



**HOTHAM PARK
BOGNOR REGIS
PO21 1HN**

DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF THE FULL APPLICATION FOR THE DEVELOPMENT OF AN
18 HOLE ADVENTURE GOLF FACILITY INCORPORATING
THEMED PROPS AND BESPOKE LANDSCAPING
Rev A 06/05/17**

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1 INTRODUCTION.

This Design and Access Statement is submitted in support of a full planning application for the redevelopment of the site which forms part of the Hotham Park, Bognor Regis, PO21 1HN with an 18 Hole Adventure Golf facility and additional car parking. This document supports the full application submitted by 'ISS Facility Services Landscaping'.

'ISS' has developed a joint vision to uplift the park and to improve community use. This vision has been presented to Arun District Council during a open dialogue process.

The vision for the proposal presented by 'ISS' is to: -

'be recognised for the way they protect, nurture and sustain Hotham Park's Woodlands, Parklands, building on its historical and community significance; to provide a stimulating and attractive environment for the community to visit, enjoy a range of high quality facilities and experiences which, wherever possible, improve their wellbeing'

This statement should be read in conjunction with the scheme drawings included in the full Planning Pack as an informative document, its primary function is to show how the scheme will sit within and compliment the existing environment and facilities.

The proposed design introduces soft landscaping, a water feature with sympathetically selected and constructed theming details and features. The proposal seeks to develop the site as a 'Woodland' themed Adventure Golf facility.

The proposed use is for leisure and recreational use. Given that the footprint on which the proposal sits is identified within the Heritage Lottery Approved Masterplan for Hotham Park as the 'Active Edge', this proposal is considered appropriate for this location. and is considered appropriate for this location.

The HM Adventure Golf team aspire to be the UK's leading designers and constructors of bespoke Adventure Golf Courses. Our dedicated team of artists and constructors have unrivalled expertise and experience in this niche market having delivered numerous projects across the UK and Europe. We recognise that every client and course is different and we design and build innovative and unique courses for our clients.

2 SITE AND SURROUNDINGS

Hotham Park is situated in the Arun District Council Conservation Area and comprises 22 acres of parkland providing public open spaces and leisure facilities that include; native woodland, arboretum, ornamental parkland, wildlife conservation area, an existing putting green and crazy golf, miniature railway, boating lake, refreshments/café facilities and children's play facilities.

Hotham Park is a popular regional destination park for the South Coast and has a significant part to play in the provision of public realm, leisure and cultural activity for Bognor Regis and surrounding areas. As such it needs to provide a venue that has the leisure facilities and supporting infrastructure to meet the needs of this regional significance.

The proposed Adventure Golf development forming this planning application are intended to address and enhance this need.

3 PLANNING POLICY

Applicable Arun District Council policies that the proposal for Hotham Park may need to address include: -

- Arun District Council Local Plan Core Strategy
- Open Space and Recreation Standards
- Areas of Special Character
- Conservation Areas

4 DESIGN - USE

The use of the site will continue as a leisure and recreational use.

The site has previously been used as a putting green within the identified 'Active Edge' of the park. As such there is no ongoing change of use and therefore the site remains a leisure and recreation use in association with the wider activities of the site therefore, in principle, the ongoing use of the land is deemed to be acceptable.

Adventure Golf is targeted at all ages and are proven to be attraction for families with younger children, teenagers, adult groups and couples. In addition there is a growing corporate market.



In addition Adventure Golf has been proven to be a stepping stone for children to gain some initial experience in golf as a leisure activity which gives confidence for younger individuals to start golf as a formal sporting activity.

As an attraction, the facility also allows for groups, schools and families to use the site. This provides a social and recreational activity across a broad age spectrum that is not typical of other recreational facilities.

5 DESIGN - LAYOUT

The application site amounts to approximately 1,500 m² incorporating an 18 hole 'Woodland' themed Adventure Golf Course.

The proposal includes a small lake and waterfall and also incorporates a themed items and structures constructed from both natural materials and artistically carved 'concrete' render.

A network of pedestrian pathways meanders around the course providing a 'journey' forming part of the leisure appearance. In addition the pathways are carefully designed to help in queue management during peak periods.

