

SONNING GOLF CLUB SIMULATOR WING
DESIGN AND ACCESS STATEMENT, MARCH 2026

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CONTENTS

1.0	INTRODUCTION	1
2.0	EXISTING SITE PLAN	2
2.1	EXISTING CLUBHOUSE WING	3
3.0	PROPOSED SITE PLAN	4
3.1	PROPOSED SIMULATOR WING	5
3.2	MATERIALITY & PRECEDENTS	6
3.3	PROPOSED 3D VISUALS	7
4.0	EXISTING CAR PARKING & GATES	10
4.1	PROPOSED GATES	11
5.0	SUMMARY & CONCLUSION	12



This Design and Access Statement has been produced by Spratley & Partners to support the planning application for the conversion of the existing rear wing of the clubhouse at Sonning Golf Club into a new golf simulator facility. Associated with this is the reconfiguration of the car parking areas and proposed new entrance gates. The principle of these works was established in previous planning permission ref 22/3458.

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.

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. The existing 'Wing' rear extension is located to the West side.

- KEY
- 1 Clubhouse
 - 2 Existing Wing
 - 3 Starters Hut
 - 4 Store
 - 5 West Car Park
 - 6 East Car Park
 - 7 Golf Course
 - 8 Access From Duffield Road



Figure 2. Existing Site Plan

EXISTING CLUBHOUSE WING

The existing wing is a red brick structure with clay tile roof, timber door and window openings and metal roller shutter to the existing shop entrance. It's functional appearance is at odds with the traditional architecture of the existing clubhouse.

The wing houses the existing pro shop and stores at ground floor level, with two meeting rooms and toilet facilities at first floor level.

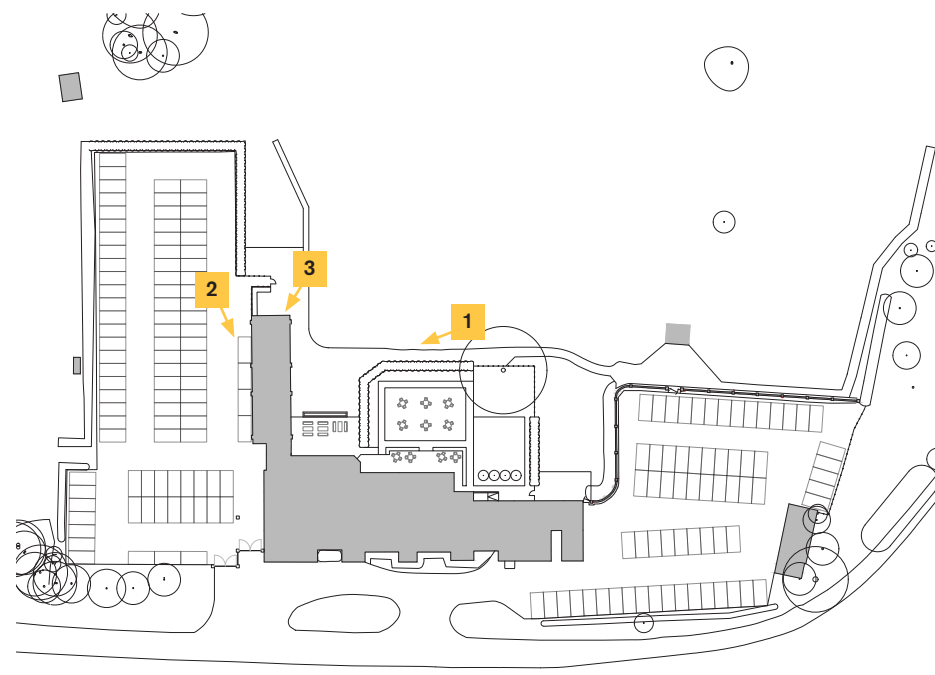


Figure 3. Existing Key Plan

Figure 4. Photographs of Existing Wing

PROPOSED SITE PLAN

The existing wing is proposed to be re-purposed to provide indoor golf simulators and practice nets, allowing the opportunity for members to practice and benefit from tuition in an indoor environment.

Proposed changes to existing car parking areas follow the principles as established in previous planning permission ref 22/3458, with minor amendments to the car park to the West of the clubhouse to accommodate additional parking spaces. New entrance gates are proposed at both car parks.

