



Bowlee Park Driving Range

Design & Access Statement

P0019
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Bowlee Park Driving Range





“an ambition to provide the best facilities to help golfers of all levels to improve and enjoy golf practice”

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1.0 Introduction

1.1 Executive Summary

This document has been prepared by RALA on behalf of Improve My Golf Ltd. in support of Planning submission for the redevelopment of the Former Bowlee Park Driving Range. The new owner's see the potential of this existing golf driving range transforming into a key attraction for visitor's in Manchester, Middleton.

Business case for development:

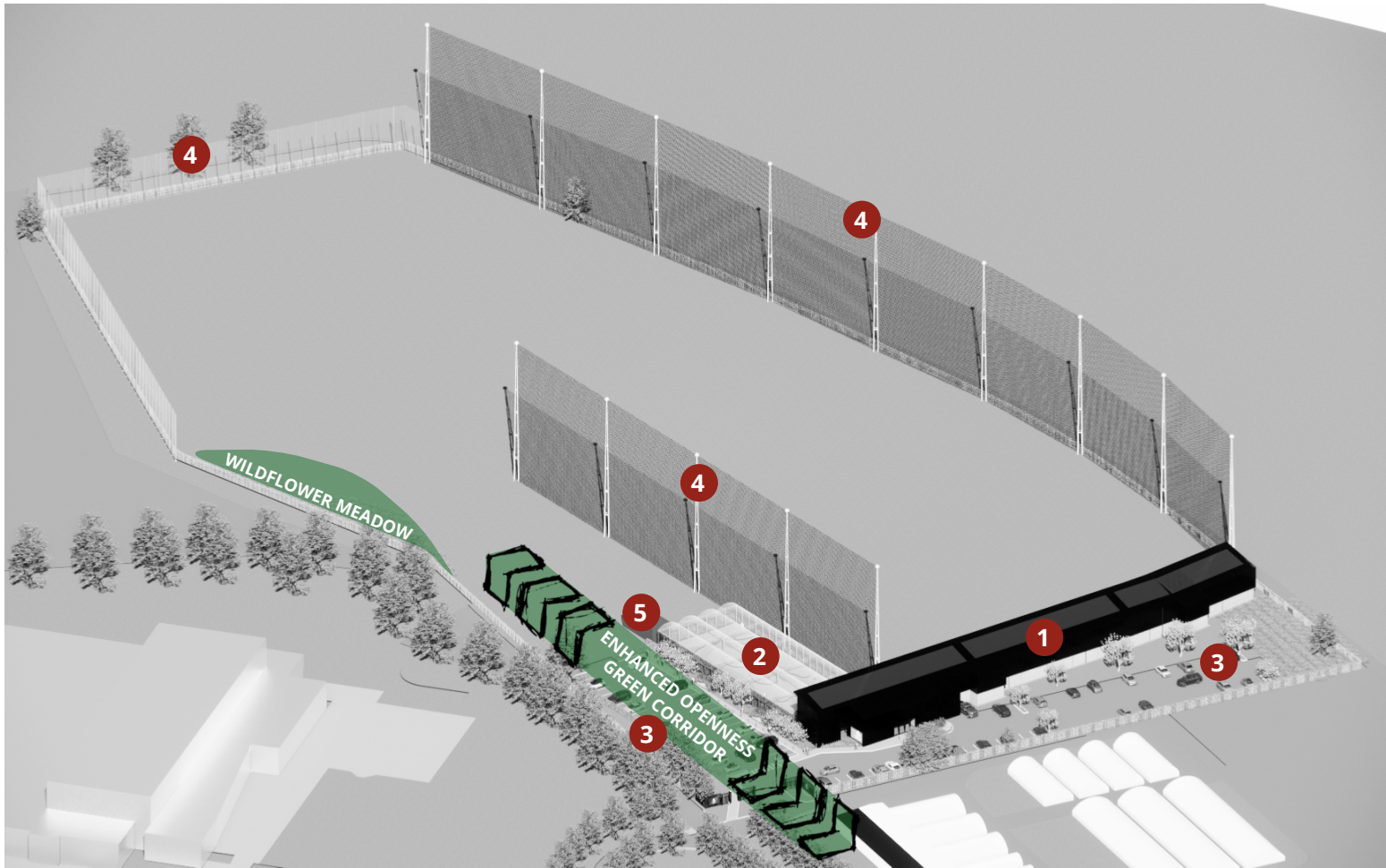
- a. Evolving business model of driving ranges growth by adding an adventure golf facility with proven success at other sites such as Bents Barton Grange Garden Centre & Trafford Driving Ranges
- b. Increase in family visitors due to recently completed residential developments in the neighbourhood and following new management
- c. Provides a new and improved leisure facility with recreation opportunities including food and beverages

1.2 Design Brief

The brief for the redevelopment demonstrates an ambition to provide the best facilities to help golfers of all levels to improve and enjoy golf practice, which has benefited from significant investment in recent months including Trackman Technology in every bay.

The proposed development consists of the following main elements:

1. Construction of a first floor driving range & indoor golf area.
2. Construction of a covered adventure golf facility
3. Extension of existing car park to form 102 car parking spaces in total & associated landscaping
4. Installation of ball protection netting and columns ranging from 30m -10m in height
5. Construction of ball servant area



2.0 The Site

2.1 Site Analysis & Opportunities

Bowlee Park Driving Range is located North of Manchester City Centre in the Middleton area and is accessed from Heywood Old Road (A6045) ; it is located North of the M60 and South of the M62. The site is bordered North, East & South by informal paths to Bowlee Community Park. The only registered PROW is to the north of the site. Surrounding commercial uses consist of David Lloyd Gym to the North; Bowlee Nursery Garden Centre & a construction training centre to the west boundary.

The site is provided with good public transport routes with numerous buses serving within 5 mins of the site, with the majority of visitors arriving by car and using the car park. The site is 30 mins via public transport & a short walk from Heaton Park/ Bowker Vale Metrolink stations with access to the city and beyond.



The David Lloyd Gym refurbishment c. 5 years ago & recent improvements to Bowlee Park Driving Range has created an attraction to the site which has impacted positively not only to existing visitors but also on the wider community with an increase in family visitors. It sets a strong starting point for the proposed redevelopment of the driving range site, and responsive to local community benefits.

The access road off Heywood Old Road will continue to provide access to Bowlee Driving Range, and it is noted as being used by other surrounding commercial uses but is noticeably quieter than Heywood Old Road. The boundary fencing serves to disconnect any cross movement from the pedestrian pavement which can now be addressed by the proposals.

- 1 Turning from Heywood Old Road
- 2 Tree lined access road
- 3 Turning from access road into site
- 4 Turning into David Lloyd
- 5 David Lloyd Entrance
- 6 Existing Driving Range entrance



3.0 Context Appraisal

3.1 Wider Context

The site is located within Protected Open Land and designated open space beyond the driving range itself.

