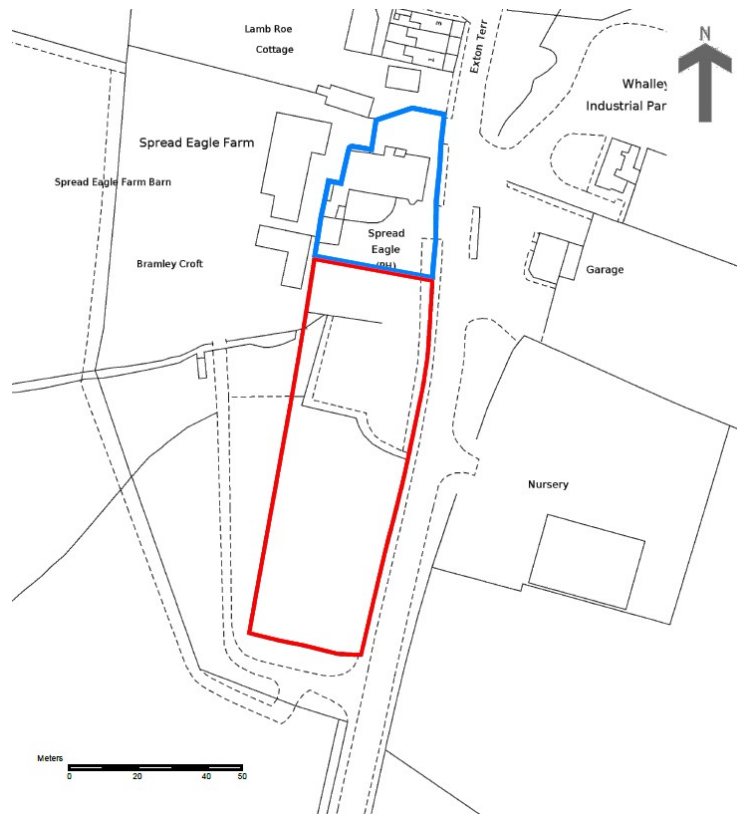


Design Statement for the full planning application for a new hotel at: The Eagle At Barrow.



Client: Mr. Kevin Berkins

Written By: Frank Belshaw Building Surveyors Ltd

Date: 24-01-25

Design Statement

Proposed Uses

The proposed development is to comprise the following use:

- Use class C1 approx. 606m² per floor, on both ground floor & first floor
- Hotel is to comprise of 38 bedrooms in total
- Parking for up to 78 cars
- Parking includes 8no. disabled bays & 2no. EV charging bays
- Car park to be shared with the existing business

The site is situated off Clitheroe Road, which is an ideal traffic link to the nearby A59. The site is shared with the public bar & brasserie called The Eagle At Barrow & is within the same ownership.

Pre-application advice has already been sought prior to making this full planning application (ref: RV/2024/ENQ/00005). The building & site layout has now been revised, with all of the council's advice taken into consideration & implemented on the current scheme.

The site will be accessed off Clitheroe Road, utilising and sharing the existing access for The Eagle At Barrow Public Bar & Eatery.

The Site

The development site comprises largely of an existing over-sized car park, bounded to the north by The Eagle public house; to the east by Clitheroe Road, to the south by a rough tarmac access road with a farmers' field across and to the west by Bramley Croft Cottage & its access road.

My client has many years experience in the hospitality industry. They both developed, own and operate the Fence Gate Lodge, the area's only 5-star gold star property (AA). They have gauged the size of the proposed hotel, undertaken economic research in order to satisfy their assessment of the local market, and although no-one can predict the future economy, they are confident enough to be prepared to make this sizable, infrastructure investment.

Layout

The building has been designed to follow the existing contours of the site, to ensure that there are no large excavations, (to accommodate levels etc.).

The new hotel has been sited in the south-western corner of the plot, in order to maximise the area in front of the building for both vehicular movement & also allowing ample space for a landscaping strip along the boundary with Clitheroe Road (which was requested as part of the pre-app).

The landscaping strip to the front of the site will comprise of pollen & nectar wildflower mix on the outside of the strip, with purple & white rain garden mix plants to the inner strip (see drawing number: UG_2650_LAN_SL_DRW_02).

Scale

The proposed hotel will be 2-storey, keeping it in line with the many of the residential properties on west side of Clitheroe Road. It is also sited away from the front boundary so as to not be too over-bearing on the bungalows on the east side of Clitheroe Road. The present business is a 3-storey building & the ridge of the new hotel is to be set below the height of the ridge of the existing building (see proposed site section A-A on drawing 2023/91/05 rev C).

Landscaping

Although the majority of the site comprises of hard landscaping & the extent of the new proposed hotel, we have endeavoured to create soft landscaped features to the perimeter of the hard development. Refer to drawing number: UG_2650_LAN_SL_DRW_02, for the extent of the proposed soft landscaping, including trees, ornamental plants, wild flowers, trees & hedges. The landscaping strip along Clitheroe Road particularly softens the transition between Clitheroe Road into this site, as well as formally defining the proposed pedestrian foot link into the site.

Access

My client intends to utilise the existing access off Clitheroe Road, which is currently used for The Eagle Public House & Eatery. This access will be shared for both businesses.

Refer to the transport assessment for details of vehicle tracking, waste disposal servicing & delivery vehicle servicing of the new hotel.

The hotel will accommodate a level approach to principal entrance and car parking spaces for disabled drivers will be provided in a strategic location as close to the principal entrance without needing to cross any vehicle access route.

An on-site parking provision of 78 cars is proposed, this takes into account that the site is on a main bus route and that many future employees will be using public transport to access the site.

Drainage

The drainage scheme has been designed as a schematic by our engineer, refer to drawing number 1922.2/1 rev B. This includes schematic indication of the proposed foul & surface water connections, as well as setting the proposed slab level for the new hotel. The site levels are intended to remain largely as existing.

The client is happy for full detailed drainage design, including car park levels & surface water drainage design, to be conditioned on any forthcoming full planning approval.