

DESIGN & ACCESS STATEMENT IN SUPPORT OF APPLICATION FOR A SINGLE STOREY EXTENSION TO "THE AVENUE" RESTAURANT HOTEL RESTAURANT. THE AVENUE. BROCKHALL VILLAGE. OLD LANGHO, Nr CLITHEROE. BB6 8AY

LOCATION:

The hotel is situated on the approach road to the gated residential village on the former site of the Brockhall Hospital. The hotel stands within its own grounds with associated car parking. There are 18 bedrooms and a dining room, lounge bar and kitchen and toilet facilities including disabled toilet. The building is designed to have level access throughout the hotel with corridors and doors designed with wheelchair access in mind.

THE EXISTING HOTEL:

The Avenue Hotel and Restaurant is a 3star rated hotel with accommodation in twin, double, and suites for guests and a bar/lounge and dining area for guests with an adjacent lounge. The hotel offers private car parking for 46 vehicles within its boundary

THE EXTENSION:

The existing bar & dining room is at present a single area which can cater for the guests and for small parties in the evening and weekends. The existing bar & dining area is 73.60m² with adjacent toilets and kitchen.

The proposal is to build an extension to increase the dining accommodation for day and evening use but also to provide more area for functions and to allow the new extension to be sub divided from the existing dining area to provide a separate function area with its own bar and toilets to allow for smaller private functions.

The extension will be constructed in materials to match the existing building with matching brickwork and chamfered quoins, the new entrance is to match the existing bay windows of the dining area and the roof will be a flat roof with lantern roof light to mirror the lounge area between the dining room and the bedroom section.

The extension will add another 92.05m² including the toilets and entrance bay, to the function room area which will allow the owners to use this area as either additional floor space to the existing or as a smaller private room for other function thus allowing two sets of clients to be catered for at the same time.

CAR PARKING:

The proposed extension will displace 6no car spaces which will be recreated by extension the car parking adjacent to the extension. The formation of an external decking area has removed 4no parking spaces which will be replaced by the creation of an additional 5no spaced at the southern end of the car park and the use of the parking bays at the front of the adjacent offices at weekend and evening will give the required number of spaces to cater for the extension.

THE SITE:

The hotel is accessed through a gated control point on the approach road, this is manned and secure at all times. The road enters off The Avenue into the car parking for the hotel and adjacent business buildings. The hotel parking is for 46 vehicles of which the extension will remove 6no paces reducing the number to 40no spaces for the guests.

Within the site and as part of this application the owners are constructing an external decking area west side of the site opposite the function suite, the seating area is 8.788 x 6.045m and is set at 675mm above the ground level. The seating area will be enclosed with handrails and spindles set 900mm above the floor level of the seating area.