

THE PENDLE HOTEL

SUPPORTING STATEMENT



Urban Colour Architects



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Document Control Sheet

Project Title	The Pendle Hotel, Chatburn
Report Title	Supporting Statement
Revision	1.0
Status	Planning Issue
Control Date	15.07.19

Record of Issue

Issue	Status	Author	Date	Check	Date	Authorised	Date
A	Planning	J.Bissell	15.07.19	JB	15.07.19	JB	15.07.19

Distribution

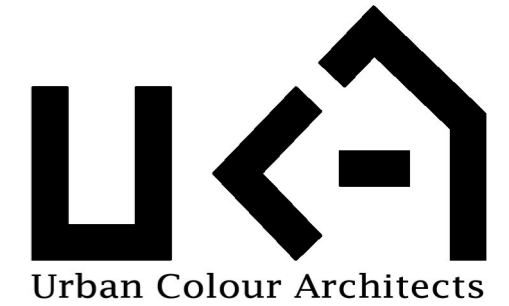
Organisation	Contact	Copies
Client	LSC Finance	1
Local Authority	Ribble Valley Borough Council	1

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Background to the Proposal

- 1.1 Introduction
- 1.2 Vision Statement

1.0 Background to the Proposal

1.1 Introduction

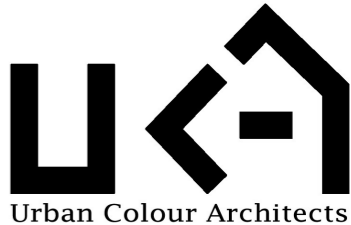
The intention of this design and access statement is to provide an overview of the existing site and situation at the former Pendle Hotel, Chatburn.

The site consists of one building which occupies a portion of the site.

1.2 Vision Statement

The client would like to bring the building back into a sustainable use which will seamlessly coexist within the local community.

The client is determined to create continual improvement in the local area and provide high quality development whilst maintaining a connection to the aesthetic of the local vernacular.



Context

2.2 Planning Policy

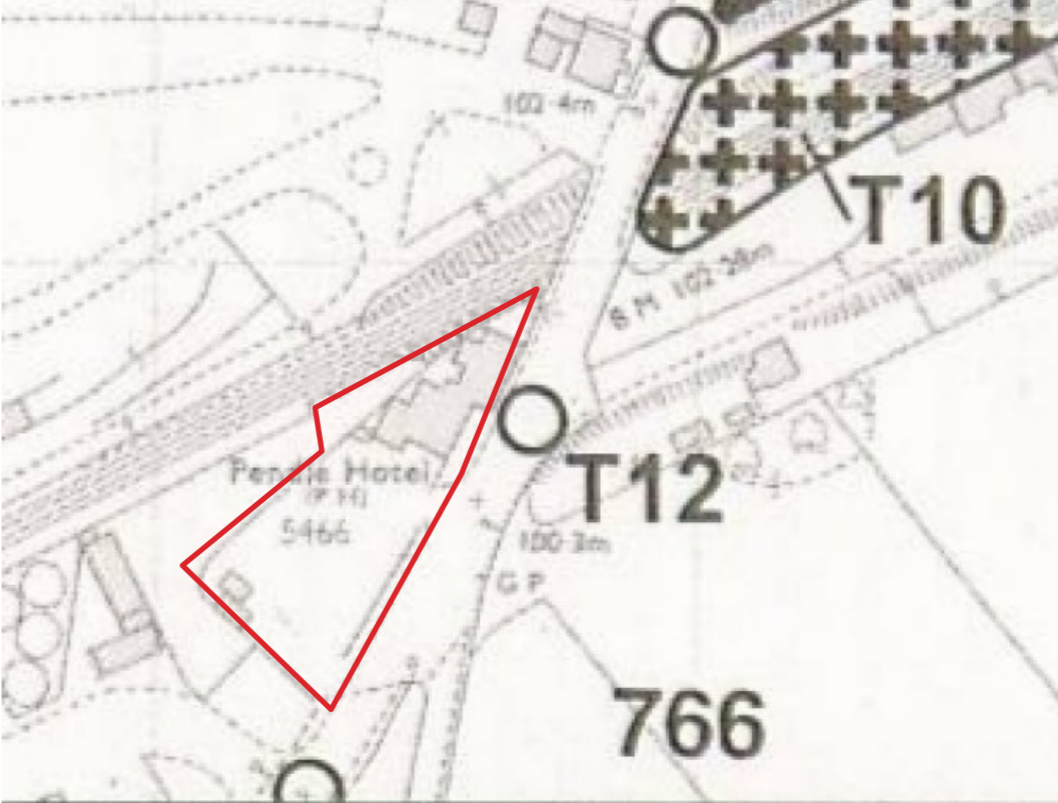
- concentrated within an identified strategic sites located to the south of Clitheroe towards the A59; and the principal settlements of: Clitheroe, Longridge...”