- KEY
- 1 Clubhouse
 - 2 Proposed Simulator Wing
 - 3 Starters Hut
 - 4 East Car Park
 - 5 West Car Park
 - 6 Proposed Gates
 - 7 Golf Course
 - 8 Access From Duffield Road
 - 9 New Access Road

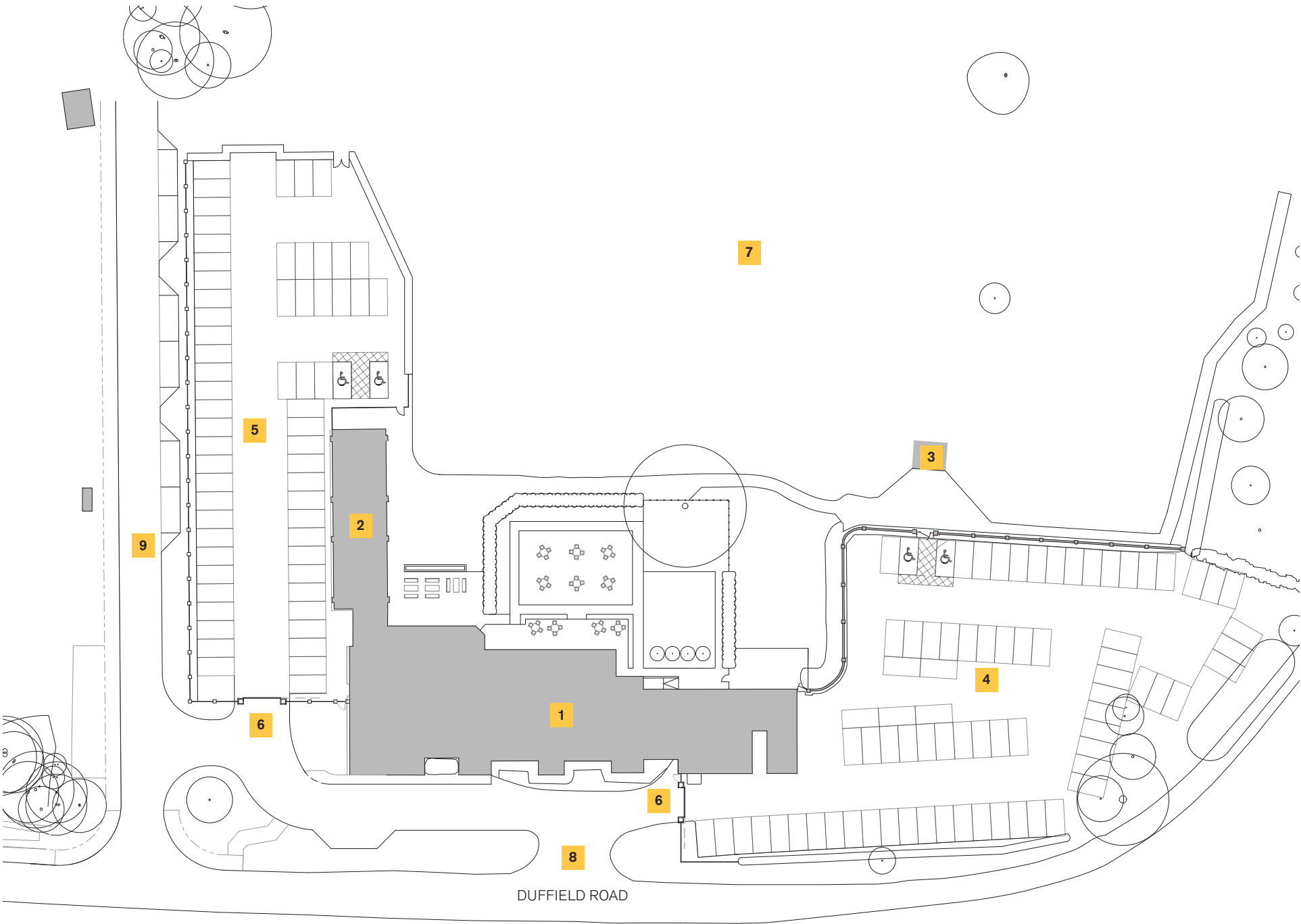


Figure 5. Proposed Site Plan

PROPOSED SIMULATOR WING

The proposed alterations to the existing wing will provide two new indoor golf simulators and two sheltered practice nets, all at ground floor level. The existing first floor structure will be removed in order to provide the necessary height for the new uses. The shell and roof of the existing building will be retained, with new openings made as required for access and to form new vertical glazing to the East elevation. The exterior of the wing will be clad with a mix of vertical timber cladding and dark grey powder coated cladding panels around the larger doorway openings.

