

Development Control Committee
Meeting to be held on 18th January 2017

Electoral Division affected:
Preston City

Preston City: Application Number. LCC/2016/0085

Change of use / conversion / extension of the former Park Hotel building from offices (Class B1) back to a hotel (Class C1) to include a new build single storey pavilion building and demolition of the existing JDO office building and its replacement with a 6-storey office building / extension to the hotel. Change of use / conversion / part demolition and rebuild of No.8 East Cliff from offices (Class B1) to health spa (Class D1) together with remodelling of existing car parking and landscaping works.

Former Park Hotel Complex, East Cliff, Preston.

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Executive Summary

Application - Change of use / conversion / extension of the former Park Hotel building from offices (Class B1) back to a hotel (Class C1) to include a new build single storey pavilion building and demolition of the existing JDO office building and its replacement with a 6-storey office building / extension to the hotel. Change of use / conversion / part demolition and rebuild of No.8 East Cliff from offices (Class B1) to health spa (Class D1) together with remodelling of existing car parking and landscaping works.

Former Park Hotel Complex, East Cliff, Preston.

Recommendation - Summary

That the Development Control Committee visit the site before considering the application.

Applicants Proposal

Planning permission is sought for a number of development proposals relating to the site of the former Park Hotel and East Cliff Offices on East Cliff, Preston. The change of use application includes converting the former Park Hotel building from its existing use as offices (Class B1) back to a hotel use (Class C1) with 71 guest rooms. A change of use of no.8 East Cliff is also proposed from offices (Class B1) to a health spa (Class D1).

The planning application also includes demolition of the existing JDO office building and its replacement with a 6-storey office building in a similar location. It is proposed that the lower floors of the building would house Lancashire County Council's Pension Fund staff whilst the upper floors would provide additional accommodation to the Park Hotel with a total of 69 guest rooms. Due to the space constraints on the site the building would be 'L' shaped, with the longest sides measuring approximately 35m and 27m with a width of 15m. The building would have a maximum height of approximately 23m. The proposed building would have a link corridor connected to the Park Hotel building and would be 4m lower in height than the existing building.

Part of the proposal includes the erection of a pavilion building which would be located immediately east of the former Park Hotel building overlooking Avenham and Miller Park. This would be used as a banqueting suite and an additional kitchen area. The pavilion building would measure approximately 34m x 15m with a maximum height of 6.5m would provide additional internal floor space area of 869m² to the Park Hotel building. There would also be a link corridor which would connect the proposed pavilion building to the Park Hotel building.

There are currently 219 car park spaces available on the site but due to the location of the proposed pavilion building this would be reduced to 124 spaces.

A full description of the development will be provided when the application is reported to the Committee for determination.

Description and Location of Site

The application site is situated at the end of East Cliff to the south west of Preston City Centre. The application site consists of the existing Grade II listed No 8 East Cliff building, the red brick former Park Hotel building, now known as East Cliff Offices and the JDO office building. The whole site lies within the Avenham Conservation area. All three buildings overlook Avenham and Miller Park which is Grade II* listed on the Register of Historic Gardens. There is also a large surface car park north of the site.

The surrounding area at No 7 East Cliff contains a professional office building and a probationary hostel at No 6 East Cliff. Beyond this area, located off East Cliff are residential buildings and retail uses, with the West Coast Main Line to the west running from north to south through to Preston Railway Station. The nearest residential properties from the proposed site would be located 140m away on East Cliff Gardens.

Advice

The application is for the redevelopment and reuse of the East Cliff complex through a combination of conversion and new build proposals. Due to its original use as a hotel, there are not many alterations proposed to the external appearance of the Park Hotel building. The external alterations needed in order to put the building back into hotel use are minor in scale with a new external fire escape and new staircase proposed. Also it is proposed that the doors to the existing external fire escapes would be removed and replaced with windows to match existing.

As the use of red brick work is prominent in the area this would be the key material used on the proposed pavilion building with stone cladding to other areas. It is proposed the recessed walls would be red brick with the piers and parapets in stone cladding. The key materials proposed on the new six storey building are stone cladding with projecting red brick panels. The main entrance to the building would be glazed to allow light into the entrance space. The proposed building would be 4m less in height than the existing JDO building. The new buildings have been designed to provide a contemporary look but also complement the existing Park Hotel building.

Four objections have been received to date regarding noise impacts from weddings / use of the function venue, noise impacts whilst construction works are taking place and traffic / parking impacts that would arise from the proposed development. Comments have also been received that a footpath should be retained that currently allows members of the public to walk to and from the Miller / Avenham Park towards the City Centre area through the proposed site.

Recommendation

Due to the location of the site in a Conservation Area and adjacent to a listed park and garden, it is considered that it would be helpful for the Development Control Committee to visit the site prior to considering the application in order to appreciate the design issues and likely impacts of the development.

Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact/Ext
LCC/2016/0085		

18th November 2019

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Reason for Inclusion in Part II, if appropriate
N/A