Aldrock

AR12 Design and Access Statement

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

(Revision A)



Prepared by Aldrock
Date: 14/09/2026

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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, the change of use of the retained building from Use Class B2 (General Industrial) to Use Class E(d), and its conversion to form 2 No. golf simulator units with associated office and ancillary space, together with external works including a bin store, one off-street parking space and a boundary wall.

This application is submitted as an alternative scheme to that proposed under planning application reference 3/2026/0458, which is for the same demolition works and the conversion of the retained building to form two duplex apartments, together with associated external works. The purpose of this submission is to provide the applicant with optionality for the future potential of the property.

Planning permission under application reference 3/2023/0488, which related to a previous residential scheme, established the acceptability of a change of use to residential and of proposed alterations to the existing building including the demolition and rebuilding of the extended 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. This statement should be read in conjunction with the accompanying drawings, documents 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 private 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 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.

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 south-east 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 service 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 proposed alterations to the building and approved the demolition and rebuilding of the two-storey brick extension in modern materials.

Whilst the previous proposal provided for the change of use and the reconstruction of the rear element to facilitate three apartments, the current proposal involves the change of use of the building from its previous Use Class B2 (General Industrial) to Use Class E(d) (indoor sport, recreation or fitness). The two-storey brick projection is removed in its entirety and not rebuilt, reducing the overall built form within the back-land 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 2 No. golf simulator units with improved ramped access at the principal entrance. Split levels at first and second floor provide the floor-to-ceiling heights necessary to achieve this design. The proposal delivers a scheme for which there is high demand, which is viable and realistic to implement, and which secures 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.

This reduction allows for the spatial arrangements required for the proposed use 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 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.

On the south-east elevation of the stone block, the six existing window openings are retained in their current positions and replaced with heritage-style windows reflecting traditional vertical proportions, matching the existing style and proportions.

On the north-east elevation, the existing first-floor window opening is retained and replaced to match the proposed window specification.

Internally, the majority of the window openings to the side and rear elevations are blocked off behind the retained windows to suit the proposed internal arrangement. These openings are unaltered externally, retaining their existing positions, form and proportions as viewed from outside the building, but are not viewed from within it.

Where openings face the adjoining property at 8a Back York Street and remain in use internally, obscured glazing and mock sash top-opening lights are proposed to maintain privacy.

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.

Later additions including flues and external service equipment will be removed. The cast-iron jib crane bracket and associated pulley mechanism will be refurbished and retained in situ.

ROOF ALTERATIONS

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

Two conservation-style rooflights are proposed, positioned on the north-east facing roof slope serving the ancillary office space. 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 2 No. golf simulator units with associated office and ancillary space arranged over the retained three-storey building.

The units are accessed via a protected corridor and escape stair leading to the main entrance off Back York Street. The internal stair provides access to the upper floor levels.

The ground floor accommodates the first golf simulator unit (Unit A) together with an accessible WC and store, entered directly from Back York Street clear of the carriageway. The first floor accommodates the second golf simulator unit (Unit B) alongside a private WC, accessed via the protected stair enclosure. The second floor accommodates the ancillary office together with eaves storage.

The arrangement has been informed by a review of the existing building, site constraints and the extant planning permission. A number of openings have been identified as primary aspects providing vistas out towards the surrounding townscape, and these have been retained and utilised in the arrangement and layout of the floor plans as part of the main stairwell and circulation space. The majority of the remaining openings to the side and rear elevations are blocked off internally and are therefore not viewed from within the building, while being retained and unaltered externally.

The retained three-storey brick phase is utilised primarily to accommodate the new access, WC and ancillary space on the floors above, enabling compliant means of escape and amenities without introducing additional built form.

EXTERNAL WORKS AND SITE LAYOUT

The removal of the two-storey brick projection provides an opportunity to form 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, providing parking without extending the developed area beyond the existing built envelope. Further detail is set out under Access below.

A dedicated bin store is provided within the site and is enclosed within a purpose-designed structure. The store is visually contained and incorporates 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 1.8m in height. 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 introduces a single off-street parking space, 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. Car parks are located in close proximity, including the private 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 scale of the proposal and its sustainable location, the parking provision is considered proportionate and acceptable and represents a clear improvement on the existing provision.

PEDESTRIAN ACCESS

Pedestrian access is taken from Back York Street at ground floor level.