Bowlee has a residential feel to the perimeter with mainly terraced, semi-detached and detached houses and mature tree's lining the main road. Mature trees line both sides of the access road to the driving range. The current entrance to the site off the access road could be significantly improved - pedestrian access is limited and vehicular turning shared with adjacent commercial entrances. It serves to separate much of the current site from the public realm.

Heywood Old Road links Heaton Park to Heywood, Manchester. The development site is the first commercial use retail spaces approached from the south, with existing mainly adapted residential buildings set further away from the site. More commercial uses can be found to the north of Heywood Old Road. The existing centre appears to be well used but the quality of spaces

have limited attraction to new tenants and is limited in its capacity by the layout existing today.

Bowlee Community Park, provides a local park to the surrounding community containing many mature trees, open grass areas, playground and access to cycle friendly routes connecting surrounding residential neighbourhoods. It is understood and supported that the new golf driving range development should look to integrate with the parkland setting as a key asset to the site, with the ambition to create a destination adventure golf facility for a wider community



BOWLEE COUNTRY PARK



NEARBY DETACHED PROPERTY TYPE



NEARBY SEMI & TERRACED PROPERTY TYPES

3.2 Character & Openness Appearance

The site is located within protected open land and designated open space surrounding the driving range itself.

Careful consideration has been given to the site and location of the proposed development elements in order to protect and enhance the open green character.

Part of the existing building is to be demolished which allows the building to be set back from the public right of way. When the additional storey mass is added this minimises the impact from the PROW and tree lined access road.

The car park is extended on both sides of the boundary nearest to adjacent neighbouring properties which minimises the reduction of existing grassland.

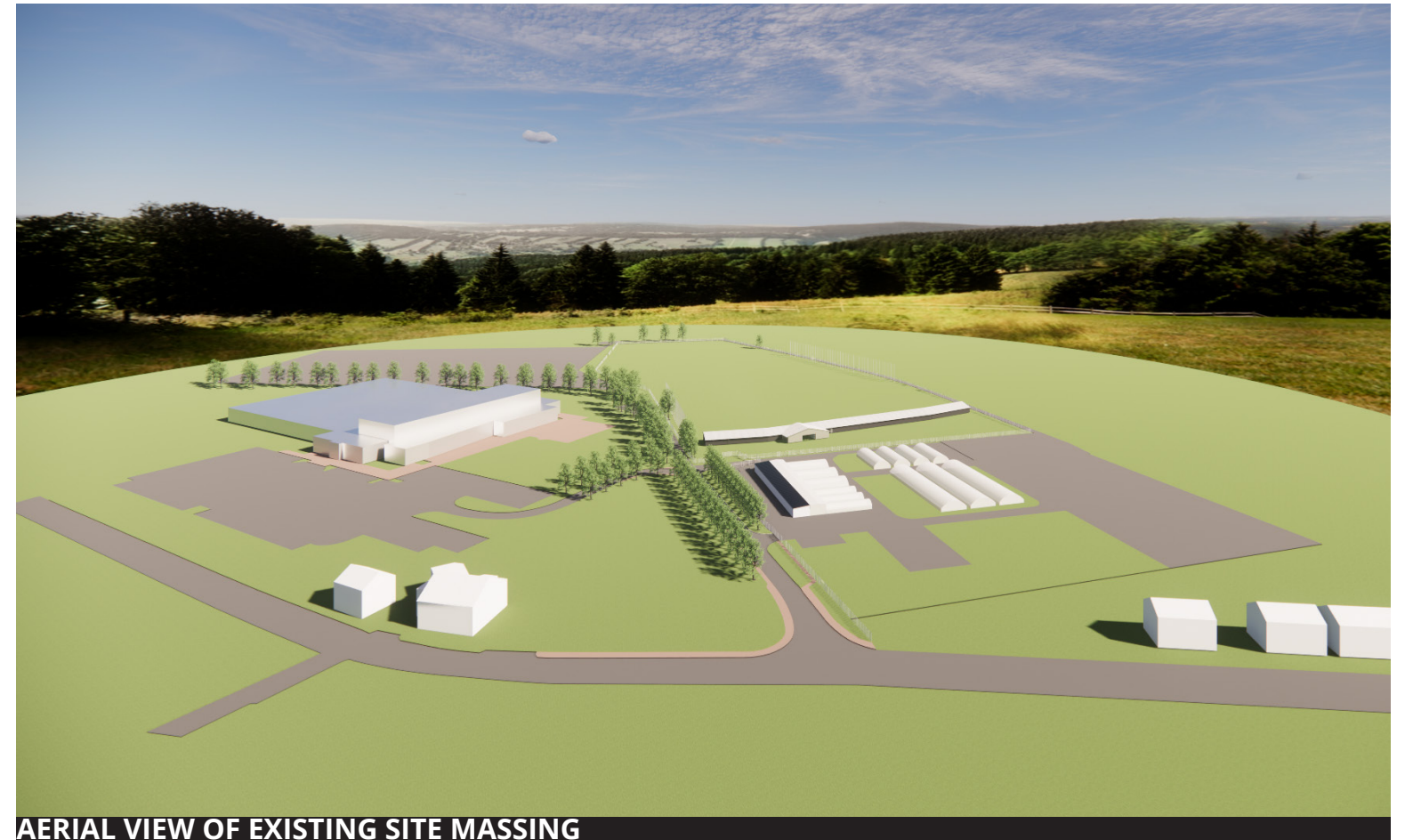
The adventure golf facility is proposed as a Rovero retractable roof structure to maximise the openness and forms a similar greenhouse appearance to the bowlee nurseries forms. This is aligned

