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DESIGN AND ACCESS STATEMENT FOR ALTERATIONS AND EXTENSIONS TO KEEPERS COTTAGE TO CREATE AN 8 BED BOUTIQUE HOTEL ON NORTHCOTE ROAD, OLD LANGHO

This statement supports the planning application to RVBC for the alterations and extensions including associated external works to create a new 8 bed boutique hotel on the site of Keepers Cottage, Old Langho.



Proposed front visual of Keepers Cottage Hotel entrance

1.0 LOCATION

1.1 Keepers Cottage is situated in the Ribble Valley.

The site is located at the junction of Northcote Road and Old Langho Road and within the settlement of Old Langho. It is a substantial site that runs from Old Langho road towards Northcote Manor. The site area within the red edge on the location plan is 910m² which is approximately 0.23 acre. The existing building is located in the NW corner of the plot. The site is completely screened from any long distance views via fencing and vegetation such as leylandii. The existing two storey building has been the subject of extensions and alterations over the last 30 years and is of poor condition and of no architectural merit.

1.2 The site has been purchased by the owners of the Black Bull Inn.

Which is located approximately 500 metres from Keepers Cottage. With their success there and their knowledge of the need in the area, proposes to develop Keepers Cottage to create an 8 bedroom luxury boutique hotel. A separate statement produced by the applicant provides further information. This design and access statement will outline the development principles used in compiling the planning application drawings and documentation for the proposed alterations and extensions. This document should be read in conjunction with the Planning Supporting Statement written by Trevor Hobday and the Applicants Business Statement.



Location Plan

2.0 BACKGROUND

- 2.1 Refer to section 2 in the Planning Supporting Statement (Trevor Hobday). This provides the full planning history following pre - application discussions with RVBC.
- 2.2 The proposal for the boutique hotel has been developed over the last few months. The proposal details a small scale tourism development of a type that is appropriate to this location. The approved planning application 3/2016/1204 for the 3 holiday chalets will occupy the southern part of the site and will have its own separate entrance as well as being partitioned by fencing / planting to provide a defined separation from the hotel.

3.0 EXISTING USE AND SITE CONDITION

- 3.1 Keepers Cottage is a long established Bed & Breakfast accommodation. The B&B sits within its own large garden and is formed of the original cottage which has been subject of two previous extensions. The existing building comprises 7 bedrooms, shared bathrooms, lounge, dining space, kitchen and a living space for the previous owner. The building has a rendered finish and concrete tiles.
- 3.2 The existing building is located in the North / Western area of the site. The access is off Old Langho Road. The proposal retains these aspects.



Existing image of Keepers Cottage from Old Langho Road

4.0 ACCESSIBILITY

- 4.1 The only vehicular and pedestrian entrance to the site is via Old Langho Road. The location of the entrance of the site will remain. The proposal includes 12 car parking spaces, one being accessible as shown on the site plan. The visibility splays from the site onto Old Langho road are excellent with no obstructions.
- 4.2 The application site is well connected to local transport networks. Old Langho road turns into Northcote Road leading to the A59. The nearest airport is Manchester and is 54 minutes drive away, direct trains to Blackburn and Manchester can be reached by Langho railway station, which is only 1.3 miles away. Bus routes to Blackburn and Clitheroe are immediately adjacent to the site.

