

16TH October 2023

**DESIGN AND ACCESS STATEMENT
FOR CHANGE OF USE OF FIRST FLOOR CLUBHOUSE
TO SELF CONTAINED DWELLING INCLUDING
MEANS OF ESCAPE STAIRCASE TO REAR
AT
WHITTAKER GOLF CLUB
END OF WHITTAKER LANE, LITTLEBOROUGH OL15 0LH**

Existing Site and Context

The Whittaker Golf Club is located on a corner at the end of Whittaker Lane off Shore Lane, Littleborough.

The Clubhouse comprises a two-storey building, with a single storey annex forming the locker rooms and changing facilities, for ladies Gents and Junior golfers, the subject for the proposed "Change of Use".

The Club supports the local economy by providing a quality and friendly Golf Club for local residents and visitors of the area.

The Whittaker Golf Club is situated in the heart of Whittaker Conservation Area and is surrounded by a mixture of residential properties of various ages and styles.

The Whittaker Golf Clubhouse is not a Listed Building nor is it locally listed; however, the Clubhouse is within the Whittaker Conservation Area. There are a number of Listed Buildings within the conservation area.

Background to Whittaker Golf Club

The Whittaker Golf Club was originally founded in 1906 and has been operating as a Golf Club establishment at the heart of the local community since 1906, providing a traditional Golf Club environment serving the community and visitors.

Planning History

Using Rochdale Metropolitan Borough Council's local planning pages, a planning history search has been undertaken, which has identified that previous applications have been made in relation to The Whittaker Golf Club.

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Planning permission was granted for the alterations to the Clubhouse and erection of a single storey building to provide changing rooms in 1996 (96/D33530), Construction of pitched roof to existing Junior changing room in 2003 (03/D41234)

Proposed Development

The client's proposals are for a "Change of Use" of the first floor of the main clubhouse to a single self contained dwelling

* To change the Use of the existing first floor to a single self contained

The proposed works will require planning permission from Rochdale Metropolitan Borough Council under the Town and Country Planning Act 1990.

The Principle of Development

The proposed Change of Use works do not involve an expansion to the size of the building, only the provision of a new means of escape staircase to the rear

The proposed replacement and proposed new windows and door will be in keeping with the existing character of the main Clubhouse, in both character and specifically the design will be consistent

Technical Considerations

Heritage

The Whittaker Golf Club is not a Listed building however it located in an area, with a number, of Grade II Listed Buildings.

- Former Farmhouse west of Whittaker Farmhouse,
- Barn Immediately North of Nos 1 and 3
- 1 and 3 Whittaker Fold).

Please see location plan below,

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Location plan showing Listed Buildings in the area

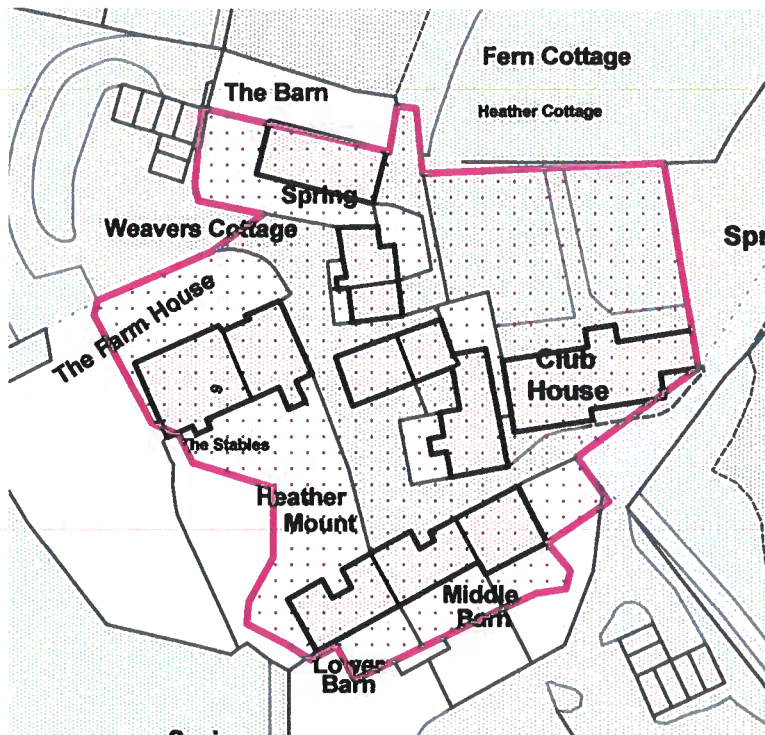
The Whittaker Golf Club is located within the Whittaker Conservation Area Designated in 1982

It's key characteristics are:

- Both the early and later residential farm properties give a strong overall definition to the area, although individual buildings have particular character. Tooled and carved stone gateposts, stone boundary walls, often topped with mature hedges, and the clear ragged layout of the building plots with building frontages set well back from the road, are particularly characteristic of the conservation area.
- The character of the area is greatly influenced and enhanced by the tree-lined lanes, surrounded by open farmland and settings of the buildings in the area. Private gardens to the rear and particularly to the frontage of houses contribute greatly to the green quality of the area.

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Plan showing Whittaker Conservation Area Designated 1982

The proposals relate to the Change of Use with minor alterations to the rear elevation.

It will not involve any removal of existing trees or planting nor does it involve the alteration of existing boundary walls or piers. The proposals are relatively minor in their nature and extent and will not impede any key views within the conservation area. As such, the defined character and appearance of the Whittaker Conservation Area will be sustained.

Overall, the proposed works are minor and will preserve the special character and appearance of the Whittaker Conservation Area, thereby complying with Section 72 of the 1990 Act, the relevant paragraphs of the NPPF.

Design

The proposals have been designed to be of an appropriate scale and appearance and continue to provide a design that preserves the architectural value of the Building and existing character of the surrounding area.

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