construction. Internal welfare facilities to be built off independent strip footings or raft foundation(tbc by engineer). External tarmac surfacing to be run through into shed area and washdown channel drain and gully provided across vehicle entrance. Floors to be laid to nominal falls to drain.
3 No roof light each side of ridge line
Pressed metal, colour coated gutter and rainwater pipes
Brick plinth
Foundations to engineers details
SECTION
ELEVATION A
Existing treeline to woods behind.
Canopies heights vary from 10-20m and over, above compound FFL
Timber sleepers inset between steel posts to form bay to retain ground level to sides.
New planting of trees and hedges on earth bunding along golfcourse boundary to conceal compound development
Existing treeline to pond area.
Timber sleepers inset between steel posts to form soil bins. Stepping in height to 3m at rear.
Dotted lines denote new trees and earth bunding in foreground.
CLIENT
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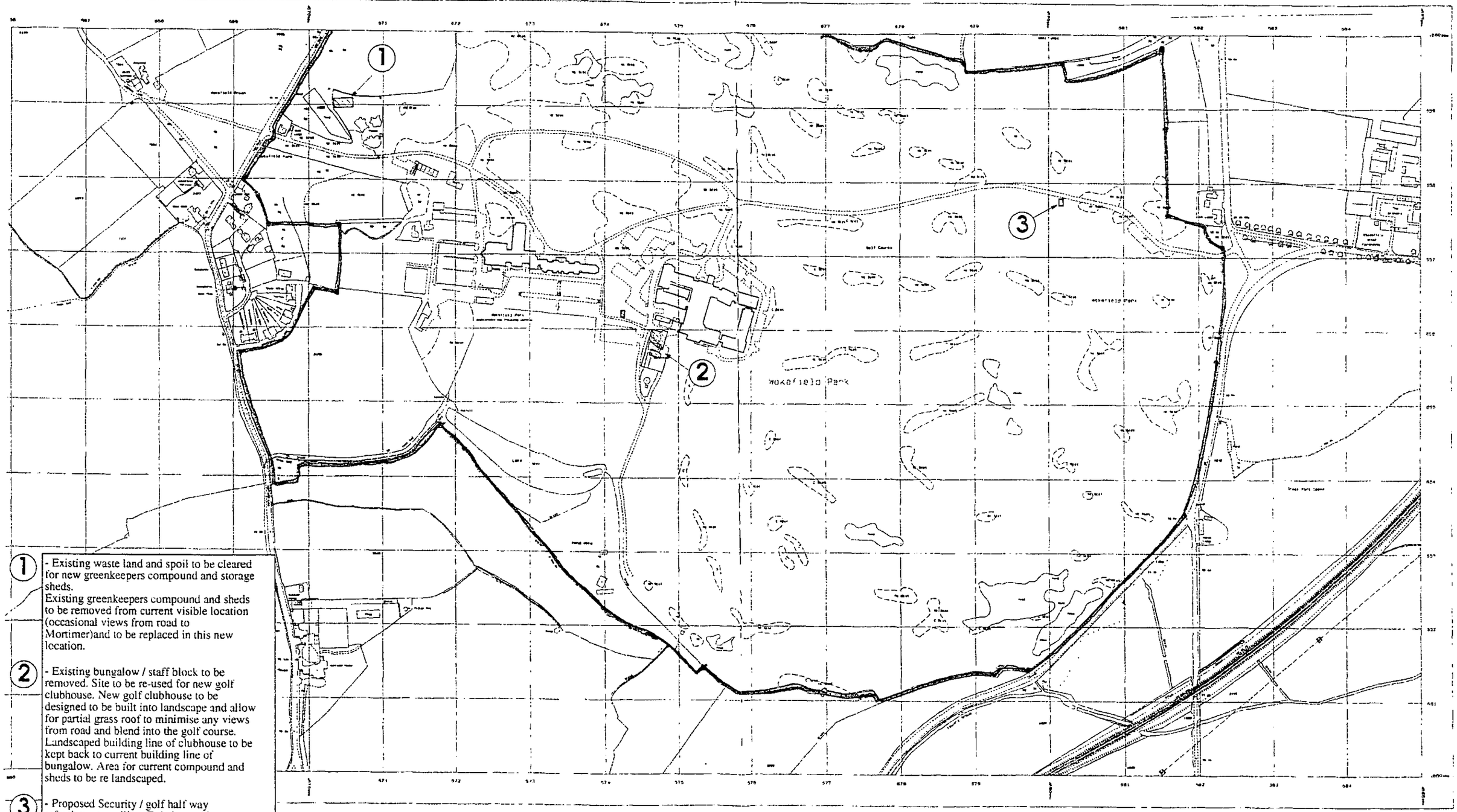
THE DESIGN BÜRO
PROJECT
WOKEFIELD PARK
Golf Clubhouse and Compound relocation
DRAWING
PROPOSED GREENKEEPERS COMPOUND- Plans
BY DB
DATE October 02
CHECKED NL
DATE October 02
SCALE 1:1000
SIZE A1
JOB No DBL201
DRAWING No 401
REVISION

Option 1
Site-centred



1 - Existing waste land and spoil to be cleared for new greenkeepers compound and storage sheds.
Existing greenkeepers compound and sheds to be removed from current visible location (occasional views from road to Mortimer)and to be replaced in this new location.

2 - Existing bungalow / staff block to be removed. Site to be re-used for new golf clubhouse. New golf clubhouse to be designed to be built into landscape and allow for partial grass roof to minimise any views from road and blend into the golf course. Landscaped building line of clubhouse to be kept back to current building line of bungalow. Area for current compound and sheds to be re landscaped.

3 - Proposed Security / golf half way refreshment pavilion. Existing golf refreshment pavilion to be removed and area re landscaped.

General note- Review to be made of existing lighting to Executive centre to reduce nighttime views and illumination. All new development designed to give localised lightspread only and not to produce light spill and unwanted glare.

1:5000

WOKEFIELD PARK SITE LOCATION PLAN

The Design Büro Ltd.
8 Euston Place
Royal Leamington Spa
Warwickshire CV32 4LN

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Kitchen Extension
132sqm
F.F.L. 67.825

Ramped Link Corridor
50sqm

F.F.L. 67.625

F.F.L. 67.250

Link corridor and bar store to be rendered to match kitchen. Walls to terrace side to be taken up to form parapets to flat roof. High level windows to provide natural light to corridor.

Brick block cavity wall upto 750mm a.f.f.l. with silicon jointed glazing above. Structural glass fins provide support to vertical and roof glazing. Transparency of link corridor maintains the visual independance of the Stable Block from the new buildings.

