

# **Heritage statement to support listed building consent/planning application for reinstatement of original stair window and construction of new glasshouse to rear of Duke of York Inn, Grindleton**

## **1 Introduction**

- 1.1 This statement supports planning and listed building consent applications to Ribble Valley Borough Council, and has been written by Stephen Haigh MA, on the instruction of the owner, and with reference to the scheme drawings by Building Elements Ltd.
- 1.2 The Duke of York Inn is a grade II listed building and stands within the Grindleton conservation area, both of which are designated heritage assets within the terms of the NPPF, and so a heritage statement is required to assess the significance of the heritage assets concerned, and the impact of the proposed development upon them.

## **2 Location and setting**

- 2.1 The Duke of York stands in the village centre, at the junction of Brow Top with Main Street (NGR: SD 75900 45490). It faces approximately south, and has a rear wing and car park to the north.

## **3 Relevant heritage assets**

- 3.1 "Duke of York Hotel" was first listed in 1984<sup>1</sup>. The official list entry describes it as:

Public house, early C19th. Squared sandstone with diagonal tooling. Stone slate roof. Double-pile plan with end stacks and chamfered quoins. 2 storeys with attic, 2 bays. Windows sashed with no glazing bars and with plain stone surrounds. To the left of the door is a double window with central square mullion. The door, between the bays, has a plain stone surround and moulded open pediment on console brackets. The gables have copings and footstones. To the left is a further bay having a double window on the ground floor and a single window above, and with quoins having diagonal tooling. The right-hand return wall (facing east) has 3 windows on the ground floor and 4 on the 1st floor, similar to those of the main facade. Above is an attic window with plain stone surround and semi-circular head.

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<sup>1</sup> National Heritage List, entry number 1072148  
<https://historicengland.org.uk/listing/the-list/list-entry/1072148?section=official-list-entry>

- 3.2 The Grindleton conservation area was designated in 1974 and its special interest is described in the council's adopted character appraisal of 2005<sup>2</sup>.

## 4 Planning background

- 4.1 Listed building consent and planning permission were granted in 2024 for the change of use from public house to residential use<sup>3</sup>, and works thereby authorised are currently in progress.

## 5 Current proposals

### Reinstatement of the original stair window

- 5.1 The original stair window in the rear elevation has been reduced in size previously through partial blocking up, a change which took place in the early 20th century (between 1905 and 1926, according to previous heritage statements for the site), when the original staircase between ground and first floor was replaced, and that up to the second floor was taken out altogether and replaced by one in the east end of the building.
- 5.2 Removal of render and plaster from the back wall during the present conversion has revealed clear evidence for the original stair window opening, which extends below and above the existing first floor window (photos 1 to 3, below). The tall form of the original window is entirely in keeping with those seen in other buildings of this period, character, type and size.
- 5.3 It is proposed to remove the existing window and stone infill above and below, and fit a new timber window frame with small-pane glazing typically found in similar windows.
- 5.4 Implementation of the existing consents would see the reinstatement of a traditional dog-leg staircase ascending from the ground floor to the second floor, and the current proposal is intended to enhance this arrangement.

### Construction of a glasshouse

- 5.5 It is also proposed to erect a greenhouse with stone dwarf walls, measuring 10m x 3m, in the plot to the rear of of the former public house, against the eastern boundary wall, about 8m from the nearest part of the historic building (photo 4).

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<sup>2</sup> Conservation Studio 2005 *Grindleton Conservation Area Appraisal*

<sup>3</sup> planning refs: 3/2024/0439 & 3/2024/0440

## 6 Statement of significance

- 6.1 The Duke of York is nationally important as a late Georgian building of ca.1800, perhaps intended as a private house, but which was certainly operating as an inn by the middle of the 19th century. Its primary interest is in the prominent front and east elevations; due to the extensive modernisation to which the interior has been subjected, the contribution the interior makes to significance is for the most part limited to the vaulted cellar and roof structure. There have also been various changes to the rear elevation, to the detriment of the building's significance.

## 7 Impact of proposals

### Reinstatement of the original stair window

- 7.1 In conjunction with the approved new staircase, reinstatement of the window would enhance the significance of the listed building, both by the improvement to the appearance of the rear elevation, and by creating a more coherent relationship between the reinstated dog-leg staircase and the building envelope, partly through the better natural lighting which would be provided. The existing window is an early 20th century opening which confers no significance, and so its loss would not amount to harm.

### Glasshouse

- 7.2 The proposed glasshouse would be set well away from the listed building within the back garden, and its position against the boundary wall, together with the modest scale and appropriate design, all mean that it would not have any harmful impact on the setting of the listed building, nor on the character or appearance of the conservation area.

## 8 Conclusion

- 8.1 The lack of any harm from the proposals to the significance of either the listed building or the conservation area, means that they are entirely acceptable in terms of their impact on the historic environment.

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Photo 1: Rear elevation, showing stair window



Photo 2: Existing window at first floor level; note infill below



Photo 3: Window infill and position of former stair (to be reinstated) on second floor



Photo 4: Site of proposed glasshouse