

# EVERYTHING RETREAT.

## DESIGN AND ACCESS STATEMENT.



February 2026





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# 1.0 INTRODUCTION

# 1.1 PROJECT INFORMATION

## Site Location:

Everything Retreat  
Pendle View  
Primrose Lane  
Mellor  
BB2 7EQ

## Prepared for:

Planning Submission

## Date Prepared:

February 2026

## Applicant:

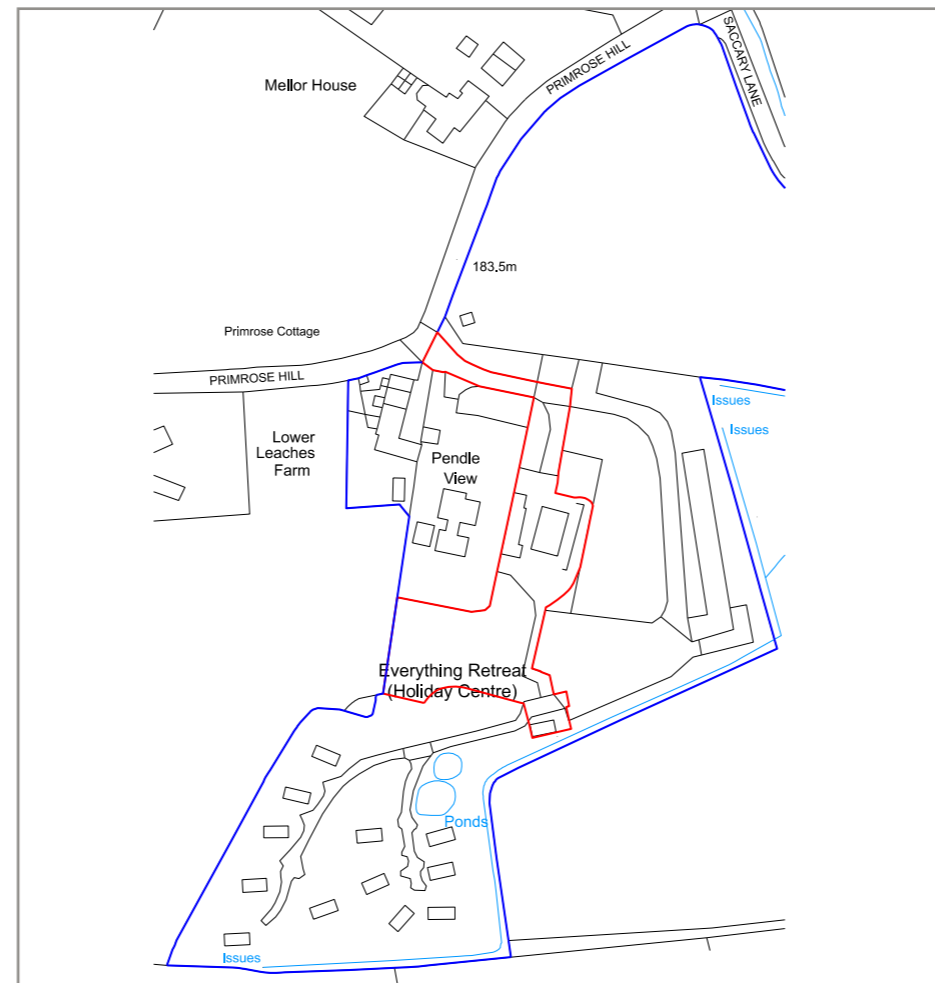
Louise Monk  
C/O Agent

## Agent:

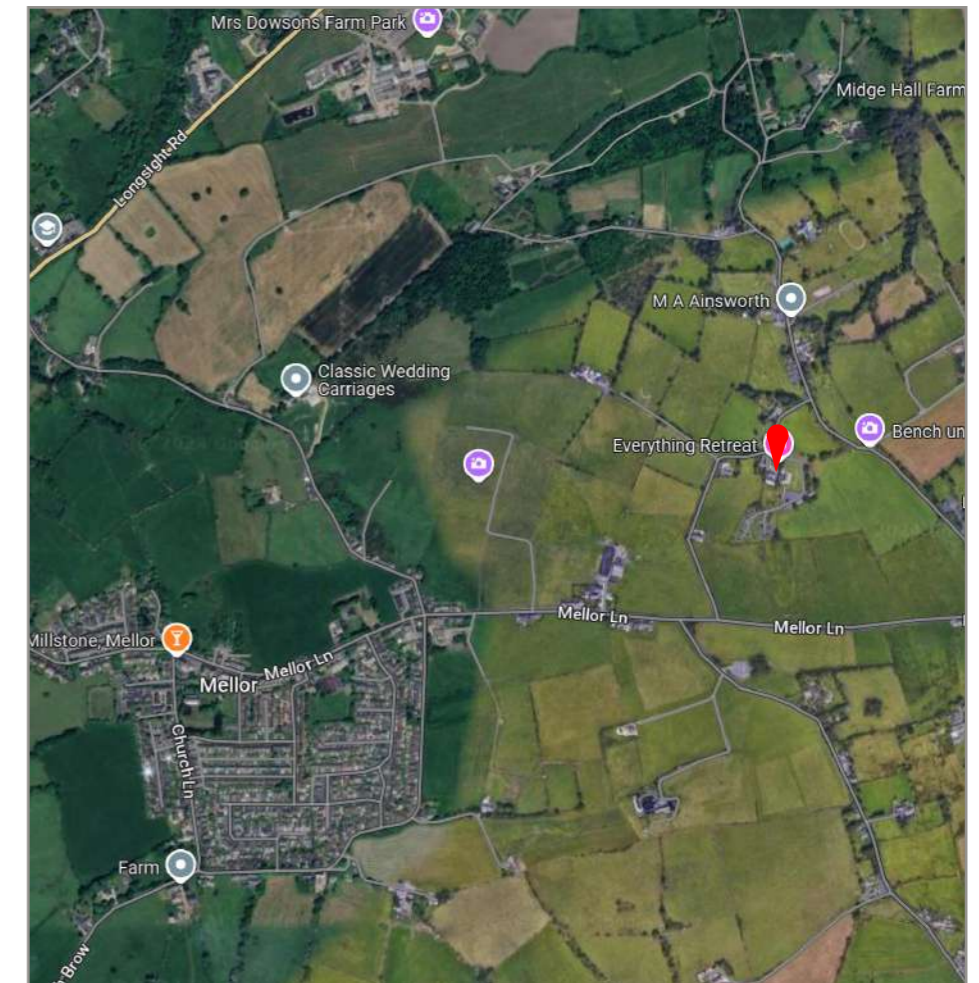
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## Development:

The proposal includes the demolition of an existing stable block; extension of the existing building to provide purpose-built back-of-house accommodation; treatment rooms and yoga studio; extension of existing office building; creation of outdoor swimming pool and associated landscaping.



Site Application Boundary



Site location in context

## 1.2 REASONING FOR THE APPLICATION

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This Design and Access Statement has been prepared on behalf of the applicant, Louise Monk to make various improvements to the Everything Retreat luxury lodge and wellness site at Pendle View, Primrose Lane, Mellor.

Everything Retreat offers luxury holiday lodge accommodation, specialising in wellness retreats. The business has grown from strength to strength and wishes to improve its current offering to guests, and improve their daily operations.

The site is regularly booked for group retreats when all facilities and lodges will be used across a number of days, and groups can experience various wellness activities throughout each day based on a specific itinerary.

For example, the on-site kitchen provides meals throughout the day dining together in the communal building containing the bar, kitchen and multi-purpose room. Groups also have a talk or meeting within the multi-purpose room, and also have a yoga or pilates session in the same space.

