

# **Northcote**

Langho
Design and Access Statement | May 2023



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#### Northcote, Langho

Blackburn BB6 8BE United Kingdom

#### Project team

Client: Staffordshire Collection Project Manager: Box Associate

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Planning: JWPC

Landscape Architect: Exterior Architecture

Highways: Vectos Ecology: FPCR

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# O1 Introduction Northcote, Langho

### Introduction

### Northcote, Langho

#### Client

Northcote Hotel

#### **Architect**

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#### Introduction

Northcote is a luxury hotel and Michelin-star restaurant led by Chef Lisa Goodwin-Allen in the heart of the Ribble Valley. It is one of the UK's leading food and wine destinations. Northcote Hotel currently has 26 rooms: 18 in the Manor House and 8 in the Garden Lodge. The restaurant currently holds approximately 70 covers with more out to the terrace, weather permitting. Northcote also accommodates a cookery school.

This Planning Design and Access Statement has been prepared by 3DReid, on behalf of the applicant, Northcote in support of a planning application to construct a new restaurant pavilion in the ground of Northcote as part of the first phase for a comprehensive Masterplan for Northcote.

This application is for Phase 1 Design of an overall Vision for Northcote Masterplan submitted for a pre-application submitted in July 2022. The vision is to implement a comprehensive masterplan setting out the long term future for Northcote to create an iconic leisure destination with a strong local outreach and global recognition. The overall masterplan includes:

- Increased the hotel's room inventory
- Develop a new restaurant within the ground of the manor
- Develop a new spa/wellness/health club facility
- A private events space with views of the valley









Northcote Hotel

### Introduction

#### **About Stafford Collection**

The Stafford Collection is an independently owned luxury portfolio of beautiful properties in distinct locations in the UK. These elegant hotels and award-winning restaurants offer sophisticated, self-assured guests the discreet luxury and anticipatory experiences they seek, in a warm and authentic atmosphere that is dedicated to continuous innovation and the highest standards of service and hospitality.

Northcote is a small luxury hotel with a Michelin star restaurant situated on the edge of the stunning Ribble Valley, in the heart of Lancashire.

The Stafford London Tucked away in the heart of historic St James's, Mayfair, and just minutes from London's iconic landmarks and vibrant West End, The Stafford London is one of the finest luxury hotels in the Capital.

Norma Located in London's Fitzrovia, Norma is a contemporary and vibrant restaurant, inspired by the food and culture of Sicily with particular emphasis of the Moorish influences of the island's cuisine.

Gallio Located in London's Canary Warf, Gallio is a mediterranean restaurant inspired by food passion, recipes and fresh quality ingredients.



Gallio, London





The Stafford London



Norma London



### Introduction

### Ribble Valley - The food capital of Lancashire

Northcote lies five miles from the historic town of Clitheroe, two miles from the heritage village of Whalley in Lancashire's stunning Ribble Valley and five miles from the Forest of Bowland, an Area of Outstanding natural beauty. Northcote is also at the gateway of some of the finest scenery in the North West of England, such as the Lake District and the Yorkshire Dales National Parks.

Ribble Valley is renowned for its food quality, with much of the products being made in the heart of the Valley. The suppliers of these artisan products are passionate about creating the best food and drink.

The neighbouring town of Clitheroe runs a food festival every year, with Ribble Valley Borough Council and the sponsorship of numerous local businesses. The celebration has expanded in prominence by a few thousand guests over the most recent couple of years and has been recorded in the Top Ten UK Food Festivals by Eventbrite. During the festival, the town centre is taken over by an array of culinary stalls.

Locally grown and hand-sourced produce is available at many local outlets across Ribble Valley, but the largest is the Bowland Food Hall, which showcases the best of Lancashire's food and drink producers.













Bowland Food Hall

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# 02 Site Analysis Context

# Site analysis Location

#### **Site location**

Northcote is located at the heart of the Ribble Valley, Lancashire, North West of England, at a 30min drive from Preston, 1h from Manchester, 2h30 from Birmingham and 4h30 from London.

The site lies in the village of Langho, linked with Blackburn and Clitheroe by the A666 street and with the Langho railway station on the Ribble Valley line. The site lies in the south of the Old Langho village and is surrounded by nature, a residential area, and a golf club. Langho has its own Golf course, Studs centre, and wide-open lands of scenic beauty.



# Site analysis Aerials

Nearby Bowland Forest





## Site analysis

### Site Description

#### **Site description**

The site sits within the ground of Northcote Hotel and Garden Lodge and is set within beautiful and well-maintained grounds.

The Northcote Manor dates from the latter half of the eighteenth century and has its own rich history and heritage significance. An earlier house within the Site is the first shown on the 1880-1913 OS map, which was earlier destined as a private dwelling.

#### Site access

The site's access is directly from Northcote Road, a key vehicular access route to the A59. It is ideally located for the Northwest motorway network and is only 15 minutes from junction 31, M6 and 15 minutes from the M65.

A new Vehicular entrance is proposed to access the site from Northcote Road. Pedestrian connection and service access route are also proposed within the ground from the existing Northcote Manor.

#### Site context

The site sits within Lancashire and does not sit in a risk flood zone.

The site benefits from existing well-maintained landscaped grounds and is surrounded by Lancashire's vast open landscapes.

#### **Site Topography**

The site is on a slope. The difference in level between the Northern part of the site and the lowest part to the south is approximately 8 metres. There is therefore an opportunity to accommodate a single-storey building to the South without affecting the view of the valley from the manor.



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# Site analysis

### History of Northcote Manor

#### **Overview**

The Land was initially owned by Henry Pete, known as the landlord of Lancashire. The manor was built to be the private dwelling of Mary Elizabeth Yates. Her family coat of arms can be seen on the exterior. In 1886, it was used by Richard Farnworth, who made his fortune as a cornflour merchant and was also followed by his son. In 1911 Joseph David, an insurance broker, bought the house. It was then sold to Annie Mary in 1929 and owned until 1979.

Northcote was a four-bedroom hotel with a 50-seater restaurant owned by Mr Sitar, a businessman in the licensing trade. In 1983, John Wolstenholme purchased it to create his vision of Northcote becoming one of the finest restaurants and country house hotels in the UK. The restaurant won a Michelin star in 1996 and has retained it.

In 2019, Northcote became part of the Stafford Collection family, an independently owned luxury portfolio of beautiful properties in distinct locations in the UK.

