

SONNING GOLF CLUB PRO SHOP

DESIGN AND ACCESS STATEMENT, NOVEMBER 2024

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This Design and Access Statement has been produced by Spratley & Partners to support the planning application for a new Pro Shop within the grounds of Sonning Golf Club, RG4 6GJ.

Sonning Golf Club is an 18 hole, private, heathland golf course situated in Sonning, a small village to the East of Reading, within the county of Berkshire. It is located between the main A4, Bath Road and the train line connecting Reading and Twyford. The site is surrounded by residential areas with rural agricultural fields to the North.

The need for a new Pro Shop has arisen due to the proposed conversion of the existing rear wing of the clubhouse into a new golf simulator facility. The principle of moving the shop within the grounds of the club was established in previous planning permission ref 22/3458.

KEY

- 1 Sonning Golf Club
- 2 Rams Rugby Club
- 3 Waingels College
- - - A4 Bath Road
- - - Train Line between Reading and Twyford
- - - Application Site
- - - Other land in the Applicant's ownership



Figure 1. Aerial View of Site Area

EXISTING SITE PLAN

The site is accessed from the South West via Duffield Road, a main access route to the town of Woodley.

The main clubhouse building faces onto Duffield Road, with members and visitors car parking areas to each side. To the rear of the visitors car park, North of a brick boundary wall, sits the existing Starters Hut.

- KEY
- 1

 Clubhouse
- 2

 Existing Pro Shop Wing
- 3

 Starters Hut
- 4

 Store
- 5

 Members Car Park
- 6

 Visitors Car Park
- 7

 Golf Course
- 8

 Access From Main Road



Figure 2. Existing Site Plan

EXISTING STARTERS HUT

The existing Starters Hut is a simple timber frame structure with a pitched tiled roof.

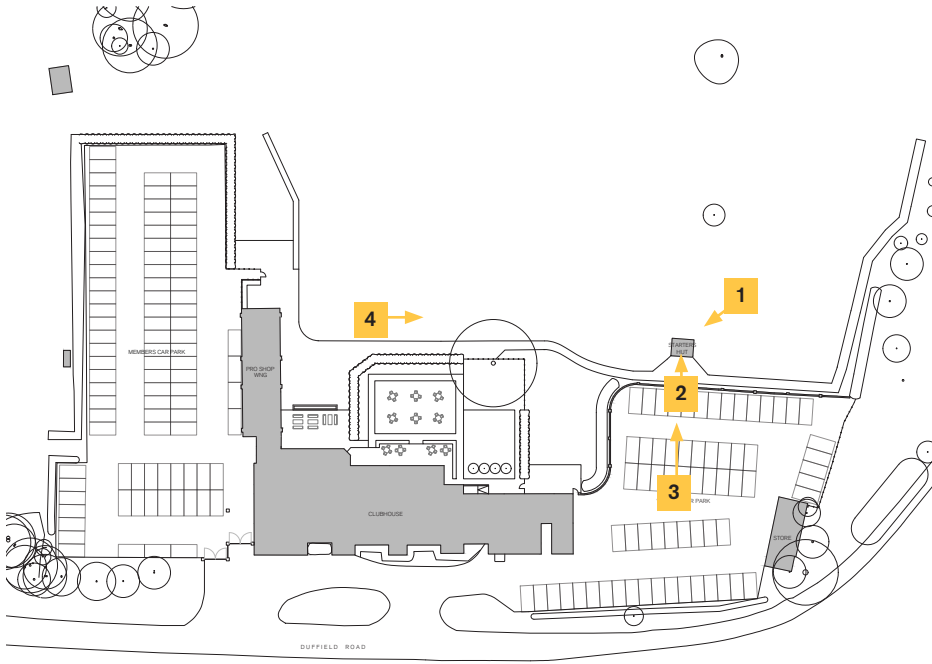


Figure 3. Existing Key Plan



Figure 4. Photographs of Existing Starters Hut

PROPOSED SITE PLAN

The siting of the proposed Pro Shop is in the position of the existing Starters Hut, which would be demolished as part of these works. This location has been chosen to be easily accessible to golfers using the course, and those arriving from the car park through the adjacent gates in the boundary wall.