At present, the multi-purpose room has to function as a dining room, meeting room, and yoga studio, requiring staff to fully remove furniture between each activity. This is both highly inefficient and laborious for the team, it is also restrictive and limits how the business can operate.

The applicant hopes to extend the current building to maintain designated spaces to eat, have a meeting, or exercise. This will prevent having to re-purpose the same space several times throughout the day.

Having designated spaces for each activity will also allow guests who are not part of a group retreat, such as couples use the on-site facilities when they chose.

At present the existing stable block is used for back-of-house storage and housekeeping (stock, laundry, kitchen and bar storage and even gardening). There is no staff area, the kitchen is too small, and the team have to go outside to access their stock. The only staff office is within the reception building to the South of the car park, and the chef would benefit from an office space. The team have to use the visitor facilities such as the bar to work or have meetings.

The proposal includes demolishing the existing stable block and replacing with an extension to the existing building providing purpose-built back-of-house facilities to improve their daily operations. The extension includes a larger kitchen, storage and housekeeping spaces, a staff room, staff WC, plant and services. The current kitchen location will now incorporate 2 guest WCs, 1 of which is accessible, improving the current single WC and providing access between both the bar and dining area.

The final issue the retreat experiences is the high demand to provide on-site treatments. At present despite planning being achieved for part of the existing building to provide a number of treatment rooms and wellness reception, the space has been used as a small bar and multi-purpose room.

Treatments are currently being carried out using a holiday lodge, which prevents the lodge from being rented out. It also restricts the types of treatments on offer due to relocating equipment and furniture between treatments, and not being able to offer treatments when all lodges are occupied.

Being a wellness retreat and not being able to offer on-site treatments is a significant disadvantage to the retreat, with guests wanting to experience a variety of wellness experiences without leaving the retreat.

We have worked closely with the applicant to design a scheme which eliminates the previous concerns of the refused application.

As the new design creates high quality improvements to an existing tourism scheme, and all previous concerns have been addressed, the new scheme should now receive officer support.

## 1.3 PREVIOUS SCHEME

Prior to ZMA's involvement, the applicant has previously been unsuccessful in their attempts to obtain planning approval, proposing a second wellness building to the North of the site.

On review of the previous submission, there was no explanation of the applicant's current issues and how the current facility operates, and their need for the proposal.

To summarise, the key issues with the previous application were related to the following:

1. The Design;
2. Scale;
3. Creating a more intense operation.

## 1.4 NEW SCHEME

### 1. Design

The issues with the previous design included the prominent siting at the front of the site, the overly domestic appearance of the matching building, and unnecessary design features such as the porch.

We have worked closely with the applicant to create a new design proposal which addresses the above issues. Instead of creating a new detached building, the existing building will be extended, on the site of the existing stables and hard-standing and to the South, screened from view.

An oak-framed extension creates a traditional feature to both the North and South elevations enhancing the visitor spaces and providing additional accommodation without being visually prominent.

Replacing the unsightly stables, removes the visible back-of-house from the entrance, and the new side extension now modestly screens the back-of-house from view.

Traditional materials have been used whilst maintaining a converted agricultural building aesthetic and courtyard arrangement. The overall rural character of the site has therefore been maintained.

### 2. Scale

The issue regarding scale was related to increasing the ancillary accommodation disproportionately to the amount of holiday lodges.

The site currently caters for 12 lodges (24 guests at any 1 time). The existing building needs to provide drink and dining space for 24 guests, which can only be achieved by designating each area for that use, without the additional complication of having to re-purpose each space every few hours for a meeting or exercise class.

Not having designated treatment rooms is also impacting the business by having to lose a lodge when treatments are booked, having to re-purpose the lodge for each treatment and only being able to provide 1 treatment at any 1 time.

The applicant wants to be the leading wellness retreat in the Ribble Valley providing the latest in-demand wellness treatments and therapies for guests. To achieve this, 2 treatment rooms are needed to be permanently set-up for each specific treatment.

Yoga / pilates and other exercise classes are paramount for a complete wellness experience. Every group and individual guests request to book classes during their stay, and it is highly restrictive and limiting not having a designated exercise space. A highly in demand class is Reformer pilates, which requires specific equipment / apparatus. The applicant wants to provide this facility to guests, which would require a specific space and could not be achieved with their current facilities.

## 1.4 NEW SCHEME CONTINUED...

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### 3. Creating a more intense operation

To provide additional information regarding the above, a Statement of Operations accompanies the full submission explaining staffing levels, deliveries and generally how the site operates on a daily basis.

The site currently operates with 8 full-time staff (including the Owner, General Manager, Accounts and Operations Manager, Front of House and Concierge, Groundsman and Chef). Another 7 part-time staff (includes housekeepers, events manager, waiting on, treatment therapists, and a yoga instructor).

There would be minimal changes to the proposed staffing levels other than potentially the existing therapists going full-time, 1 additional instructor / therapist, and 1 assistant chef.

Rather than creating a more intense operation, the proposal improves the existing facilities on offer to the guests, whilst improving the staff and back-of-house operations and in-turn improve the overall service provided.

There was a concern the site would not be solely used by staying guests. However, the site is currently covered by a planning condition preventing the site being used by members of the public.

We have worked closely with the applicant to design a scheme which eliminates the previous concerns of the refused application. The new design addresses concerns relating to siting, design, scale, need, and operations.

As the new design presents a high quality tourism scheme, and all previous concerns have been addressed, the new scheme should now receive officer support.

## 1.3 PRE-APPLICATION SUBMISSION

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Part of our concept development process involved engaging with the pre-application service to obtain input from the planning officer during the early stages of the project.

The pre-application was submitted in January 2025 and included a fully considered design proposal (ref: RV/2025/ENQ/00007).

We received the response in May 2025, and have worked alongside the applicant to revise and refine the scheme accordingly.

## 1.4 PRE-APP RESPONSE

To summarise, the response included the following comments:

- The overall design and palette of materials is acceptable.
- The scale and amount of built-form needs to be reduced.
- It is important that there is not an oversupply of seating areas and rooms that are under-utilised by guests.
- 2 additional lodges would not be supported due to impacting the existing landscaping screening.
- The scale of the proposed outdoor pool should be reduced in scale, with proposed boundary screening.
- The following supporting information should accompany the full application:
  - Tree survey and AIA
  - Habitat survey and BNG report and matrix
  - Drainage Strategy
  - Landscaping scheme
  - Noise assessment and management

## 1.5 DESIGN REVISIONS

Following the pre-application meeting and receiving the formal response, the scheme was revised to and re-issued to the planning officer. The revisions included the following:

- The overall scale of the extension has been reduced including the back-of-house areas, omitting the external courtyard and 1 treatment room.
- The result of the above revisions reduces the overall length and spread of the extension ensuring the building does not need to extend as far to the South.
- The wellness / yoga studio has been reduced in size.
- The extent of hard standing has been reduced.
- The outdoor pool has been reduced in size.
- The external decking area surrounding the pool has also been reduced in size.
- Additional screen planting has been proposed along the pool, and Western boundary of the site to provide additional screening and contributing to BNG.
- The 2 additional lodges have been omitted from the proposal.
- A Statement of Operations has been included to explain how the site operates and demonstrating how there would not be an oversupply of spaces.

The planning officer has confirmed that the revised scheme would now received officer support.