Kitchen extension to be rendered to match existing kitchen. Existing wall louvres to be removed and refitted into new extension wall.

Full height brickwork wall to terrace with fully glazed aluminium framed doors from dining area and bar, Aluminium framed panels with part glazing between, to match doors. Radial brick on edge detail to window heads.

Curved wall extends round front of terrace to 900mm height with elliptical timber handrail at 1100mm above terrace level.

Dining Area
89sqm

Bar/Lea Bar
68sqm

Oak Laminated timber curved finish panel set in opening of bar facade

Dark stained oak vertical cladding to curved walls. Sw timber subframing fixed to blockwork wall.

Existing Stable Block

Full height brickwork wall to rear of building facing service yard.

Furniture Store
18sqm

Local Bar
68.69sqm
7.8sqm

Bar
25sqm

Clubhouse
F.F.L. 66.80

Corridor
28sqm

Foyer/Reception
25sqm

Entrance

Shopfront style glazing to form entrance to Pro Shop. Level access to main entrance doors.

Shopfront style glazing to form entrance to Clubhouse. Level access to main entrance doors.

Staff Corridor
8sqm

Staff W.C.
7sqm

Cleaners Store
4sqm

Disabled W.C.
4sqm

Laundry
36sqm

Laundry
32sqm

Male W.C. and Showers
24sqm

Female W.C. and Showers
12sqm

Male Change
37sqm

Female Change
28sqm

Ground recessed uplighters to illuminate tensile roof and curved walls.

Signage

Signage

Rendered blockwork wall with high level windows to changing areas with obscure glazing.

Low level wall to allow vision from courtyard office to first tee.

Line of roof canopy.

Column

External storage area

External storage area for hire trolleys etc.

Windows from counter and office to overlook first tee.

Dark stained oak vertical cladding to curved walls. Sw timber subframing fixed to blockwork wall.

Pro Shop
F.F.L. 66.70

Shop and Counter
70sqm

Entrance

Drying Room
8sqm

Store
8sqm

Workshop
8sqm

Changing Cubicle
4sqm

Compressor Office
8sqm

Retaining wall supporting grassed mounding upto approx. 1.5m. Sloped glazing full width above wall, with aluminium solar shading fixed to glazing bars.

Rendered blockwork wall over retaining wall. High level windows.

Rev.	By	Description	Date

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PROJECT

WOKEFIELD PARK
New Golf Clubhouse

DRAWING

FLOORPLAN

BY	DATE	CHECKED	DATE	JOB No	DRAWING No	REVISION
GD	October 02	NL	October 02	DBL201	102	

SCALE 1:100 SIZE A1

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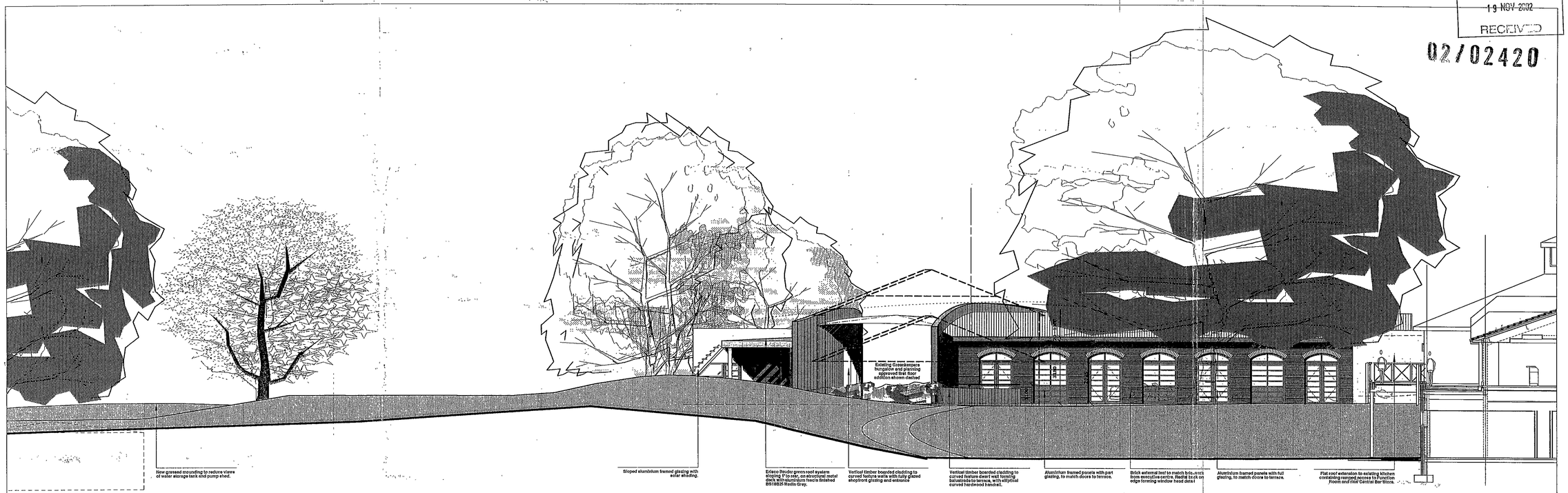
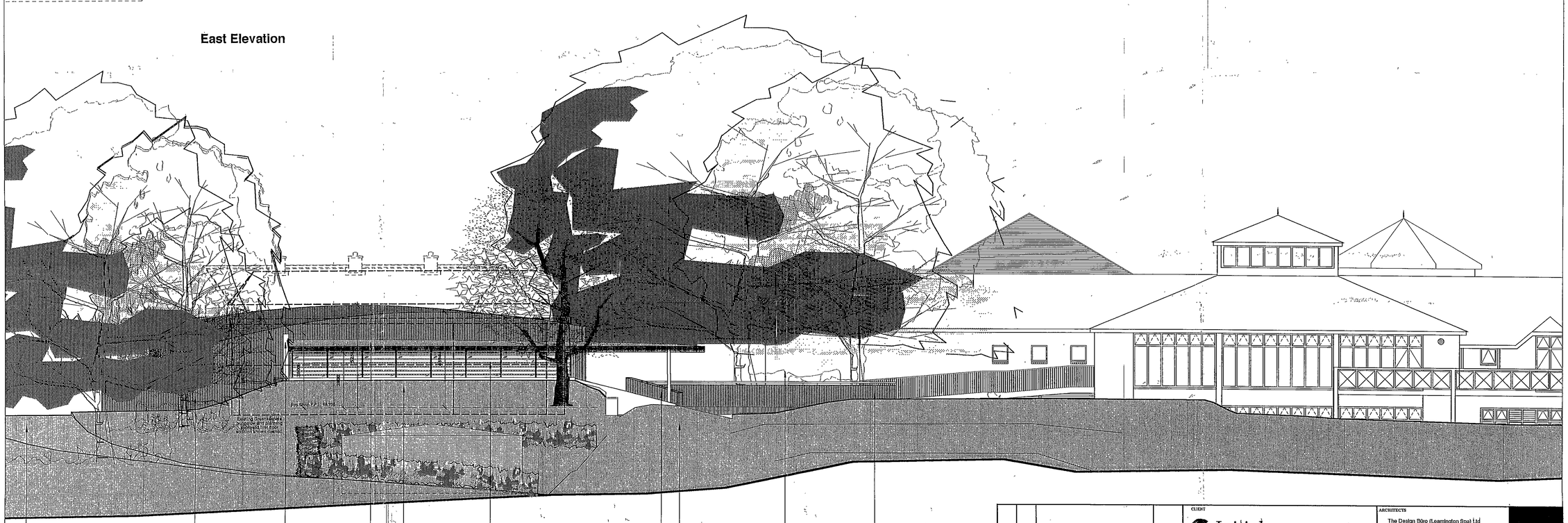