- KEY
- 1 Clubhouse
 - 2 Simulator Wing
 - 3 Proposed Pro Shop
 - 4 Store
 - 5 Members Car Park
 - 6 Visitors Car Park
 - 7 Golf Course
 - 8 Access From Main Road



Figure 5. Proposed Site Plan

PROPOSED PRO SHOP

The proposed Pro Shop will provide a retail area and act as a check-in point for golfers on arrival. The design is based on a timber framed structure with vertical timber cladding and full height glazing with dark grey powder coated aluminium trims. The simple flat roof maintains a low profile, and large overhangs offer weather protection and solar shading. Sedum covering to the flat roof will enhance biodiversity.

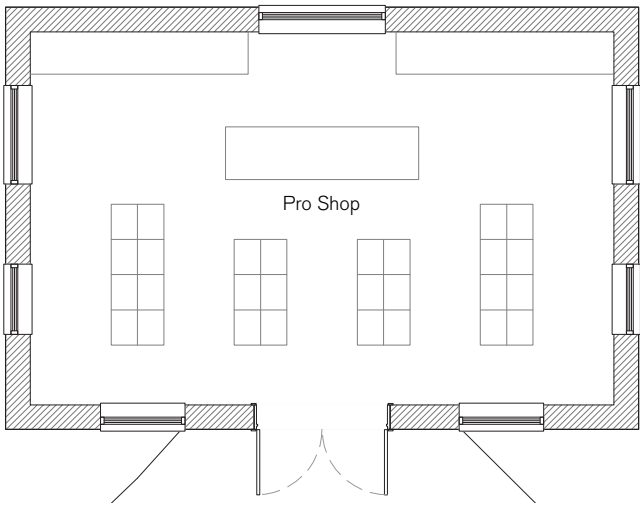


Figure 6. Proposed Ground Floor Plan

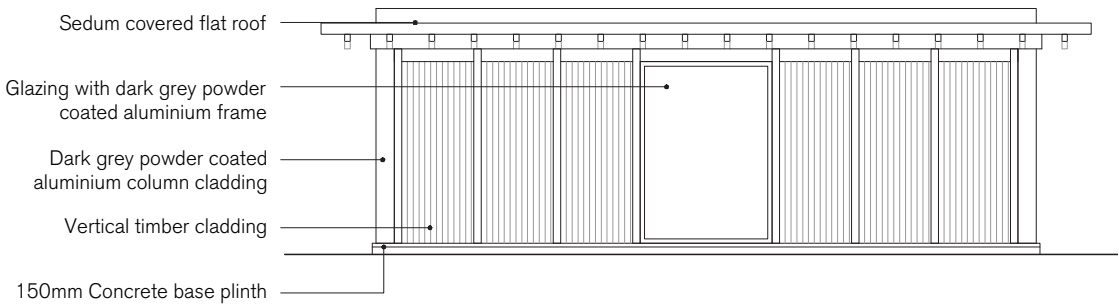


Figure 7. Proposed North East Elevation

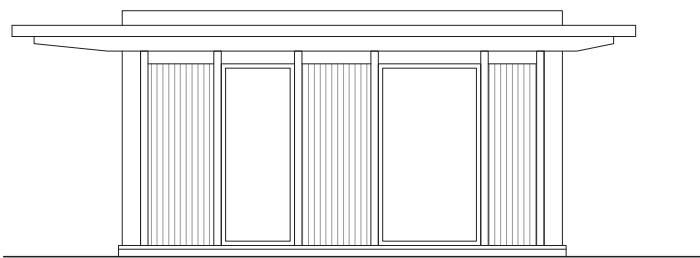


Figure 9. Proposed South East Elevation

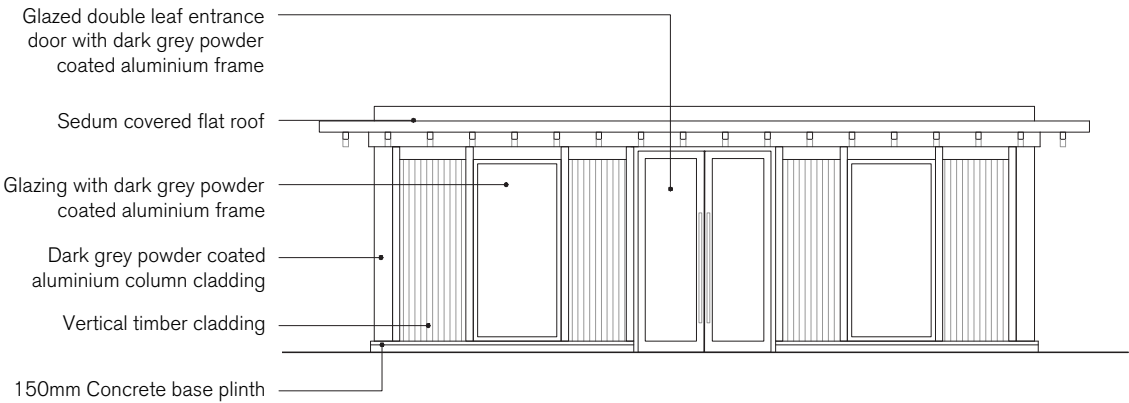


Figure 8. Proposed South West Elevation

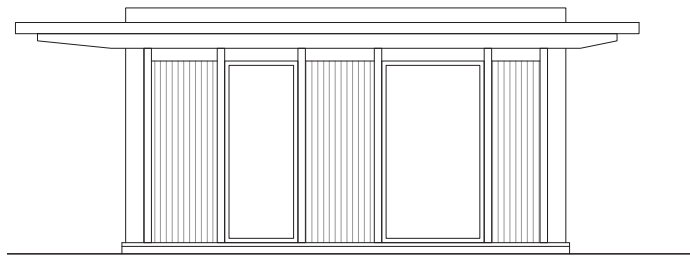


Figure 10. Proposed North West Elevation

- KEY
- 1 Projecting Roof
 - 2 Full Height Glazing
 - 3 Vertical Timber Cladding