The key here is that the policy states “majority”, not all.

Policy DS2 – The scheme is very similar in nature and scale to that of 3/2014/1019 which had previously been approved and started under this current local plan. The works have been demonstrated to have commence by way of a dated engineers report on the foundation works which were undertaken as part of this permission. This in accordance with Section 56 of the Town and Country planning Act states that by this material operation that the commencement of the development was lawful and can be implemented as approved. A copy of this report is contained within the planning application documents submitted.

Policy DMG2- Scheme previously approved and development commenced. The proposals do not enlarge the footprint of the previous part of the building that stood on the site. The Lower ground / Basement levels are still present. The development rounds off the strip of development to the south of Chatburn which consolidates the ribbon development.

Policy DMH3- The development falls within ENV3, however the proposals look to replace part of the existing building that was previously located on the site. The implementation of 3/2014/1019 is still possible under section 56. The proposals for apartments that are smaller in scale and more affordable than a large single dwelling. The proposed materials and detailing would be closer to that of the original. The building is located within an area of ribbon development, so this bookends that. As demonstrated in diagram 2.25 this area is developed contrary to its designation.



2.23

2.23 (Above) Extract from the Ribble Valley District Wide Policies Map . The site is identified with red boundary. The previous extent of the outrigger to the rear of the building is clearly visible on the policies map.



2.24

2.24 (Right) Extract from google earth imagery. Built up areas indicated with yellow hatch. Site outlined within red boundary. This clearly shows that the site bookends an existing section of ribbon development, contrary to policy which classifies this area as open countryside. The area is an established area of development which does not encroach into the open countryside.

Context

2.3 Site Condition

2.3 Site Condition

The site is located off Clitheroe Road in Chatburn. The site was historically neglected and over the years has been brought back into use following a number of applications.

The main building is now in good conditions following high quality restoration. The outrigger to the rear was removed due to its unstable condition with planning approved to reconstruct a modern addition fitting of its current requirements.



(Above) Current Site Images



(Above) Historic Image of old outrigger

Factors Affecting Development

- 3.1 Flooding
- 3.2 Existing Ground Conditions
- 3.3 Archaeology
- 3.4 Existing Services

3.0 Factors Affecting Development

3.1 Flooding

The Environmental Agency’s website has been consulted. The data confirms that the site in question is at very limited risk with regard to Flooding (Zone 1)

3.2 Existing Ground Conditions

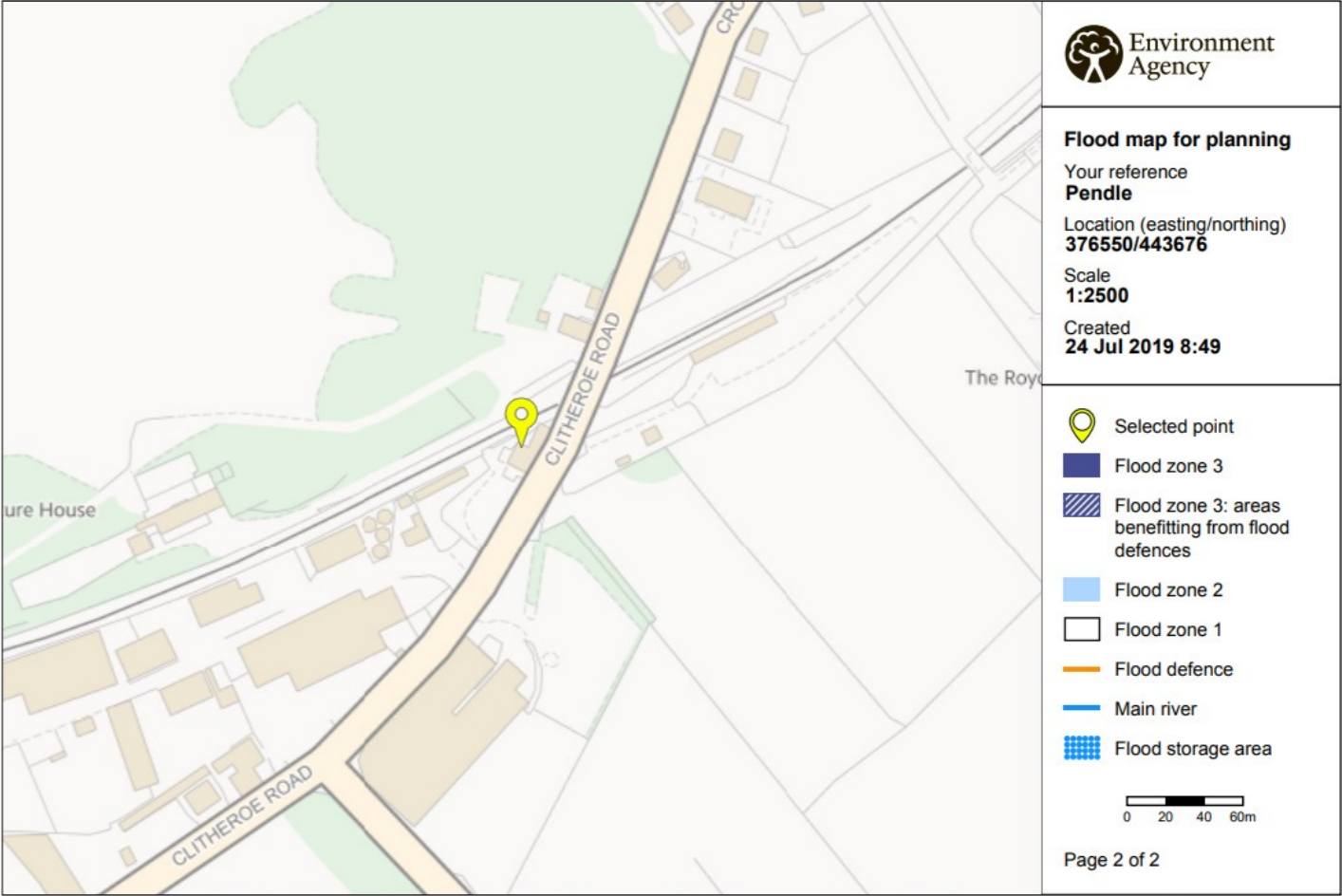
The existing ground conditions have been assessed by an engineer and a historic report was created at time of planning submission.