To enhance the customer experience it is essential that the course flows well and that, at busy periods, the amount of queuing is carefully managed through design. At peak times there is potential for around 70-80 players to be on the course at any one time. It is crucial that flow around the course is maintained and that 'bottlenecks' are avoided so far as practicable.

The course will be surrounded by a 2.0m high anti-climb fence with a single point of public access. This will assist with security and also help to control and manage the site.

The existing feature natural stone perimeter walls and existing archway will be retained. Within the course the natural stone walls will be replicated in carved render as part of the course construction.

In addition the existing car park will be extended to provide space for at least an additional 19 car parking spaces.

Note: Following meetings with Arun District Council Officers the actual number of car parking arrangements are being reviewed by Arun Council Officers to assess whether additional spaces can be provided by realigning the existing spaces and arrangements in addition to those proposed by this application.



Figure 1 – G2001/A below shows the proposed course layout.





5 DESIGN - SCALE

The scale of the facility, being curtailed within the footprint of the previous putting area, is considered to be in keeping with the existing surrounds and environment.

The themed props that form part an essential part of the Adventure Golf Experience consist of both life sized and scaled animals and also scaled features to fit in and emphasise the Woodland theme. The themed props will be laid out at key points around the site in order to attract visitors to the to the leisure activity and to enhance the customer 'journey' around the course.

6 DESIGN – APPEARANCE AND CONSTRUCTION

General

The design concept based around a 'Woodland' theme. This picks up on the history of the site and we believe this is both sympathetic and complimentary to the Hotham Park and the surrounding environment.

Utilising a mix of natural materials such as natural wood and planting, coupled with very realistic render carved features we aim to create the feel of a journey through a natural woodland. This will serve to be engaging and interesting for younger players and impressive and hopefully awe inspiring for the older players.

The design of the course will incorporate a number of references to local features and will incorporate educational resources such as 'information' boards to inform, educate and provide a context to a number of the features.

In addition the general theming and features, we proposed to construct the following 'stand out' features:

- A forest waterfall
- A Tree Trunk 'vortex' hole
- A woodland trail around the course
- A Hotham House 'putt through' obstacle
- Tree trunk seating/rest areas

The design and construction of the course will be such that it whilst it will sit comfortably and unobtrusively in the local landscape it will look sufficiently interesting from the outside to provoke interest and entice customers into play.

Materials and Construction

The course will be constructed using good quality, robust and durable products and appropriate materials and utilising good construction practice.

The construction materials will be a mix of natural materials e.g. wood, rocks and manufactured items. The materials selected and the finishes applied to the manufactured items will be selected to be both sympathetic and to compliment the existing environment and surrounding areas.

Materials and themed items will be carefully selected and utilised in the appropriate areas, for example those areas which are likely to have the heaviest wear and tear will utilise more robust materials.

- Hole Construction

The individual holes will generally be constructed as follows:

Basic formation – compacted Type 1 aggregate

Hole shaping – 6mm/Dust 'Grano Dust' compacted and trowel finished to shape

Artificial Grass/putting surface – 10mm pile

Kiln dried sand topping – approximately 500 kg per hole brushed in

In addition longer pile 'rough' grass and bunker grass will be provided

- Formed Hole Edgings

Hole edgings will be formed by 'hand carved' cement/sand render and/or Gunnite spray applied.
The top coat render will be base coloured.

The under construction will be reinforced hollow block or welded formwork covered in Expamet mesh.

- Features

Formed features will be formed by 'hand carved' cement render and/or Gunnite. The top coat render will be base coloured.

The under construction will be reinforced hollow block or welded formwork covered in Expamet.

- Pathways

Pathways around the course will be block pavers laid upon a compacted aggregate and trowelled sharp sand sub-base.

- Finishes

Formed features, rockwork and hole edgings will be spray painted using external grade 'theatrical' or masonry paint. All paintwork will be sealed using a clear waterproofing sealer.

- Drainage

All the holes and pathways will be designed and formed to incorporate appropriate falls and to facilitate natural drainage and run off such that they are not prone to flooding and that they remain playable under normal circumstances.

A system of french drains will be installed around the course discharging beyond the site boundary.

