

Design & Access Statement

3 Millstones Inn



3 Millstones Inn
Waddington Road
West Bradford
Nr. Clitheroe
Lancashire
BB7 4SX

1.0 Introduction

3D G Design Ltd have been commissioned to prepare a planning application for the provision of a detached building to house five en-suite one bedroomed holiday-let / hotel accommodation rooms to the rear of the existing restaurant.



2.0 Location

The proposed siting of the building is to the rear of the existing Grade II Listed restaurant, located off Waddington Road, in the Village of West Bradford, and adjacent to open fields.

The car park to the restaurant is classed as essential open space, the fields are Open countryside, whilst the whole of the site lies within the village boundary.

3.0 Site Analysis

The site is within the main settlement of West Bradford that has direct transport links to larger settlements with a range of amenities within the Borough, and it is intended to extend the range of tourist and visitor facilities available. The bedrooms are aimed at walkers, fishermen, people attending local functions or visitors wanting to enjoy the food for which the restaurant has an excellent reputation.

4.0 Amount + Scale

The scheme is for 5 no. rooms, taking on the simple form of a detached building, with 3 no. on the ground floor accessed directly from the car park, with 2 no. on the first floor, accessed, and taking advantage of the step in levels from the rear. The first floor rooms are within the roof space, designed to reduce the impact on the car park to the front and the neighbours to the rear. The windows to the first floor rooms are positioned in the gable elevations facing the field in one direction and the restaurant in the other, so as again to reduce the impact and presence on the elevation to Waddington Road. Various options have been discussed with the planning department through the pre app system, starting from a full 2 storey option, through a dormer option, to the option submitted for planning approval, which all have reduced the overall height, mass and impact.

5.0 Design

The scheme has been designed to have the appearance of a single storey 3 bay barn style building, facing the car park, with the first floor accommodation windows getting light into the bedrooms positioned on the gables and to the en-suites through "conservation" style roof lights. Its impact on the properties to the west will be minimal due to the existing change in levels between the sites, the existing out buildings, fences and landscape.



The proposals have been designed to complement the character of the existing building and surrounds, respecting the important nature of the open space to the car park and village and also the open nature of the adjacent open fields. It has been designed to support the story of the site, respecting the existing listed building, progressing from it through the subservient existing single storey extensions through to the more rural nature of the proposals, to the openness of the adjacent countryside.

The building has been designed to have a stone base with timber cladding above, again visually reducing the over all height. The simple locally recognisable form has been designed using a pallet of local materials, composed not only to reduce the over all massing, but also used in a more modern way so as to tell the story across the site and also of the time in which it is to be built, respecting and recognising the character of the existing building group and the village in general.

6.0 Materials

The materials chosen are all to be found with in the village:

Blue / Grey Roof Slates

Conservation type roof lights

Timber Boarding

Stone walling

Timber Windows, Doors and Screens

7.0 Access

Highways have been involved through the pre app process, vehicle counts of the existing car park have been undertaken, details of which are contained with in the supporting documentation and letter from Mayor Brown. It is the intention to re tarmac the existing car park, marking the parking spaces, with 2no designated disabled spaces.

Through the discussions with highways it was suggested that the access off Waddington Road be improved and to this end a new post and chain fence is proposed as indicated on the site plan, that will not only improve the visibility splays but also give protection to pedestrians entering and leaving the porch to the restaurant, that at present is lacking.