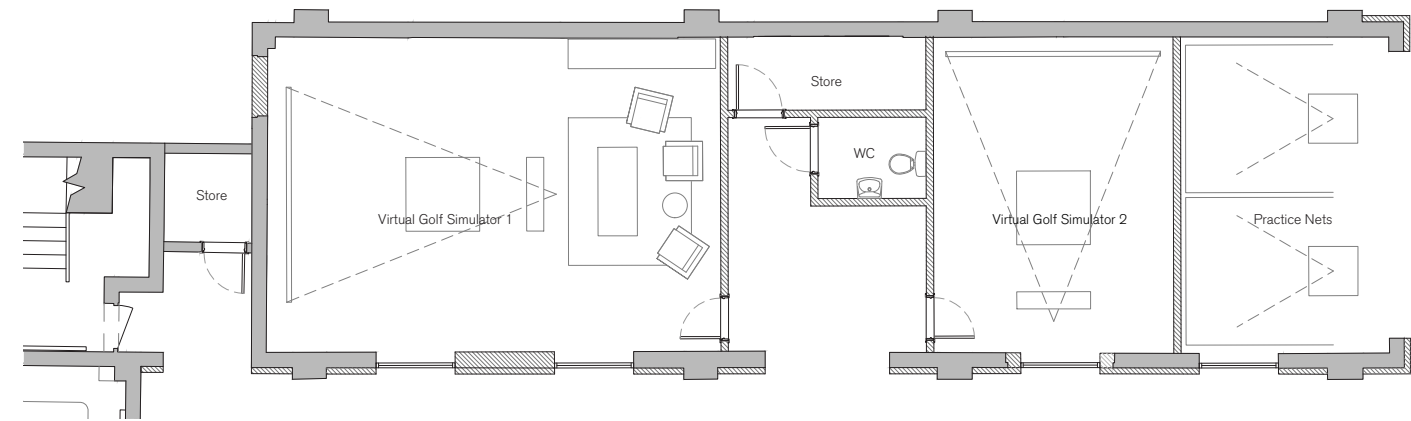


Figure 6. Proposed Ground Floor Plan



Figure 7. Proposed East Elevation

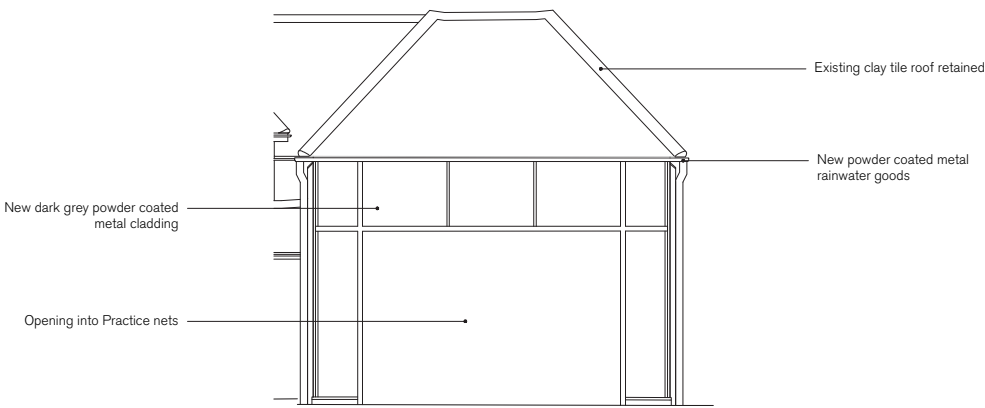


Figure 8. Proposed North Elevation

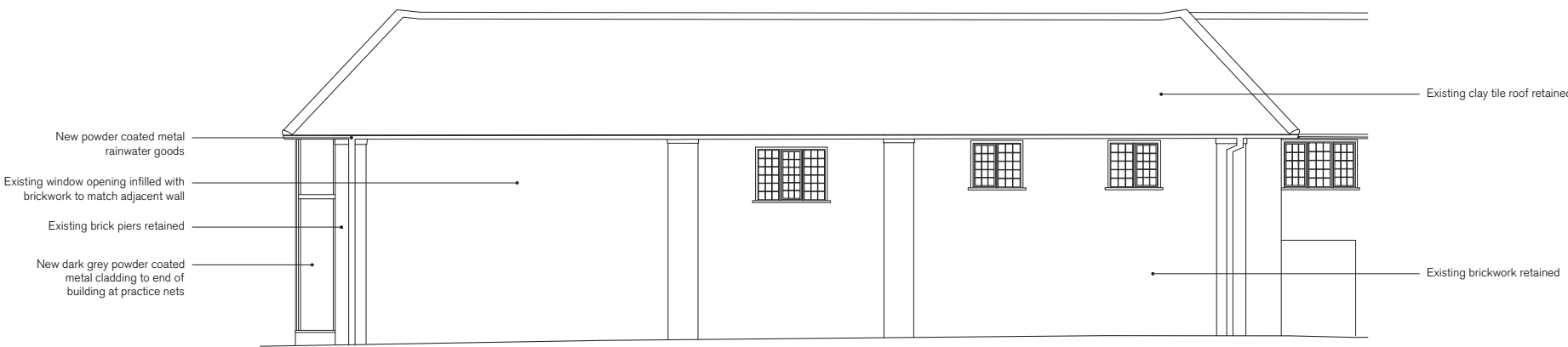


Figure 9. Proposed West Elevation

- KEY
- 1 Dark Grey Metal Cladding
 - 2 Vertical Glazing
 - 3 Vertical Timber Cladding
 - 4 Timber Cladding Detail

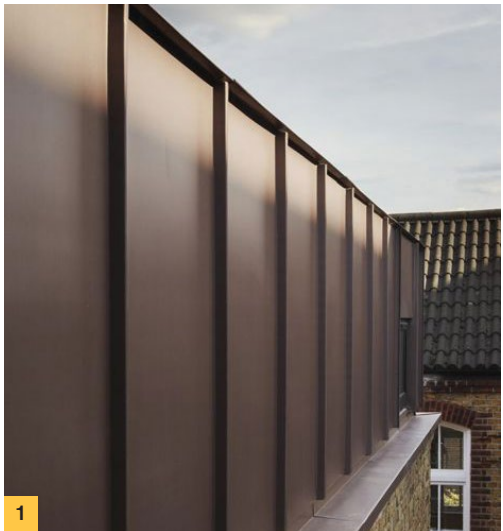
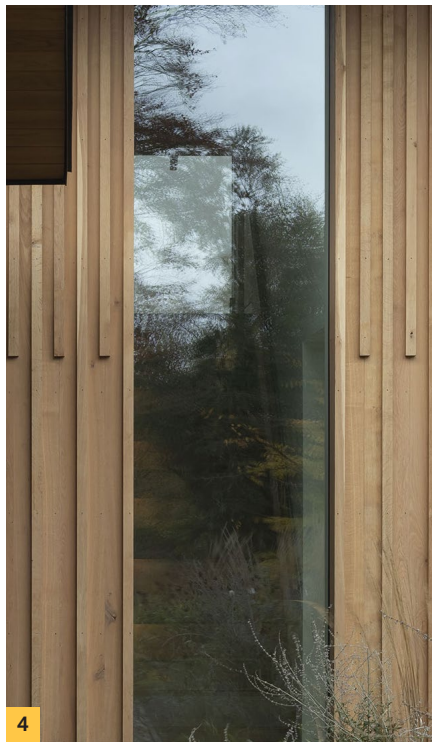


Figure 10. Materiality Precedents



Figure 11. View of Proposed Simulator Wing from East



Figure 12. View of Proposed Simulator Wing from North East



Figure 13. View of Proposed Simulator Wing from North

4.0 EXISTING CAR PARKING & GATES

The existing members car park is located to the West of the clubhouse and is bounded by a mix of hedging, timber fencing and is secured by two sets of double metal gates, one for entry and another for exit.

The existing visitors car park is located to the East of the clubhouse and is bounded by hedging to the roadside and has no security gates at present.

