

Aldrock

AR12

Design and Access Statement

The Old Printworks
4a and 6a Back York Street
Clitheroe
BB7 1LT

Prepared by Aldrock
Date: 27/02/2026





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INTRODUCTION

This Design and Access Statement has been prepared by Aldrock on behalf of the applicant in support of a full planning application at The Old Printworks, 4a and 6a Back York Street, Clitheroe, BB7 1LT.

The application seeks planning permission for the demolition of the existing two-storey brick section of the building and conversion of the retained building to form two duplex apartments, together with associated external works including a bin store, one parking space and boundary wall. Planning permission under reference 3/2023/0488 established the acceptability of residential conversion at the site, including demolition and rebuild of this section of the building.

The purpose of this statement is to assist Ribble Valley Borough Council by setting out the site context, design rationale and access considerations that have informed the proposed scheme. The statement should be read in conjunction with the accompanying drawings and supporting information.



SITE CONTEXT

SITE LOCATION

The site comprises The Old Printworks at 4a and 6a Back York Street, Clitheroe. Back York Street runs between York Street (B6478) and Albion Street within the town centre.

The application site is accessed directly from Back York Street and is positioned to the rear of buildings fronting York Street. The building is connected to 8 York Street via a small single-storey lean-to structure. A public car park lies opposite the site. Immediately adjacent to the side and rear is 8a Back York Street, a residential dwelling, and the Kingdom Hall of Jehovah's Witnesses occupies the adjacent corner plot.

The site lies within the Clitheroe Conservation Area.

SURROUNDING CONTEXT

Back York Street is a secondary lane within the town centre. Its character varies along its length, presenting as narrow and enclosed in places before opening out opposite the site where the adjacent public car park creates a more open setting.

The land slopes downwards from York Street towards the east. As a result, buildings fronting York Street read as taller, with development further east generally presenting at a reduced height. Built form in the immediate vicinity ranges between two and three storeys.

The prevailing materials are local limestone and render. The surrounding area includes a mix of town centre commercial buildings and residential dwellings.

THE EXISTING BUILDING

The building is a multi-phase nineteenth century former printworks arranged predominantly over three storeys. It comprises an original limestone structure fronting Back York Street together with later brick additions constructed during its industrial use. The principal mass presents as a three-storey building with a natural slate roof and chimney stack.

PRINCIPAL STONE BLOCK

The principal south-west facing elevation fronting Back York Street forms the main elevation. It is constructed in limestone rubble which has historically been rendered. This elevation is characterised by vertically proportioned timber window openings arranged in a regular rhythm across the façade. The upper-level openings incorporate shallow arched heads. Over time, a number of original openings have been infilled and replaced with smaller, irregularly positioned windows, as evidenced by visible changes in render lines and internal reveals.

The south-east elevation of the stone block contains six window openings arranged in a relatively uniform pattern. These openings retain timber frames, although varying window types are evident, reflecting successive replacement over time. One opening at upper level is larger in scale than the others, suggesting a variation in historic internal use.

The north-east elevation contains a single window opening at first floor level overlooking the rear yard areas of properties fronting York Street.

The north-west elevation is a largely blank stone gable wall incorporating a stone chimney stack. The roof covering to the principal block is natural slate.

BRICK EXTENSIONS

The building was subsequently extended in brick during its industrial use. A later brick extension projects from the front portion of the south-east elevation. This extension is arranged part three storey and part two storey in height. The brickwork is of solid construction, laid predominantly in stretcher bond with periodic header courses, and incorporates sandstone quoin stones at the corner junction.

Window openings within the brick extension are located on the southern elevation only and differ in character from those within the stone block, reflecting its workshop function.

The two-storey brick section projecting from the principal block is the element proposed for demolition, while the three-storey brick section is retained as part of the overall massing.

INDUSTRIAL FEATURES AND CONDITION

Fixed to the principal elevation is a cast iron wall mounted jib crane bracket which connects internally to a pulley hoist mechanism, evidencing the building's former workshop function. This feature remains in situ.

Externally, the building exhibits later alterations including replacement windows, infilling of openings and the installation of flues and services equipment. The structure is currently vacant and in deteriorating condition. A structural assessment prepared in support of the previous planning application identified significant deterioration to the two-storey brick section, including corrosion of embedded steel lintels and associated cracking.



Figure 2: Existing south-west elevation fronting Back York Street.

DESIGN PRINCIPLES

OVERVIEW OF DESIGN APPROACH

The proposal has been developed following a review of the extant planning permission (Ref: 3/2023/0488), which established the principle of residential conversion of the building and approved the demolition and rebuilding of the two-storey brick extension in modern materials.