#### **Planning History**

Ref. no	Proposal	Decision
3/2018/0795	Proposed extension to provide additional function room, with associated patio areas.	APPROVED WITH CONDITIONS
3/2014/0154	Proposed construction of a new bedroom lodge building with guest bedrooms and access track and car parking	APPROVED WITH CONDITIONS
3/2012/0332	Application for the renewal of planning permission 3/2009/0133P for proposed development to improve the hotel and restaurant facilities including bay window extension to private lounge, increase number bedrooms with a new bedroom block, new spa building and site landscaping and parking.	APPROVED WITH CONDITIONS
3/2009/0133	Proposed development to improve hotel and restaurant facilities, increase number of bedrooms with new bedroom block, new spa building and site landscaping and parking.	APPROVED WITH CONDITIONS
3/2006/0462	Proposed extension to bedroom block and dining room. (Re-submission)	APPROVED WITH CONDITIONS
3/2000/0756	Extension to provide staff accommodation and facilities with catering kitchens and stores	APPROVED WITH CONDITIONS
3/1996/0716	Extensions to rear and conservatory	APPROVED WITH CONDITIONS
3/1992/0179	Bedroom, kitchen, restaurant and lounge extensions	APPROVED WITH CONDITIONS



Photo of original Northcote manor



Photo of existing chimney in Northcote Manor Langho Design and Access Statement 22

