

# Peter Hitchen Architects

## **Peter Hitchen Architects Ltd**

Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
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## **DESIGN AND ACCESS STATEMENT**

### **PROPOSED NEW ACCOMODATION POD AT THE 3 MILLSTONES, WEST BRADFORD**

#### **THE SITE**

The site comprises of an altered late 18<sup>th</sup> Century public house. It is located within the village of West Bradford. It sits at the back of pavement, taking access to the pub direct from the pavement, and also from the car park to the side and rear. It comprises of a 2 storey vernacular building, stone slate over whitewashed rubble stone.

West Bradford is located approximately 2 miles to the north of Clitheroe. The proposals building is on the southern side of Waddington Road, and to the east and south is a car park to the pub, whilst to the north is a terraced row of cottages. To the rear of the building, (west), is an area of open land and a car park.

Historic maps showing the development of the site from the 1840s to the present day are available. The mapping confirms that the building was extended to the east in the

The interior of the building has been altered over the course of time. The original form has been altered via a new ground floor extension to the rear, and the public house has a contemporary décor and feel.

A new accommodation annex has been constructed as approved under planning reference 3/2014/0614 and most recently the first floor area has been the subject of a recent planning approval under reference 3/2018/0956 to accommodate 5 additional guest bedrooms.

The building is Grade II Listed, and is also located within the West Bradford Conservation Area.

#### **THE PROPOSAL**

This application demonstrates the construction of an independent structure to accommodate a further bedroom with en suite accommodation. The building is to be built on vacant land which is currently redundant at the rear of the property.

The design shows a mono pitch timber clad building with a small external patio area.

The roof will be clad in zinc which reflects the materiality of the neighbouring property and the annex to the public house. The elevation to the south aluminium framed glazing incorporating the entrance into the room. A new timber fencing is proposed to define the pedestrian route to the existing building and to offer privacy to the new pod.

The architectural aesthetic blends with the recently approved annex structure, the neighbouring site at Barnsteads Barn and ensures that the original building is not compromised.

#### **ACCESS**

The proposal maintains the existing access and creates a defined route to the first floor accommodation recently approved