The existing principal entrance on the south-west elevation, opening directly onto the street, forms the main entrance to the building. A single shared entrance and circulation core serves the ground floor golf simulator unit, with the internal stair providing access to the first floor golf simulator unit and the second floor office.

The property will operate a self-check-in system using secure digital passcodes and automated lock systems, with access details provided to customers upon booking. A 24-hour security system will be in operation and access details will be changed regularly to ensure the property remains secure.

INCLUSIVE ACCESS AND ADAPTABILITY

The proposal comprises the conversion of an existing three-storey historic building. Despite the inherent constraints of the retained structure, including the existing floor levels and the relationship to the public highway, step-free access

is proposed (subject to detailed design) to achieve compliance with Approved Document M of the Building Regulations.

The ground floor golf simulator unit provides step-free access for wheelchair users and is served by an accessible WC, ensuring the building and its facilities remain inclusive and equitable.

REFUSE STORAGE AND COLLECTION

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

OPERATIONS

OPENING HOURS

The facility is proposed to operate between the hours of 7am and 11pm, 7 days per week. Additional measures will be implemented to ensure that the operation of the business does not cause disruption to neighbouring properties or residents.

FACILITIES MANAGEMENT

The facility will be operated by one full-time member of staff, creating one new full-time employment opportunity. The staff member will be responsible for the day-to-day management of the premises, including cleaning, routine maintenance and general oversight, ensuring that the facility is maintained to a high standard and operates effectively at all times.

CONCLUSION

The proposal comprises the demolition of the later two-storey brick projection and the change of use of the retained three-storey building from Use Class B2 (General Industrial) to Use Class E(d), and its conversion to provide 2 No. golf simulator units with associated office and ancillary space.

The extant permission established the principle of change of use and 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 commercial floorspace together with associated office space at second floor level.

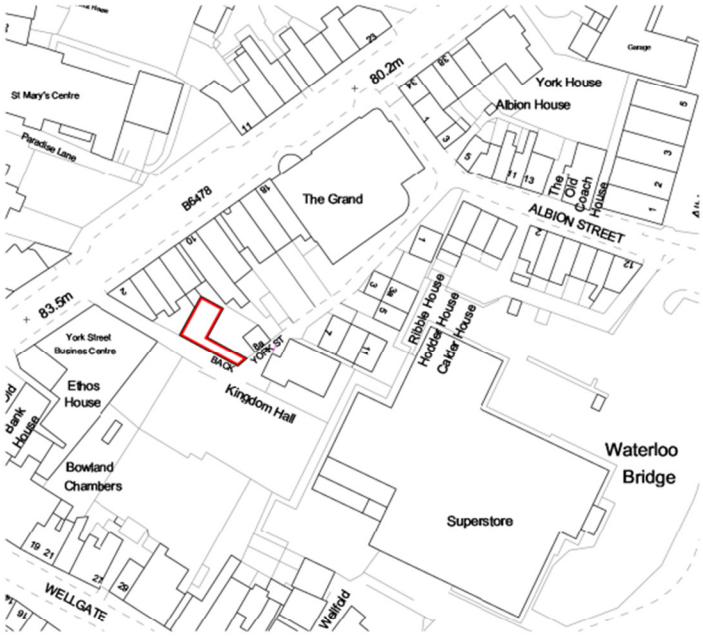
The removal of the projecting element opens up the yard area and improves the relationship with neighbouring properties, while the introduction of modest external works and on-site parking represents an improvement over the approved fallback position. The scheme also returns a vacant building to active commercial use and creates one new full-time job.

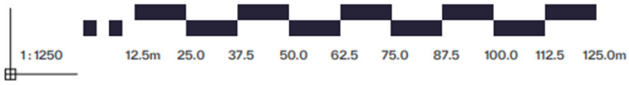
The proposal aligns with national and local planning objectives in securing the sustainable reuse of a heritage asset within the Conservation Area.

This proposal is considered appropriate and viable, and planning permission is therefore respectfully sought.

APPENDIX

Appendix A – AR12 001 - Location Plan





REV. DATE. DESCRIPTION.