Site masterplan analysis

Existing Site Analysis - South View



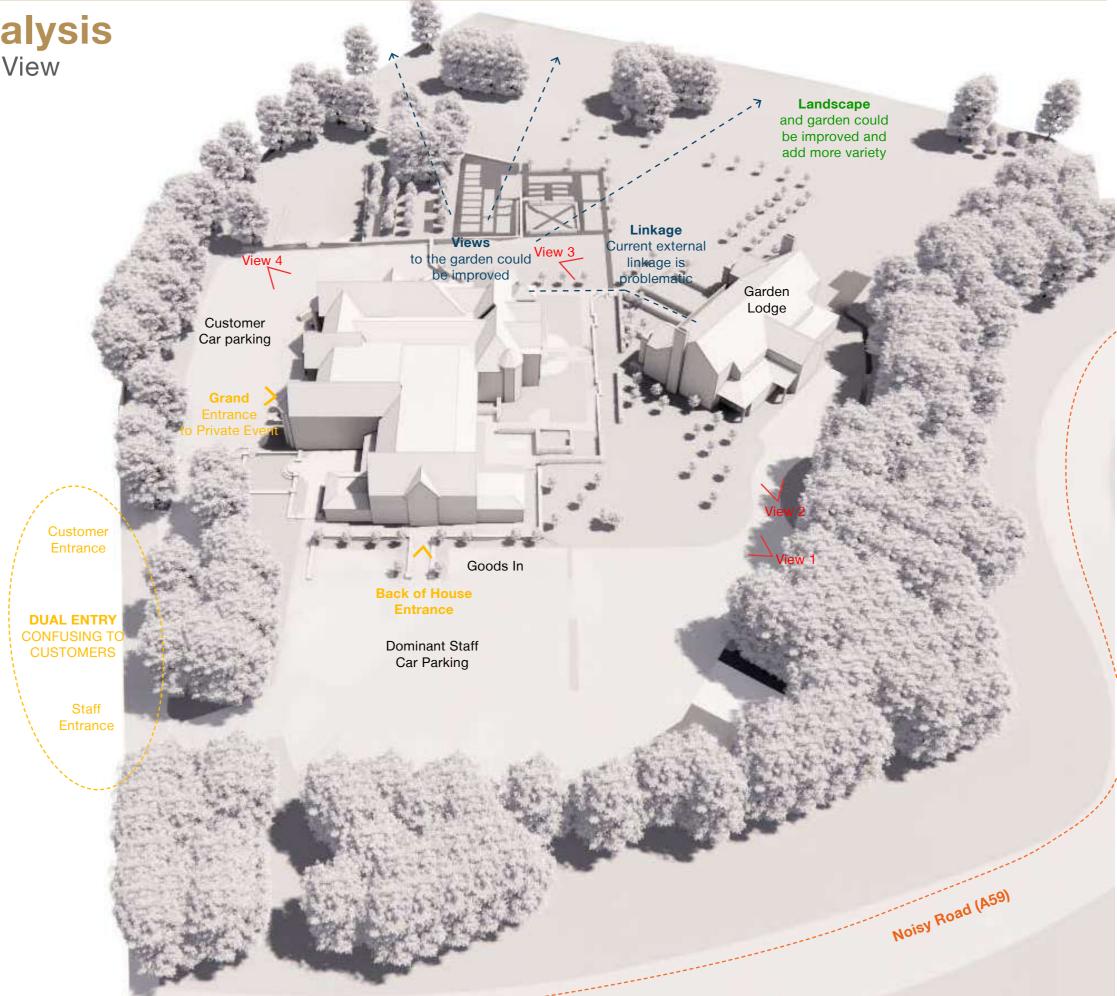








View 4



Site masterplan analysis

Existing Site Analysis - North View





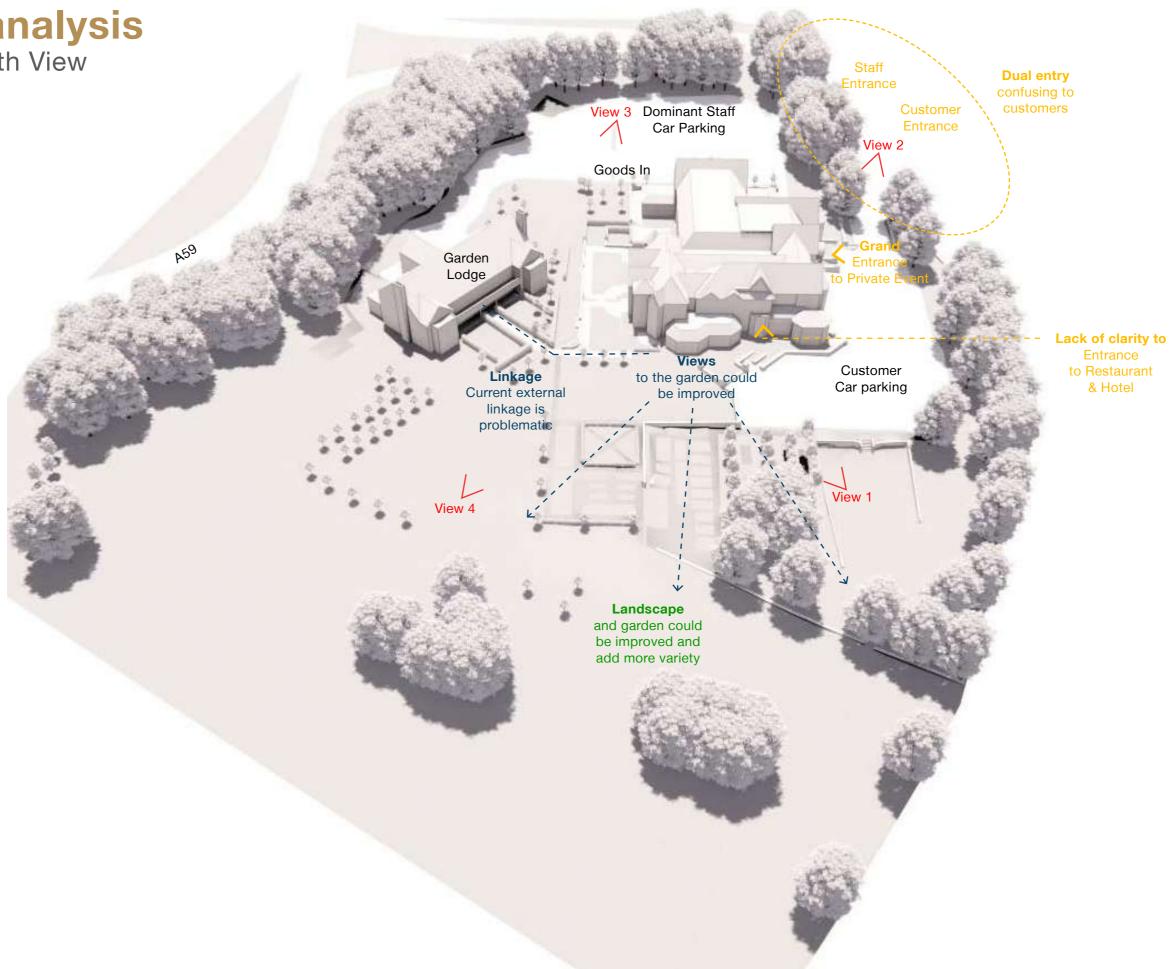
View 2



View 3

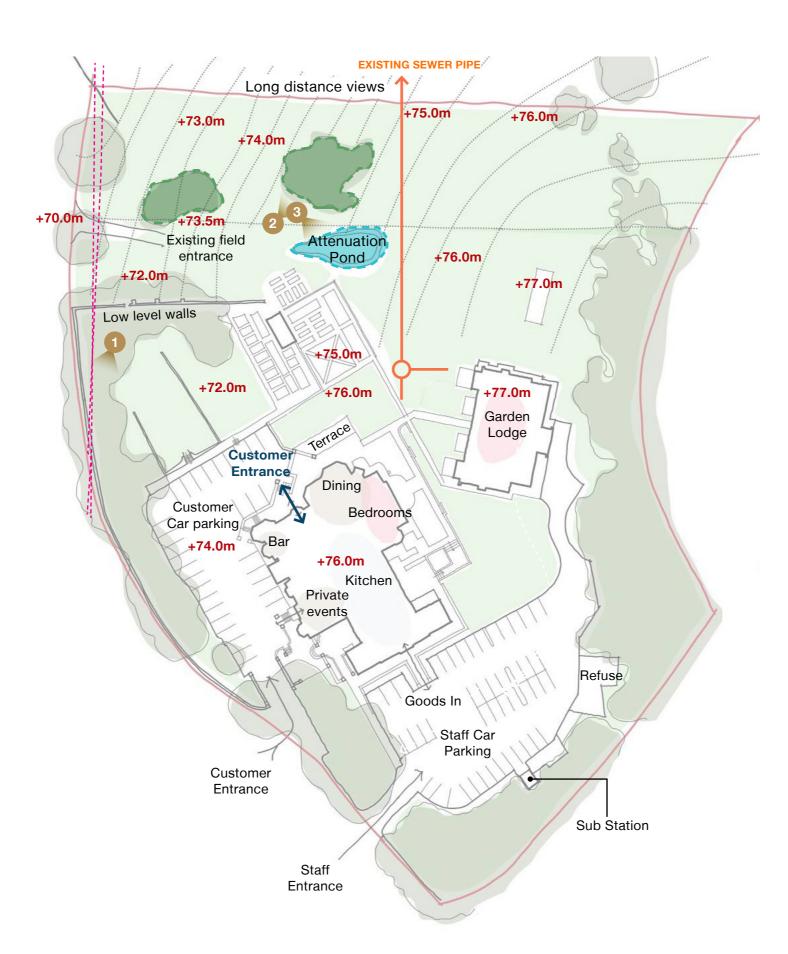


View 4



# **Existing Site Plan**Key Site Constraints













# **Landscape Analysis**

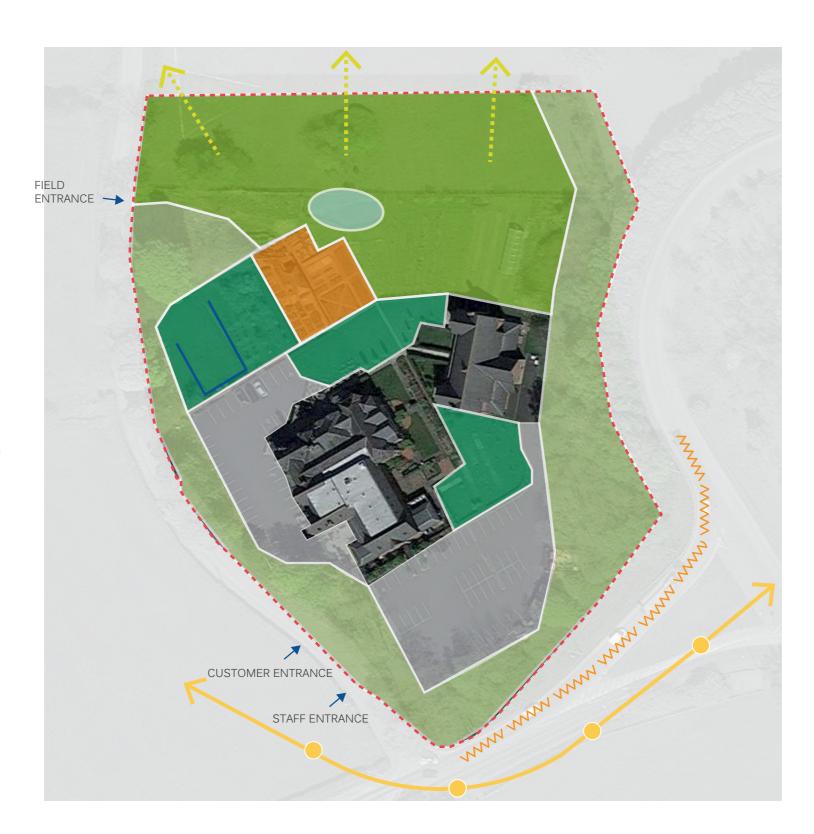
### **Existing Site Analysis**

The site sits along the southern edge of the Ribble Valley and benefits from commanding views across the valley to the north. Existing mature vegetation runs along the south, east and west boundaries, providing screening and shelter from the A59 to the south and Northcote Road to the west. The same vegetation also acts to focus views from the site to the north and across the Ribble Valley, effectively blocking views from the site to the surrounding landscape from the south, east and west. This is further emphasised by the open landscape character of the site along its north boundary.

The general orientation of the site is north and whilst this takes advantage of the views it doesn't provide the best orientation to maximise sunlight and take full advantage of external spaces.