Whilst that scheme provided for the reconstruction of the rear element to facilitate three apartments, the current proposal adopts a simplified approach. The two-storey brick projection is removed in its entirety and not rebuilt, reducing the overall built form within the backland setting. The retained three-storey principal mass, comprising the original stone-built structure together with the later three-storey brick phase, remains the dominant form of the building.

The design seeks to reinforce the building's industrial character by reinstating original window proportions on the front elevation where evidence remains, rationalising later alterations, retaining the natural slate roof and chimney, and restoring surviving industrial features including the external jib crane and internal pulley mechanism.

Internally, the building is reconfigured to provide two duplex apartments with independent access and improved building regulations compliance. The reduced unit number enables more generous accommodation and delivers a scheme that is both viable and realistic to implement, securing the long-term reuse of the currently vacant building.

SCALE AND AMOUNT

The proposal does not increase the height, ridge levels or overall envelope of the retained building. No additional storeys are introduced, and the principal three-storey mass remains unchanged in scale and profile.

The demolition of the two-storey brick projection results in a reduction in built footprint and overall volume when compared to both the existing arrangement and the extant permission, which approved demolition and reconstruction of that element. The current scheme removes this section entirely and does not replace it with new built form.

The number of dwellings is reduced from three under the previous approval to two duplex units. This reduction allows for more generous internal accommodation and improves the relationship between the building and the surrounding yard area.

Overall, the proposal simplifies the form of the building and reduces built mass rather than intensifying development on the site.

DEMOLITION AND BUILT FORM

The proposal includes the demolition of the two-storey brick section which projects beyond the retained three-storey brick phase adjoining the principal stone block. The brick additions form a connected phase of development; however, the two-storey element represents the outermost projection and the least coherent component of the overall mass.

Under the extant planning permission, this section was to be demolished and rebuilt. The current proposal removes the two-storey projection in its entirety and does not reintroduce built form in its place. As a result, the overall footprint and volume of development within the back-land setting are reduced.

The retained mass comprises the original three-storey stone-built structure together with the adjoining three-storey brick phase. The three-storey brick element accommodates the protected stair serving the upper duplex apartment, enabling compliant and independent access without introducing additional built form elsewhere. The removal of the projecting two-storey section reduces enclosure within the yard area and improves the spatial relationship with neighbouring properties, including the adjacent dwelling at 8a Back York Street.



Figure 3: Two-storey brick projection proposed for demolition.

PROPOSED EXTERNAL CHANGES

The principal south-west elevation forms the primary architectural frontage of the building. Over time, a small number of window openings have been partially infilled and altered, with replacement units inserted within the original structural openings. The stone heads remain visible, and the original vertical hierarchy of the elevation is still legible.

The proposal reinstates full-height window openings at first floor level within the existing structural stone heads, restoring the vertical proportions evident in the historic fabric. At ground floor level, the existing openings are reconfigured to align with the established vertical rhythm of the elevation, creating a consistent façade composition across all storeys. The second-floor openings, which appear to retain their original proportions, are retained.

The proposed windows will match the existing style and proportions. The lower sections of the windows at ground, first and second floor levels on the principal elevation will incorporate obscured or solid panels. This maintains a uniform external appearance while limiting direct views.

On the south-east elevation, the six existing window openings are retained in their current positions and replaced with heritage-style windows reflecting traditional vertical proportions. All but one window, serving a circulation area, will incorporate obscured glazing. Two of these openings will function as emergency escape windows and will be detailed accordingly to meet Building Regulations requirements.

On the north-east elevation, the existing first-floor window opening is retained and replaced to match the proposed window specification. In addition, a new ground-floor window opening is introduced, consistent with the position previously approved under Ref: 3/2023/0488. This opening serves a bathroom and is modest in scale.

Continued...



The retained three-storey brick section is proposed to be rendered, consistent with the external treatment previously approved under Ref: 3/2023/0488. The principal south-west elevation will also be re-rendered as part of the works. The two-storey brick projection is removed in its entirety.

The natural slate roof and chimney stack are retained. Later additions including flues and external service equipment will be removed. The cast-iron jib crane bracket and associated pulley mechanism will be restored and retained in situ.

ROOF ALTERATIONS

The proposal does not alter the overall roof form or ridge height of the building. The existing natural slate covering is retained and, where necessary, any repairs or replacement will be carried out using materials to match the existing.

Three conservation-style rooflights are proposed. Two are positioned on the north-facing roof slope serving a bedroom, and one smaller rooflight is located on the south-facing slope serving a bathroom. The rooflights are of a low-profile conservation design and are set flush within the roof plane.