Note:
All dimensions and levels to be checked on site and any discrepencies to be reported immediately before the commencent 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

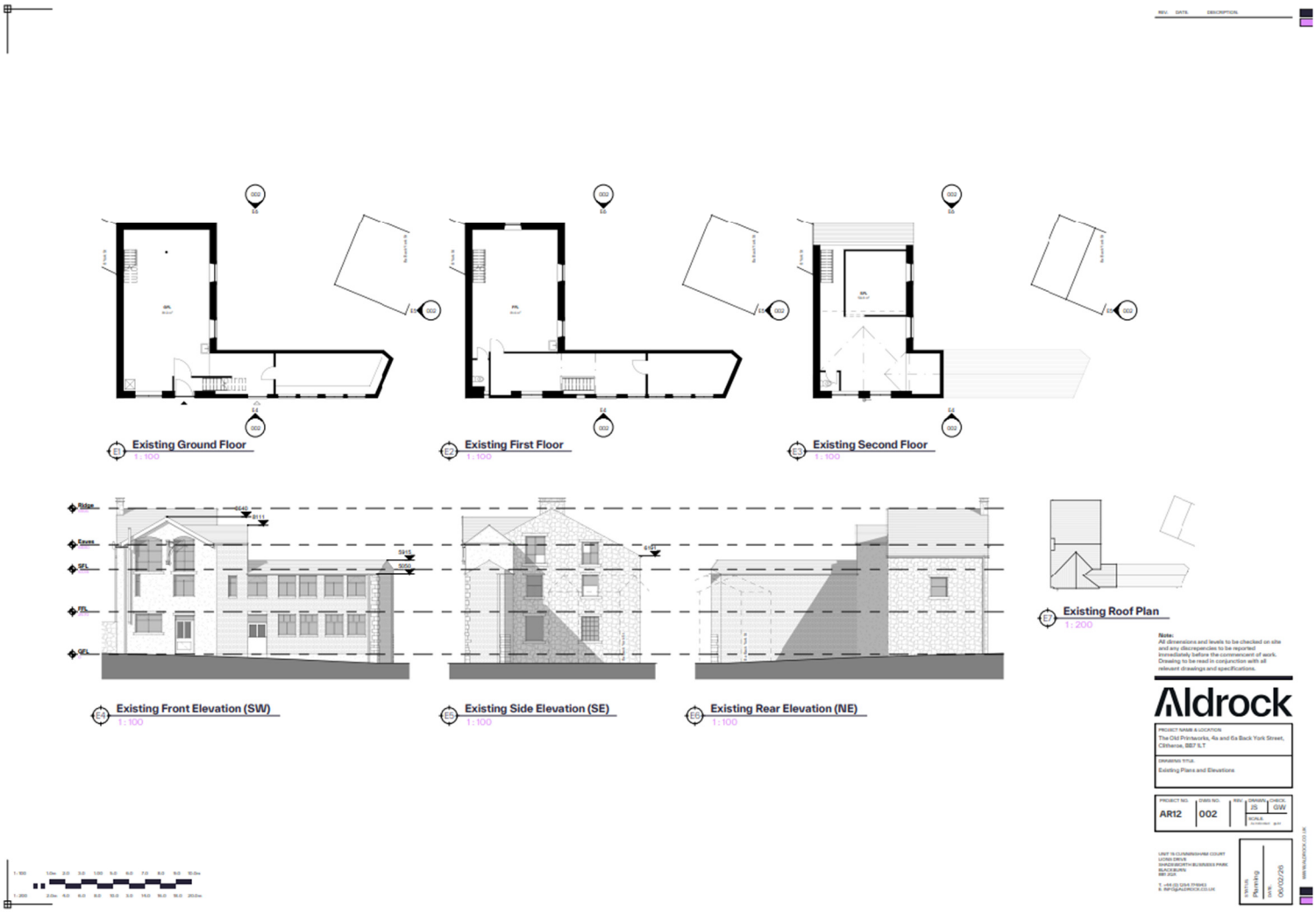
PROJECT NO.	DWG NO.	REV.
AR12	001	
DRAWN.	CHECK.	SCALE.
JS	JS	1:1250 @ A4

