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26 May 2021

## DESIGN AND ACCESS STATEMENT

### PROPOSED NEW SHEPHERD HUT 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 an independent structure; a shepherd hut with sleeping accommodation with en suite. The shepherd hut is to be located on vacant land which is currently redundant at the rear of the property.

The design shows a timber clad shepherd hut with olive metal roof with a small external seating area. The roof will reflect the materiality of the neighbouring property and the annex to the public house.

The proposal will be constructed with the wheels left on the shepherd hut to imply that the structure is not a permanent fixture within the grounds.

#### ACCESS

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