



**Construction of an indoor bowling green and clubhouse with associated facilities and construction of outdoor bowling green with car parking and associated landscaping.**

Desborough Bowls Club, Green Lane, Maidenhead

ICENI PROJECTS – CASE STUDY

**The existing bowls club in Maidenhead was in need of improvements, both in terms of its physical nature and its location. This development has ensured that the improvement has been provided to its maximum potential.**

Iceni Projects obtained planning permission on the 23rd September 2016 from the Royal Borough of Windsor and Maidenhead (RBWM). The planning application included for the relocation of the Bowls Club from its previous facility in York Road, Maidenhead. The relocation has facilitated some key improvements that were required, including the adequate provision of vehicular parking.

The approved plans offer the Desborough Bowls Club improved facilities in a modern environment designed in accordance with the latest regulations and built to international bowls standards. The site will include a car park to accommodate 106 vehicle spaces and 2 coach spaces, with a secondary access also provided to ensure that emergency vehicles can successfully reach the site.

Access to the site by all modes was paramount, and all elements of the design have been undertaken with reference to the necessary standards. Pedestrian and cycle access is provided by Green Lane, and a 1.5m footbridge with suitable handrails and guardrails is to be provided across the bridge on Green Lane to ensure safe access.

Public parking within the car park is to be restricted by the use of a barrier and key code entry system to ensure that the parking is restricted to members only.

To accommodate the level differences across the site, pedestrian steps and ramps are to be provided from the car park to the building perimeter, in addition to a separate service vehicle ramp which will ensure maintenance equipment can reach the bowling greens as required.

A number of discussions were held with the Highways Authority during the pre and post application stage to ensure that a suitable arrangement was provided. This resulted in the permission of a modern, accessible and workable facility.

**5 interesting facts about the project**

**1: HISTORY**

Desborough Bowling Club has been based at its previous home on York Road for more than a century. The outdoor green was given to club in 1907 by Lord Desborough, hence the name.

**2: SPECIFICATION**

The venue has been designed to host both national and international competitions.

**3: INCREASED CAPACITY**

The increased parking provision at their new location is expected to increase membership significantly.

**4: FORTHCOMING DEVELOPMENT**

The relocation of the bowling club has facilitated the submission of a planning application for a circa 150 unit residential development on the existing site.

**5: WIDER GENERATION**

The aspirations for the former site forms part of the redevelopment plans for Maidenhead town centre, and stems from a consultation with all interested parties in 2010.