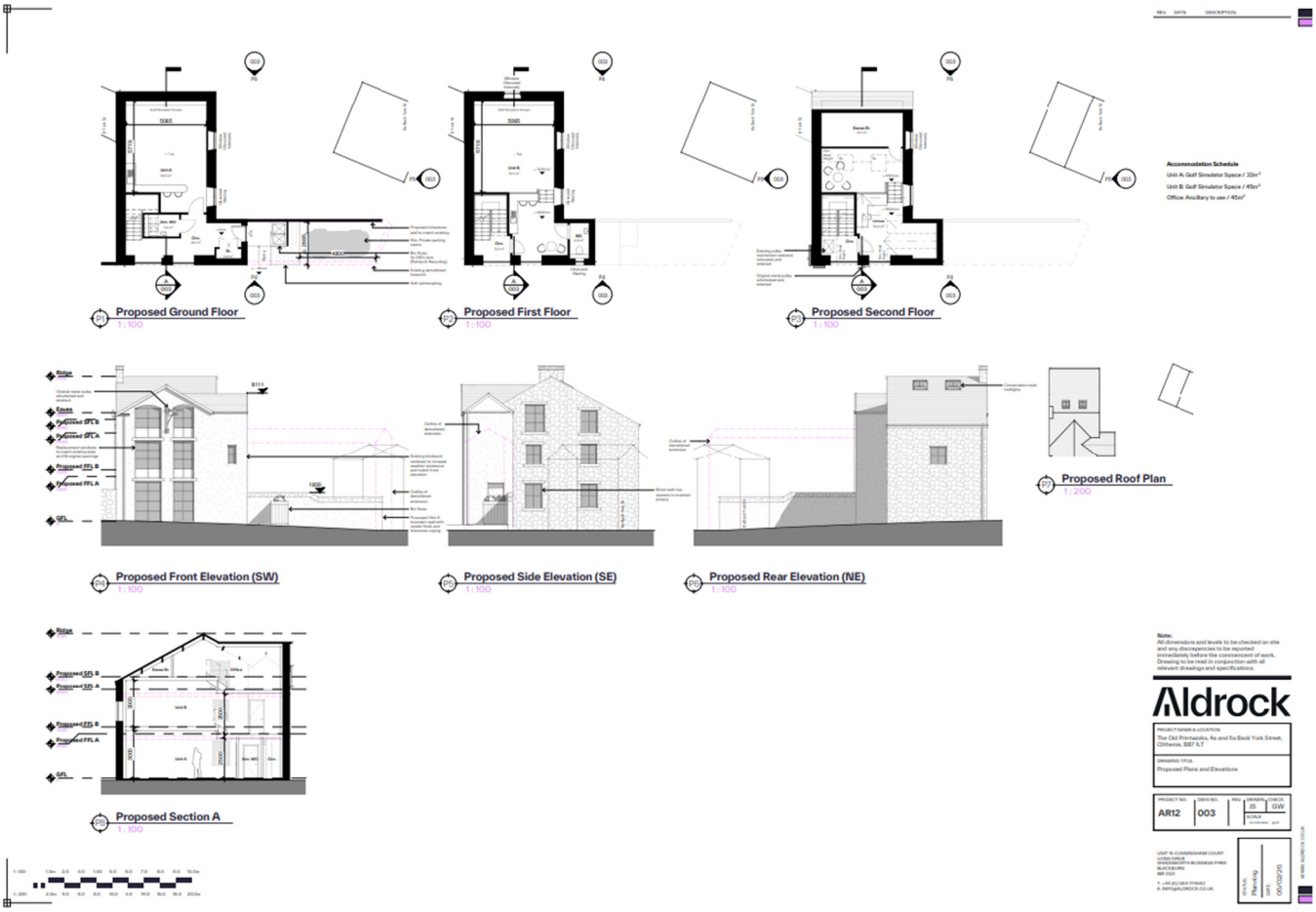
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STATUS. Planning
DATE. 02/27/26

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E1 Existing Ground Floor
1 : 100
E2 Existing First Floor
1 : 100
E3 Existing Second Floor
1 : 100
E4 Existing Front Elevation (SW)
1 : 100
E5 Existing Side Elevation (SE)
1 : 100
E6 Existing Rear Elevation (NE)
1 : 100
E7 Existing Roof Plan
1 : 200
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The Old Printworks, 4a and 6a Back York Street, Clitheroe, BB7 1LT
Existing Plans and Elevations
AR12
002
JS
GW
Planning
00/02/26


Proposed Ground Floor
1:100
Proposed First Floor
1:100
Proposed Second Floor
1:100
Accommodation Schedule
Unit A: Golf Simulator Space / 33m²
Unit B: Golf Simulator Space / 45m²
Office: Ancillary to use / 45m²
Proposed Front Elevation (SW)
1:100
Proposed Side Elevation (SE)
1:100
Proposed Rear Elevation (NE)
1:100
Proposed Roof Plan
1:200
Proposed Section A
1:100
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AR12
003