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**DESIGN AND ACCESS STATEMENT FOR DEMOLITIONS AND THE CREATION OF A
NEW SINGLE STOREY KITCHEN EXTENSION
AT
THE BLACK BULL INN, OLD LANGHO ROAD, OLD LANGHO**

This statement supports the planning application to RVBC for the demolitions at the rear and side of the premises and the construction of a single storey extension to accommodate a redeveloped kitchen and storage areas for the business.



1.0 LOCATION

- 1.1 The Black Bull Inn is situated in the Ribble Valley.
The site is located on Old Langho Road and within the settlement of Old Langho. It is an established site that has been a public house for many years. The site area within the red edge on the location plan is 3000m²
The existing building is located prominently in the plot with its principle elevation and entrance facing Old Langho Road.
The existing two storey building has been the subject of extensions and alterations over the years at the rear and side where the kitchen and storage areas are located. The main building is two storey and a mixture of stone and rendered facades with a natural slate roof. It has a simple farmhouse rural appearance.
- 1.2 The site has been recently purchased by the applicant through negotiations with the previous owners (Marstons).
A statement produced by the applicant at the end of this document provides further information regarding the business and the reason for this proposal.
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.

2.0 BACKGROUND

- 2.1 The building has been the subject of a previous planning approval (ref 3/2013/1022) For a new kitchen extension which was never activated. The applicant has no previous planning history on this site
- 2.2 The proposal for the kitchen extension has been developed over the last few months. The proposal details demonstrate demolitions and a simple extension profile which unifies the interior and creates a much more pleasing aesthetic. The applicant has provided a statement to support the proposal.

3.0 EXISTING USE AND SITE CONDITION

- 3.1 The Black Bull Inn is a long established public house and restaurant.
The building sits within its own large plot with associated parking at the front and rear. There is a large beer garden at the rear. The existing building comprises bar area, lounges, dining space, kitchen and storage areas. The upper floor is private and has an established residential use.
- 3.2 The access is off Old Langho Road. The proposal retains these aspects.

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 does not affect the existing car parking spaces, two 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 function of the new kitchen for the expanding business, and the impact of the proposed development upon the visual appearance and character of the building.
- 5.2 The proposed development is to redevelop the the rear and side by demolishing existing structures that accommodate the existing kitchen and various storage areas and to construct a new improved kitchen area with associated ancilliary spaces for freezers and storage etc

6.0 SCALE AND MASSING

- 6.1 The existing building form and roofscape has been considered with regard to the external appearance of the proposal
- 6.2 The proposal demonstrates an increase of floor area of 47m² in total. The total floor area of the proposal is 536m² and the total existing floor area is 489m².

7.0 PROPOSED APPEARANCE

- 7.1 The proposal will respect the visual appearance and character of the building and its surroundings.
Materials used will take into consideration the local vernacular and the existing building and be traditional random rubble stone and a slate roof finish
- 7.2 The proposed design significantly improves the visual appearance of the building.
- 7.3 The design has considered the plant and extraction systems that are necessary for the new kitchen and a specialist kitchen company have provided the relevant specifications and detailed layout to support the proposal. A small flat roof area is shown which will provide a concealed area for any external plant

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.

10.0 REFUGE AND STORAGE

- 10.1 A new refuge and storage area will be incorporated into the design to ensure this aspect is efficient and considered as part of the overall proposal.

12.0 FLOOD RISK

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

APPLICANT BUSINESS STATEMENT

Myself and my husband took over the Black Bull Inn Old Langho four years ago. When we took over the pub it was incredibly dilapidated, and we have spent our own personal money transforming the pub into a well-established business that is once again the hub of the community. This year we have successfully purchased the premises from Marstons Brewery and this has instigated this planning application.

The Black Bull now employs 23 members of staff and is now on target to turn over 1.7 million this year which is a big difference from the 300k per year business we took over. We already contribute positively to the local economy and we believe that the proposed new kitchen area will demonstrate that we are proposing a development that will entail significant and long-term investment by ourselves.

In order to progress our current business we need to be able to redevelop our kitchen and storage areas to service the existing covers. The existing buildings at the side and rear are no longer fit for purpose and are extremely restrictive for the production of the quality food we are serving. The building areas are also very ugly and offer no aesthetic value to the building. There will be no increase in covers and the proposal is purely intended to improve an existing facility which is no longer viable for the business.

REFER TO DRAWINGS AND DOCUMENTS:

PHA/A0.1 - Location Plan
PHA/A1.1 - Existing Site Plan
PHA/A1.2 - Proposed Site Plan
PHA/A2.1 - Existing Plans
PHA/A2.2 - Proposed Ground Floor Plan
PHA/A3.1 & A3.2 - Existing Elevations
PHA/A3.3 & A3.4 - Proposed Elevations
PHA/A 5.1 - Existing 3D Visuals
PHA/A 5.2 - Proposed 3D Visuals
BAT SURVEY

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