In addition to the open landscape along the site's northern boundary, there is also an existing pond, unmanaged kitchen garden and a series of managed lawns that make up the general layout of the site.

Access to the site for both visitors and staff is off Northcote Road and the existing hall is surrounded on three sides by car parking. This offers little opportunity to provide an attractive visitor experience when approaching the hotel and restaurant.



Site Boundary

Historic Features In The Landscape

Long Distance Views Across The Ribble Valley

External Social / Gathering Parks North Facing

WWW Noise Impact From The A56

→ Site Entrance Locations

Open Area Of Landscape -Maximise Views over Ribble Valley

Areas Of Managed Lawn

Existing Pond With Potential Habitat Value

Unmanaged Kitchen Garden -Too Small For Requirements

Hardstanding & Tarmac
To 3 Sides Of Northcote Hall (Car Parking)

Existing Mature Vegetation Screens Hotel From The A59 & Northcote Road And Focuses Long Distance Views Towards The Ribble Valley

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# 03 The Masterplan Vision

# The Materplan

### Vision

#### **Vision for Northcote**

In summer 2022, a pre-application was submitted to present the proposal to extend the current gastronomic experience at Northcote to create an iconic 5\* leisure destination with strong local outreach and global recognition.

The facilities proposed to be included are:

- Increased the hotel's room inventory
- Develop a new restaurant within the ground of the manor
- Develop a new spa/wellness/health club facility
- A restaurant private events space with views of the valley
- A training academy to support education and long term employment for the Stafford Collection











# Design Proposal Look & Feel





















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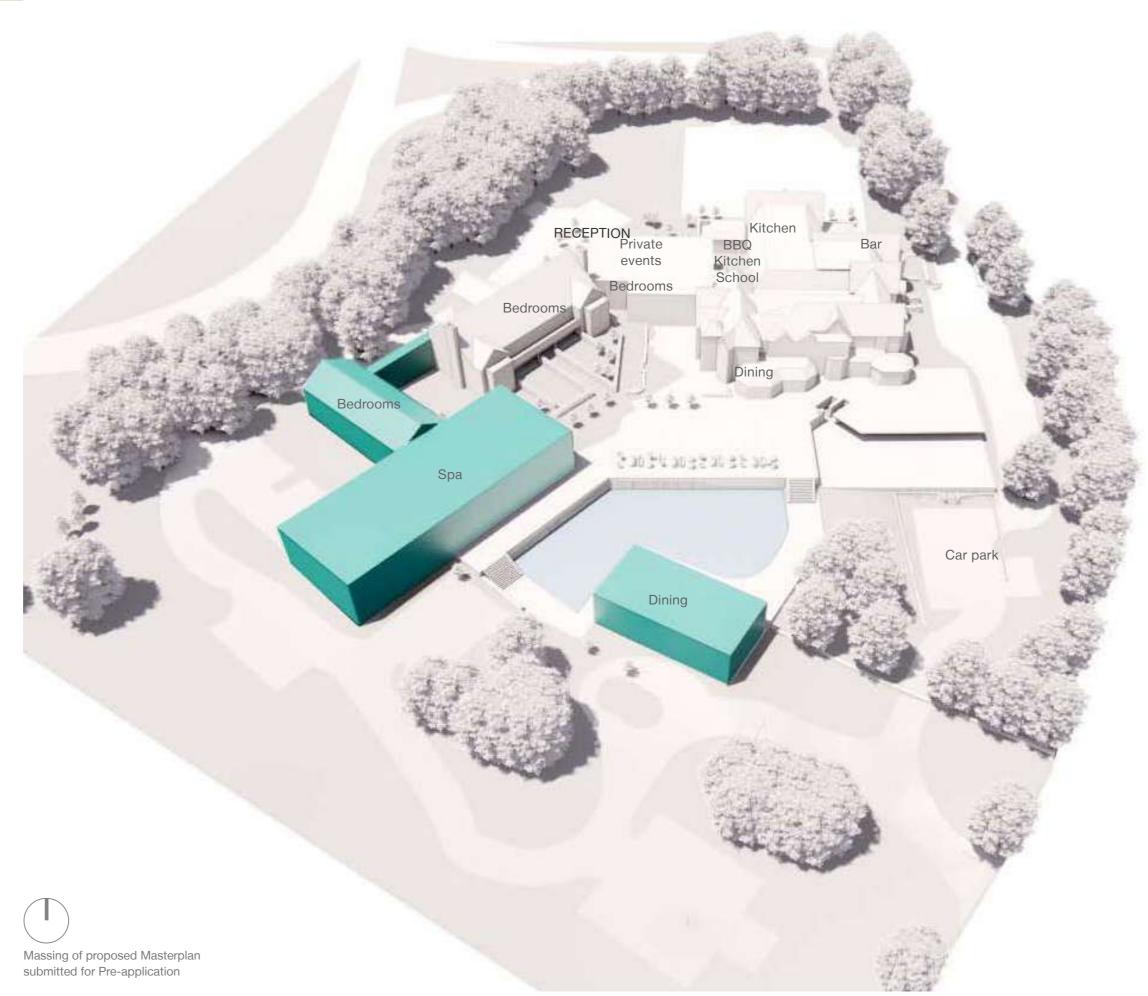
# 04 Involvement

### **Involvement**

### Pre-Application

#### **Pre-application advice**

A pre-application for the masterplan was submitted in summer 2022 (reference RV/2022/ENQ/0057), and a meeting with the case officer Stephen Kilmartin was held on site on 15th September 2022. The proposal included proposed extensions to the existing building, a new pavilion restaurant, a spa building, new vehicular access and car parking with associated landscaping. The principles of further investment within Northcote were very well received. In respect to the proposals included within the pre-application, the case office had no significant over-riding concerns.