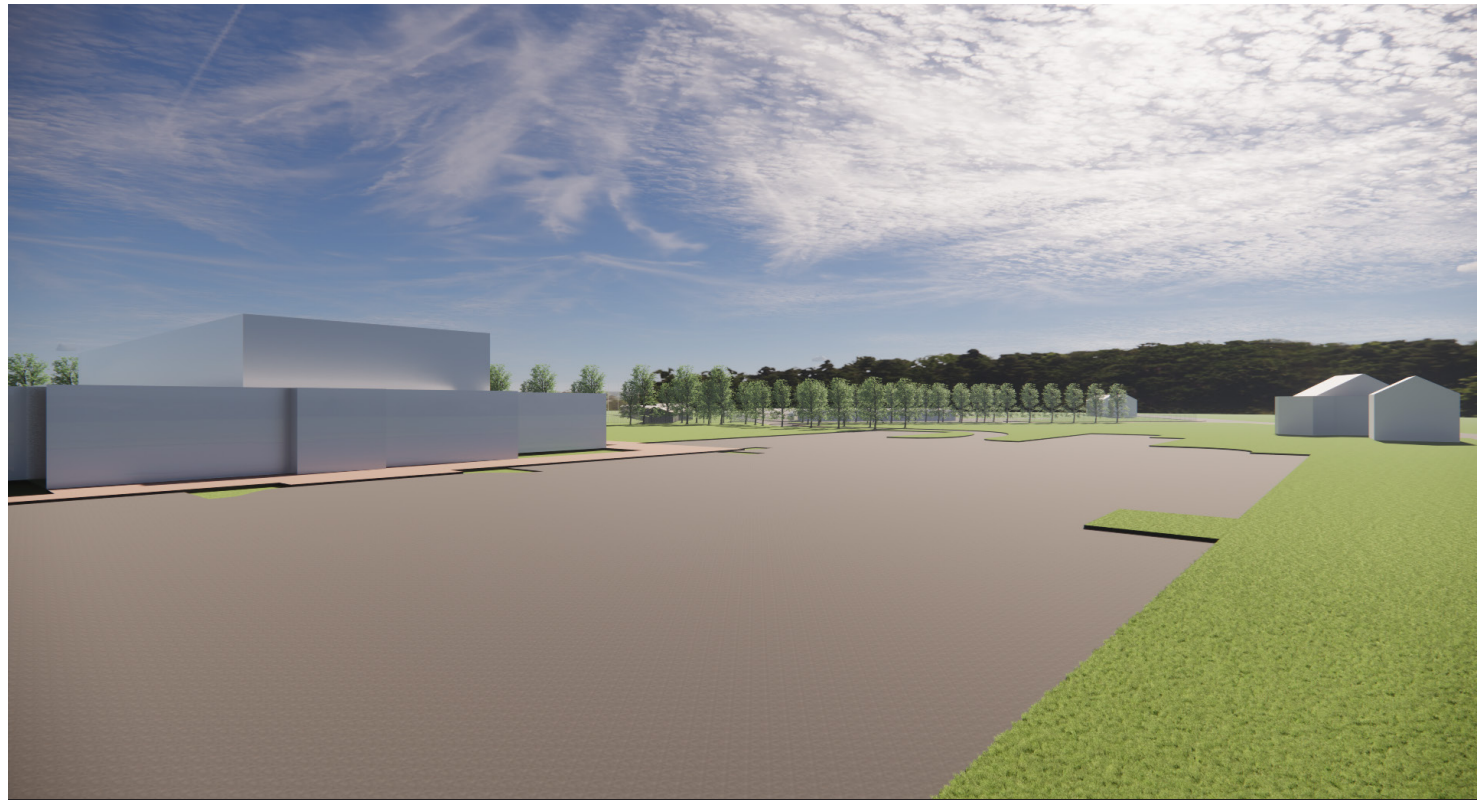
to be flush with the side of the driving range to maximise the openness to the enhanced green corridor.

The ball protection netting is considered essential for the longevity of the driving range business, preventing golf balls from escaping the ownership of the driving range. Several complaints have been addressed to the council regarding balls landing on the surrounding informal paths & bridleway. The taller netting at 30m prevents balls from crossing over into the adventure golf facility to the north and from falling onto the informal path to the south and 10m high fencing to the east.

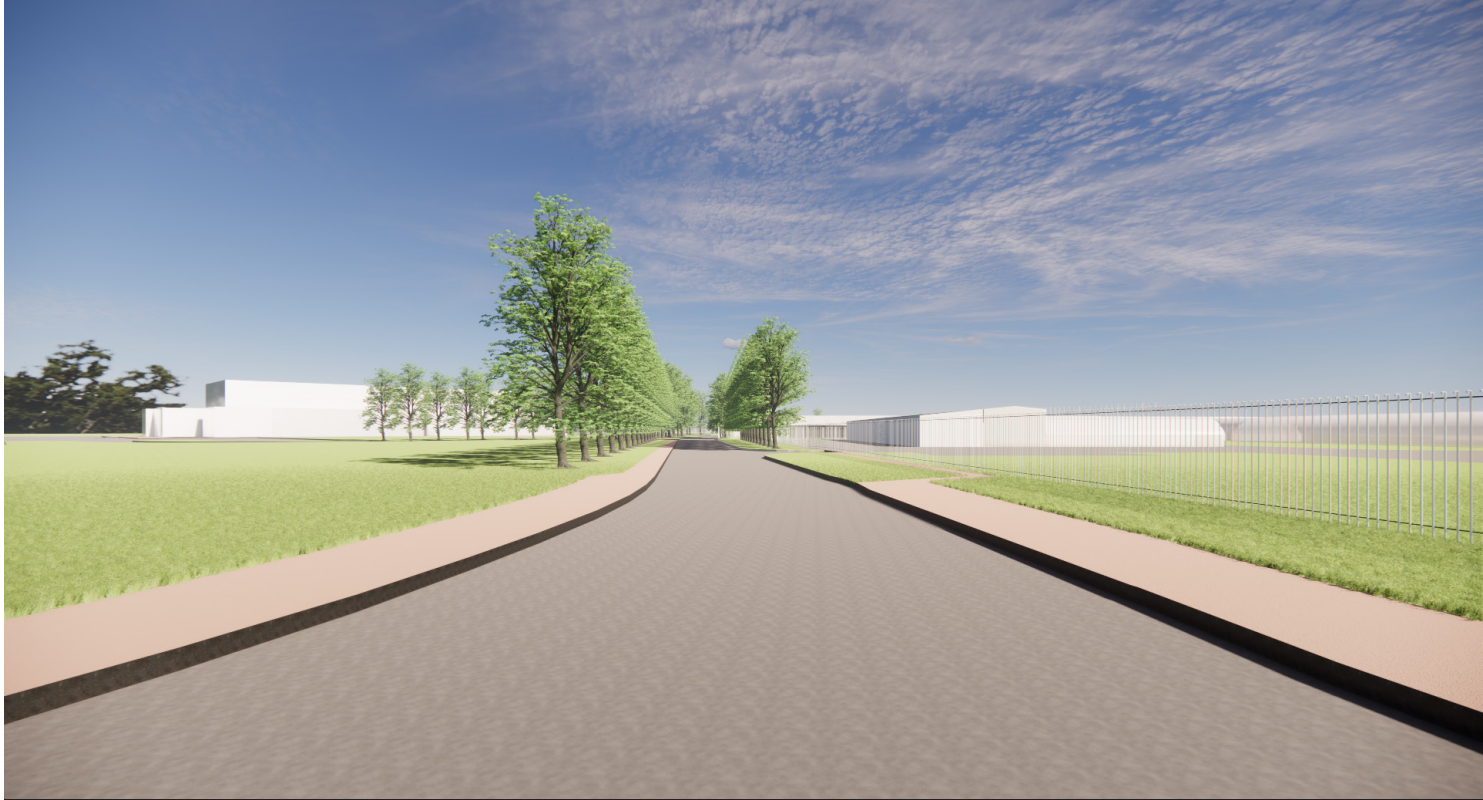
The David Lloyd development site opposite the access road remains much larger in scale and mass than what is proposed for the driving range.

