

November 8th 2021.

The Design And Access Statement For The Proposed Office Unit At:
Greenway Hall Golf Club, Stockton Brook, Stoke On Trent.

Use:

The Golf Club Stands In 46.54Ha Of Land Accessed From Stanley Road.
The Club Is In A Semi Rural Location And Was Founded In 1905.
The Club Provides Golfing And Social Facilities To Members And Visitors.

Development Size:

The Proposed Office Unit Would Have An Internal Floor Area Of 31 Sq. M.

Scale:

The Height Of The Proposed Unit Will be Considerably Less Than The Nearby Clubhouse and Will Not Dominate The Existing Club House In Any Way.

Layout:

The Existing Layout Of The Golf Course And Car Parking Would Remain Unaltered.
Earlier This Year The Existing Club House Was Closed And The Club Has Been Managed From The Driving Range. There Are However No Office Facilities Within The Driving Range Hence The Need For A Small Office Unit.

Access:

The Existing Vehicular And Pedestrian Access Points To The Golf Club Would Not Be Altered
The Existing Parking Provisions Would Not Be Altered.

Appearance:

It Is Proposed To Construct The Unit With Timber Frames Set Between Steel Portals, The Timber Frames Will Be Clad In GreyCedral Lap Boarding With Pewter Coloured Barge Boards And Fascias, The Roof Will Have A Slate Tile Covering With The Door And Windows Being Of An Aluminium Construction With A Pewter Coloured Finish.

Landscaping:

The Grassed, Paved And Tarmacadam Areas Would Remain Unaltered.

Conclusion:

The Present Owner Purchased The Club In 2010, The Club And Course Were In A Poor State Of Repair With The Membership Depleted To 50 Only Two Green Keeping Staff Employed And The Club Losing A Considerable Amount Of Money Each Month.
The Present Owners Have Made A Substantial Investment In The Club House, On The Course, Additional Staff Have Been Employed And Course Maintenance Equipment Has Been Purchased. And The Driving Range Added Club Membership Has Increased To 250, A Club Professional Has Been Engaged Along With The Employment Of Additional Green Keeping Staff.
During The Current Covid Pandemic The Club Has Lost A Considerable Amount Of Revenue To The Extent That The Club House Has Been Closed And The Day To Day Management Has Been Carried Out From The Driving Range. The Driving Range Does Not Have Office Facilities Hence The Need For A Small Purpose Built Unit, The Staff Will Consist Of A Office Manager And Three General Staff, There Will Be Three Allocated Parking Spaces adjacent The Unit And Cycle Racks Provided To Encourage Staff To Travel To And From Work In A More Environmentally Friendly Way.
The Position Of The Unit Will Enable Staff To Monitor All arrivals And Departures.