East Elevation



South Elevation

Rev.	By	Description	Date
A	GD	Additional Information added for Planning Application.	05.11.02

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PROJECT
WOKEFIELD PARK
New Golf Clubhouse

DRAWING
WEST AND SOUTH SITE ELVATIONS

BY	DATE	CHECKED	DATE
DB	October 02	NL	October 02

SCALE 1:100 SIZE A1

JOB No DBL201 DRAWING No. 103 REVISION A

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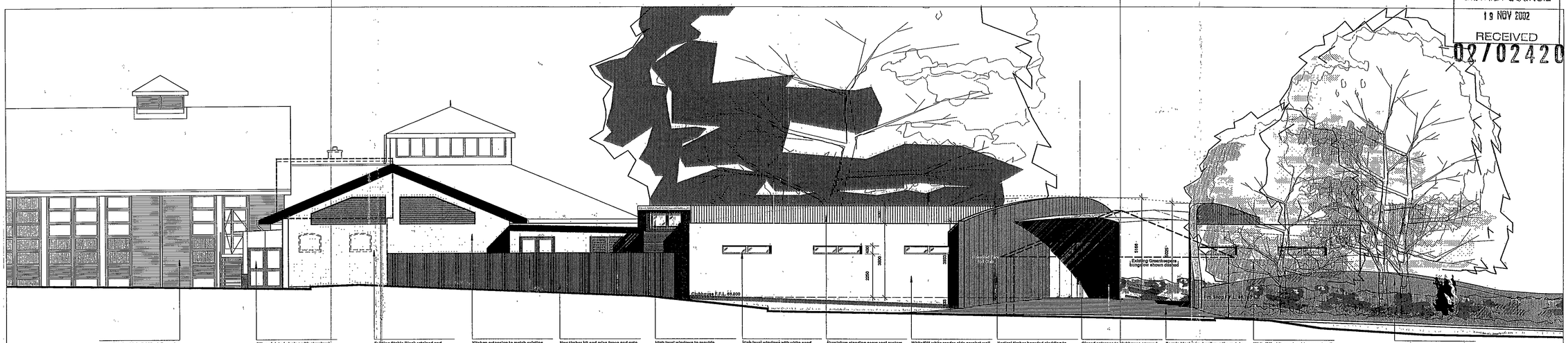
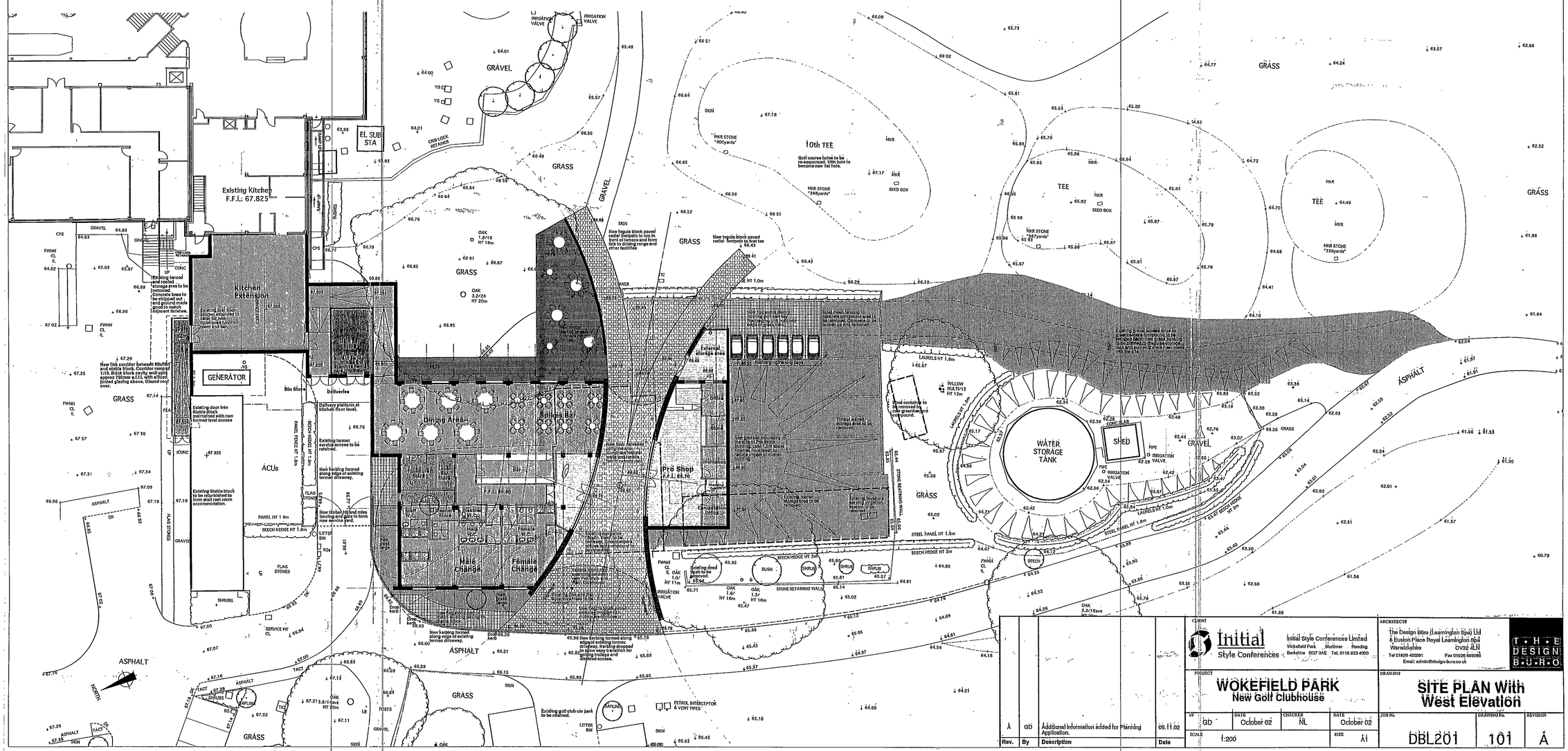


