



BUILDING ELEMENTS LTD

Town Planning and Architecture

Duckpond Farm Cottage,
Moorgate Rd,
Barnoldswick,
Lancs, BB18 5SQ



Date: 16th Jan 2026

Design and Access Statement Former Duke of York Inn, Grindleton Listed Building Consent Application

1. Introduction

1.1

This Design and Access Statement has been prepared in support of applications for listed building consent (and associated planning permission where required) relating to works at the former Duke of York Inn, Grindleton. The statement should be read in conjunction with the accompanying Heritage Statement prepared by Stephen Haigh MA and the submitted drawings by Building Elements Ltd.

1.2

The purpose of this statement is to explain the design principles underpinning the proposals and to demonstrate that appropriate consideration has been given to access matters, in accordance with national and local planning policy and best conservation practice.

1.3

The proposals relate to relatively minor works to a Grade II listed building within the Grindleton Conservation Area, forming part of an approved and ongoing change of use from public house to residential use.

2. Site Context

2.1

The former Duke of York Inn occupies a prominent position within the centre of Grindleton village, at the junction of Main Street and Brow Top. The building faces approximately south, with a rear wing extending to the north and a car park beyond.

2.2

The building is Grade II listed and lies within the Grindleton Conservation Area. As such, it is a designated heritage asset whose significance derives primarily from its architectural quality, historic fabric, and contribution to the character and appearance of the village.



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3. Amount

3.1

The proposals do not involve any increase in the footprint, height, or volume of the listed building. All works are limited to repairs, reinstatement of historic features, or replacement of inappropriate modern elements.

3.2

The scope of works comprises:

- Replacement of the existing front door with a more historically appropriate timber door
- Removal of modern oil-based paint from stone dressings (partly retrospective)
- Localised lime pointing (partly retrospective and proposed)
- Replacement of cement-based render with lime-based roughcast on the south-west gable (retrospective)
- Reinstatement of two previously blocked first-floor windows in the south-west elevation of the rear wing

4. Layout

4.1

The proposals do not alter the established plan form of the building. Internal circulation and spatial arrangement remain unchanged, and no new openings are proposed other than the reinstatement of historic window openings.

4.2

The reinstatement of the blocked windows reflects the original fenestration pattern of the rear wing and improves the legibility of the historic layout without introducing new or speculative features.

5. Scale

5.1

The scale of the building remains entirely unaltered. The proposed works are small-scale interventions, carefully proportioned to match the existing architectural language of the building.

5.2

Replacement elements, including the proposed front door and window frames, will be appropriately sized to fit existing openings and stone surrounds, ensuring visual continuity and avoiding over-dominance or incongruity.



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6. Appearance

6.1

The appearance of the building is enhanced through the removal of inappropriate modern materials and the reinstatement of historically appropriate details.

6.2

The replacement front door is designed as a traditional panel timber door, more closely reflecting early 19th-century precedents and the period of the building, thereby enhancing the principal elevation.

6.3

The removal of oil-based paint from stone dressings restores the intended visual contrast between masonry and dressings and improves the breathability and long-term condition of the stone.

6.4

Lime-based pointing and render are proposed and have been used where works are retrospective. These materials are compatible with the historic fabric and contribute positively to the building's appearance and performance.

6.5

The reinstated windows on the rear wing will be detailed with appropriate frames and glazing, restoring balance and coherence to the elevation without drawing undue attention to a secondary part of the building.

7. Materials

7.1

All materials have been selected on the basis of their compatibility with the historic building fabric and their established use in traditional construction.

7.2

Key materials include:

- Timber for doors and window frames
- Lime-based mortars and renders
- Natural stone retained and repaired where necessary

7.3

The avoidance of cement-based materials and impermeable coatings reflects best practice in conservation and supports the long-term preservation of the listed building.

8. Access

8.1

The proposals do not result in any change to the existing access arrangements to the site or building.



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8.2

The principal entrance remains in its historic location on the main elevation. The replacement of the front door does not alter thresholds, door widths, or approach routes.

8.3

Given the constraints of the historic building and the limited scope of works, no additional access interventions are proposed or required as part of this application.

9. Conclusion

9.1

The design approach is rooted in a clear understanding of the building's historic significance, as set out in the accompanying Heritage Statement.

9.2

The proposals represent sensitive, low-impact interventions that conserve and enhance the architectural and historic interest of the Grade II listed building and preserve the character and appearance of the Grindleton Conservation Area.

9.3

The works are considered entirely appropriate in design, scale, materials, and detailing, and fully compliant with national and local heritage and planning policy.