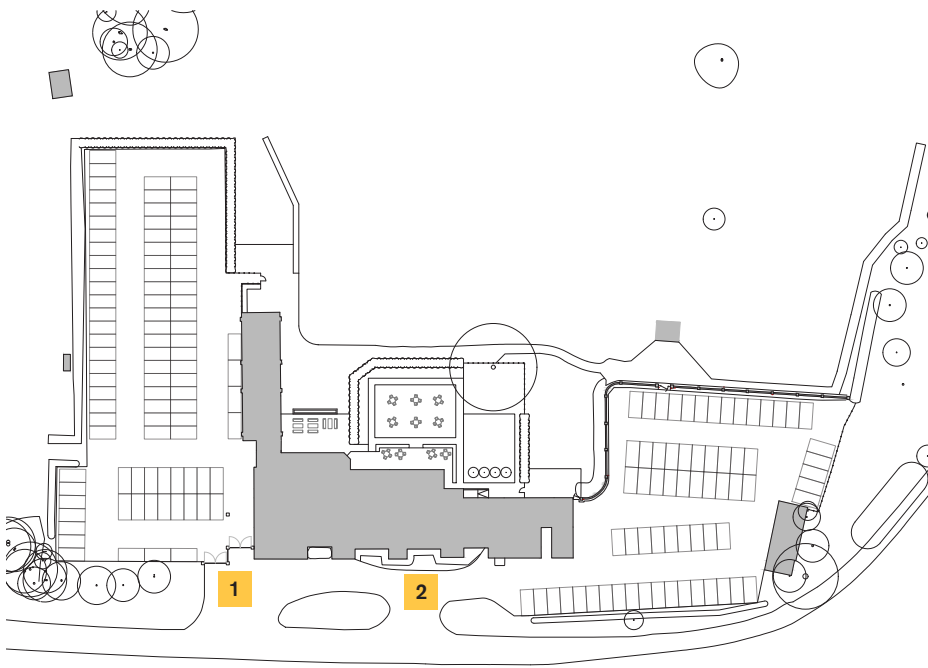


Figure 14. Existing Key Plan



1 Figure 15. Existing Gates to Members Car Park



2 Figure 16. Existing Access to Visitors Car Park



PROPOSED GATES

The proposed works include the reconfiguration of the existing car parking areas, in particular to the West of the clubhouse in order to accommodate the new access road.

New entrance gates and boundary treatments are proposed to complete the enclosure of both car parks for security. For the East car park the design of these is based on the existing on the site, with traditional brick piers with stone capping and painted metal gates.

For the Visitors car park the gate is proposed to be solid timber, with panels of timber fencing between brick piers to the perimeter of the car park alongside the new access road. These new landscaping features will remain in-keeping with the existing clubhouse building.