West Elevation 1:100



Rev.	By	Description	Date
A	GB	Additional information added for Planning Application.	05.11.02

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THE DESIGN BUREAU

PROJECT
WOKEFIELD PARK
New Golf Clubhouse

DRAWING
SITE PLAN With West Elevation

BY	DATE	CHECKED	DATE
GB	October 02	NL	October 02

SCALE 1:200 SIZE A1

JOB No. DBL201 DRAWING No. 101 REVISION A

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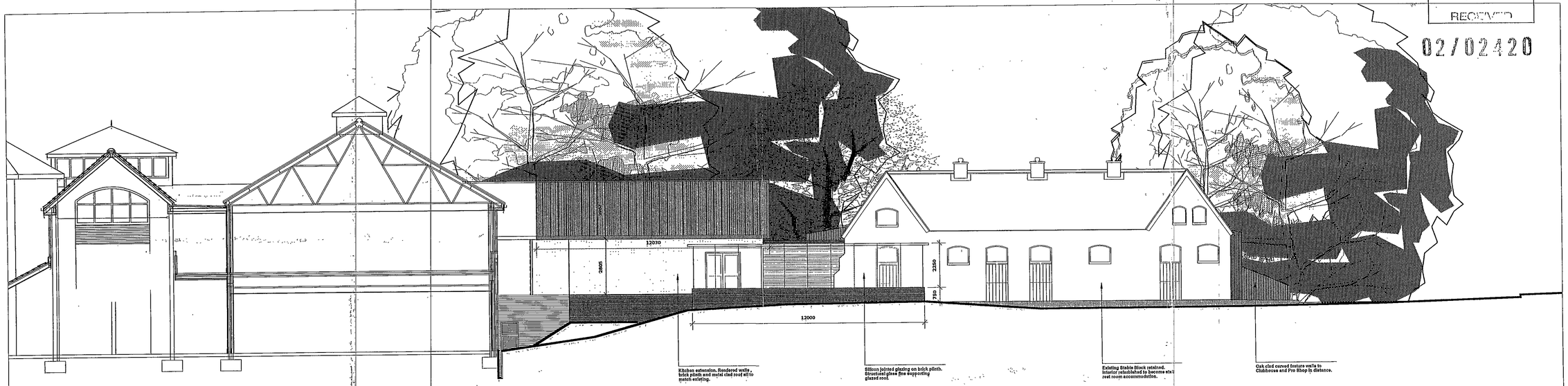
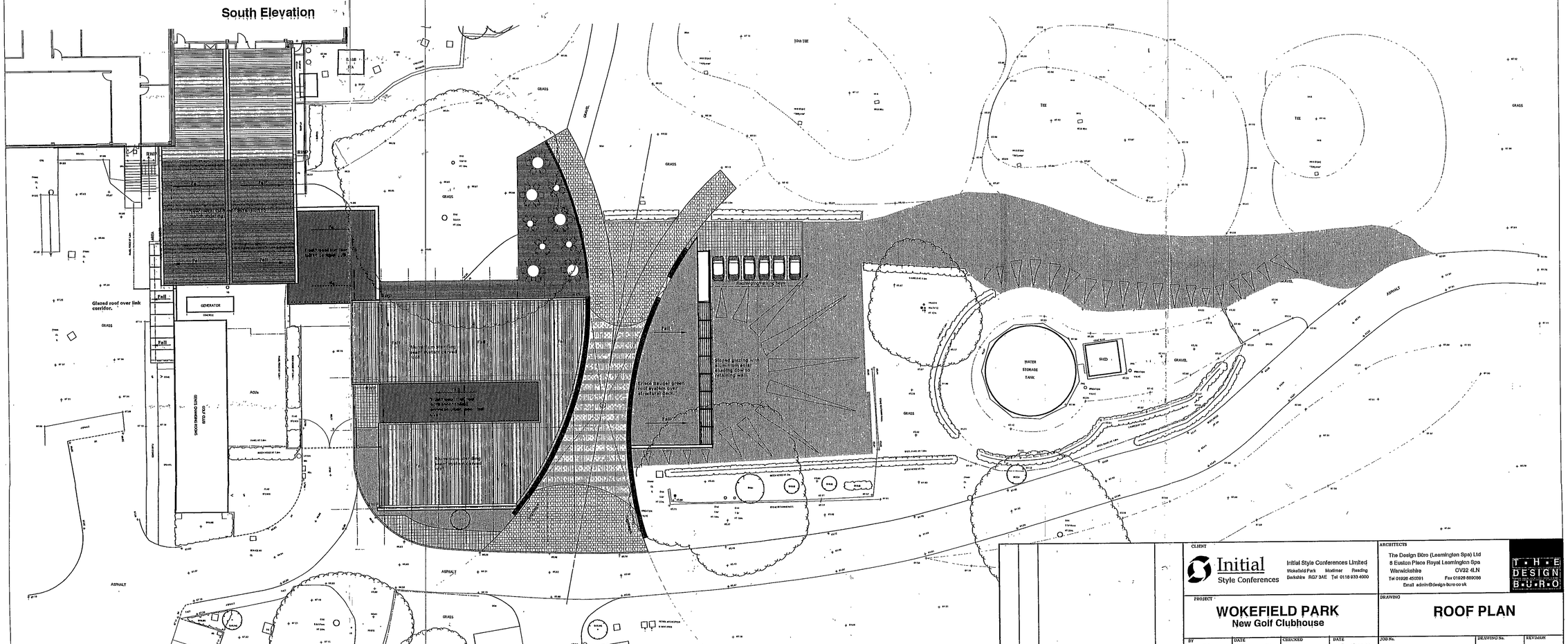
South Elevation





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PROJECT
WOKEFIELD PARK
New Golf Clubhouse

DRAWING
ROOF PLAN

BY	DATE	CHECKED	DATE	JOB No.	DRAWING No.	REVISION
GD	October 02	NL	October 02	DBL201	107	

