

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
14/09/2022

DESIGN AND ACCESS INCORPORATING THE HERITAGE STATEMENT PROPOSED SHEPHERD HUT AT THE 3 MILLSTONES, WEST BRADFORD



View of the application site from the south (fire damage evident)

This Statement has been prepared to assess and inform proposals to create an extension to the existing annex accommodation building which is a separate unit located at the rear of Three Millstones Public House and restaurant. The aim is to utilise a redundant area of land to create a guest bedroom/en suite and to address the current need for additional accommodation in the local area. The annex has been the subject of serious fire damage in 2022 and therefore this building is not currently in use.

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

10/138 The Three Millstones (formerly listed as Millstone Inn) 16.11.1954 - II Public house, late C18th. Slobbered rubble with stone slate roof. 2 storeys. Main part of facade of 2 bays with end stacks and central door. Windows tripartite with plain stone surrounds and square mullions, the central lights being sashed with glazing bars. The door has a plain stone surround.

To the left is a later bay having sashed windows with glazing bars and plain stone surrounds. To the right is a further part of the building having a tripartite window on the ground floor similar to the others, and at the far right a wide entrance with plain reveals. Interior. The room to the left of the door has a moulded shouldered fireplace with moulded cornice mantel.

As a Grade II Listed Building, it possesses a range of heritage values, the most important of which relates to the frontage of the building, which makes a contribution to the historic streetscape of the village, representing the authenticity of the building. Its vernacular design retains a high degree of authenticity and makes a major contribution to the visual quality and historic interest of the area.

There is some evidential value provided through the retention of the original parts of the building both externally and internally through the surviving plan form, as it demonstrates the building style and architectural details of the time of construction.

The door heights also contribute to the evidential significance as testament to its vernacular design. Historic value is provided mainly through the front elevation and its contribution to the historic streetscape, but also through its historic links to the growth of the village. There are similar levels of communal value contained within the building given its use as a public house, and its contribution to the form and character of the village. Aesthetic value is high, particularly to the front elevation.

Detailing such as the mullions and tripartite windows add to the aesthetic and architectural value of the building, and the building sits within the setting of the village and makes an aesthetically pleasing contribution to the streetscape.

Therefore the external aesthetic value, in particular the frontage is very high. Internally, historic aesthetic value is lower due to alterations particularly at the ground floor. In essence the significance of the building is contained within its high aesthetic values, mainly external with some contribution made by the evidential value externally and internally, whilst historic and communal values are lower.

The Three Millstones is located on Waddington Road within West Bradford and a site location plan is given within the documentation. Site Description & Brief History The site comprises of an altered late 18th 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

The original form has been altered via a ground floor extension to the rear, and the public house has a contemporary décor and feel. The first floor area has been the subject of a recent planning approval under reference 3/2018/0956 to accommodate 5 additional guest bedrooms.

In the late 19th / early 20th Century the building was extended by a small outrigger to the side. This was removed in the mid 20th Century, and has also had another small outrigger added since the 1970s in this location. The building has been further extended to the rear since then.

Owing to the listed nature of the building in line with the requirements of planning law and policy, care is needed to ensure the heritage significance of the building is not unduly harmed.

This statement has been prepared in accordance with the general guidelines set out in the Historic England publications ‘Informed Conservation’¹ and ‘Conservation Principles, Policies and Guidance’² and in particular responds to the heritage policies outlined in Chapter 16 of the National Planning Policy Framework. In terms of local planning policy, Key Statement EN5 and Policy DME 4 of the Ribble Valley Core Strategy are of relevance and needs to be given the appropriate weighting.

The Proposal

The proposal is to redevelop a redundant area of land at the rear of the building between the annex accommodation building and the boundary wall. The extension will accommodate an additional guest bedroom with ensuite facility developed on a split level in order to maintain access to the plant room at lower ground floor beneath the annex.

The height matches the existing ridge height and the architectural language replicates the annex by virtue of the incorporation of timber weatherboarding, slate roof finish and aluminium windows.

The proposal is a simple addition to the existing annex and it is apparent that there is no physical connection to the heritage asset. The area of land to be developed is a plot which abuts the boundary to the west and is a vacant site between the annex and the boundary. There is a large single storey structure which is within the neighbouring site and on the boundary. This building has a significant mass and a ridge height higher than the extension to the annex

The proposal demonstrates that there is little or no harm to the significance of the Listed Building by virtue of it’s location, it’s architectural language, scale and mass. The proposal will improve the poor condition of the land at the rear which is also at 1st floor level and will offer the benefits of bringing the vacant area back into use with a long term, viable and sustainable end use.

The proposal seeks to sustain the active successful tourism use of the building in a manner which does not harm the positive contribution made to the village streetscape and character, whilst also respecting the listed status of the building.

Paragraph 193 of the NPPF states: “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.

The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.” In this instance, and as demonstrated through the appraisal of heritage values and critical assessment of the proposed scheme it is clearly apparent that the proposal does not impart harm upon the significance of the building and it is also apparent that the primary heritage values of the building are conserved.

Access

The extension will have an independent entrance from the existing annex and this located at the rear facing the heritage building. The access is directly off the raised area which is linked via steps to the car park area



View of the accommodation annex and application site from the south