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**DESIGN AND ACCESS STATEMENT FOR 3 GUEST BEDROOMS AND  
CREATION OF A CAR PARK  
AT  
THE BLACK BULL INN, OLD LANGHO ROAD, OLD LANGHO. BB6 8AW**

This statement supports the planning application to RVBC for the conversion of existing rooms at first floor within the existing premises into 3 guest rooms and the conversion of a temporary car park into a permanent car park area within the adjacent field area defined by the timber post and rail fence.



View of the temporary parking area (summer time only)



View of the main elevation of the Black Bull

## 1.0 LOCATION

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- 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 3000m<sup>2</sup>. 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

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- 2.1 The building has been the subject of a recent planning approval (ref 3/2022/0849) for a new kitchen extension which will significantly improve the facilities.
- 2.2 The temporary car park was created in 2021 during the pandemic following the extension of the beer garden area into the existing car park at the rear.

## 3.0 EXISTING USE AND SITE CONDITION

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- 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 currently private and has an established residential use.
- 3.2 The access is off Old Langho Road. The proposal retains these aspects.

## 4.0 ACCESSIBILITY

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- 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

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- 5.1 The matters which have been considered in the design of the proposal relate to providing guest accommodation within existing first floor rooms with direct access via the existing staircase at the rear. The plan layouts clearly demonstrate the minimal changes
- 5.2 The proposed car park area will provide a permanent parking area and ensure that the impact of car parking on the highway due to the regular use of the pub is removed. Pre-application discussions have been held with the parish council who support this proposal following the recently approved kitchen extension application.

## 6.0 SCALE AND MASSING

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- 6.1 The existing building form and roofscape will not be affected

## 7.0 PROPOSED APPEARANCE

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7.1 The proposal will not affect the physical appearance of the building as the works to create the guest bedrooms is internal only. The existing windows will be replaced with new timber windows only.

7.3 The design of the car park has considered any visual impact by ensuring a grass crete surface finish is utilised and the boundaries are defined by timber field fencing.

## 9.0 TRANSPORTATION AND HIGHWAYS

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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

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10.1 N/A

## 12.0 FLOOD RISK

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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 five years ago. When we took over the pub it was incredibly dilapidated, and we have spent significant levels of 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 Marston's PLC and this has instigated this planning application.

The Black Bull now employs 27 members of staff and is on target to turn over 1.7 million this year which is a substantial difference from the 300k per annum trade it had when we took over. We already contribute positively to the local economy and we believe that the proposed new guest rooms and parking area will demonstrate that we are looking to further develop the site and will entail, further, significant and long-term investment by ourselves.

The reduction in car park to expand garden space during covid removed 2 car parking spaces but provides revenue that employs 3 local people annually thus the requirement for a permanent expansion to site parking.

The land we acquired for the temporary car park was always with the intention to create an aesthetically pleasing permanent parking area. It's worth noting that we have already planted saplings to the perimeter fencing.

Given the difficulties hospitality businesses continue to face, this proposal is absolutely necessary to profitable survival and continue with the current level of employment and trade.

The traffic will enter the site as per the existing entry point from the road and manoeuvre around the car park on a one way system as the architects plan demonstrates

REFER TO DRAWINGS AND DOCUMENTS:

Peter Hitchen Architects