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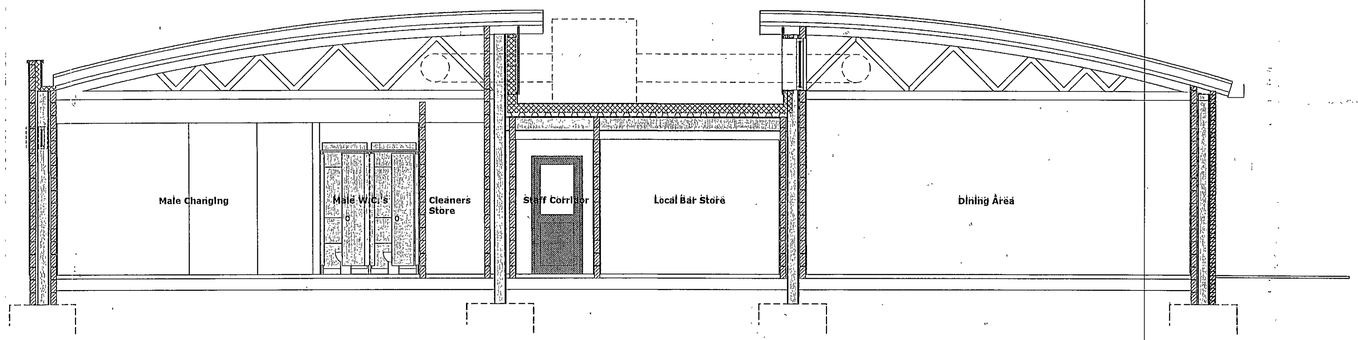

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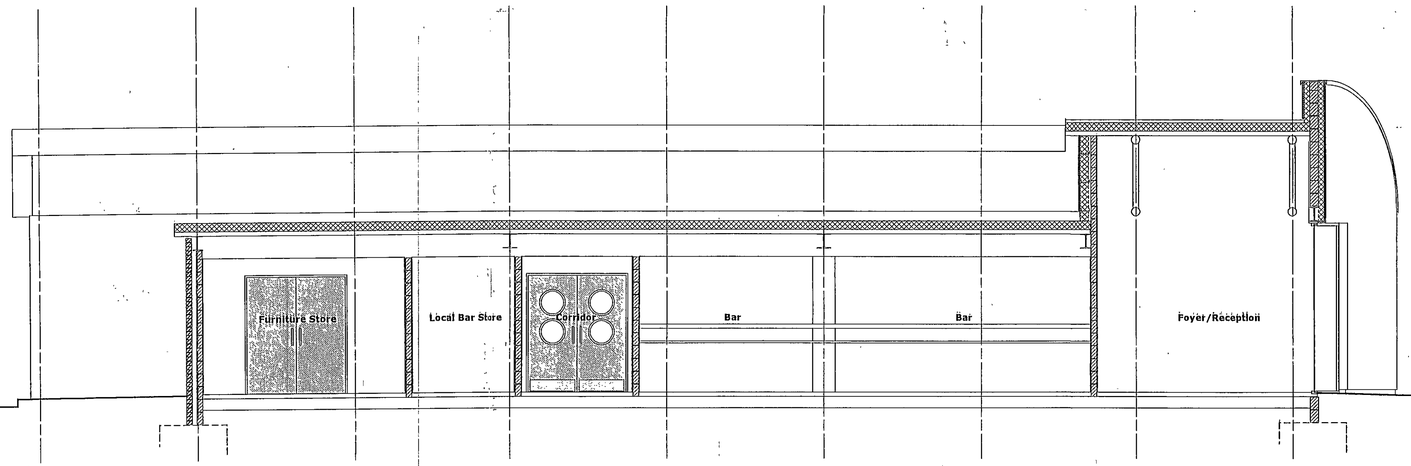

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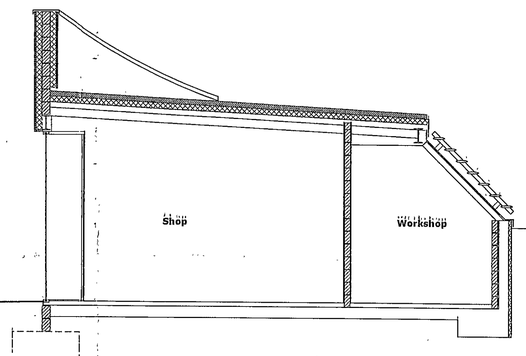

Rev.	By	Description	Date

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PROJECT
WOKEFIELD PARK
New Golf Clubhouse

DRAWING
BUILDING SECTIONS

BY	DATE	CHECKED	DATE	JOB No.	DRAWING No	REVISION
GD	October 02	NL	October 02	DBL201	106	