Landscaping

The course will be contoured as necessary to form the necessary rises and falls required to construct the levels necessary to form the lake and each of the 18 holes. All top soil and spoil will be 'recycled' and used around the course or will be utilised by ISS Grounds Maintenance team.

Lighting

The lighting design and installation is provided to enhance the experience for customers. Bollard lighting will provided around the course. This will provide ambient lighting to acceptable levels to facilitate evening usage.

This will be supplemented by 'feature' lighting which will be utilised to highlight features and other aspects of the course and to create an 'atmosphere'.

The lighting components will be selected to compliment the existing and/or proposed components of adjoining facilities.

Life Expectancy and Maintenance

The design and construction of our courses is based on longevity and minimal maintenance requirements.

The basic hole construction and formed hole edgings, rockwork and features are very robust and durable. In the event that damage does occur through vandalism or general wear and tear repairs are simple and straightforward to implement. We would expect our basic hole and feature construction to remain structurally sound for up to 25 years.

The table below summaries the key components and the projected life expectancy:

Item	Life Expectancy	Warranty Period (Defects Liability)	Comments
Concrete / Gunnite Features	25 years	1 year	Minor repairs as necessary
Putting Carpet	15 years	10 year	Recommended 6 monthly 'brush up' and re-sand/top up
Paint	10 years	1 year	Possible random 'touch ups'
Lighting	10 years	1 year	Routine maintenance – lamp replacement etc.
Props	5 years	1 year	Routine cleaning
Landscaping & Planting	10 years	1 year	Routine maintenance – a recommended maintenance regime will be provided for the plants proposed

8 ACCESS

The access routes into park and the car parks will remain unchanged and has good manoeuvring and visibility.

The exiting carpark will be extended to provide an additional 21 car parking spaces to cater for the envisaged increase in visitors the new Adventure Golf attraction will encourage.

New signage will be deployed indicating the Adventure Golf and this will follow the branding concept of the 'ISS Lifestyle'.

Pedestrian access routes into to the Park and to the Adventure Golf will have new sign posting that will assist in an understanding of the Park layout and will aid visitor orientation on first arrival.

The Adventure Golf course will be fully accessible with pathways and routes around the course designed in accordance with the requirements of Part M of the Building Regulations and the Equality Act through the use of smooth, level and firm surfacing for pedestrian routes, enhanced lighting and signage.

9 SUSTAINABILITY

The proposals for the Adventure Golf have been developed with a desire to build on the sustainability credentials that feature high in ISS's vision.

Materials will be carefully selected and waste kept to a minimum as part of the works. It is intended that arisings from the ground works will be reused around the course and by the grounds maintenance team locally.

The external lighting will have LED luminaires that will reduce energy usage. They will also have daylight sensors that ensure they do not operate during daylight hours. Automatic switching will also be provided to ensure the lights are turned off at night when the course is closed.

We will work with our supply chain to ensure that where possible all forest products originate from FSC-certified sources.

Local sub contractors, suppliers and supplementary resources will be utilised where ever possible.

10 HERITAGE STATEMENT

Site History

Sir Richard Hotham, who developed Bognor into a fashionable seaside resort, built Hotham Park House in 1792 and the current park formed part of his private garden for the property. Much of the parkland was developed under the subsequent ownership of William Holland Ballett between 1900 and 1940 with many of the fine trees, shrubs and ornamental plants dating from this period of ownership.

There were a series of owners over the years, culminating with William Fletcher who was another major benefactor to the town and who was responsible for instigating the interesting and exotic planting and landscaping of the current park.

Following Fletcher's death, the house and grounds were requisitioned by the army in 1941 and in 1947 the park was opened to the public following purchase by the former Bognor Regis Urban District Council. The house was restored in 1977 after a period of decline and currently comprises a number of privately owned apartments.

Heritage Lottery funding has facilitated the regeneration of some areas of the park including the boating lake and wildlife conservation area.

Conservation Area

The site is located close to the Bognor Regis (Upper Bognor Road and Mead Lane) Conservation area. This area encompasses a large part of Hotham Park together with Bluelands Wood to the east and various historic buildings to the north of Upper Bognor Road.

