26/00558/FUL Bowling Green Hotel.

Lancaster Civic Vision has been campaigning for some considerable time, wishing see this neglected building being developed and re-purposed on this prominent site.

However, we do not think what is proposed is suitable, and state our objections as follows:

We are opposed in principle to any further expansion of purpose-built student accommodation. The Universities have reported that student numbers have decreased and applications from overseas student have fallen dramatically. We are aware that a number of recently built student blocks are under-occupied.

This is a prime site in a convenient location which lends itself to a much-needed social housing development, preferably under the auspices of a housing association.

The proposed conversion is over-intensive resulting in very cramped rooms. The single studios range between 20 and 28 sq.m. and the apartments between 61 and 70 sq.m.. There is no communal space apart from a small laundry room.

The proposals for car parking are impracticable, with access via a busy petrol station forecourt, a car-wash, and convenience store. According to the Transport Note, the 15 parking bays will only be made available to the development on “move-in and move-out” days. Otherwise just 2 bays will be allocated for the development on a daily basis, mainly for deliveries. It is to be hoped that delivery drivers will be prepared to take the circuitous route through the garage forecourt to the rear car park to access the development.

No explanation is given why vehicular access could not be gained via the existing space between the northern boundary of the site and the petrol station. It has to be assumed that the obvious solution, of using the original bowling green space for car-parking, lies outside this application and is being earmarked for some future development.

Situating the refuse bins alongside the public thoroughfare could lead to rubbish overflowing on to the pavement; collection lorries will impede traffic at a busy junction (the development is very near the traffic lights).

Much as we would wish to see this long-standing eyesore removed we believe that the proposed development should not receive approval.

Hugh Roberts (on behalf of Lancaster Civic Vision) 31.08.2026

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