



BUILDING ELEMENTS LTD

Town Planning and Architecture

Duckpond Farm Cottage,
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Date: 17th Sept 2025

Design and Access Statement

Duke of York Inn, Grindleton Brow, Grindleton, BB7 4QR
Application for Listed Building Consent: Reinstatement of the Original Stair Window and Construction of a Glasshouse

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent at the Duke of York Inn, Grindleton. The statement should be read in conjunction with the Heritage Statement (Stephen Haigh MA, August 2025) and the accompanying scheme drawings prepared by Building Elements Ltd.

The proposals comprise:

- Reinstatement of the original stair window on the rear elevation.
- Construction of a new glasshouse within the rear garden.

The Duke of York Inn is a Grade II listed building and lies within the Grindleton Conservation Area. Both are designated heritage assets under the terms of the National Planning Policy Framework (NPPF). The proposals have therefore been carefully designed to respect the character and special interest of the building and its setting.

2. Site and Context

The Duke of York Inn stands prominently at the junction of Brow Top with Main Street, at the centre of Grindleton village. The principal frontage and east-facing return elevation are of high architectural and historic interest, reflecting the building's late Georgian origins.

The rear elevation has been subject to significant alteration over time, including 20th-century modifications that have eroded some of its historic character. The rear curtilage comprises a garden and boundary wall, with space that allows for sensitive additions without affecting key views of the listed building.



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3. Design Principles and Proposal

3.1 Reinstatement of the Stair Window

- Historic evidence uncovered during conversion works has confirmed the form of the original stair window, which was partially blocked in the early 20th century.
- The proposal is to reopen this window to its full original height and reinstate a timber-framed, small-pane sash window appropriate to the building's period and character.
- This intervention complements the reinstatement of a traditional dog-leg staircase (approved under existing consents), allowing the window to once again light the stairwell as originally intended.
- The reinstatement will enhance the architectural integrity of the rear elevation and reinforce the building's historic coherence.

3.2 Construction of a Glasshouse

- A new glasshouse is proposed in the rear garden, positioned against the eastern boundary wall.
- The glasshouse will measure approximately 10m x 3m, with stone dwarf walls to reflect traditional materials, and a lightweight glazed superstructure to ensure subservience to the main listed building.
- The siting, scale, and design ensure the glasshouse is a modest and recessive garden structure, read as a functional addition rather than a competing architectural element.
- The glasshouse will be located some 8m from the listed building, ensuring no adverse impact on its setting.

4. Access Considerations

- The reinstated stair window has no implications for public or visitor access but will improve natural lighting to the approved internal circulation.
- The proposed glasshouse will be accessible from the rear garden of the property, with level access from the house and garden.
- The proposals maintain the existing access arrangements and do not adversely affect inclusivity or movement across the site.

5. Impact on Heritage Assets

- The reinstatement of the stair window enhances the significance of the Duke of York Inn by restoring a lost architectural feature and reinforcing the historic plan form.



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- The replacement of a non-significant early 20th-century window opening results in no loss of heritage value.
- The proposed glasshouse is sympathetic in scale, siting, and materials, ensuring it does not detract from the character or appearance of the Grindleton Conservation Area.
- Both proposals are fully consistent with the conservation-led objectives of the NPPF and local planning policy.

6. Conclusion

The proposed works are carefully considered, conservation-led interventions that will:

- Reinstate an original feature, thereby enhancing the special architectural and historic interest of the listed building.
- Provide a modest, high-quality glasshouse that is respectful of the building's setting and conservation area context.

The proposals result in no harm to the significance of the Duke of York Inn or the Grindleton Conservation Area. They are therefore fully compliant with national and local policy and should be supported.