3.3 Archaeology

We are unaware of any archaeological finds being made in this area or any significant sites of historical interest nearby, which would warrant any investigation of the site. No works proposed would warrant such at this stage.

3.4 Existing Services

The site has access to the main services. Full details are yet to be obtained.



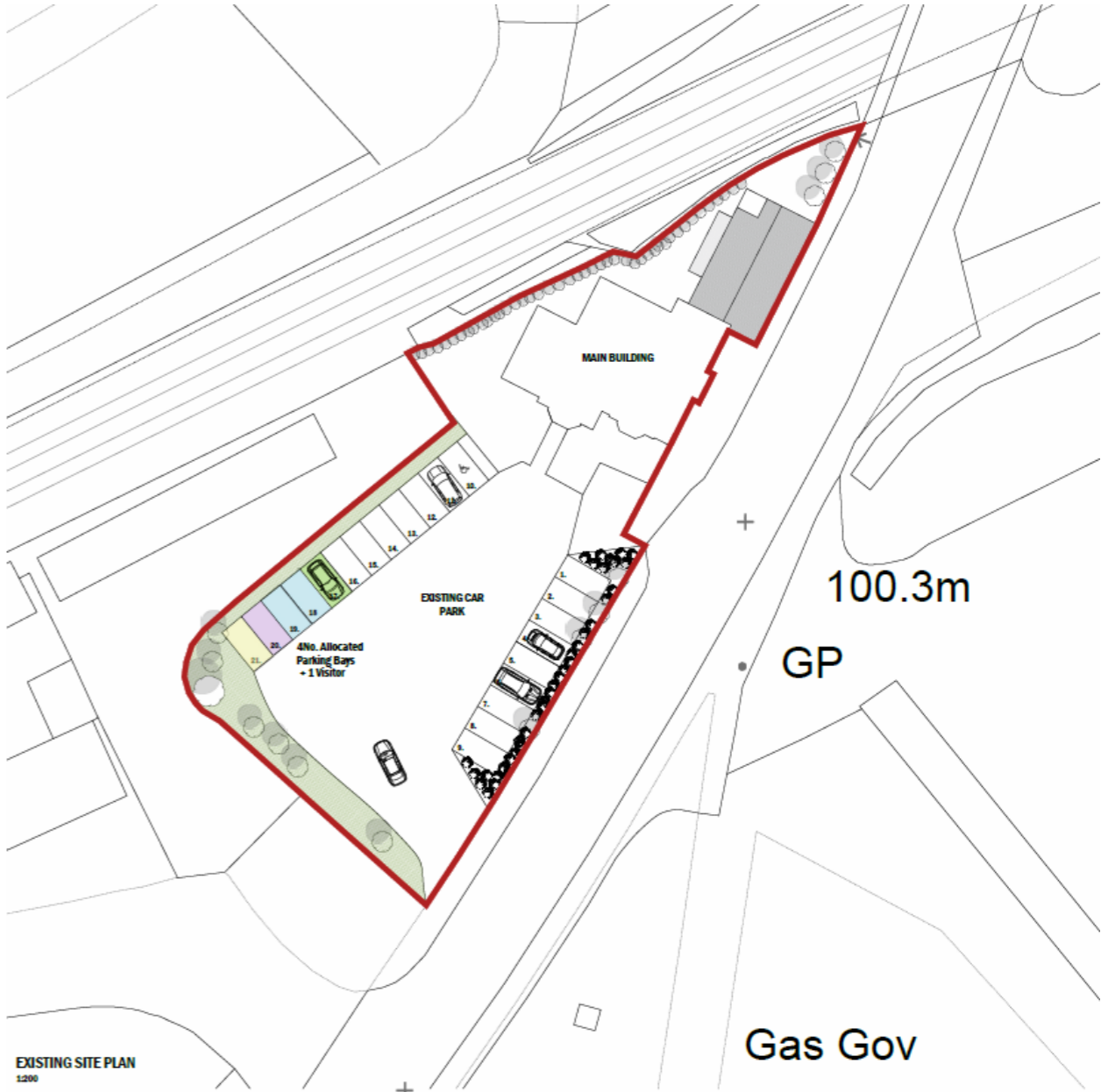
Design Objectives

4.1 Design Concept and Principles

4.1 Design Concept and Principles

During the early stages of the design process a number of options were considered. These options included different configurations of accommodation within the building without increasing the footprint of the building.

Due to the local area the most suited seemed to be smaller more affordable apartments.



Character

- 5.1 Layout and Landscape Design
- 5.2 Scale
- 5.3 Amount

5.0 Character

5.1 Layout and Landscape Design

Following on from the earlier concept designs created a preferred option was decided upon and developed further. The proposed option looks to provide three private apartments with a similar footprint to the original outrigger.

Access will be from the public footpath which is accessed directly from the car parking area.

The basement apartment has access to a small private garden area whilst the ground and first floor apartment have external amenity space by way of a balcony.

5.2 Scale

The proposals propose a building of similar footprint to that of the previously approved development and original outrigger.

5.3 Amount

The proposals look to provide three private apartments.

The basement and ground floor apartments will be two bedroom units, with the upper apartment being a single bedroom property.



Character

5.4 Appearance

5.5 Landscape / Townscape Setting

5.4 Appearance

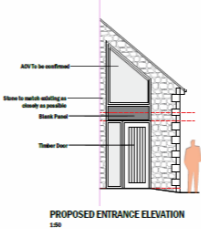
The existing building is distinctive in appearance and is recognisable within the local community. The proposals look to tie into the existing traditional building by using material to match the original.

5.5 Landscape / Townscape Setting

The site is located off Clitheroe Road and has dedicated parking to the front of the main building.

The development is located less than five minutes walk from the local centre located in Chatburn where local facilities can be found.

The immediate area surrounding the site consists of predominantly industrial and commercial units to the south, with residential units to the north.