### Involvement

### **Planning Policy Context**

#### **Policy Context**

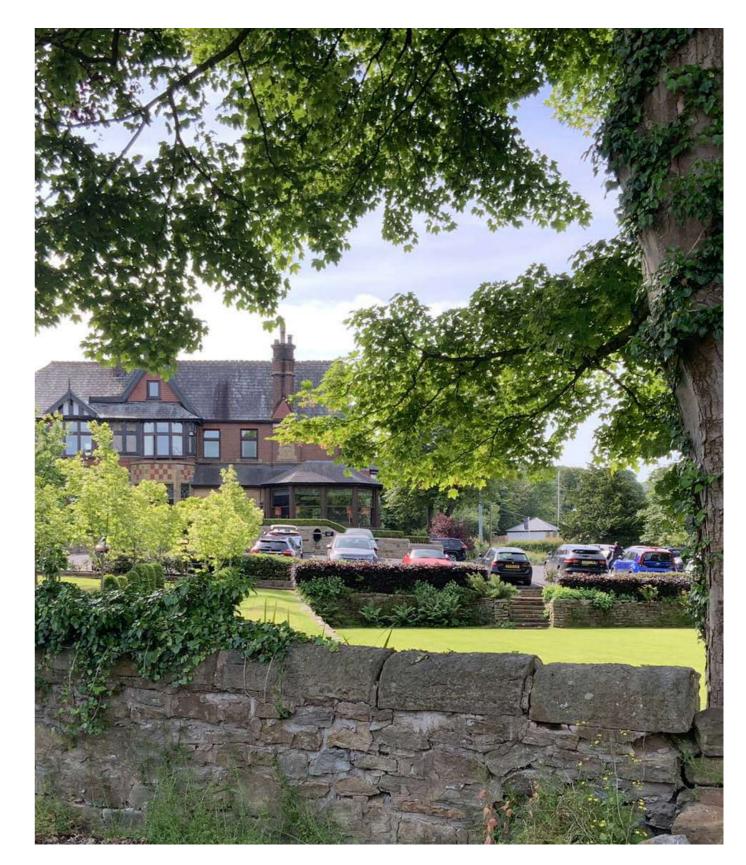
Northcote lies within the Ribble Valley. The Development Plan for the areas is the Ribble Valley Core Strategy (adopted 2014) and the Housing and Economic Development DPD (2019).

The site lies within Open Countryside and is outside of designated Green Belt as well as the Forest of Bowland Area of Outstanding Natural Beauty.

Key Statement EC1 of the Core Strategy supports 'employment development' and business growth, focusing growth on the main settlements as well as the A59 Corridor. Key Statement EC3 recognises the importance of the visitor economy in the borough. Developments that include the creation of new accommodation and tourism facilities will be 'encouraged' – particularly where they are associated with existing 'attractions'.

Policies DMB1 and DMB3 of the Core Strategy are in favour of developments that are intended to support business growth, the local economy and increase tourism potential within the borough.

Having considered this policy context, the project team devised a pre-application submission to RVBC in order to secure 'in principle' support for the extension and additional buildings at Northcote to support and expand its offer. The project team met with officers of the Council in summer of 2022 and the scheme has been refined, taking their advice into account.



### Proposed Site Plan

#### Use

The proposed building is a standalone restaurant pavilion, located within the ground of Northcote Manor, with associated landscaping and new vehicular access.

#### **Amount of Development**

The gross internal floor area of the proposed new pavilion restaurant is 283sqm.

The gross external floor area of the proposed new pavilion restaurant is 400sqm.

#### Layout

The entrance is proposed to the East of the building, along the accessible drop off area. The entrance is enclosed by a lobby and covered by a canopy to protect from the wind and the rain.

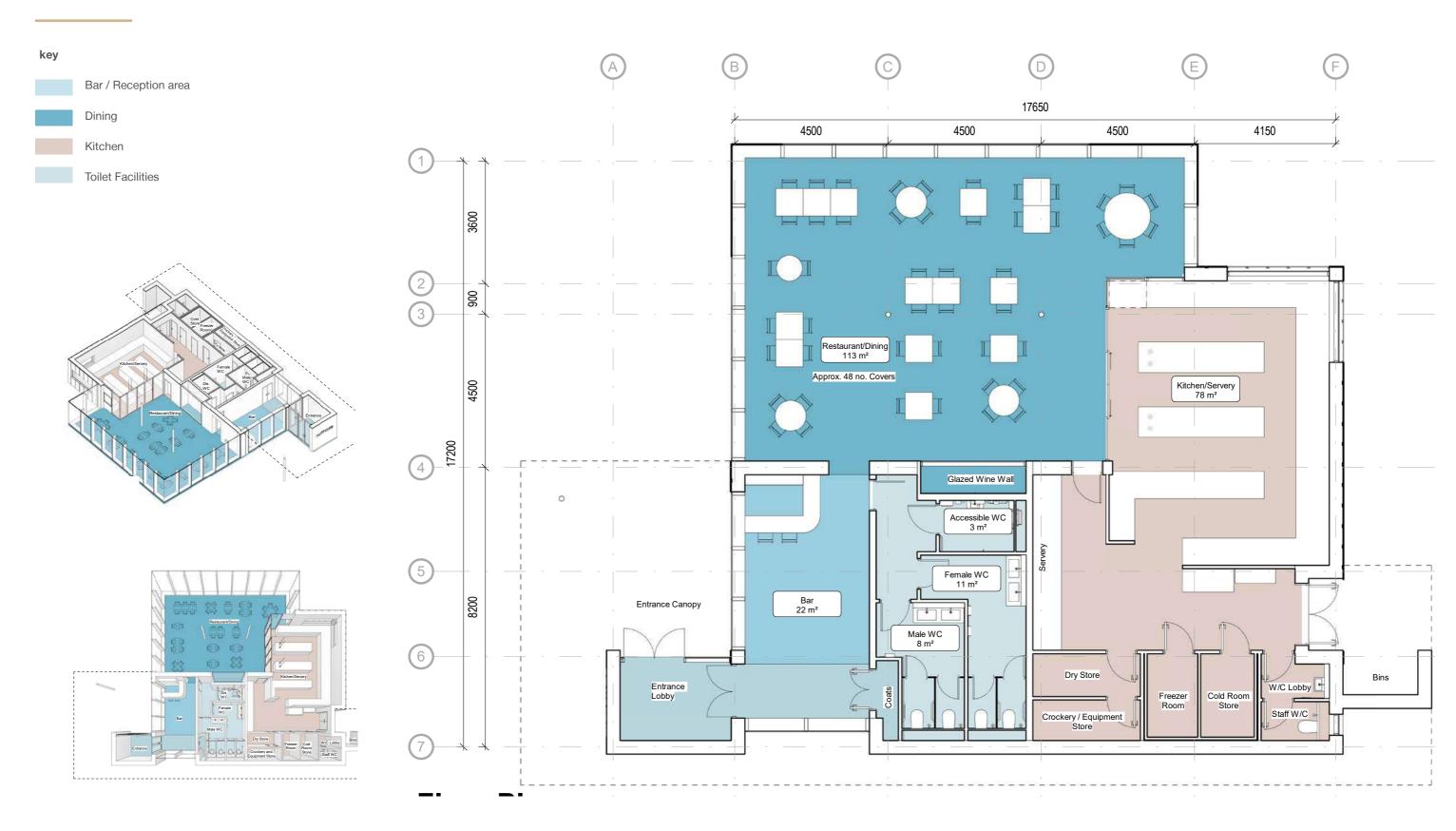
The service entrance is located to the East of the building. The service entrance is covered by a canopy and includes an external refuse holding area.

To create a serene dining experience with a great view of the Ribble Valley, there's extensive large glazing on the North-facing elevation. Overheating is not a concern.