# 2.0 EXISTING SITE

## 2.1 EXISTING SITE OVERVIEW

The site consists of:

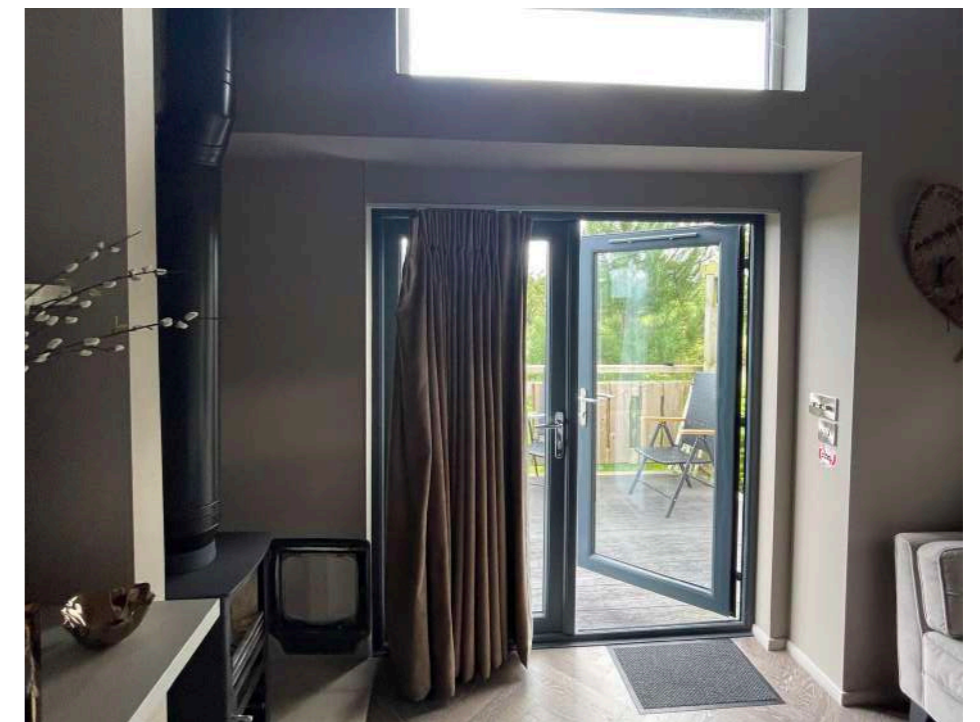
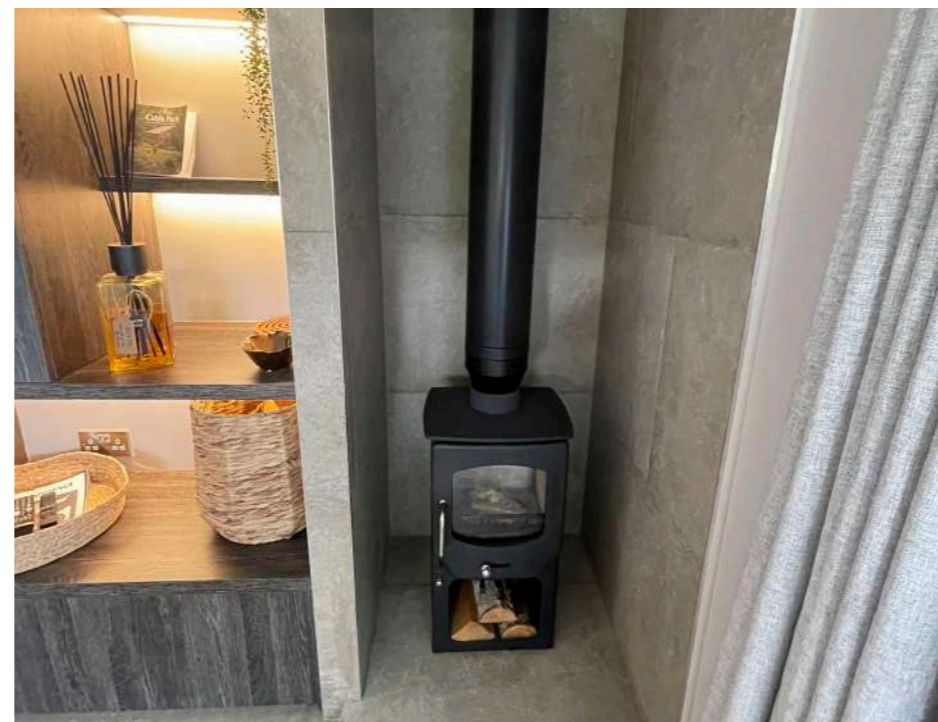
- 12 single-storey log cabins
- 1 single-storey log cabin used as the office and reception.
- Car park for staff and guests.
- Ancillary building containing bar, kitchen and multi-purpose room (dining / meeting room).
- Stables used as storage.
- Surrounding gardens containing pond, nature walk and outdoor terrace.
- The field to the North is also owned by the client, currently used as agricultural grazing land.



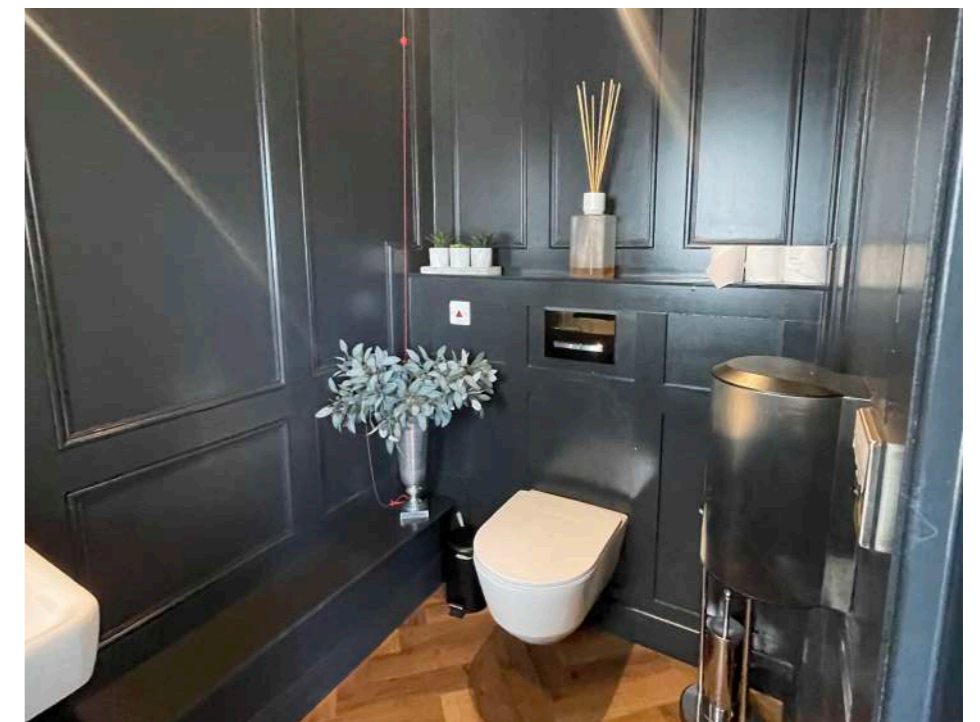
## 2.2 EXISTING PHOTOGRAPHS



## 2.2 EXISTING PHOTOGRAPHS



## 2.2 EXISTING PHOTOGRAPHS



## 2.3 VISIBILITY OF SITE

The site is not prominent in the landscape, there are no public footpaths within close proximity to the site, and the site is highly screened. The adjacent photographs show viewpoints looking towards the site from the closest roads.

Any changes to the site or existing building will not be visually distinguishable.