The solid element to Bowlee nurseries consists of a large black cladded roof. The proposed materiality of the driving range looks to create a similar appearance along the driving range boundary.

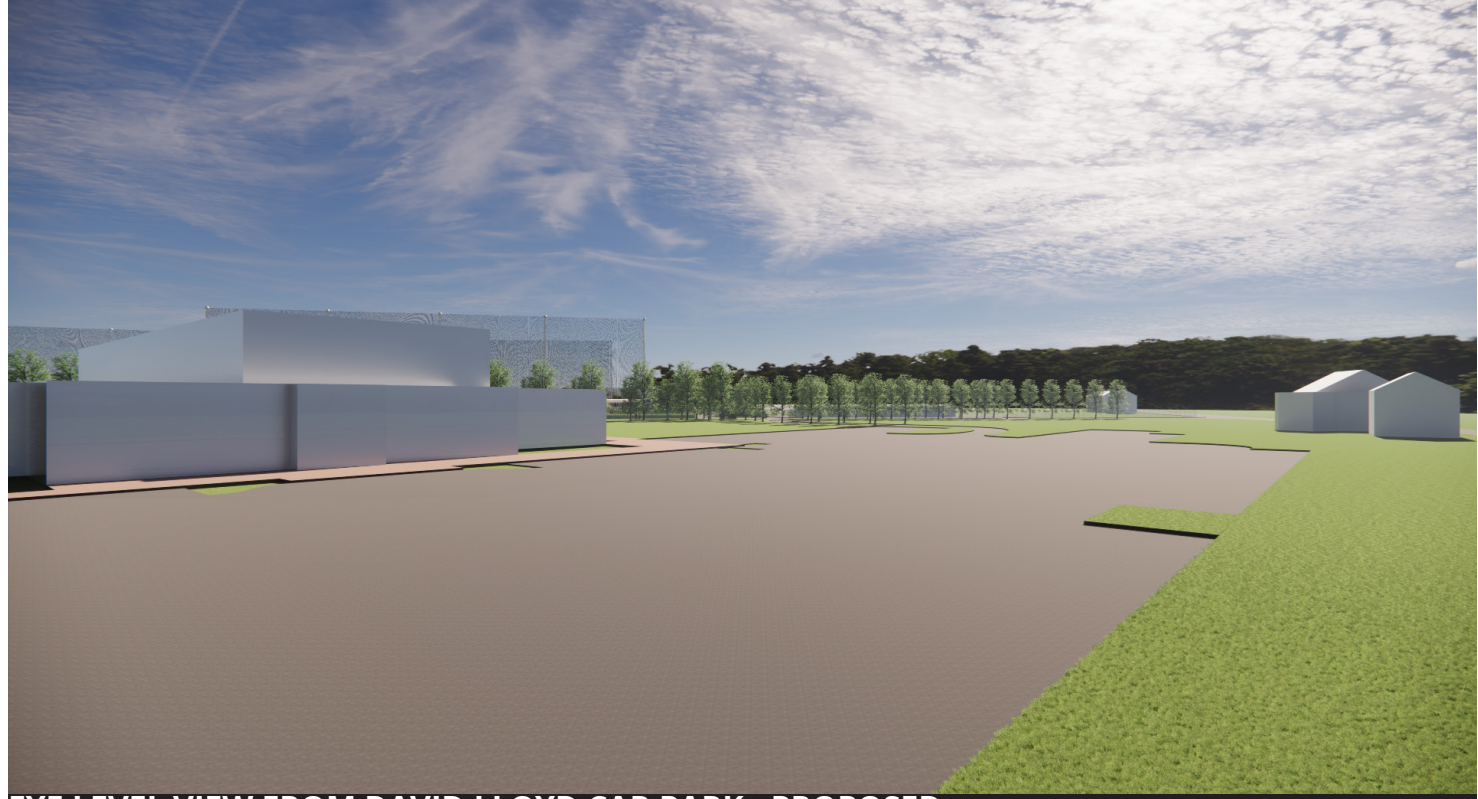




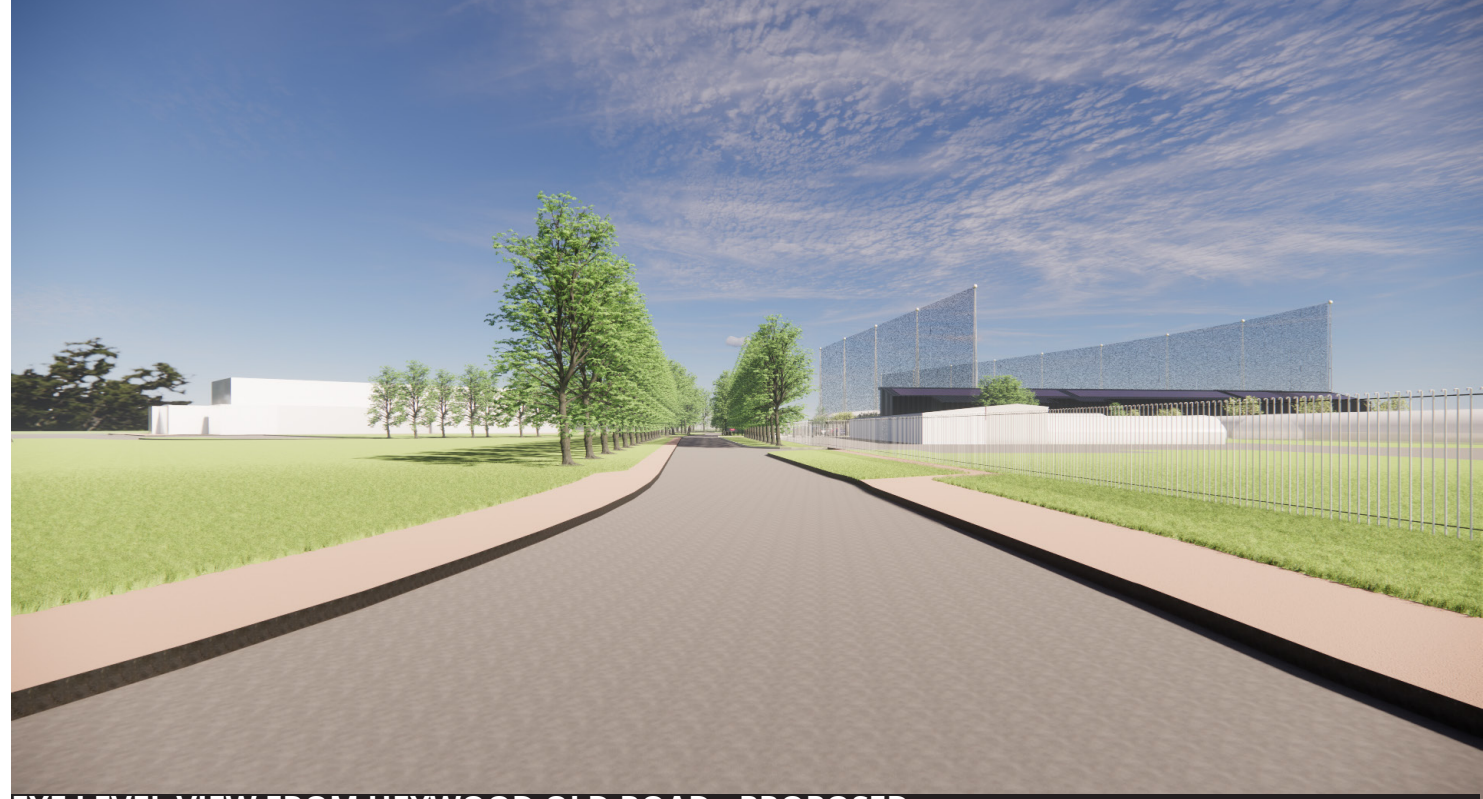
EYE LEVEL VIEW FROM DAVID LLOYD CAR PARK - EXISTING



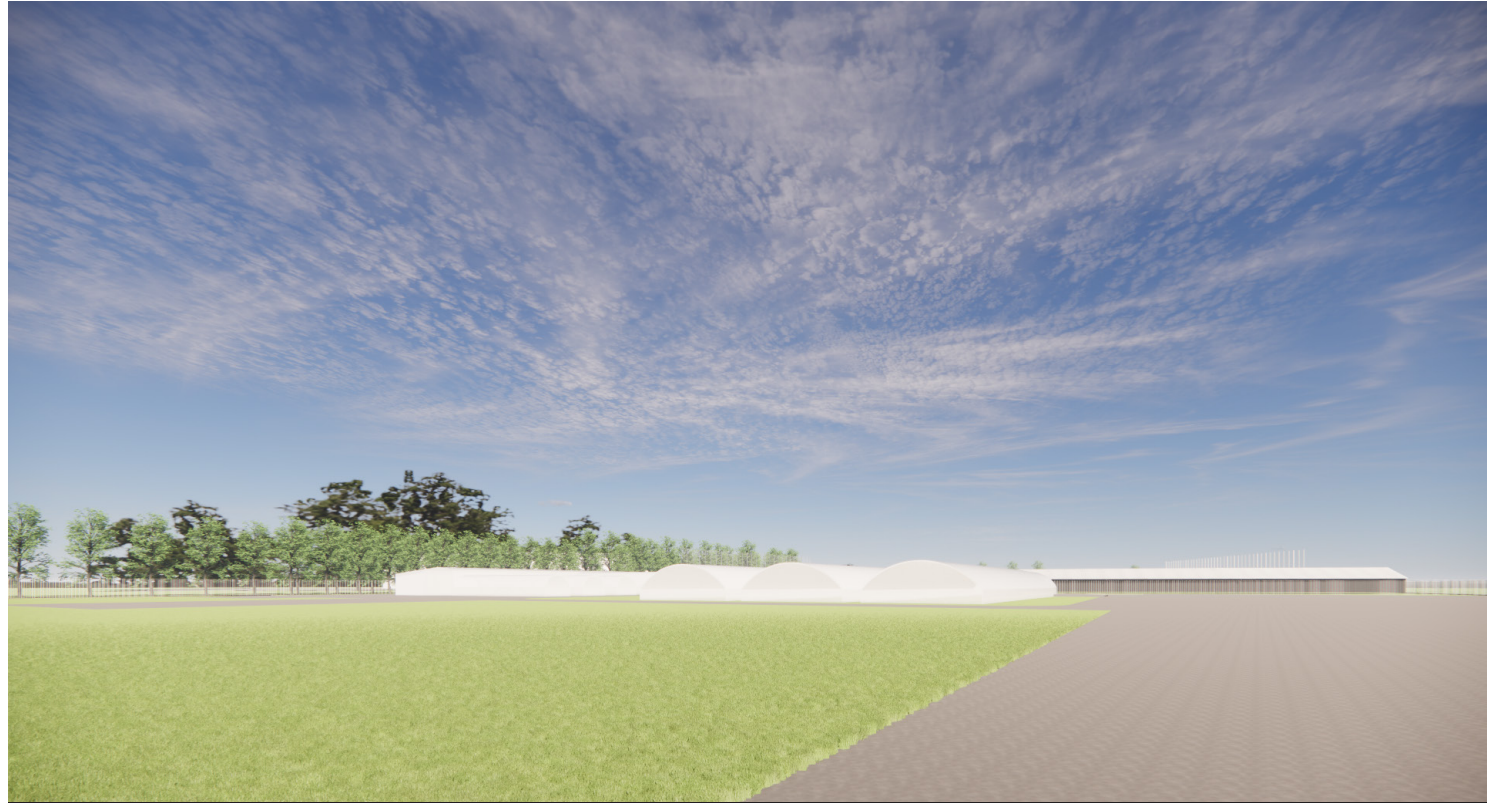
EYE LEVEL VIEW FROM HEYWOOD OLD ROAD - EXISTING