The kitchen will be fully visible from the dining area to provide a sense of theatre. Some windows



### Proposed Restaurant Layout



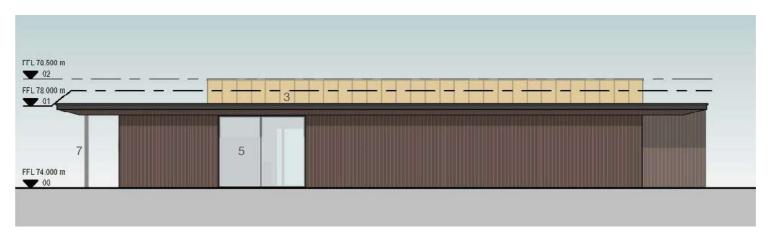
### Proposed Restaurant Elevations

#### Key

- Charred Timber Vertical Cladding
- Aluminium Anodised Capping Colour Bronze
- 3 Anodised Aluminium Cladding Colour Bronze
- Singly Ply Membrane Colour Dark Grey
- 5 High Performance Capless Curtain Walling
- 6 Casement Window Obscured Glazing
- 7 Steel Column Colour Dark Grey
- Steel Double Door Colour Dark Grey
- Backlit Illuminated Signage

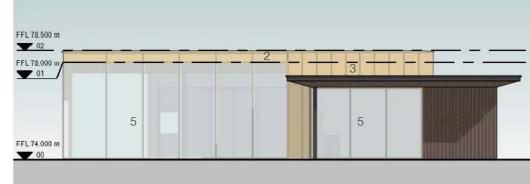


#### North Elevation



#### **South Elevation**





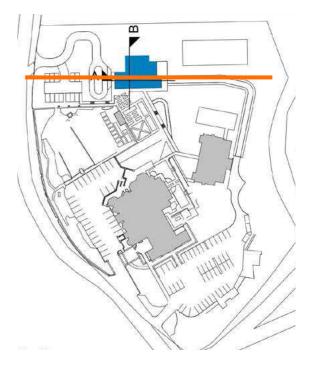
East Elevation West Elevation

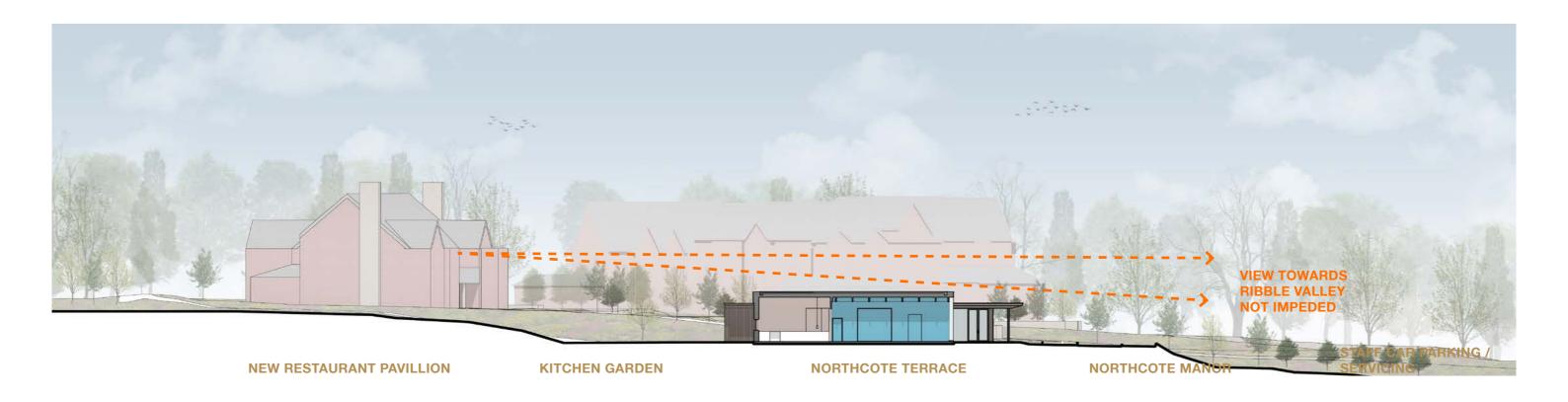
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Proposed Site Section AA

#### Scale

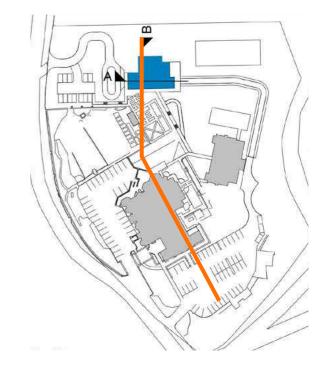
The pavilion proposal is a one-story building that has been carefully designed to complement the existing house. Its ground floor level is situated 2 meters lower than the main house's ground level, ensuring unobstructed views of the Ribble Valley.





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# **Design Proposal**Proposed Site Section B-B





# **Design Proposal**Visualisations - Drop Off & Arrival



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# **Design Proposal**Visualisations - South View

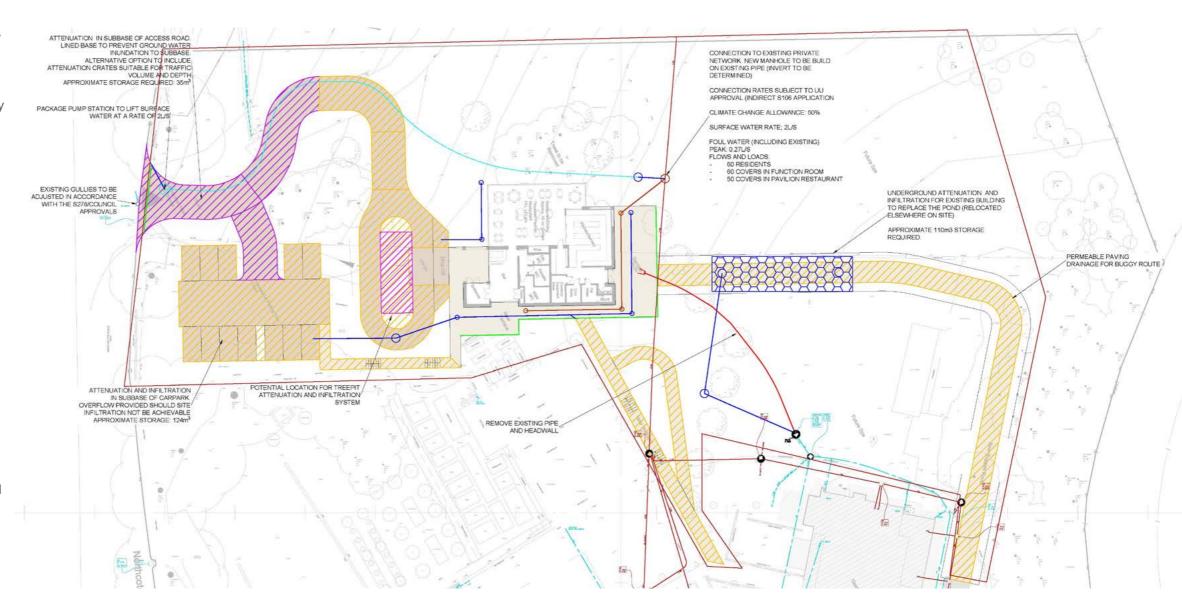


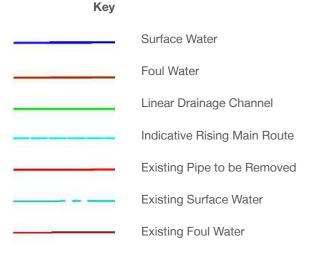
Langho Design and Access Statement 58 57 Northcote Hotel