# 3.0 PLANNING POLICY

## 3.1 LOCAL AND NATIONAL PLANNING POLICY

### Site designation:

- Open Countryside

### Planning considerations:

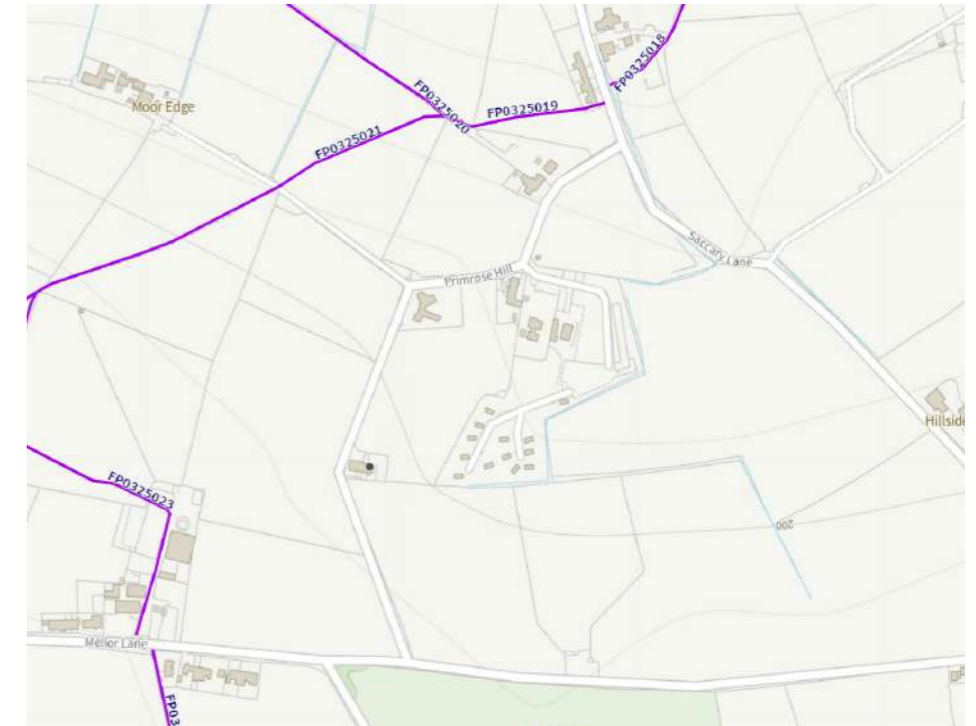
- Work to / extending existing buildings and facilities.
- Overall design, material palette, and scale should respond to the local character.

### Other planning matters:

- The site is not located within a Flood zone.
- There are no Tree Protection Orders across the site.
- The site is not located within a Conservation Area.
- There are no Listed buildings within close proximity which could be impacted by the development.



LCC map.



Public footpaths within close proximity to the site.

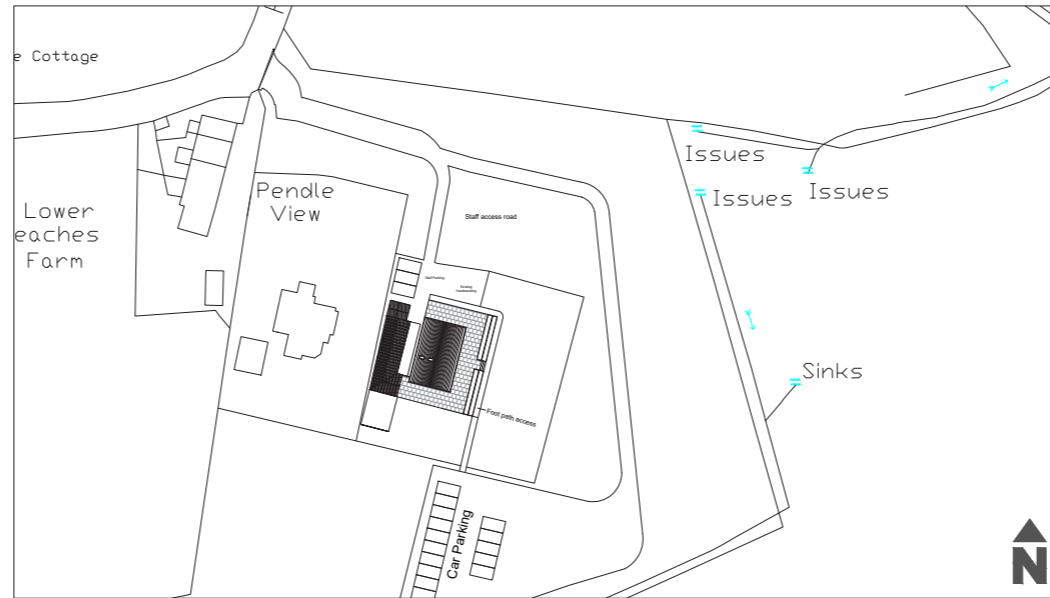
# 3.2 SITE PLANNING HISTORY

## 2023/0972

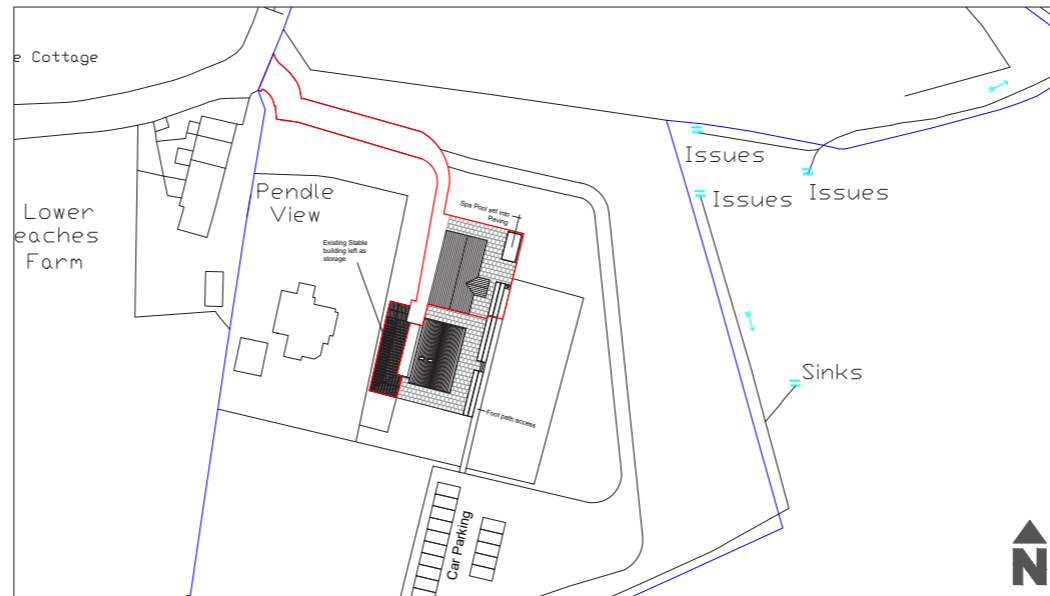
Proposed erection of second well-being building to accommodate three treatment rooms, a shower, WC, reception and outside terrace, pool and the change of use of an existing stable building for use as storage associated with the maintenance of the site.