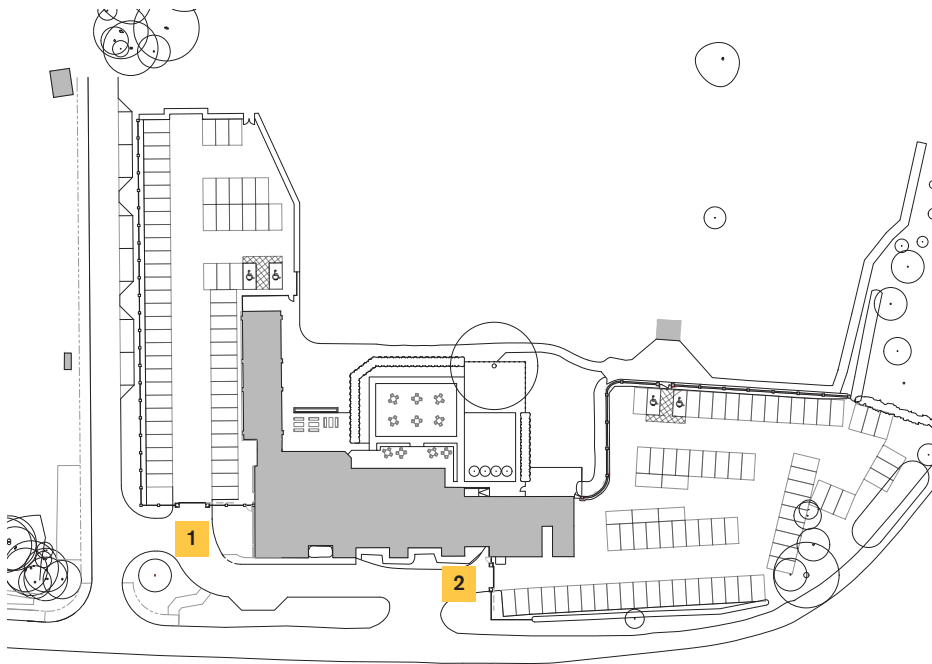
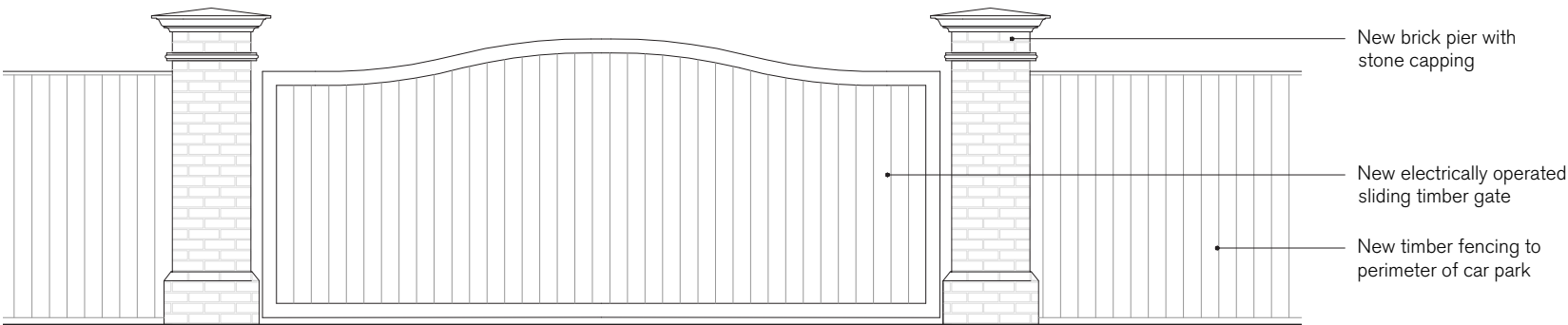
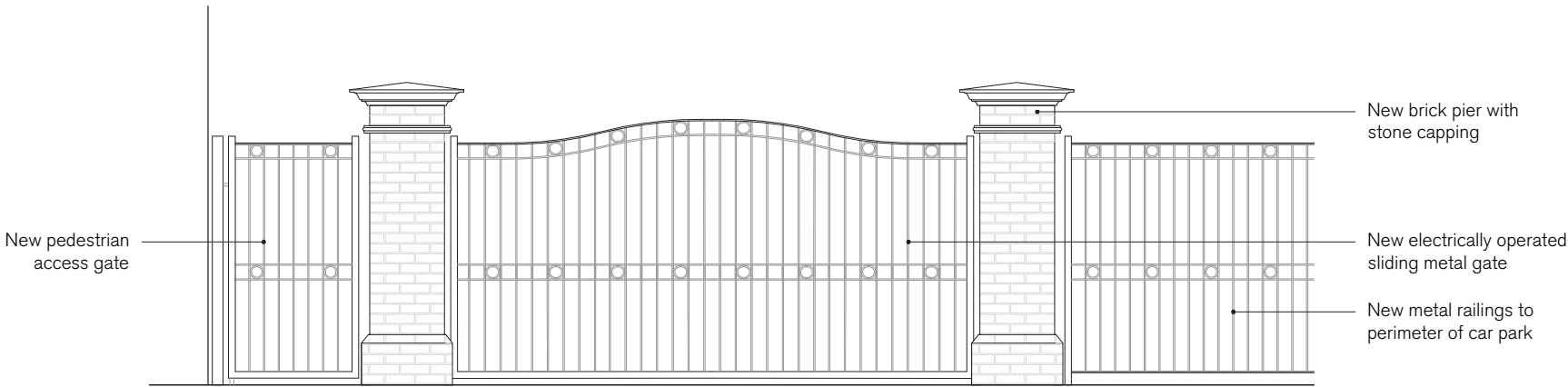


Figure 17. Proposed Key Plan



1 Figure 18. Proposed Gates to West Car Park



2 Figure 19. Proposed Gates to East Car Park

SUMMARY & CONCLUSION

The proposed reconfiguration works at Sonning Golf Club, re-purposing the rear Wing to provide indoor golf simulators and practice nets, and associated changes to the surrounding car parking areas, will provide improved facilities for members and visitors.

The proposed alterations to the Wing aim to give it a contemporary appearance, in contrast but complimentary to the existing traditional clubhouse building, and improving upon the appearance of the existing facades.

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



Figure 20. View of Existing Clubhouse Wing

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