

March 2024

Chapel en le Frith Golf Club
Change of Use
Design and Access Statement

The Club House of the Golf Club is a two storey building with Office, Changing Rooms, Pro Shop and Storage at Ground Level and The Bar and Function Room, Kitchen and Stewards Flat on the First Floor

Historically the Bar and Function Room were run by a Club Steward, who was employed by the Club and was provided with on site accommodation in the form a two bedroom apartment occupying the east end of the first floor

In more recent years the Club have found it increasingly difficult to appoint a suitable candidates to the position of Club Stewart and have had to resort to contracting out the operation and management of Bar, Function Room has changed and Catering within the Club to a outside Catering Company.

As a result of these changes, accommodation for the Club Steward is no longer a necessity.

The Club has considered letting the apartment, however the current access is through the club house, which for reasons of security and convenience would not be workable, and a new external staircase would need to be constructed. Also a number of events are held in the Bar/Function Room throughout the year, which carry on until late, quite often including music and dancing, which inevitably result in noise levels which would disturb any occupant of the apartment.

Not unreasonably, it is the intention of the Catering Contractor to maximise business and therefore the potential for this sort of disturbance is likely to increase accordingly.

In common with the majority of Golf, and other sports, Clubs, Chapel Golf Club faces many financial challenges and needs to maximise any opportunity to increase income and having made tentative enquiries, believe that there would be opportunity to rent the space as offices and indeed, the NHS has expressed a very strong interest in a 3 year lease as a local office "hub"

Access would not be a problem as the Golf Club is open from early morning until late in the evening, well in excess of office hours, disturbance from functions, again would not coincide with office use and there is ample parking, as the Golf Club car park has 130 spaces available.

Disabled access is available via a stair lift on the main staircase