Rooflights were previously approved under Ref: 3/2023/0488. The current proposal is consistent with that approach and does not introduce additional roof structures or dormers.

INTERNAL ARRANGEMENT

The proposal provides two duplex residential units arranged over the retained three-storey building.

The ground and first floor unit (Unit A/ 2-bedroom, 3-person) is accessed independently at ground floor level from Back York Street. The entrance vestibule leads into the principal kitchen / living space, positioned to benefit from the south-west facing windows. A single bedroom and bathroom are located at ground floor level. The internal stair, separated from the main living accommodation, provides access to the master bedroom at first floor level.

The upper unit (Unit B/ 2-bedroom, 4-person) occupies the first and second floors and is accessed independently at ground floor level via a dedicated protected stair enclosure located within the retained three-storey brick phase. The entrance is positioned clear of the carriageway. The first floor accommodates the principal kitchen / living space, again arranged to benefit from the south-west facing openings. The second floor provides two double bedrooms and a bathroom.

The arrangement has been informed by a review of the existing building, site constraints and the extant planning permission. The previous approval identified several openings that required obscured glazing; this informed the positioning of principal living spaces to the south-west elevation, where clear glazing can be accommodated.

On the north-east elevation, the larger window opening has been retained as clear glazing and incorporated within a non-habitable circulation space, allowing outward views.

The retained three-storey brick phase is utilised primarily to accommodate protected stair circulation for the upper duplex, enabling compliant means of escape without introducing additional built form. The revised configuration provides independent access to each unit and accommodation that exceeds relevant space standards.

EXTERNAL WORKS AND SITE LAYOUT

The removal of the two-storey brick projection creates an opportunity to create an external space to the south-east of the retained building.

A single off-street parking space is introduced within the footprint of the demolished structure. This ensures parking provision without extending the developed area beyond the existing built envelope. This represents an improvement over the previously approved scheme.

A dedicated bin store is provided within the site and is enclosed within a purpose-designed structure. The store is visually contained and incorporates a planting, softening its appearance within the back-land setting and offering a small increase in habitat.

The external area is enclosed from the neighbouring dwelling at 8a Back York Street by a new boundary wall. This wall is proposed to be rendered to match the principal building and retained brick phase, with a limestone rubble coping reflecting local material character. The boundary treatment provides privacy and clear spatial definition while responding to the prevailing material palette of the Conservation Area.

The reconfiguration of this space results in a simpler and more coherent external arrangement than the extant permission, reducing built form and improving the spatial relationship with neighbouring properties.



Figure 4 – Relationship of the existing two-storey extension and 8a Back York St.

BIODIVERSITY NET GAIN

The proposal relates to the conversion of an existing building and the demolition of a later brick projection within previously developed land. The site comprises built form and hardstanding and does not include trees, hedgerows or priority habitat. The works therefore do not result in the loss of habitat.

The development is considered to fall within the small sites exemption from the mandatory Biodiversity Net Gain requirement. Notwithstanding this, the scheme provides an opportunity for modest soft landscaping within the reconfigured external area.



ACCESS

VEHICULAR ACCESS

The site fronts Back York Street, a local access road within Clitheroe town centre subject to a 20mph speed limit.

There is currently no on-site vehicular parking provision. The proposal introduces a single off-street parking space within the footprint of the demolished two-storey brick projection.

The parking space is accessed directly from Back York Street and operates in a manner comparable to parallel parking from the carriageway. No alterations to the adopted highway are required.

The extant permission (Ref: 3/2023/0488) proposed three dwellings with no on-site parking provision. The Local Highway Authority accepted the shortfall in parking due to the site's sustainable town centre location. The current proposal reduces the number of dwellings to two and introduces on-site parking provision, representing an improvement over the previously approved scheme.

ON-SITE PARKING

One off-street parking space is provided within the footprint of the demolished two-storey brick projection. This space is contained wholly within the site and does not require alteration to the adopted highway.

The development is located within walking distance of Clitheroe town centre, public transport facilities, shops and services. Public car parks are located in close proximity, including the car park opposite and the car park serving The Grand. The applicant is in discussion with neighbouring landowners regarding the potential rental of additional parking spaces if required.

Given the reduction in unit numbers and the sustainable location, the parking provision is considered proportionate and acceptable.

PEDESTRIAN ACCESS

Both dwellings are accessed independently at ground floor level from Back York Street.

The lower duplex is accessed via the existing principal entrance located on the south-west elevation, opening directly onto the street. The upper duplex is accessed via a new, separate ground floor entrance formed within the retained three-storey brick phase.

Each dwelling has its own dedicated entrance and no shared internal circulation spaces are proposed.

