

Conversion of former Punch Bowl Inn (Grade 2 Listed) into 5 No. Holiday Lets and Café including demolition and extensions. Formation of New pitch static caravan Holiday Park with 15 units.

Full Application (re Application)

Former Punch Bowl Inn, Longridge Road, Hurst Green, Clitheroe.

DESIGN AND ACCESS STATEMENT

Bramley-Pate + Partners

Revised March 2017

This design and access statement supports a full application for the conversion of the former Punch Bowl Inn into 5 No. Holiday lets accommodation and Café and formation of a New pitch static caravan holiday park with 15 No. lodge units.

Assessment

The application site is located at the Former Punch Bowl Inn (Grade 2 Listed) on Longridge Road, Hurst Green, approximately 6km North West of Whalley. Access to the former Public House is from the B6243 Longridge Road which is a single carriageway road that connects Preston, Longridge and Clitheroe. The site area measures 0.69 hectares and comprises of the buildings of the Former Punch Bowl Inn and associated tarmac parking area and grounds.

The site rises by approximately 10m fairly uniformly from the South-West corner to the highest point in the North-East corner. The Western boundary is occupied by a stream. Various trees and hedges are also present on site situated mainly on each of the boundaries.

The application site is situated within open countryside outside a defined settlement boundary, and is immediately to the South of, but not within the boundary of the Forest of Bowland 'area of outstanding natural beauty'.

Evaluation

The Punch Bowl Inn has had a chequered past over the last ten years; has been a public house, an Indian Restaurant and a public house again with function facilities, but has been empty for some four years and is now derelict due to water ingress following lead theft and vandalism and a massive dry rot infestation.

It was purchased by the Applicant who continues to try to find a new use for the buildings and the site which will provide for restoration of the Listed Building and give the premises as a whole a viable future.

The property has no future as a Public House/Restaurant as there are two existing established businesses three quarters of a mile to the East in Hurst Green – the Shireburn Arms and Bayley Arms and as has been extensively reported many Public Houses are struggling financially and closing all over the country.

However, as the site is located in the Ribble valley, close to various areas of countryside used for leisure pursuits, the Applicant has identified a demand for short break holiday accommodation and weekend holiday lodge accommodation.

This use would encourage leisure visits to the area, complement the existing businesses in Hurst Green and provide a source of income for businesses in the wider area.

The Applicant proposes to incorporate a Café element in the West end of the existing buildings, because the existing form lends itself and because this facility would provide an on site, daytime only catering provision for residents, visitors and passing traffic and particularly cyclists who are apparently numerous.

The site is in 'open countryside' but has existing use as a Public House, Restaurant, Function Room and residential accommodation, and has extensive car parking, wide

vehicular access from Longridge Road and a modern and large on site on site sewage treatment plant.

The site is relatively 'accessible'; Longridge Road is a bus route between Longridge and Clitheroe and the B6243 is well used by vehicles, cyclists and others.

Design

The proposal is to convert the core parts of the existing buildings to five holiday let units and a café, using existing or former structural dividing walls to separate the units and to demolish various very low quality existing rear extensions/out buildings and replace them with a new extension behind the café to provide new kitchen and other facilities. Two new porches are proposed on the East elevation, one over an existing doorway and one over an existing window opening, to avoid using the existing front door to the existing residential accommodation which is very close to the road, practically straight off the carriageway.

Twenty timber holiday lodges are proposed on the rest of the site, sited to take advantage of and follow the existing contours while leaving the existing entrance from Longridge Road as existing. New access drives sweep around the site providing access to a parking space for each lodge and twenty four additional parking spaces are proposed on existing car park areas to serve the café and other holiday lets.

The alterations and extensions to the existing buildings will be in matching materials, stone, render, timber, sash effect timber window frames etc. with the only modern, different material being through coloured render. All roofing will be in existing slate.

The holiday lodges will be clad in timber boarding/timber effect with dark grey 'shingle effect' protected steel roofing and wood effect U.P.V.C. doors and windows. Decking, steps etc. will be of treated hardwood.

The 'lodge' site falls towards a stream on the Western boundary but is not particularly visible from anywhere in particular. It is largely lower than the road and the existing building and is protected from the South and West by existing mature trees and as such will not be notably visible from any local or more distant viewpoints. No views from within the 'area of national beauty' will be affected because the lodges are either behind the existing buildings or set lower down.

The majority of existing trees on the boundaries will be retained and supplemented with small areas of planted landscaping. Areas around and between lodges will be grassed which will match the surface of existing fields to the South and East. Fencing will be much as existing, post and wire sheep fencing to maintain the 'openness' and the rural appearance.

Access

Access by vehicle and by foot to the site is via the existing entrance off Longridge Road. This requires no alterations, but improvements to existing 'slow' and warning signs are proposed to improve visibility – see Transport Statement. The existing front doors to the existing buildings provide level access and new level access will be provided to the Café. All the Holiday Let accommodation is on two storeys with new internal staircases.

Accessible toilet accommodation will be provided in the Café with dedicated disabled toilet facilities.

The site has 'existing use' as a 'Pub Restaurant' providing some 70 covers and car parking on a tarmaced car park for some 40 cars and vehicles. The entrance is wide (approx 7m) and although sight lines from the entrance to the east along Longridge Road, there is no evidence that vehicular access or egress from the site has proved to be dangerous or difficult and the proposed use will generate significantly less vehicle movements than has been the situation in the past with the 'Pub restaurant' use.

The Timber lodges are built up on platforms above the ground and timber steps will be made to comply with Part M of the Building Regulations.

The site incorporates gradients but not in excess of 1 in 12 and thereby access to all parts of the lodge site will be possible for the ambulant disabled.

Bramley-Pate + Partners
Chartered Architects
184-186 Station Road
Bamber Bridge
Preston
PR5 6SE

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