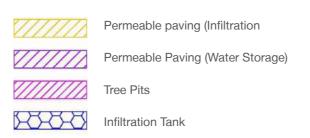
### **Proposed Drainage Strategy**

A drainage strategy report has been produced by Vectos as part of this application and can be summarized as follows:

- The flood maps provided by the Environment Agency locate the site entirely within Flood Zone 1.
- The surface water runoff generated from buildings and the carpark will be captured by permeable paving, and discharged via infiltration (positive soakaway testing required) where possible. Where infiltration has been proven to not be achievable, a surface water pump will be used to discharge water at 2l/s to the combined sewer via the existing network.
- Modelling has been carried out to show that 160m3 of storage is required for all events up to and including the 100-year event plus 40% climate change. Storage will be provided within the permeable paving and tanks where appropriate.
- The existing surface water discharge from the accommodation block uses the pond that will be relocated as the drainage strategy. Therefore, an alternative solution using infiltration tank is proposed to accommodate the runoff in lieu of the pond being located in an area unsuitable for infiltration.







# 06 Site Access

### **Site Access**

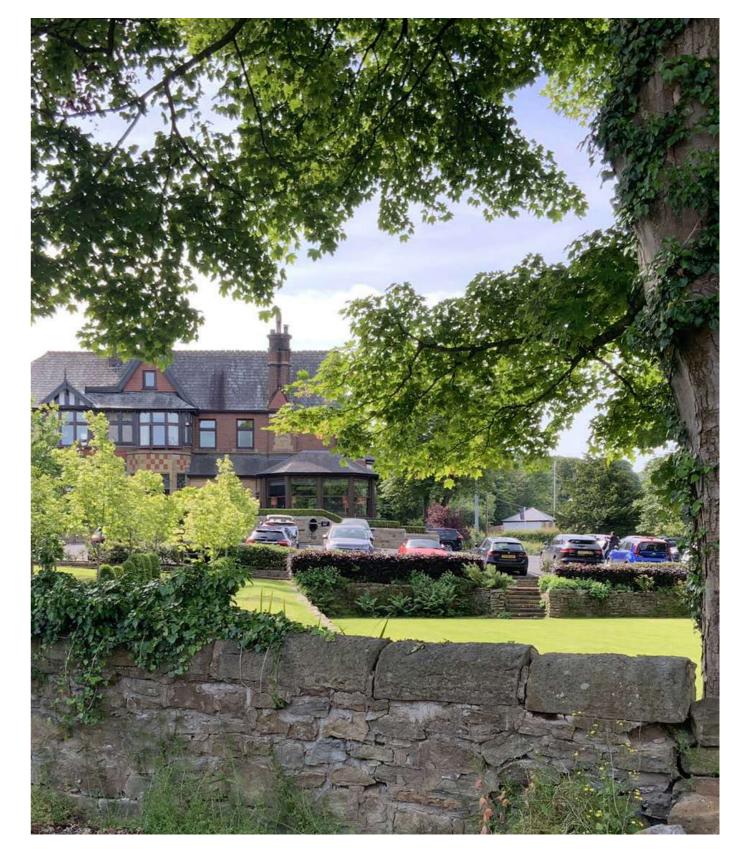
### **Transport Assessment**

Vectos was commissioned by Northcote Hotel limited to prepare a Transport Statement to accompany a planning application for a new restaurant development at Northcote Manor in Langho, Ribble Valley.

The Transport Statement can be summarised as follows:

- The site provides an existing main access and secondary staff/delivery access on Northcote Road
- Traffic flows and speeds on Northcote Road are low;
- Opportunities existing to travel to and from the site by sustainable modes;
- A new site access is proposed for the development, referencing highway design standards;
- A drop-off/pick-up space is accommodated at the main building entrance, managed via a valet service;
- Dedicated parking is to be provided for guests, including electric vehicle charging infrastructure, sufficient for the development demands;
- Delivery and waste collections can be managed and coordinated as part of existing site operations;

- The new pavilion restaurant will provide a daily lunch and evening dinner service between 1200-1400hrs and 1800-2030hrs;
- Trip movements associated with the new pavilion restaurant will be outside of background network peak times; and
- Trip movements might be in the region of 24 vehicular arrivals, spread throughout the daily lunch and evening dinner service times.



# 07 Landscaping

# Landscaping Proposed Site Plan



- Terrace Area
- Drop-off Zone
- Accessible Route to Hotel
- Tarmacked Road
- Wildflower Meadow
- Car Park Area
- Proposed Pond Area
- Parkland Trees
- Fruit Trees
- **Fastigiate Trees**
- Kitchen Garden
- Service Route
- Proposed Pavillion Restaurant
- Proposed Future Development
- Existing Development
- **Retained Trees**

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# Landscaping Character Area Plan





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# Landscaping Character Area Images