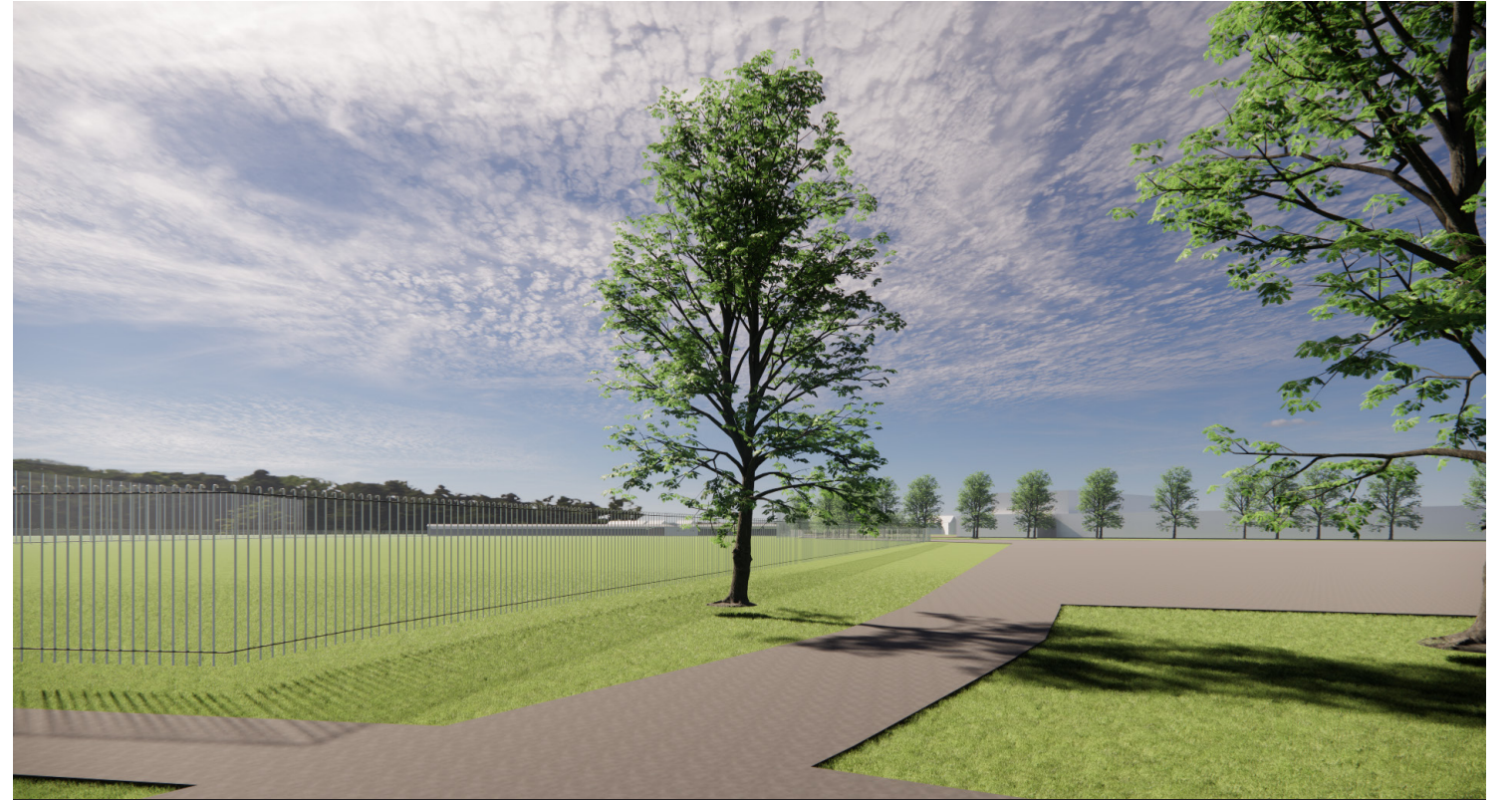
EYE LEVEL VIEW FROM DAVID LLOYD CAR PARK - PROPOSED



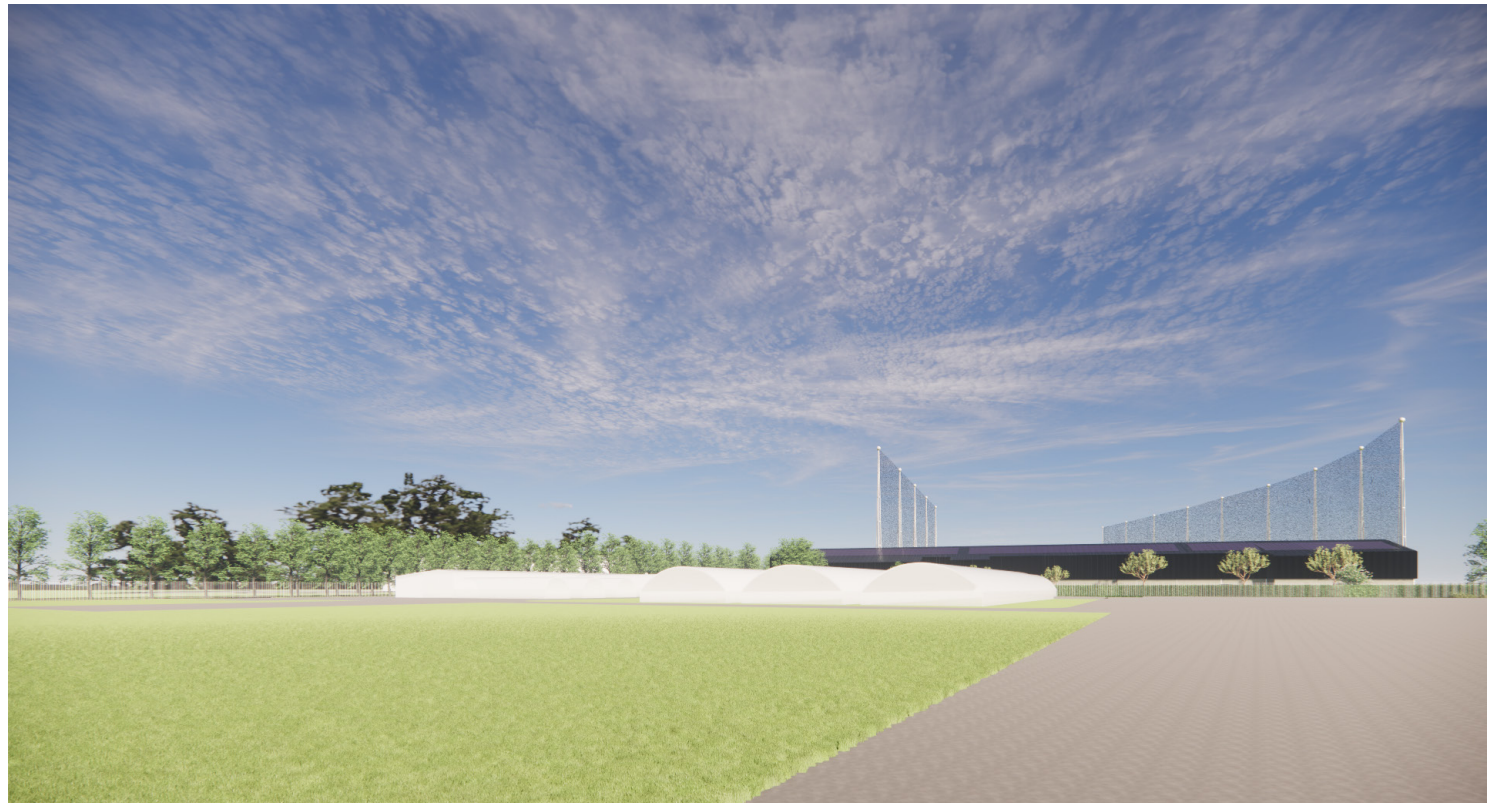
EYE LEVEL VIEW FROM HEYWOOD OLD ROAD - PROPOSED



EYE LEVEL VIEW FROM GM CONSTRUCTION TRAINING - EXISTING



EYE LEVEL VIEW FROM PROW - EXISTING



EYE LEVEL VIEW FROM GM CONSTRUCTION TRAINING - PROPOSED



EYE LEVEL VIEW FROM PROW - PROPOSED

3.3 Conclusion

View from David Lloyd car park

The additional storey is hidden from view by the existing tree lined access and further enhancements at eye level from proposed landscaping.

View of 30m high netting from David Lloyd building.

Overall low impact on openness and appearance.