The proposal fully acknowledges the special nature of the park and this is reflected in the design, appearance and scale of the adventure golf which is considerate and sympathetic to the existing environment. In particular the planting proposals of the scheme replicate other existing and historical planting within the park. In addition the theming features draw reference to the historical heritage of the park.

Listed Buildings

There are three listed buildings or structures directly associated with Hotham Park. These are listed due to their special architectural or historic interest and are as follows:

- Hotham Park House – Grade 2 Listed
- Wall to Hotham Park House on the north, east and west sides, High Street – Grade 2 Listed
- The Ice House of Hotham House – Grade 2 Listed

The proposed Adventure Golf course would not visually compete with any of these structures and the appearance and setting of these would not be adversely affected by the proposals.

Archaeology

No detailed investigations are known to have been carried out within the vicinity of the proposed site.

Significance, Importance and Character of the Park

The park as a whole is clearly of historical significance and form an important heritage asset within Bognor Regis. The proposed Adventure Golf course would not compromise the overall historic integrity of Hotham Park in any way.

Assessment of the effect of the Proposals

The proposals would not have any adverse impact on any building, structure or historically significant feature.

11 CONCLUSION

The application proposes the development of a 'Woodland' themed Adventure Golf facility that will allow the use of attraction for families with younger children, teenagers, adult groups and couples. This diversifies the leisure activity of the Hotham Park site and enables people who would otherwise not engage in a golfing activity to use this location for recreational purposes.

The theming associated with the Adventure Golf experience is essential to underpin the business itself. The themed structures allow for the facility to be an attractive development that people will use repeatedly. Adventure Golf facilities that do not have appropriate themes underpinning the business often fail as a result.



The proposal seeks to compliment and enhance existing golf recreational facility by diversifying the opportunity for sport in this location. Typically families and children do not play at a regular Golf Course and their first steps into golfing activity will be on facilities such as Adventure Golf and mini golf courses. This provides access through the ages up to more formal golfing activities.

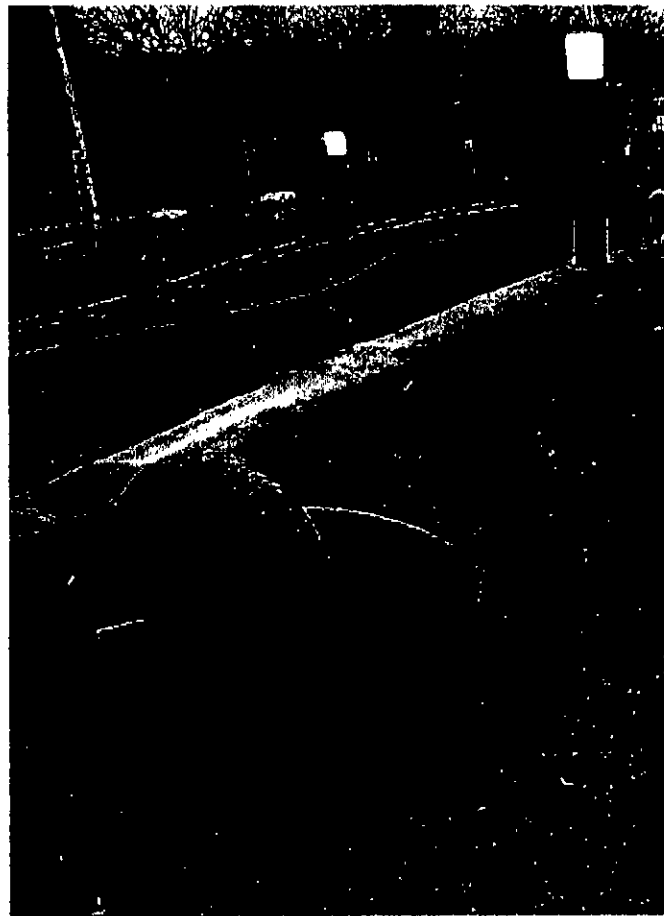
The course will have a strong educational theme referencing local features and environments. The design and construction will compliment and enhance the existing Hotham Park facilities and reinforce its place as a major visitor attraction in Bognor Regis and the wider South Coast area.