Notice date: 28.05.2024

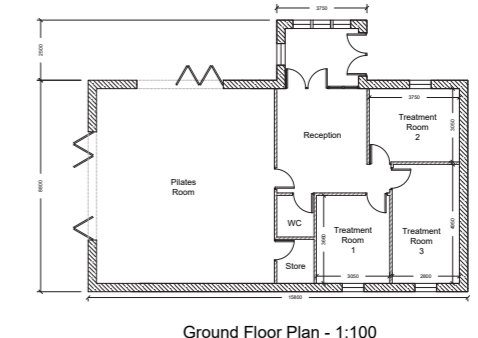
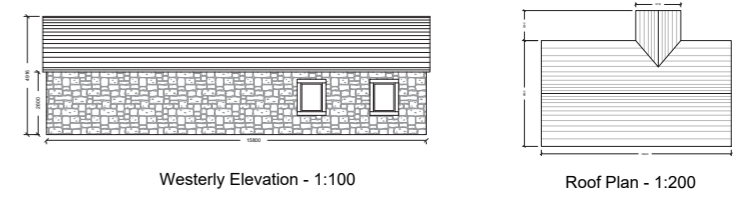
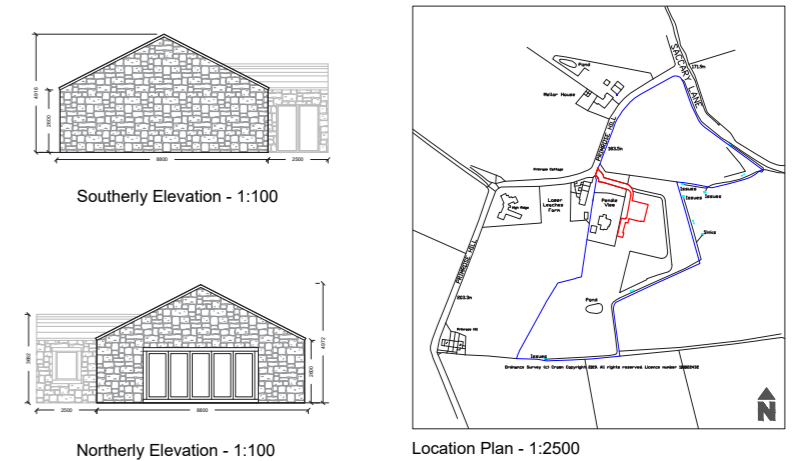
Decision: REFUSED



Existing Site Plan - 1:500



Proposed Site Plan - 1:500



Ground Floor Plan - 1:100

# 4.0 SITE CONSTRAINTS & OPPORTUNITIES

## 4.1 SITE CONSTRAINTS & OPPORTUNITIES

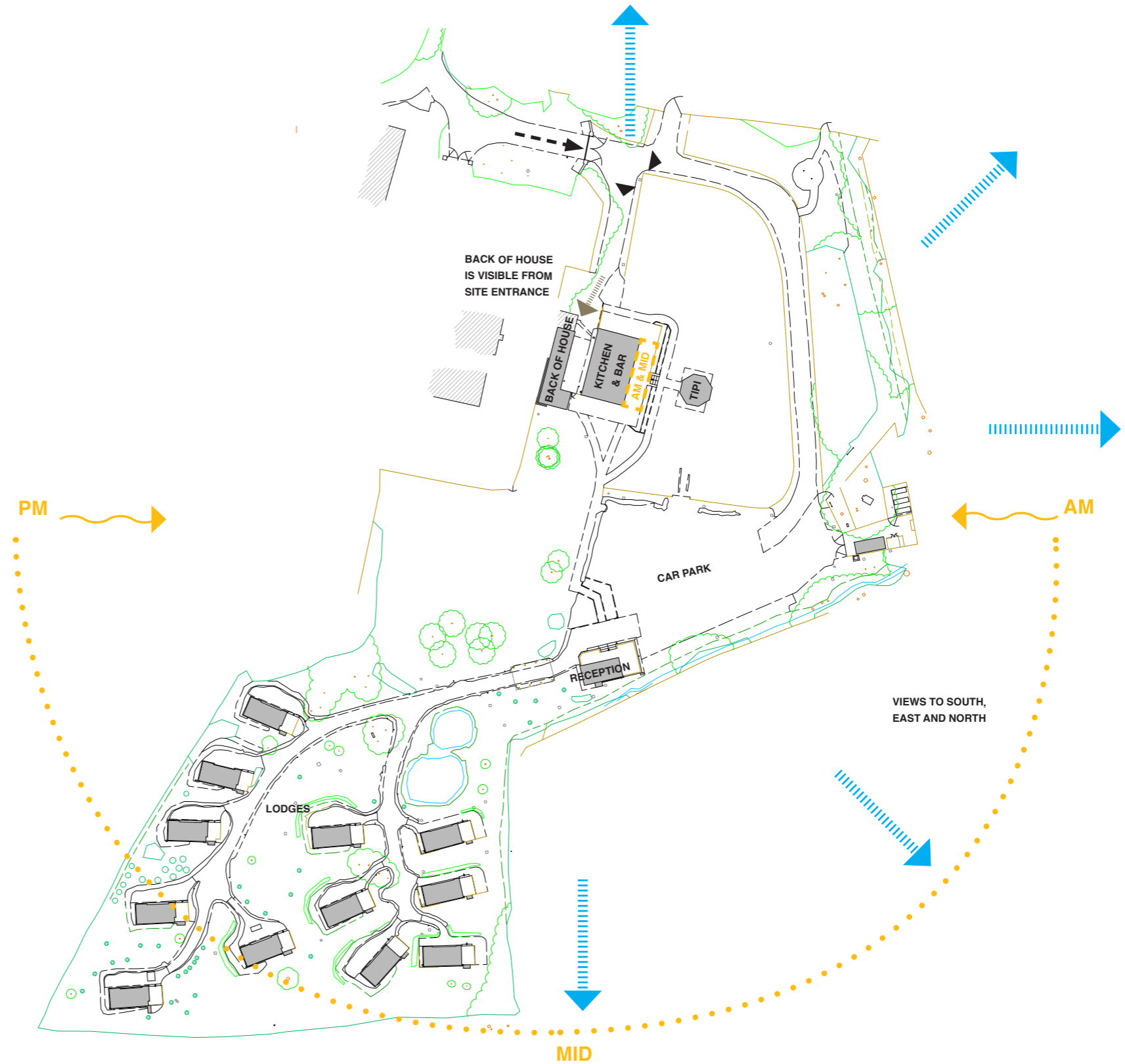
The entrance is to the North of the site, which splits into a delivery access and the guest access.

The back of house and meeting room is visible from the entrance which would benefit from screening.

The existing back of house is in the ideal location for access to the kitchen and bar. It is also hidden behind the main building.

The reception is also in the ideal location between the lodges, car park and bar / meeting room.

The site experiences countryside views to the South, East and North.



# 5.0 DESIGN STRATEGY

## 5.1 SITE STRATEGY

The existing office and reception area will be extended to create a separate office. The rest of the building can remain unimpacted.