Movement

- 6.1 Integration & Connections
- 6.2 Transport Modes
- 6.3 Servicing
- 6.4 Parking

6.0 Movement

6.1 Integration and Connections

The proposed development is located within an already established location which is well known to the local community.

6.2 Transportation Modes

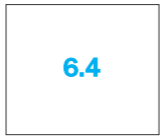
The proposed development at Pendle Hotel aims to facilitate a wide range of different transport modes for residents and visitors. An important benefit of the site is the proximity to the public transport links. The site is particularly well located for public transport, with a bus stop being located directly outside the site. Clitheroe train station is located 1.9 miles to the south. Adopted footpath links to both Clitheroe and Chatburn.

6.3 Servicing

The proposals will look to use the existing servicing arrangements with deliveries and waste collections taking place via the car park to the front of the site. Bins will be presented in line with the local authority requirements on collection days to facilitate disposal. (Or private collection – Existing arrangements to be confirmed)

6.4 Parking

Parking on site is plentiful and is located to the front of the building. Each apartment will be provided with dedicated places, however there is no real requirement for marking due to the surplus provision.



6.4 Images showing connections to the site.

- Main Roads
- Rail Link
- Site Boundary
- Bus Stops

Community Safety

- 7.1 Development Security
- 7.2 Boundary Treatments
- 7.3 Surveillance

9.0 Community Safety

7.1 Development Security

Security is of paramount importance within the proposed development and methods to prevent crime have been considered from the outset of design.

The site benefits from natural surveillance due to the proximity to other buildings and the main road.

During the construction phase particular attention should be paid to security by the contractor and they should ensure that security is not compromised.

7.2 Boundary Treatments

The existing site boundary treatments will be retained.

7.2 Surveillance

The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised. Small, low light level lighting fixtures will be provided to each entrance to the building to increase security. CCTV may be installed at key locations within the site for security reasons e.g. entrances.



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