SCALE 1:50 SIZE A1

WEST LEAMINGTON
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GRAVEL
GRASS
64.08
IRRIGATION VALVE
IRRIGATION VALVE
IRRIGATION VALVE
IRRIGATION VALVE
64.01
64.00
YG
YG
CRIB LOCK RETAINER
63.96
EL SUB STA
63.93
65.48
65.97
66.35
66.49
GRASS
GRAVEL
ROUGH GRASS
65.84
65.56
65.35
OAK 0.3/3 HT 4m
OAK SAPLING
OAK 0.5/6 HT 7m
OAK 0.5/6 HT 7m
65.89
65.61
MAPLE 0.4/4 HT 7m
65.21
MAPLE 0.4/4 HT 7m
IRRIGATION VALVE
POST
IRRIGATION VALVE
POST
65.73
66.05
66.27
66.40
66.09
66.02
66.51
66.64
SIGN
67.18
MKR STONE "400yards"
10th TEE
MKR
MKR STONE "386yards"
67.17
MKR
SEED BOX
66.65
66.56
66.51
66.52
66.43
66.45
65.81
65.53
65.20
64.88
65.79
65.89
65.96
MKR
65.94
64.72
TEE
65.92
MKR
SEED BOX
65.83
65.87
65.79
65.96
65.93
MKR STONE "387yards"
65.88
65.87
65.67
65.81
65.76
65.40
65.14
64.70
64.68
64.41
64.16
64.66
LITTER BIN
POST
64.60
64.79
64.54
FWMH CL
IL
63.82
ROUGH GRASS
OAK SAPLING
IRRIGATION VALVE
POST
IRRIGATION VALVE
64.46
63.80
64.86
64.77
GRASS
64.24
63.57
62.66
62.32
GRASS
61.38
MKR
TEE 64.46
MKR
MKR STONE "336yards"
61.64
MOWN GRASS
61.34
61.19
61.51
63.19
62.74
62.87
62.02
64.00
63.37
64.29
63.76
64.90
65.12
65.66
65.73
64.68
65.18
64.21
63.03
62.91
62.09
SHWM CL
IL
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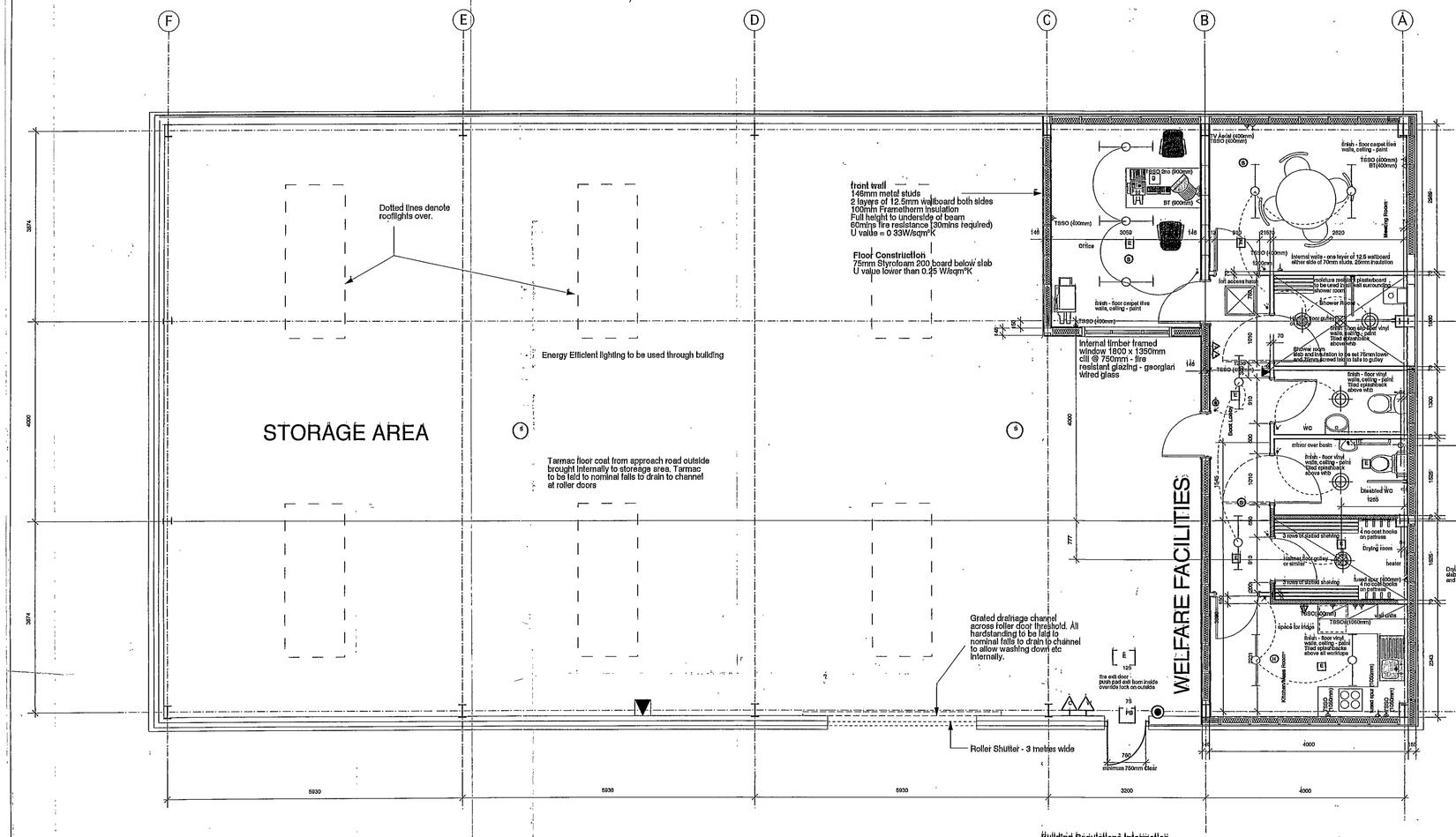

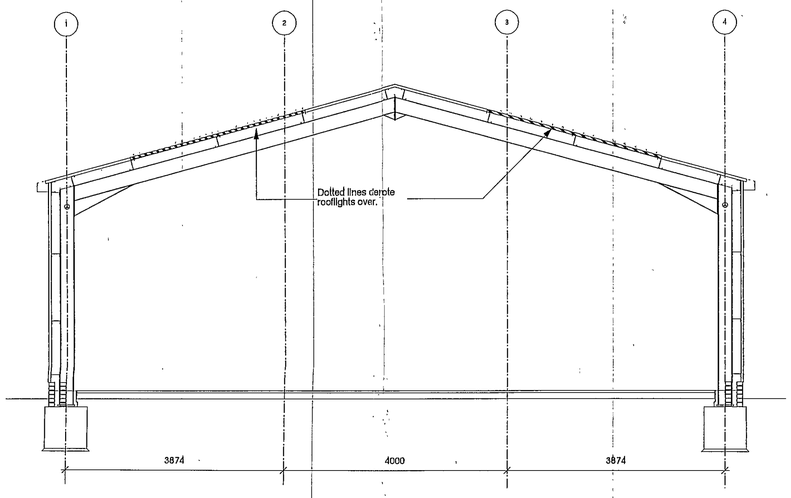

Building Regulations Information for Greenkeepers Accommodation

PART A - STRUCTURE

Refer to structural drawings and calculations provided by GCM Ltd and steel frame supplier

PART B

The wall between the welfare facilities and the storage area shall be to 30mins fire resistance.

The building will be fitted with a fire alarm system in accordance with BS5839 Part 1

Clear width of escape routes are shown on the drawing

Every doorway providing access to a means of escape other than exits in normal use,shall be marked with an exit sign in accordance with BS5499:1984

All escape routes and accommodation to be fitted with a system of escape lighting to BS5266

All ducts or pipes having a diameter of 40mm or greater passing through fire resistant shall be fitted with a proprietary seal to maintain the fire resistance of the construction..

Wall finishes shall be class 0 in all areas except small rooms of less than 4 sq m where they will be to class 1. Ceiling finishes shall be to class 0 in circulation areas and class 1 elsewhere.