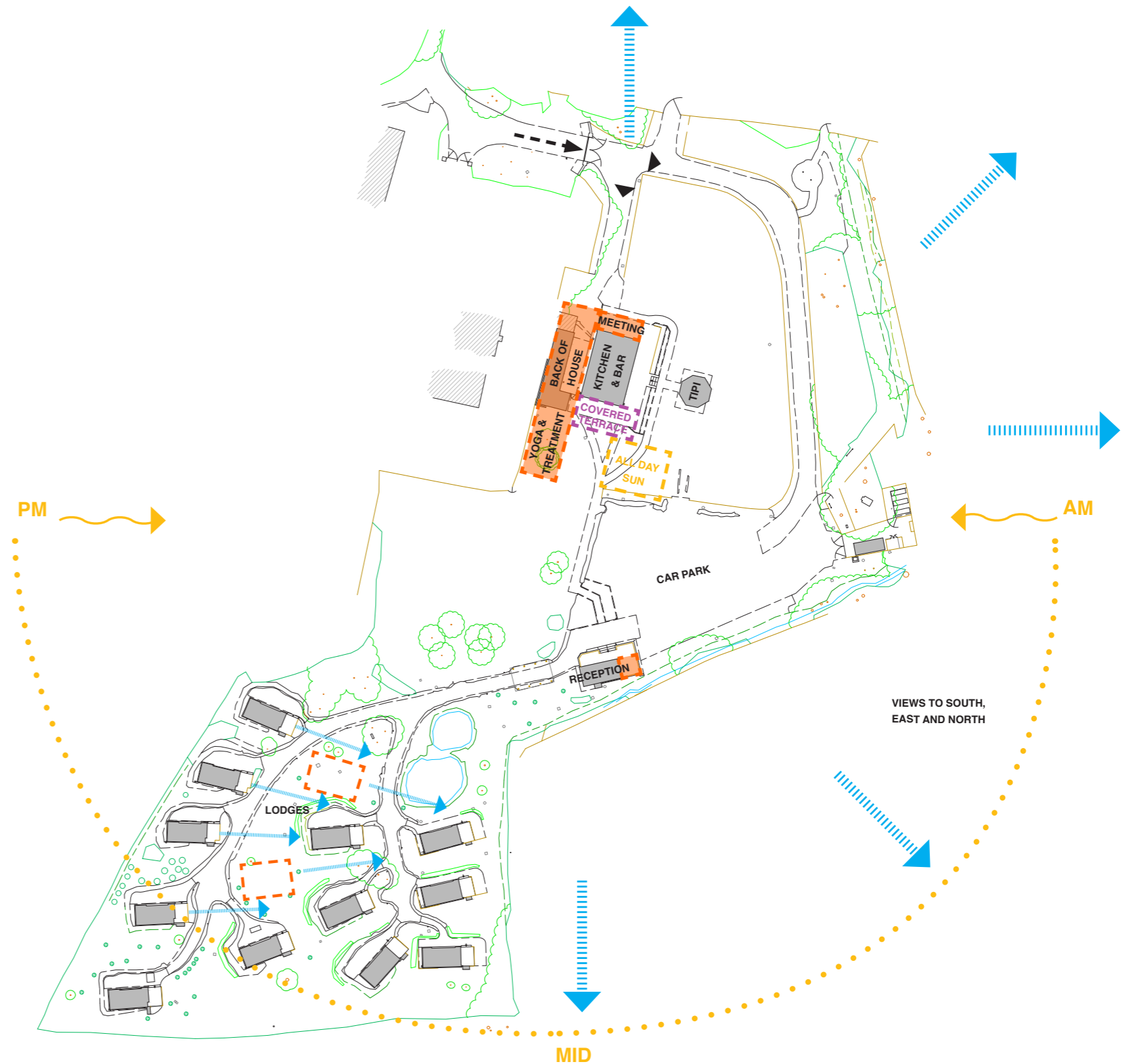
The ideal location for a covered terrace would be to the South immediately adjacent to the bar. This area doesn't currently achieve evening light due to the shadowing of the trees and storage block. Therefore it may as well be covered.

Immediately adjacent to the covered terrace can be an all-day sun terrace with views of the garden, and distance views to the North.

The existing building needs to remain as existing, with minimal impact to create the additional accommodation.

Treatment rooms would benefit from being located closer to the lodges, also maintaining privacy. Whereas the meeting room and bar can be more open and outward looking towards the views and garden.

The yoga space can be located to the North or the South of the existing building. However it would work well being adjacent to the reception and treatment rooms.



## 5.2 SPACE PLANNING

The stables will be demolished to create purpose-built back-of-house spaces to improve the existing operations.

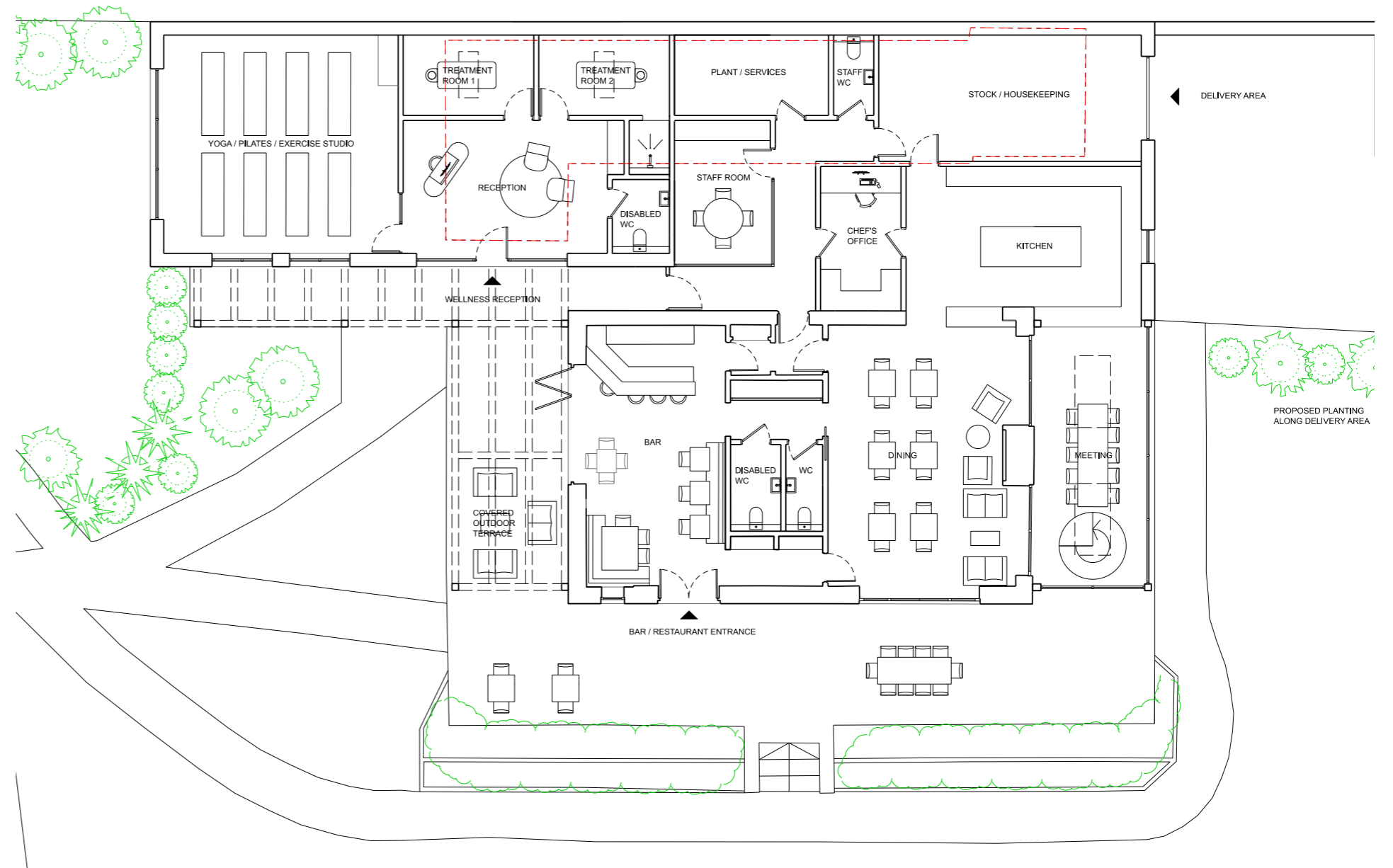
The new element will form an extension to the existing building, rather than being a new detached building.

Positioning the extension to the rear and South of the building creates an L-shape arrangement with South-facing external spaces.