View from Heywood Old Road

The additional storey is largely hidden from view from Bowlee Nurseries. The roof can be seen above the nurseries along with the netting. David Lloyd appears much larger in scale than what is proposed at the driving range. Overall low impact on openness and appearance.

View from GM Construction Training

From eye level the existing single storey driving range obscured the view to surrounding fields. As proposed there is slight loss of open sky. Overall low impact on openness and appearance.

View from PROW

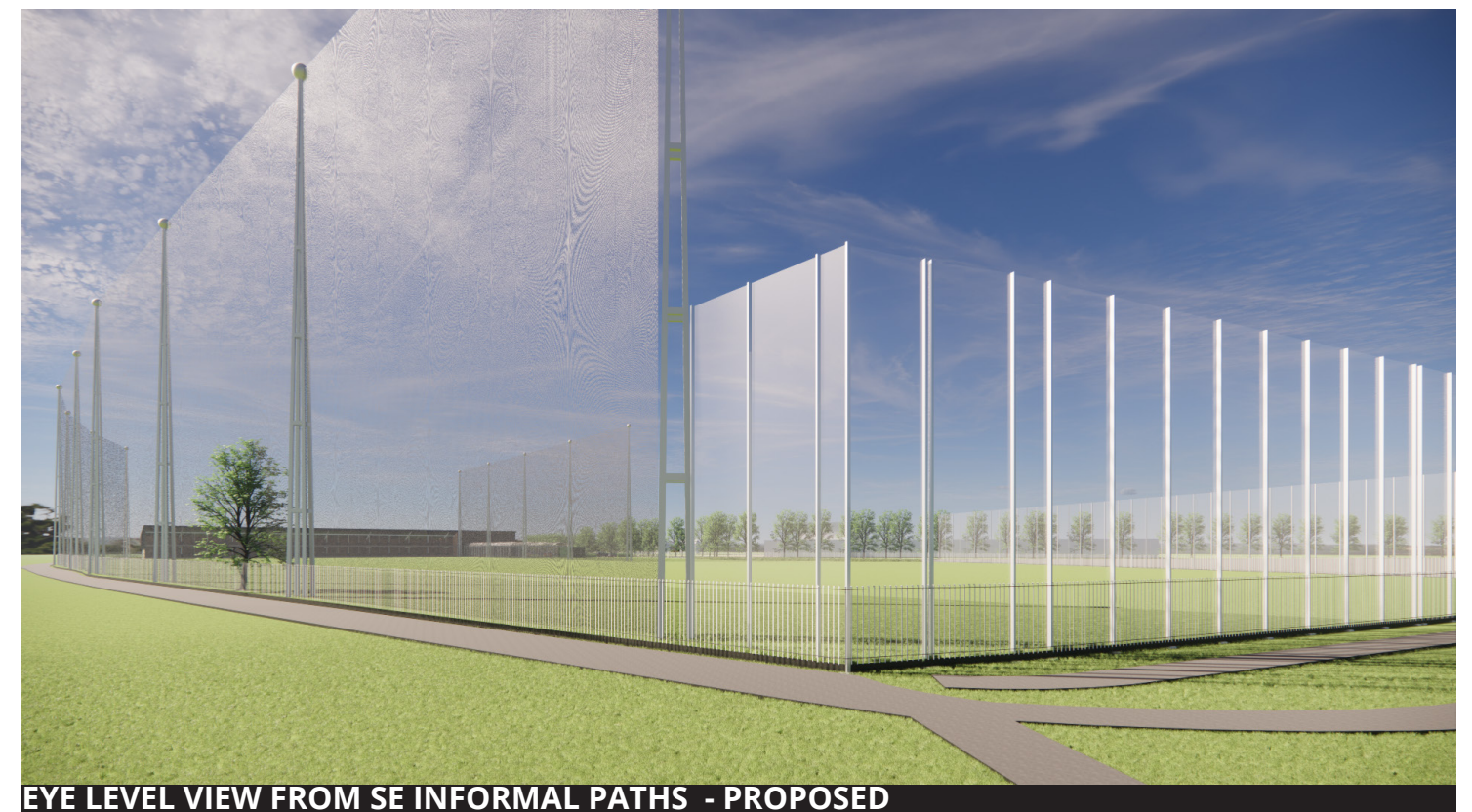
Overall the driving range building backs onto more settlements along Heywood old road so there is no loss of openness. The main change is

the appearance of netting columns, however this is necessary to protect the informal pathways. Overall low impact on openness and appearance.

View from SE Informal Paths

Overall the driving range building backs onto more settlements along Heywood old road so there is no loss of openness. The main change is the appearance of netting columns, however this is necessary to protect the informal pathways. Overall low impact on openness and appearance.

For the reasons set out in this supporting statement and the details contained in the submitted plan/s, it is considered that the proposal does not prejudice the overall aims and objectives of the Development Plan both adopted and emerging, in safeguarding the open character.



4.0 Design Proposal

4.1 The Vision

“To create an inspirational golf practicing development with a new adventure golf attraction in an area of Middleton, which has benefited from investment in recent years including Trackman Technology”.

To create a high quality development that is permeable to the surrounding area and integrated into the surrounding park setting:

- a high quality environment that is better connected to its surroundings

To create a new facility which supports and is part of the wider community:

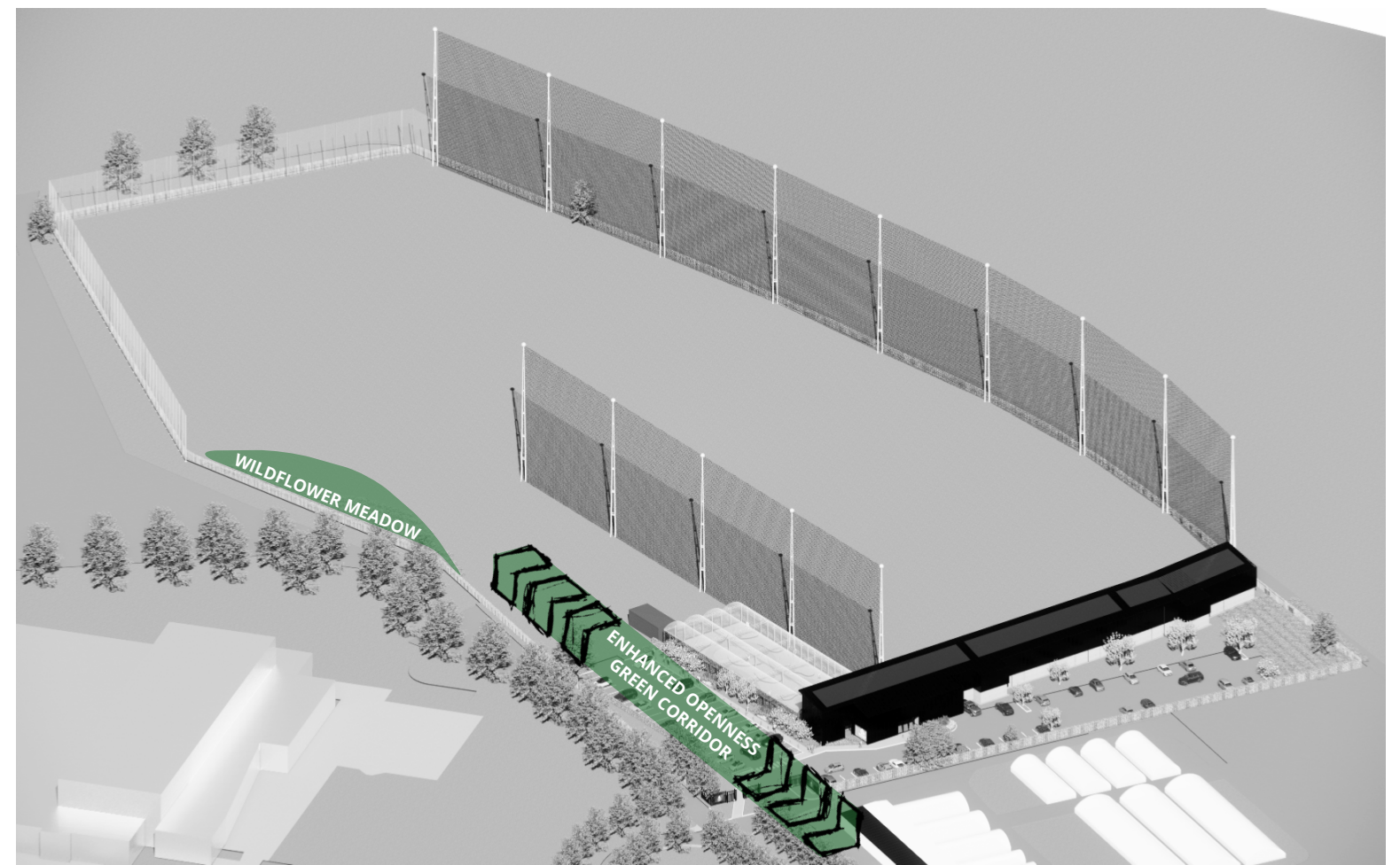
- an adventure golf park in which the whole family can interact with golf

To create a modern sustainable development that is aspirational, easy to maintain and built to last:

- a place for people to enjoy for years to come, a sustainable community

Whilst a large part of the ground floor driving range bays will be retained, the development phasing will need to be considered to allow a golf practice facility to still be provided during construction. Also the improvement to access and landscape features such as the entrance gates to the site from the access road into the new development. This represents a design constraint and dictates the requirement to position the new adventure golf facility appropriately to allow for an increase in parking whilst maintaining an enhanced open green corridor.

Creating a sustainable development with the use of solar panels on the roof and the planting of new trees around the car park will be of key importance to the redevelopment enabling successful place making with a unique site specific identity – a place where people want to practice and interact with golf.



4.2 Design Inspiration - Driving Range Evolution - Green Setting

The evolving business model of driving ranges have grown by adding an adventure golf facility with proven success at other sites locally such as Bents Barton Grange Garden Centre & Trafford Driving Ranges.

Driving ranges have also seen the addition of a storey of driving range bays as the sport has evolved and the leisure activity has risen in popularity.

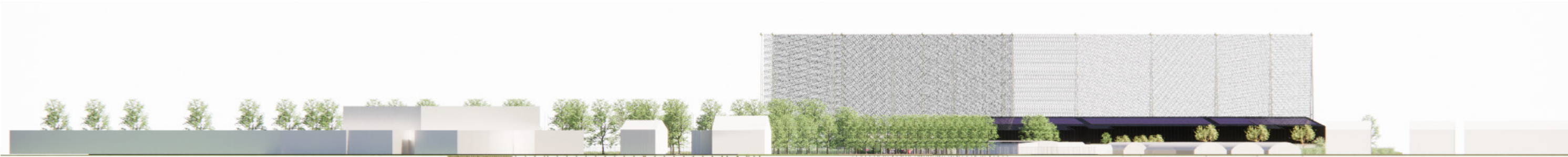
The development of ball stop netting has also evolved over time.

This selection of images show that adventure golf facilities, additional storey as and ball stop netting can existing and successfully maintain a green and open setting.

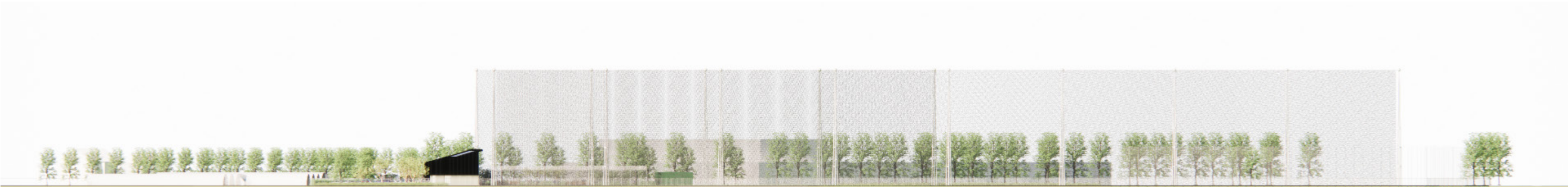
The proposed site sections of our proposal at Bowlee driving range demonstrate that a green open setting is still maintained.



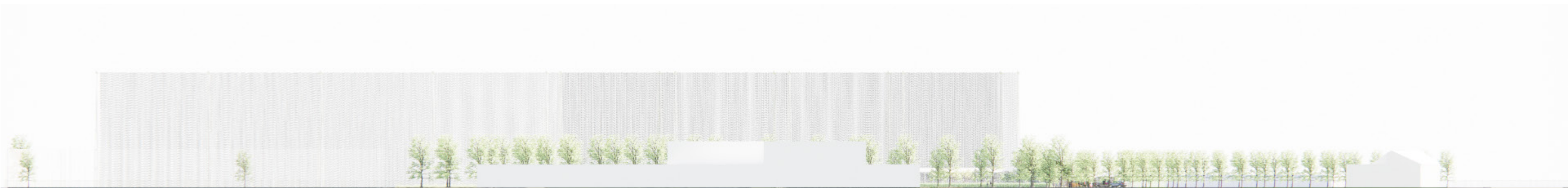
SELECTION OF IMAGES OF DEVELOPED DRIVING RANGES MAINTAINING A GREEN & OPEN SETTING



PROPOSED SITE SECTION FROM HEYWOOD OLD ROAD - WEST



PROPOSED SITE SECTION FROM SOUTH BOUNDARY



PROPOSED SITE SECTION FROM DAVID LLOYD CAR PARK - NORTH



PROPOSED SITE SECTION FROM REAR OPEN FIELDS - EAST