All fire resisting doors are to be fitted with self closing device and FIRE DOOR KEEP CLOSED sign or in the case of small stores FIRE DOOR KEEP LOCKED. All hold open doors should have AUTOMATIC FIRE DOORS - KEEP CLEAR

PART C - SITE PREPARATION AND RESISTANCE TO MOISTURE

1200 gauge DPM below in situ concrete slab turned up at edges and lapped with DPC

Damp proof course to be used in external walls and any other wall exposed to moisture from outside to be fitted with damp proof course at least 150mm above adjoining ground level. and in accordance with clauses 4 and 5 of BS8215:1991

PART D - CAVITY INSULATION

No Urea-Formaldehyde foam insulation to be used in this building

PART F - VENTILATION

Refer to John Smith Information and plans for information concerning natural ventilation and mechanical ventilation. Kitchen/beverage area ventilation to be 30l/sec and toilet ventilation to be 15l/sec

Access for plant shall be in accordance with access for maintenance requirements as noted in 2.15 and 2.16 of the building regulations

Roof to be 'Cold Roof' construction with equivalent of 10mm continious ventilation at eaves and ridge and 50mm min continious air cavity above insulation

PART G - SANITARYWARE AND HOT WATER STORAGE

Washing facilities and WCs are as shown on the drawing.
Hot Water Storage: to be provided for washing and kitchen purposes - instantaneous electric heaters

PART H - DRAINAGE

All work shall be carried out in accordance requirements of thelocal authority and water authority Access to be provided at the end of waste and soil branches where the length of branch exceeds 3 metres or where there are 3 or more bends in the run of pipework.
The pipe access at the foot of each stack is to be 1m above FH All stub stacks to have access at low level. UPVC stacks shall be provided with at least one joint per floor to accommodate thermal movement
All work shall be in accordance with the following documents:
BS3380 Specification for wastes and overflows
BS6087 Flexible joints for cast iron pipework
BS5572 Code of practice for sanitary pipework
BS5255 Specification for plastic waste pipes and fittings
UPVC pipework is to be jointed using ring seal/solvent joints
Horizontal pipe runs in the wet section of pipework, whether within the rooms or suspended over false ceilings, arevv at a gradient in accordance with manufacturers recommendations. Horizontal runs in the dry section of pipework are to be installed to a gradient not less than 1:10

Plastic pipework passing through a fire resisting structure shall be protected with a fire sleeve
Installed at the wall or floor structure, in accordance with building regs
Exposed pvc and copper pipework where passing into walls/floors shall be surrounded with a screw-to-wall plate of the same material as the pipe
All pipework within service ducts and above false ceilings shall be colour banded in accordance with BS1710.. There shall be at least one identification band per floor on vertical stacks and one band at 3m centres on horizontal pipework
Overflows shall be of 22mm upvc and will preferably discharge over a shower tray .
The overflow system shall comply with water board regulations.

All bends in the soil pipework shall be long radius. All horizontal junctions at high level or above the false ceiling are to be made with 45° branches swept in the direction of flow.
All traps above GF level to have anti siphonage "manitor" traps.
A branch pipe should not discharge into a stack in a way that may cause cross flow into any other branch pipe

No branch to a stub stack to be more than 2 0m above the level of the drain
All stacks to be 100mmo unless noted
Unless noted all svps to be terminated inside building with air admittance valves. AAV's to have British Board of Agreement certificate.
All internal above ground pipework is to be boxed in using Pendock Profiles TX MX Range

Underground drainage to be in accordance with BS8301 Code of Practice for Building Drainage.
Pipe sizes and gradients shall be in accordance with Building Regulations Part H1, Section 2.
Sufficient and suitable access points will be provided for clearing blockages which cannot be reached by other means.
All Concrete pre-cast manholes/inspection chambers shall comply with BS 5911.
Any Brick manholes/inspection chambers shall comply with BS 3921.
Any Plastic inspection chambers shall comply with BS 7158For underground drainage

Details of Underground drainage to be in accordance with GCM Ltd

Rainwater gutters and downpipes to be of a size appropriate to the volume of flow to be carried refer to roof plans for details of discharge capacities etc.

PART J - HEAT PRODUCING APPLIANCE

Refer to information from John Smith and Sons regarding heat producing appliances

PART K - STAIRS AND RAMPS

Level access to pedestrian and vehicular doors

PART L - CONSERVATION OF ENERGY

U values are noted on the drawing, storage part of building is not heated

Refer to John Smith information for details of energy saving fittings

PART M - DISABLED ACCESS AND FACILITIES

See site plan for details of level approach/ ramped access to building and positions of dropped kerbs and tactile warnings,

All openings are 800mm min giving a minimum clear opening of 750mm doors.(disabled toilet door has structural opening 1010mm).

Sanitary facilities are provided for disabled persons as shown on the plans

PART N - GLAZING SAFETY

No glazing within building.

	FIRE EXIT SIGN 125mm
	PUSH BAR TO OPEN NOTICE ON DOOR
	PORTABLE FIRE EXTINGUISHER 6 litre Foamspray
	PORTABLE FIRE EXTINGUISHER 9 litre Water
	PORTABLE FIRE EXTINGUISHER 2kg Carbon Dioxide
	FIRE BLANKET 1.2m x 1.2m
	MANUAL BREAK GLASS UNIT - alarm system to be in accordance with BS5839:pt1:1988
	SMOKE DETECTOR - OPTICAL
	HEAT DETECTOR
	ELECTRONIC SOUNDER
E	A SYSTEM OF ESCAPE LIGHTING TO BE INSTALLED IN ACCORDANCE WITH BS 5266:Part 1

Rev A- Plan flipped to suit site location. Rooflights and internal drainage channel noted

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THE DESIGN BÜRO

PROJECT
WOKEFIELD PARK
Golf Clubhouse and Compound relocation

DRAWING
PROPOSED GREENKEEPERS COMPOUND- Plans

BY	DATE	CHECKED	DATE	JOB No.	DRAWING No	REVISION
DB	October 02	NL	October 02	DBL201	402	A