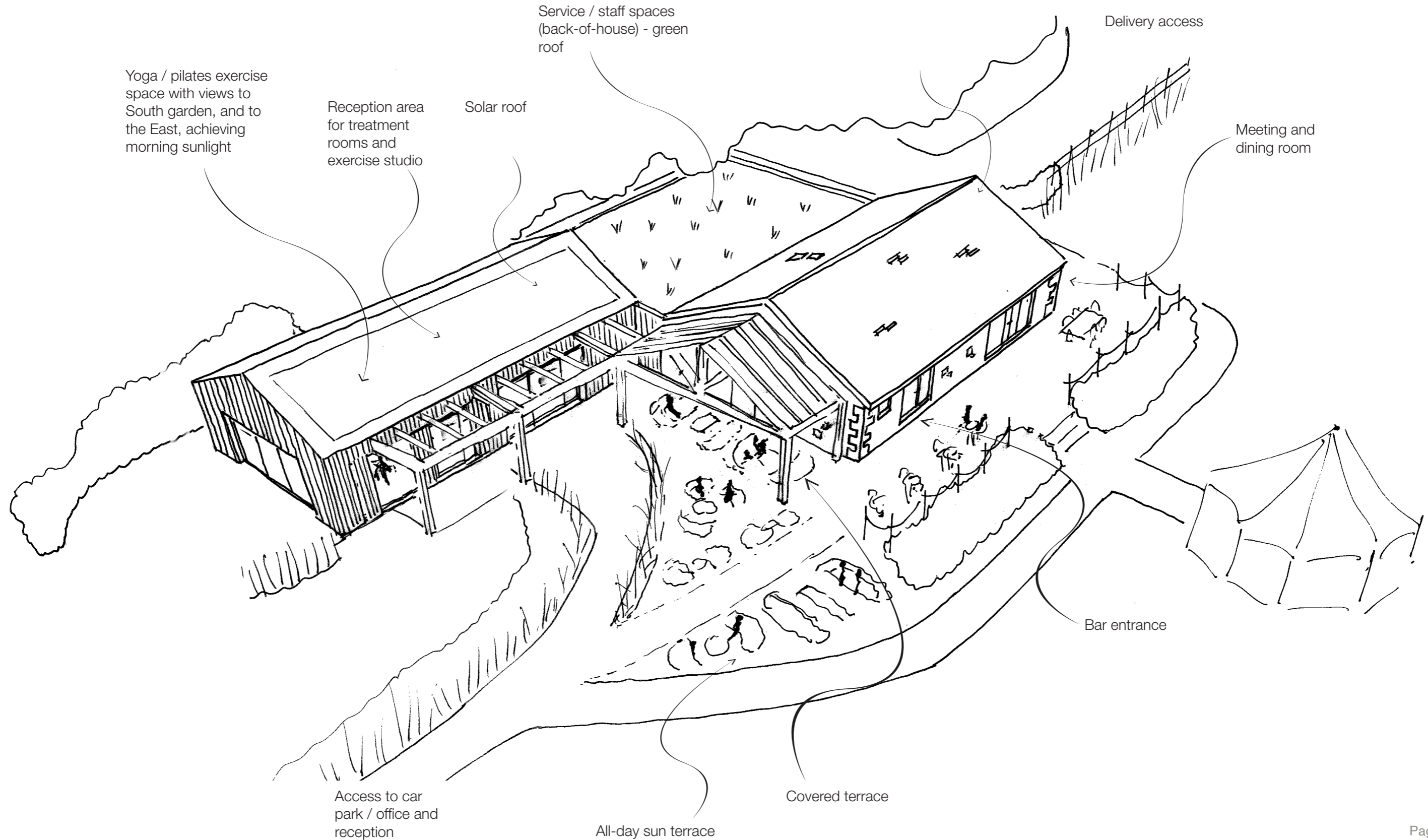
The public arrival space is located to the South, visible from the car park, with ease of access along the existing walkways.

The rear extension will form the back-of-house operations, screened by the existing building and connected to the kitchen and bar for ease of movement to the chef office and stock room.

A wine cellar is proposed within a small basement, located under the meeting room extension. The cellar will be accessed via a spiral staircase.



# 5.3 MASSING STRATEGY



# 6.0 PROPOSED DESIGN

## 6.1 VIEW FROM SITE ENTRANCE

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## 6.2 VIEW FROM CAR PARK



## 6.3 PROPOSED AERIAL



## 6.4 APPROACH FROM CAR PARK



## 6.5 WELLNESS RECEPTION



## 6.6 NORTH ELEVATION



## 6.7 OUTDOOR POOL

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## 6.8 ACCESS, PARKING & REFUSE

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The access, parking and refuse will remain as existing and will be unimpacted by the development.

The existing car park is large enough to accommodate 2 additional lodges, and any additional staff.

## 6.9 SUSTAINABILITY

An integrated solar roof will be incorporated on the roof of the extension, to provide on-site power generation and reduce the carbon footprint of the site.

## 6.10 BIODIVERSITY

A green roof has been proposed on the flat roof of the extension, designed to minimise visibility whilst enhancing the biodiversity across the site.

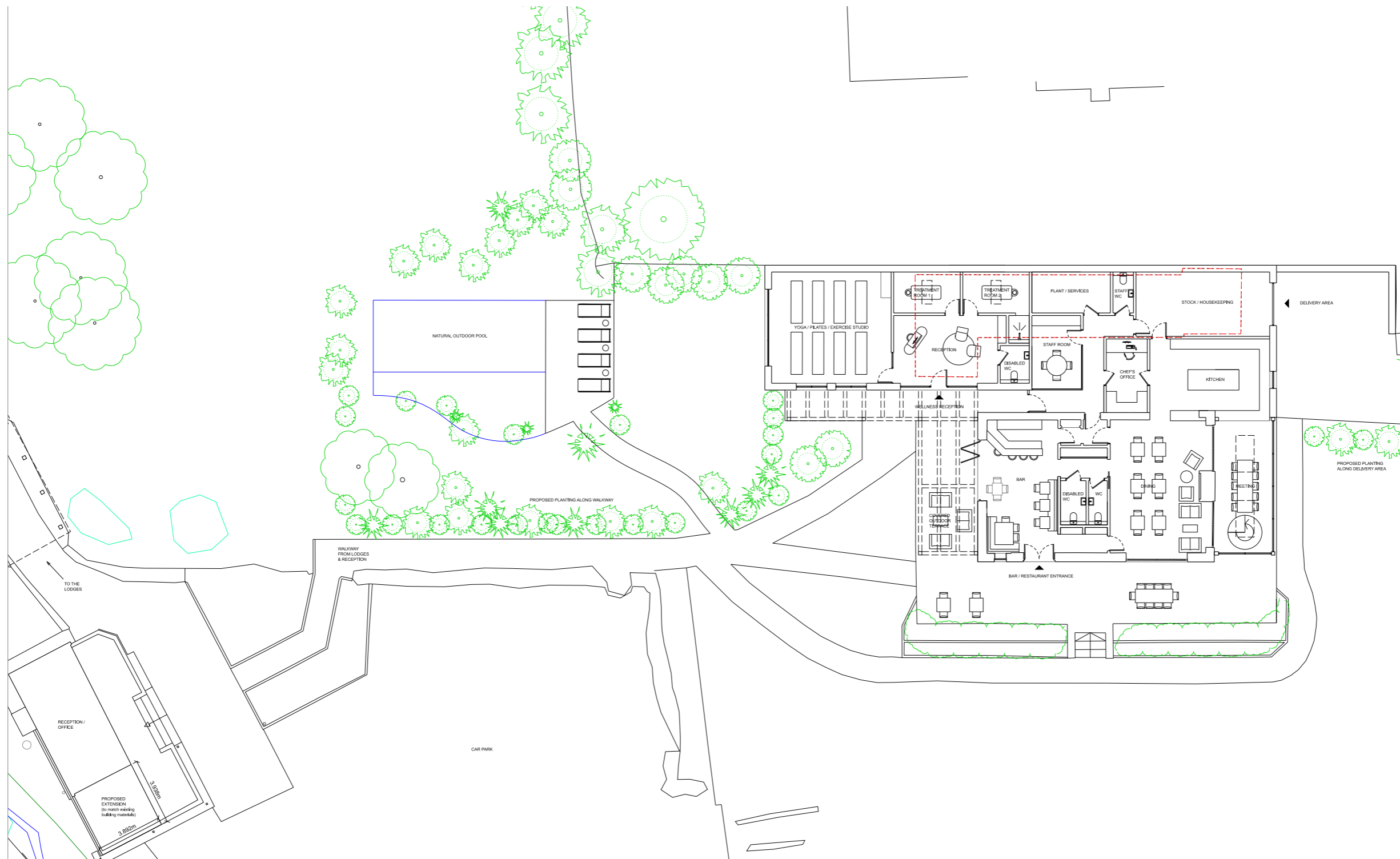
Materials have been chosen to maintain the rural appearance.