INCLUSIVE ACCESS AND ADAPTABILITY

The proposal comprises the conversion of an existing three-storey historic building. Due to the inherent constraints of the retained structure, including existing floor levels and the relationship to the highway, it is not feasible to provide step-free access to upper floors or achieve full compliance with the optional Building Regulations standards M4(2) or M4(3).

Both dwellings are arranged as duplex units with internal stair access integral to their layout. The scheme does not introduce additional accessibility constraints beyond those already present within the existing building.

REFUSE STORAGE AND COLLECTION

A dedicated external bin store is provided within the site, with capacity for four 240-litre wheelie bins (one refuse and one recycling bin per dwelling). The bin store is positioned to allow convenient presentation for collection from Back York Street without obstructing the highway.

CONCLUSION

The proposal comprises the demolition of the later two-storey brick projection and the conversion of the retained three-storey building to provide two duplex dwellings.

The extant permission established the principle of residential use and the removal of this projection. The current scheme follows that direction but simplifies the approach by removing the extension without rebuilding it, reducing overall built form and avoiding unnecessary reconstruction.

The building is currently vacant and deteriorating. Its long-term conservation depends on viable reuse. The revised scheme focuses investment on the repair and retention of the principal historic fabric, rationalises previous alterations and provides compliant, well-proportioned accommodation.

The removal of the projecting element opens up the yard area and improves the relationship with neighbouring properties, while the introduction of modest external works and on-site parking represents an improvement over the approved fallback position.

The proposal aligns with national and local planning objectives in securing the sustainable reuse of a heritage asset within the Conservation Area.

Planning permission is respectfully sought.

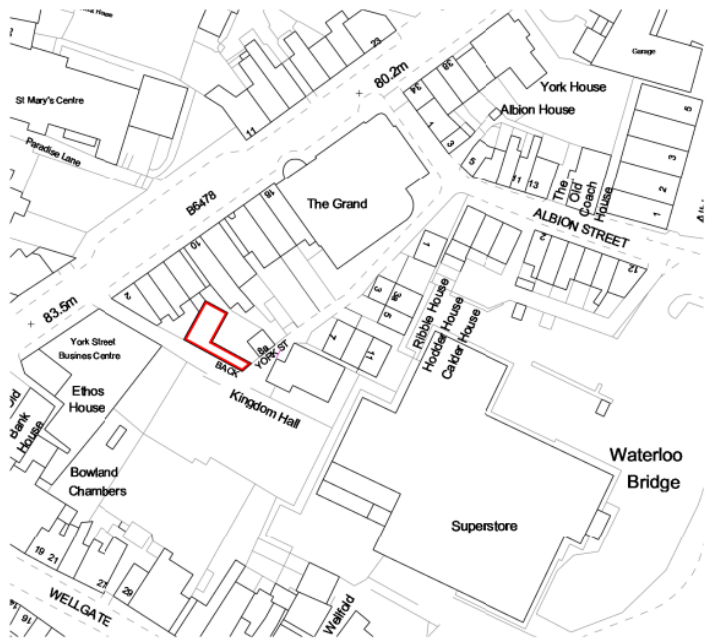


APPENDIX

Appendix A – AR12 001 - Location Plan



REV.	DATE.	DESCRIPTION.
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Note:
All dimensions and levels to be checked on site and any discrepancies to be reported immediately before the commencement of work. Drawing to be read in conjunction with all relevant drawings and specifications.

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PROJECT NAME & LOCATION
The Old Printworks, 4a and 6a Back York Street, Clitheroe, BB7 1LT

DRAWING TITLE.
Location Plan

PROJECT NO. AR12	DWG NO. 001	REV.
DRAWN. JS	CHECK. JS	SCALE. 1: 1250 @ A4

Unit 15 Cunningham Court
Lions Drive
Shadsworth Business Park
Blackburn
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STATUS: Planning	DATE: 02/27/20
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WWW.ALDROCK.CO.UK

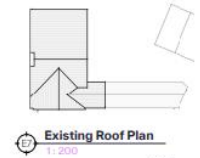




Appendix B – AR12 002 – Existing Plans and Elevations



REV	DATE	DESCRIPTION
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Note:
All dimensions and levels to be checked on site and any discrepancies to be reported immediately before the commencement of work. Drawing to be read in conjunction with all relevant drawings and specifications.

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PROJECT NAME & LOCATION
The Old Pharmacy, 40 and 42a York Street,
Chichester, SO7 1LT

PROJECT TYPE
Existing Plans and Elevations

PROJECT NO.	ISSUE NO.	DATE
AR12	002	25/09/2024

DATE REVISIONS/REVISIONS/REVISIONS
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Appendix C - AR12 003 - Proposed Plans and Elevations