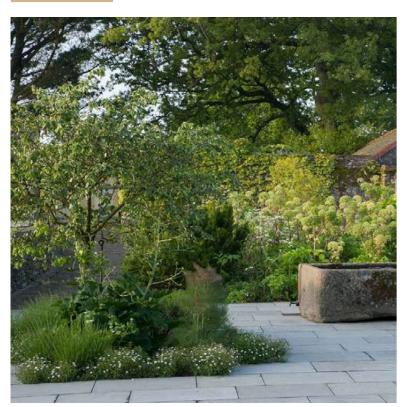






Arrival Zone / Entrance and Drop Off Access & Parking

# Landscaping Character Area Images















External Terrace / Wildflower Pond

# Landscaping Character Area Images











Updated Kitchen Garden

**Landscaping**Proposed Soft Landscape Strategy



#### PROPOSED PLANTING TYPOLOGIES



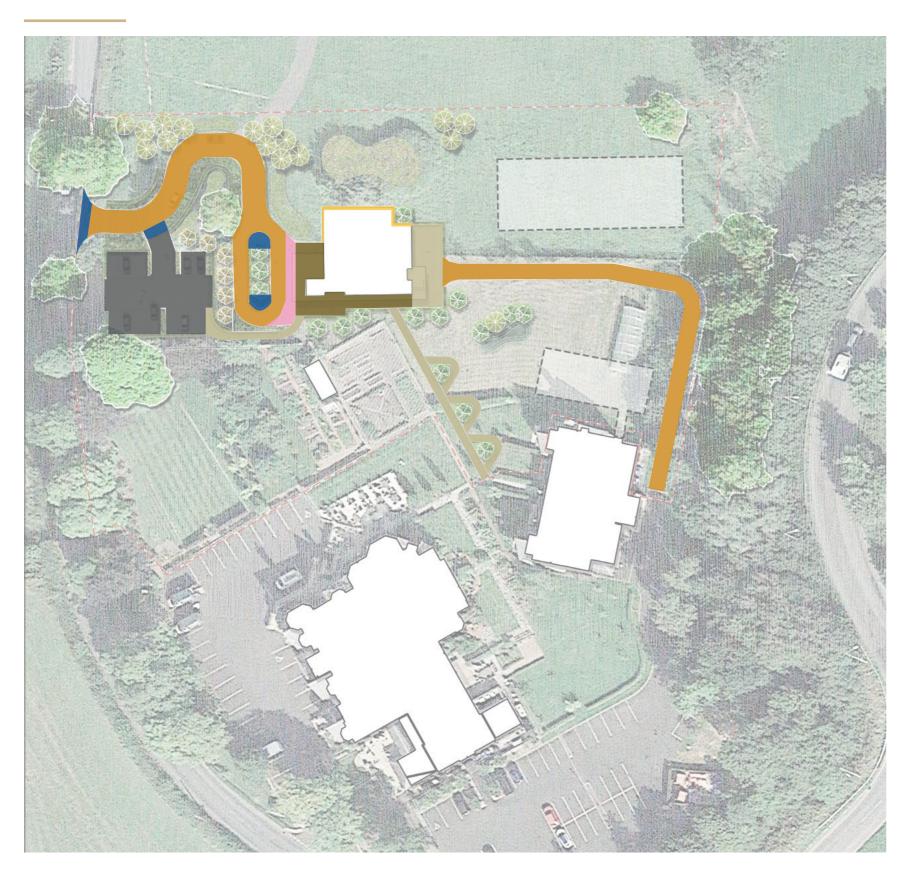








**Landscaping**Proposed Hard Landscape Strategy



#### PROPOSED HARD LANDSCAPING STRATEGY

Buff tarmac Vehicular Grade

Buff granite Setts

Buff sandstones Setts

Buff Sandstone Stretcher Bond

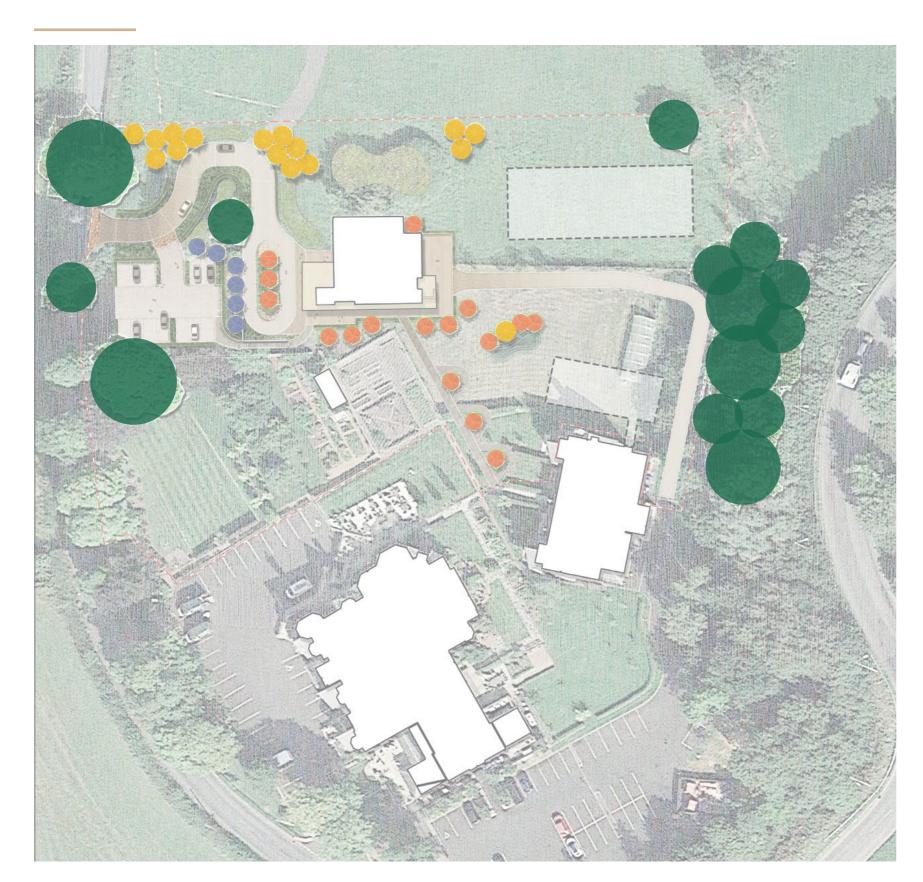
Buff Loose Gravel

Reconstituted Stone Block Paving

Loose Buff Gravel

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# Landscaping Proposed Tree Strategy



#### PROPOSED TREE PLANTING STRATEGY

Existing tree to be retained

Woodland trees

Multi-stem and Fastigate trees

Fruit Trees

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# 08 Sustainability Strategy

# Sustainability

### Strategy

Achieving sustainable development runs through the very vision that is at the heart of the proposed development -to secure a sustainable future for Northcote.

The Proposed Development will be designed in accordance with the key principles of Sustainable Design, such as building form and layout, materials and waste management. In this regard, a holistic approach to the design of the proposed development will be taken, covering topics of sustainability outlined in the sustainability wheel below:



#### **Key Sustainability Targets**

Principle targets of the development will be:

#### **Ecology**

The development would aim to improve the ecology and bio-diversity of the site beyond pre-existing conditions. Measures of increasing the ecology of the site could include planting of native species and trees and provide new habitats of value to wildlife.

#### Waste

It is anticipated that the development would aim to reduce waste arising during construction and in use. This will be ensured through the implementation of a construction site waste management plan to reduce the amount of waste sent to landfill. Other measures to reduce waste could also include 'Just in Time' delivery and prefabrication of building elements off site. Adequate waste storage facilities would be provided to manage operational waste streams.

#### **Materials**

The materials used at the proposed development would be specified to minimise the impact on the environment and on building users. Local sourcing of materials would also be encouraged, alongside the use of recycled aggregates in construction.

#### **Water Consumption**

The development will aim to minimise water consumption and reduce the demand for mains water through the provision of efficient fixtures and fittings, such as low flow taps and dual flush toilets.



# 09 Project Team Contacts

# **Project team**

Northcote, Langho

#### Client



# Project Manager / Quantity Surveyor



**Architect** 



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