# 7.0 PROPOSED DRAWINGS

# 7.1 EXISTING & PROPOSED SITE PLAN



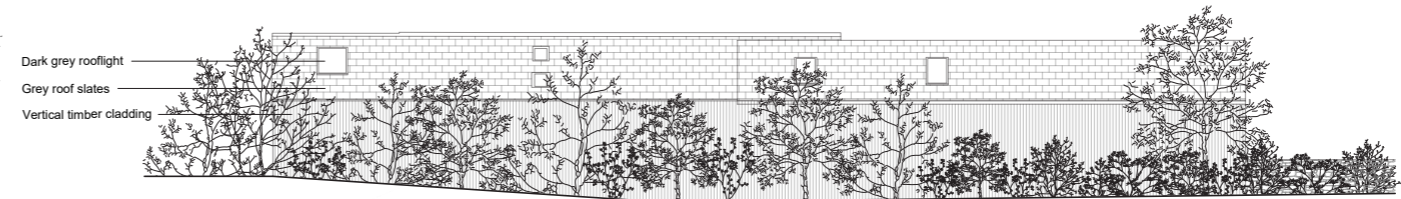
# 7.2 PROPOSED GROUND FLOOR PLAN



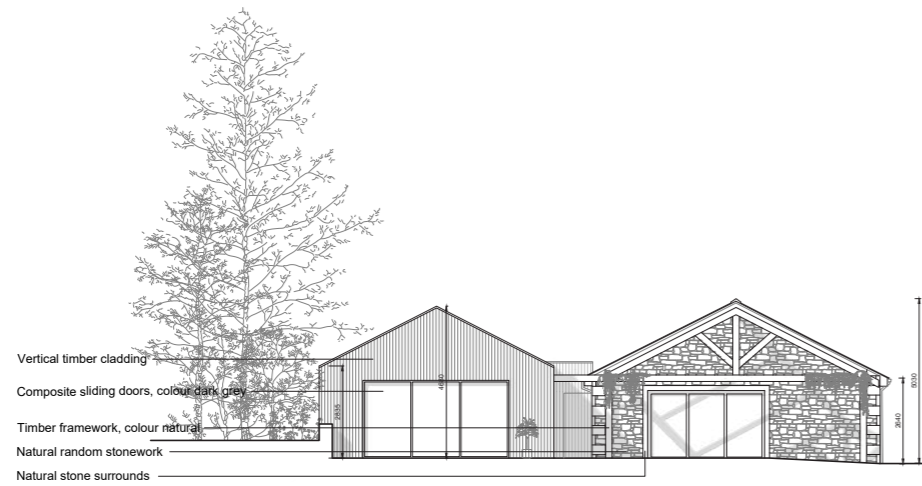
# 7.3 PROPOSED ELEVATIONS



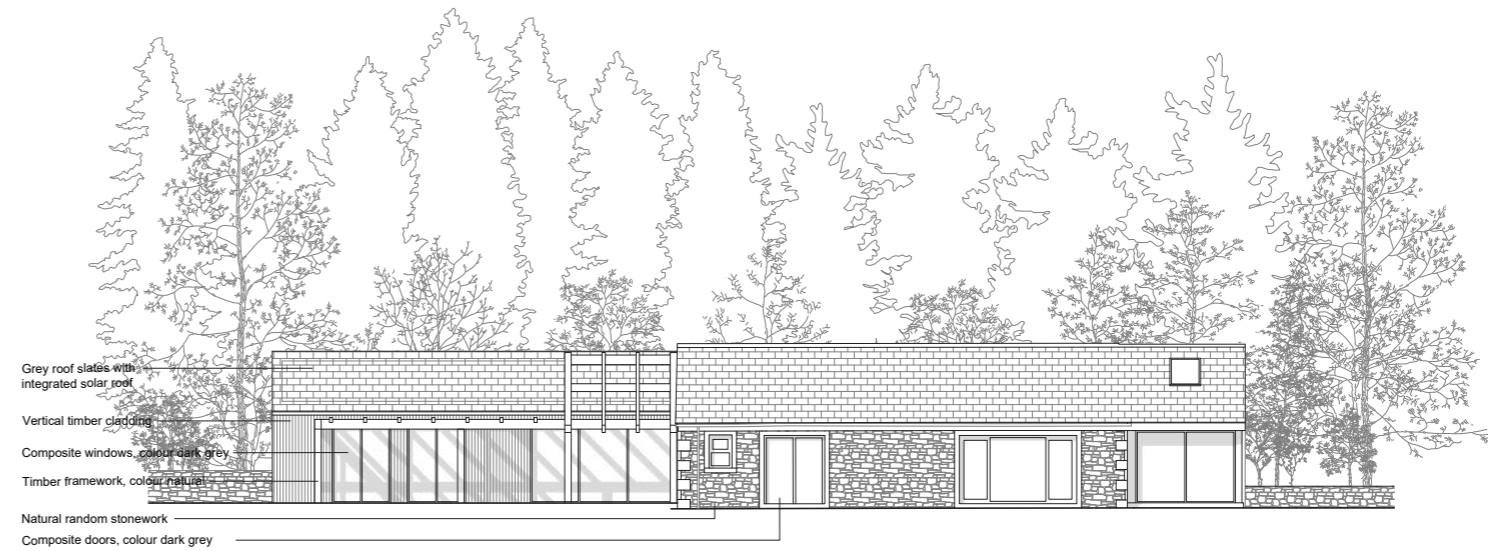
North-East Elevation  
Scale 1:100



North-West Elevation  
Scale 1:100



South-West Elevation  
Scale 1:100



South-East Elevation  
Scale 1:100

# 8.0 CONCLUSION

## 8.1 CONCLUSION

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This Design and Access Statement has been prepared on behalf of the applicant, Louise Monk to make various improvements to the Everything Retreat luxury lodge and wellness site at Pendle View, Primrose Lane, Mellor.

Everything Retreat offers luxury holiday lodge accommodation, specialising in wellness retreats. The business has grown from strength to strength and wishes to improve its current offering to guests, and improve their daily operations.

The proposal includes the demolition of an existing stable block; extension of the existing building to provide purpose-built back-of-house accommodation; treatment rooms and yoga studio; extension of existing office building; creation of outdoor swimming pool and associated landscaping.

The applicant hopes to extend the current building to maintain designated spaces to eat, have a meeting, or exercise. This will prevent having to re-purpose the same space several times throughout the day.

We have worked closely with the applicant to design a scheme which eliminates the previous concerns of the refused application, whilst creating a scheme which enhances the current guest experience aiming to become the leading wellness retreat in the Ribble Valley.

As the new design creates high quality improvements to an existing tourism scheme, and all previous concerns have now been addressed, the new scheme should now receive officer support.

We welcome your comments and input on the scheme. Please contact the agent to discuss in further detail.



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