



BUILDING ELEMENTS LTD

Town Planning and Architecture

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

M: [REDACTED]

Date: 1st June 2026

Design and Access Statement

Duke of York Inn, Grindleton Brow, Grindleton, BB7 4QR

Application for Listed Building Consent: Reinstatement of the Original Stair Window – Revised Arched-Top Design

1. Introduction

This Design and Access Statement is submitted in support of a revised application for Listed Building Consent at the Duke of York Inn, Grindleton. It should be read alongside the previously approved application (Ref. 3/2025/0745), the Heritage Statement prepared by Stephen Haigh MA (August 2025), and the updated drawings prepared by Building Elements Ltd. The earlier consent approved the reinstatement of the original stair window on the rear elevation using a square-headed sash design. Following further review of the historic opening and its proportions, the applicant now seeks approval for a more appropriate arched-top window.

No other elements of the previously approved proposals are altered. The Duke of York Inn is a Grade II listed building within the Grindleton Conservation Area. The revised proposal continues to be conservation-led and respectful of the building's special architectural and historic interest.

2. Site and Context

The Duke of York Inn occupies a prominent position at the junction of Brow Top and Main Street, forming a key building within the historic core of Grindleton. The principal frontage and east-facing return elevation retain strong late-Georgian character.

The rear elevation, where the stair window is located, has been altered during the 20th century. The reinstatement of the original window opening forms part of a wider programme of conservation-focused works intended to restore lost elements of the building's historic fabric.

The rear garden and boundary wall enclose the area where the window is located, with no public views directly affected by the proposed change.



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3. Design Principles and Revised Proposal

3.1 Reinstatement of the Stair Window – Revised Arched-Top Form

- Historic evidence uncovered during conversion works confirmed the position and proportions of the original stair window, which had been partially blocked in the early 20th century.
- The previously approved scheme proposed a square-headed sash window. However, further examination of the reinstated opening has shown that an arched-top form provides a aesthetically appropriate and coherent reinstatement.
- The revised proposal therefore seeks consent for a timber-framed, arched-head sash window, retaining the same reinstated opening height and overall dimensions as previously approved.
- The arched form provides a more refined reinstatement of the lost window, strengthening the architectural legibility of the stairwell.
- The reinstated window will continue to light the traditional dog-leg staircase (approved under earlier consents), restoring the intended relationship between circulation space and natural light.
- The change is limited solely to the head detail of the window and does not alter the scale, position, or impact of the opening.

4. Access Considerations

- The reinstated stair window has no implications for public access or circulation arrangements.
- The revised arched-top design does not alter any internal or external access considerations.
- Existing access arrangements across the site remain unchanged and fully inclusive.

5. Impact on Heritage Assets

- The revised arched-top window represents an enhancement to the previously approved scheme, offering a reinstatement that better reflects the form of the historic opening.
- The proposal continues to result in no harm to the significance of the Duke of York Inn.
- The change is minor, confined to the head detail of the window, and has no effect on the wider Grindleton Conservation Area.
- The proposal remains fully aligned with the conservation-led objectives of the NPPF and relevant local planning policies.



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6. Conclusion

The revised proposal seeks consent solely for the reinstated stair window to adopt an arched-top design rather than the previously approved square-headed form. This refinement:

- Provides a more coherent reinstatement of the original window.
- Enhances the special interest of the listed building by restoring a feature more in keeping with its historic form.
- Results in no harm to the significance of the Duke of York Inn or the Grindleton Conservation Area.

The proposal remains conservation-led, modest in scope, and fully compliant with national and local heritage policy. It is therefore considered appropriate for approval.