 - 4 Metal Clad Flat Roof

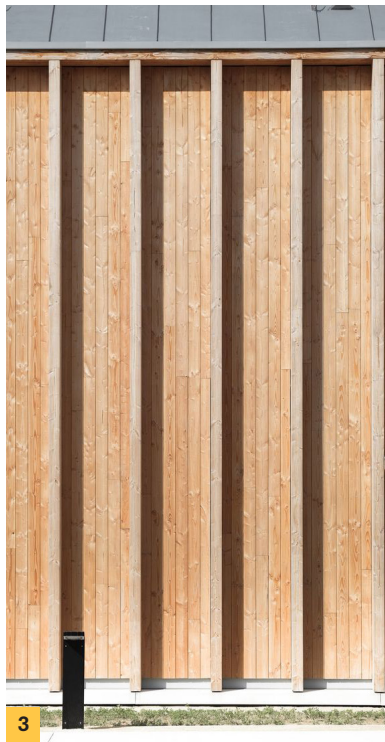


Figure 11. Materiality Precedents



Figure 12. View of Proposed Pro Shop from South



Figure 13. View of Proposed Pro Shop from Visitors Car Park



Figure 14. View of Proposed Pro Shop from East

SUMMARY & CONCLUSION

Due to proposed reconfiguration works within the clubhouse at Sonning Golf Club, the existing pro shop area will be displaced and so it is proposed to form a bespoke standalone shop in the grounds. The siting of this, in place of the existing starters hut, has been carefully considered to cause minimal impact on the existing landscape features and wider golf course.

The contemporary design of this pavilion building is in contrast to the traditional architecture of the existing clubhouse, but is complimentary to proposals to improve aesthetics and change of use of the rear wing (under separate application).

It is hoped that these proposals can be viewed as positive enhancements to the golf club facility as a whole.



Figure 15. Proposed View from Existing Clubhouse Wing

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