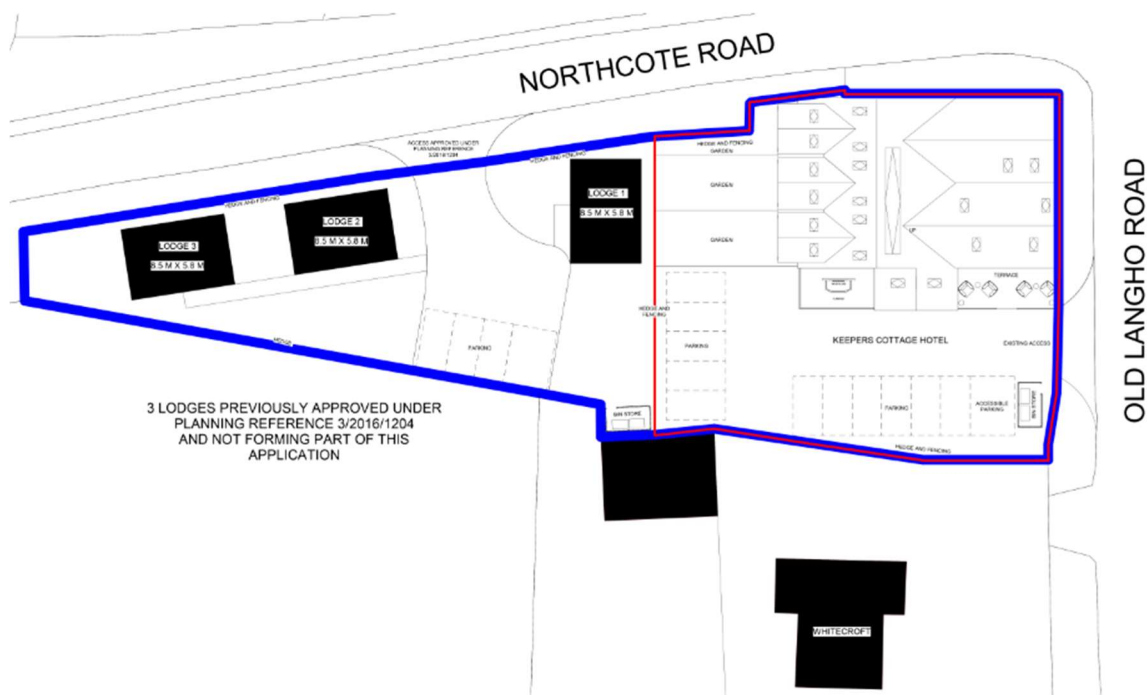
5.0 PROPOSED LAYOUT

- 5.1 The matters which have been considered in the design of the proposal relate to: the principle of the development, the impact of the proposed development upon the visual appearance and character of the surrounding area, its effect on residential amenity, trees and highway safety.
- 5.2 The proposed development is to redevelop the building into an 8 bed boutique hotel. The scheme extends the existing building by 4 metres from the existing South/East aspect to accommodate the spaces required in the proposal. A new double height extension measuring 6.5m x 3m is proposed to replace the existing porch to form a new entrance for the hotel. The roof will be replaced as it is currently of poor condition and the first floor does not have sufficient head height therefore the eaves will be raised by 1 metre.



Proposed side visual of Keepers Cottage Hotel from Northcote Road

- 5.3 The proposal includes:
 On the ground floor a feature entrance, guest lounge with bar, terrace, breakfast room, kitchen, staff room, communal toilets and 3 bedrooms all with ensuite (one of which will be accessible).
 On the first floor is a further 5 bedrooms all with ensuite, a quiet area, an admin office, and plant/ store rooms.
- 5.4 External spaces have been considered in order to link the outdoors with the hotel. 3 of the bedrooms have patios and gardens, 3 others have balconies all with outstanding views of the local countryside. A patio space has also been proposed from the lounge to create a lovely space for guests to relax.



Proposed Site Plan of Keepers Cottage Hotel

6.0 SCALE AND MASSING

- 6.1 The site area for the proposed boutique hotel is 910m².
- 6.2 The proposal demonstrates an increase of floor area of 180m² in total. The total floor area of the proposal is 540m² and the total existing floor area is 360m².
- 6.3 In order to create sufficient head height on the first floor:
 The eaves height has been increased by a modest 1 metre.
 The ridge height at its highest point has been increased by 2.3 metres.



Proposed North/East Elevation of boutique hotel

7.0 PROPOSED APPEARANCE

- 7.1 The proposal will respect the visual appearance and character of its surroundings. Materials used will take into consideration the local vernacular and the surrounding buildings that exist within the area.
- 7.2 The original stonework will be exposed by removing the render on the former cottage.
- 7.3 The proposed design significantly improves the visual appearance of the building.



Random Sandstone Wall

Stone Window Surrounds

Stone Quoins

K Render

Natural Slate

Proposed materials

8.0 RESIDENTIAL AMENITY

- 8.1 The site is located within an established area of mixed use buildings. Both residential and commercial developments. The building respects the local vernacular and will be seen as a positive addition to Old Langho. The proposed boutique hotel would respect the size, scale and appearance of its surroundings and it is considered that the proposal would have no negative impact on the visual amenities of the area.
- 8.2 The impact on neighbouring properties have been thoroughly considered. The development is located on the opposite side of the site to the adjacent dwelling. A close boarded timber fence and planting is proposed to ensure privacy matters have been duly considered as the site plan shows. Due to the separation distance and design of the proposed boutique hotel, the proposed development would not result in any undue loss of privacy, light or outlook with its relationship to surrounding buildings.

9.0 TRANSPORTATION AND HIGHWAYS

- 9.1 No changes will be made to access the site as previously stated. The entrance is accessed via Old Langho road and the visibility splays are good. There will only be a modest increase in traffic compared to the established Bed & Breakfast use. A carpark is proposed on the northwest side of the site with 12 parking spaces, one which is accessible, for guests and staff.

10.0 LANDSCAPING

- 10.1 Existing trees and shrubs will remain and are unaffected by the proposed. This will give the site privacy as well as the local surroundings. Additional fencing and planting is proposed in order to also obscure the site.
- 10.2 A permeable surface is proposed for the car park. This will provide a free draining area which allows rainwater to permeate through to the sub-base.
- 10.3 Areas of soft landscaping / borders will provide a setting for the hotel.

11.0 REFUGE AND STORAGE

- 11.1 A bin store will be located on the North - East side of the site near the entrance.

12.0 FLOOD RISK

- 12.1 The application site is located in flood zone 1. Therefore there is a low probability of flooding.

REFER TO DRAWINGS AND DOCUMENTS:

PHA/A1.0 - Location Plan

PHA/A1.1 - Existing Site Plan

PHA/A1.2 - Proposed Site Plan

PHA/A1.3 - Existing Plans & Elevations

PHA/A1.4 - Proposed Ground Floor Plan

PHA/A1.5 - Proposed First Floor Plan

PHA/A1.6 - Proposed Elevations

PROPOSED VISUALS

PLANNING SUPPORTING STATEMENT

APPLICANT BUSINESS STATEMENT

BAT SURVEY

Darcey Charnley

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