SCALE 1:1000 SIZE A1

19 NOV 2002
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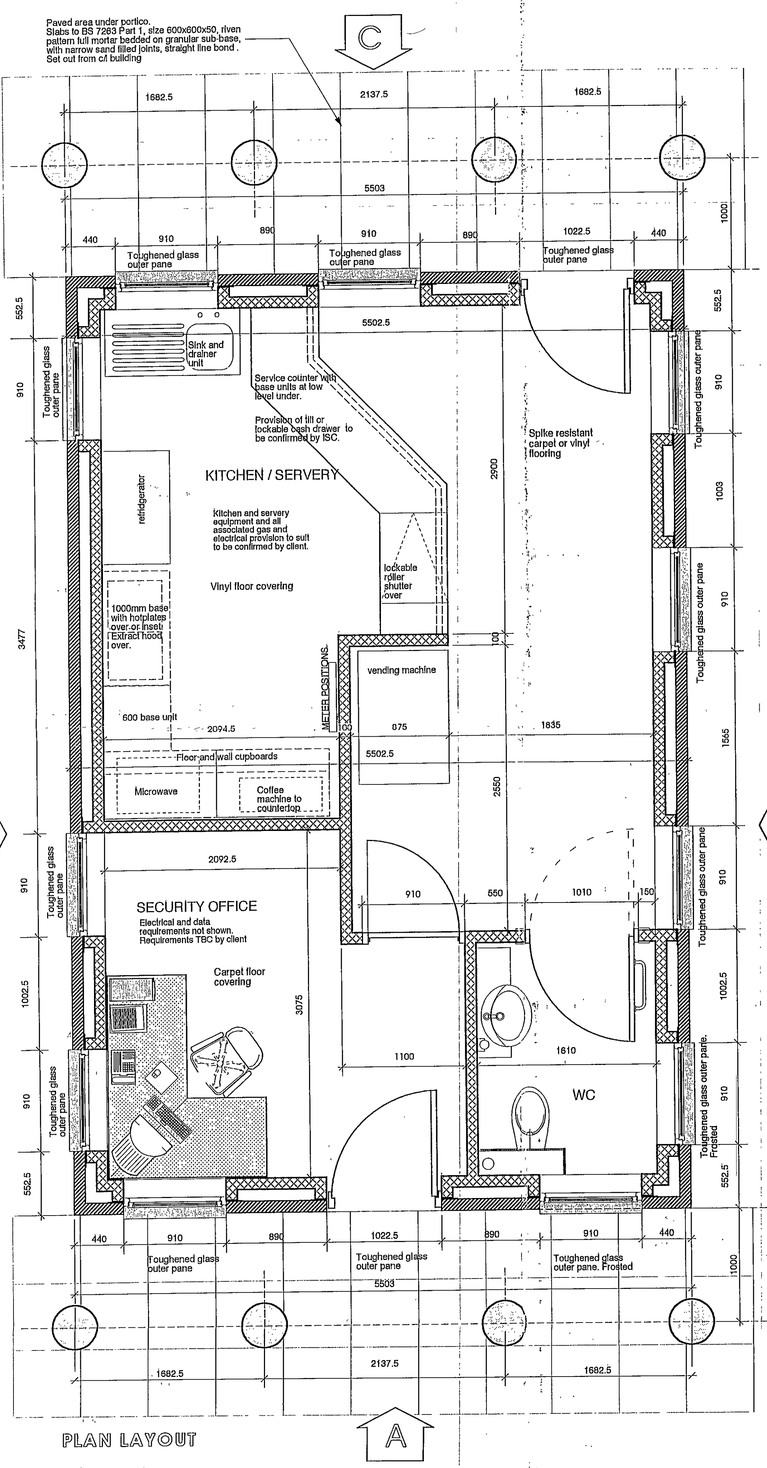
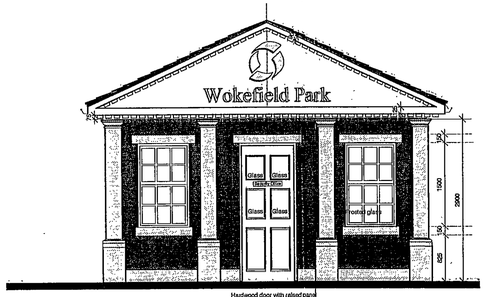


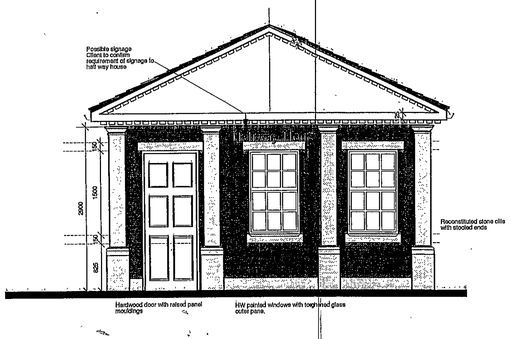
PLAN LAYOUT



ELEVATION -A



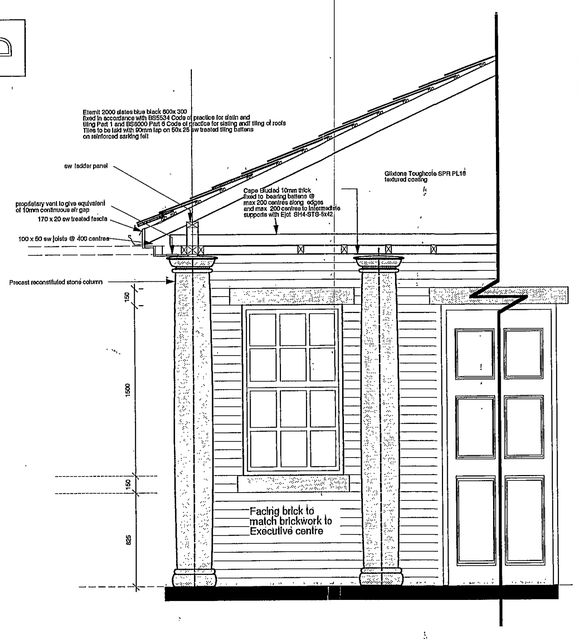
ELEVATION -B



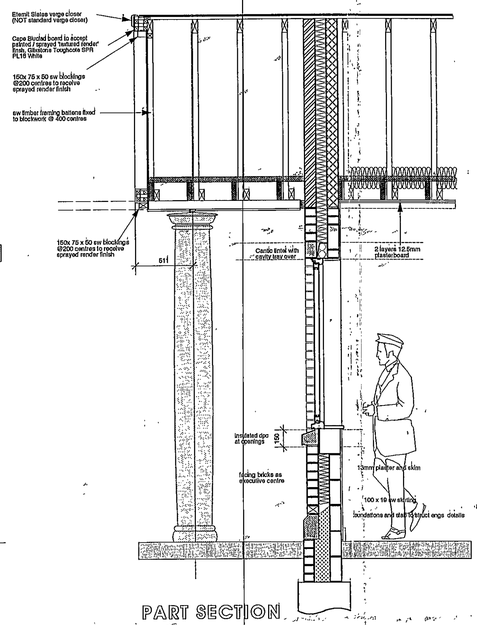
ELEVATION -C



ELEVATION -D



PART ELEVATION AND MATERIALS DETAILS



PART SECTION

NOTES.

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APPROVAL	CONSTRUCTION	AS BUILT

REV.	DATE	DESCRIPTION	BY	CHKD.

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BY	DATE	CHECKED	DATE
DB	NOV 02	NL	NOV 02

SCALE	SIZE
1:25 / 1:50	A1

PROJECT
WOKEFIELD PARK

DRAWING
SECURITY LODGE & HALF WAY HOUSE

JOB No.	DRAWING No.	REVISION
DBL201	501	