The proposals would not have any adverse impact on any building, structure or historically significant feature.

Examples of Themed Items



Example of Carved Render Rockwork



Example of a Putting Green and Hand Carved Feature

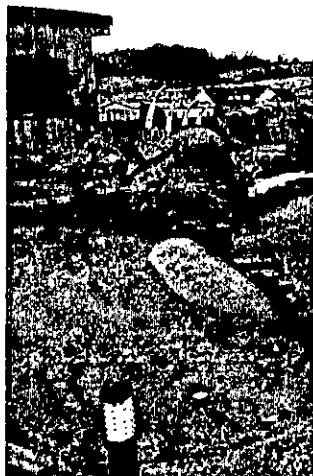


Example of a Putting Green and Hand Carved Rock and Natural Wood Edging

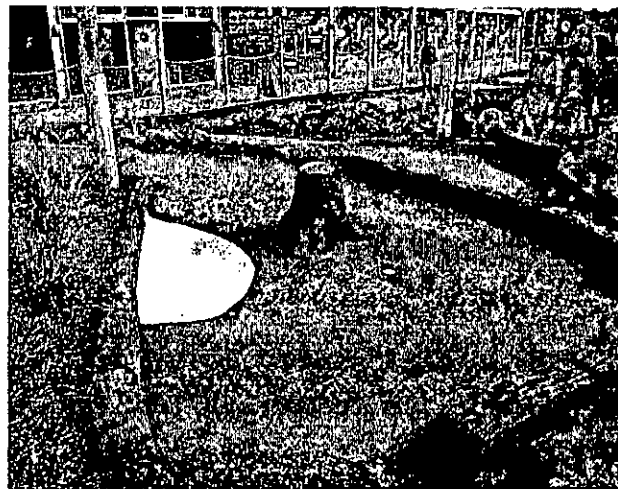


Panoramic View of a Course Showing Numerous Rock and Natural Features

Hm
Adventure
Golf



**Example of a
Putting Green,
Themed Item,
Planting and
Natural Wood
Edging**



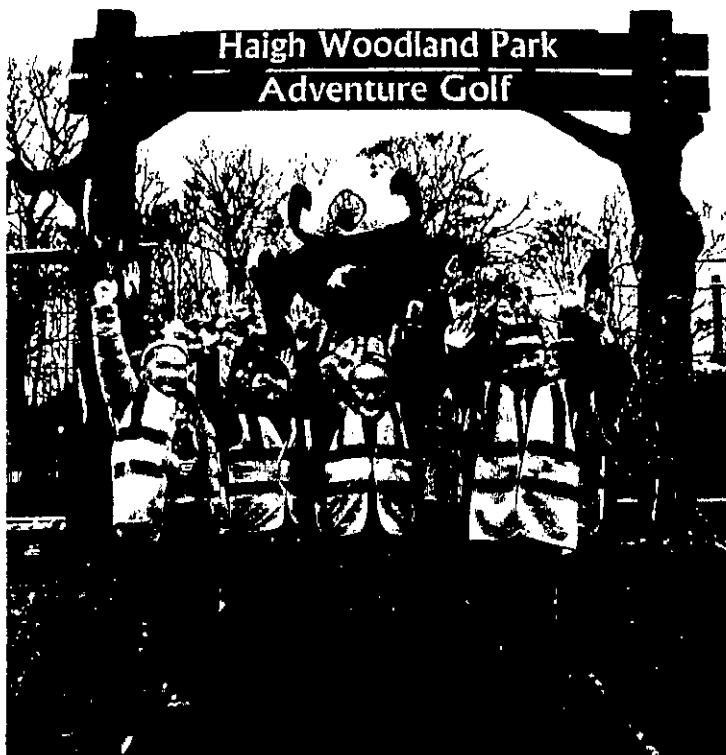
Example of a Hand Render Carved Wood effect

Hush Minoan
PARTNERSHIP



Example of a Artistic Feature

Example of an Carved Entrance Feature



Example of an Animal Feature



Example of an Educational / Info Board



Example of a Putting Green and Hand Carved Rock and Natural Wood Edging

