

Part Two

After spending considerable time and expense in making a planning application, it will eventually seem worthwhile after the agonising wait is over and consent is granted. Sometimes, however, the case may arise when a District Council will only allow development to go ahead after a number of specific criteria have been satisfied, the requirements normally coming in the shape of a Section 52 Agreement. The developer must satisfy these demands as soon as the information is available, which may pertain to such matters as site access, or further more detailed landscaping plans. In any case, all relevant information must be submitted to the District Council, to help them visualise the extent of the proposals.

From this point, it is effectively possible to begin construction works on site if the design has been finalised and a contractor appointed. It is, however, more often the case that detailed design work must still be prepared. The plans submitted to the District Council will invariably have shown the overall design layout of the golf course and therefore it will be possible to use the Routing Plan for the major design work.

The Routing Plan alone will be insufficient in providing the detailed information necessary for construction of the course as it will only show a relationship between greens, tees and fairways, as opposed to finished levels of the proposed features. It will therefore be necessary to produce construction drawings for greens, tees, fairways and all other features on site, such as lakes and moundings.

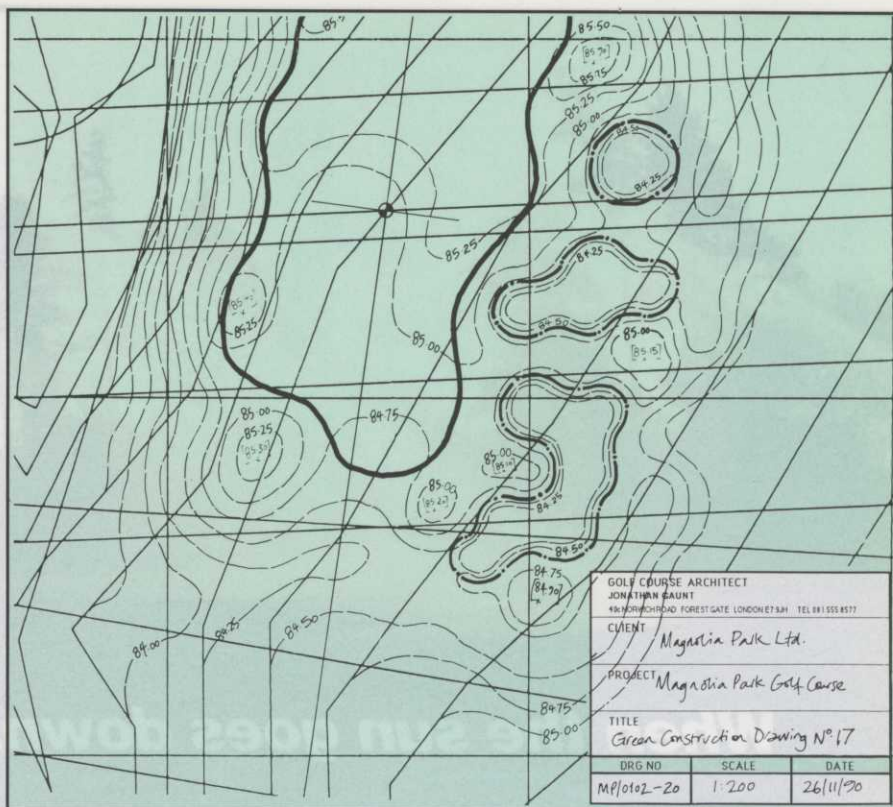
To prepare these, a thorough topographical and site survey will need to have been carried out, showing all existing contours and other interesting features such as hedgerows, lakes, streams, marshland, public footpaths, mature trees and woodlands, badger setts, sites of special scientific interest, and any conservation areas that may exist.

The routing plan will have taken these important factors into consideration, as will all detailed construction drawings. Each construction drawing will show the area where a proposed feature is to be located and indicate, by showing proposed contours in relation to those existing, how much earth movement will be necessary to create a feature. The scale of the drawing will be sufficiently large in order that accurate measurements may be taken off in setting out the design on site.

Each green, tee and fairway drawing will provide the contractor with an accurate means of pricing the construction, however these drawings should only be read in conjunction with a specification and accompanying Bills of Quantities.

Once a contractor has been chosen, by competitive tender or by negotiation – (usually based on the cheapest quote, though sometimes uncertainty about the lowest bidders ability to complete the contract before going broke may see the second lowest accepted) – it is his responsibility to provide both architect and client with a construction programme and timetable, indicating the period necessary to build the golf course and including an agreed completion date. Sometimes a contractor can suffer major set-backs due to inclement weather or with differing soils, which can make it very difficult to estimate just how the contract is due to progress. The construction programme, therefore, is produced purely as a guide-line.

The contractor must also provide the architect with samples of soil, peat, sand and seed mixes for approval and analysis prior to any orders being made. Once a design is finalised the contractor is responsible for the accurate setting out of the design on site, which is checked and approved by the architect before construction proceeds. The architect must also ensure the golf course is being built according to specification and that correct materials are used. He will normally visit the site once or twice a month to supervise construction and certify completed work. The contractor will provide sample stockpiles of materials on



Planning APPROVED

site, which must be available for random testing should the architect feel such tests are necessary.

During the construction the contractor will submit to the client a valuation related to works completed. This is normally at the end of each two or four week period. It is the architects responsibility to then issue a certificate which confirms that the contractors calculations are true and correct. The client will employ a Clerk of Works throughout to oversee the works, however, the architect will act as an unbiased judge should complications or disagreements arise between either party. Once the architect has signed a certificate the client will release payment to the contractor.

As the contract progresses, meetings will be set up on site by the architect, involving both contractor, client and himself and established to ensure progress is satisfactory and the contractor is keeping to construction schedules.

There are many imponderables, but if the contractor has adhered to specifications, drawings and his programme and there have been no major difficulties, the golf course will be finished on time, enabling the architect to grant the contractor a Certificate of Completion. This is only issued when both architect and client are fully satisfied and will, as a normal course of action, include a defects correction clause. This clause is a negotiable factor and is dependant upon individual client wishes, however it usually extends for twelve months after completion. If any part of the golf course fails in this time, the responsibility lies with the contractor to return to site and make good those faults.

Once construction works have been completed the course should be left to establish and mature for 18-24 months – dependant upon the construction specification – and it is during this period that course grooming will play a vital role and a maintenance contract will be established.

● Next month – A golf course without players – maintenance is the key to success before opening day.

**Building a
Golf Course –
from virgin
territory to
opening day.
Golf Course
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● The author is currently designing the 27 hole Farrington Golf Club, near Bristol, the 18 hole Breinholtgard Course in Denmark and re-designing the Leasowe Course near Liverpool.