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# **Proposed Change of Use of Commercial Vacant Premises**

**forming 'Clitheroe Ink' Tattoo and Design Studio**

**4 Eshton Terrace, Clitheroe, BB7 1BQ**

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## **Design and Access Statement**

**March 2015**



## Site Description

The property currently contains a small ground floor studio of a two storey building located at 90° to the principle dwelling at the NE corner of the site (figure 1).

The accommodation is adjacent to a small office on the ground floor which belongs to a separate business; additionally there is a private apartment on the first floor above the premises.

The property also includes a covered portal entrance leading to the front apron / parking area which borders Woone Lane with access onto the highway at Eshton Terrace.

There is a legal pedestrian right of way across the north-west length of the yard for use by occupants of both the principle dwelling and the first floor apartment.

## Building Description

The accommodation comprises:

Open plan entrance porch (figure 1) with front door leading into studio (figure 2). The studio leads to a store at the rear (figure 3) with ancillary washroom and WC to the side (figures 5 and 6).

The total area of the premises is approximately 41m<sup>2</sup>.



Figure 1: entrance porch



Figure 2: door into main studio



Figure 3: main studio leading to store

## Previous / present use

The premises are owned by J Robinson and Sons Plasterers Limited. The premises are currently vacant with the exception of a small ground floor office to the R/H side of the porch (figure 1); the office is used for 1 to 2 hours weekly for administration purposes only. The remaining ground floor premises are no longer required for storage of materials by the former Plasterers business.

During part of 2012 / 2013 these premises were tenanted for use as a florist's workshop; the florist's business operated for less than a year and the building has been unoccupied since 2013.

## Proposed use of the premises

The proposal is to convert the premises into an open-plan tattoo and design studio requiring only minor alterations to the existing layout. The existing door between the studio and store at the rear will be removed to form an open plan studio working area with walk-through access to hand basins providing hot and cold water supply.

All other features will remain as they are at present.

All internal walls and surfaces will be freshly painted to a high standard of presentation.

The premises will operate as a reception area and tattoo studio for paying customers by appointment only; the studio will be furnished to a high standard and cleanliness will be paramount. The premises will be inspected by an Environmental Health officer at RVBC to obtain the required licence. The tenant's previous studio at Park Gate Works was licenced by Julie Whitwell (RVBC) in 2013.

External décor requires re-painting of the open porch and the adjoining office floor wall (figure 1).

### **Access**

There is adequate car parking space for 2 to 3 small vehicles within the front apron / parking area.

Vehicles are able to turn around within the parking area and do not have to reverse onto the road when leaving. The entrance is relatively wide with good visibility onto the highway. Pedestrian safety will be maintained and the business will not generate any significant increase in traffic to the area. Large vehicles will not be permitted at the site and pedestrian access must be maintained at all times for existing users to the site.

### **Summary**

The proposed change of use is a 'low key' development; the proposed tenant has operated a similar business at Park Gate Works in Eshton Terrace since Summer 2013; the proprietor operates as a sole trader and has developed a reputation for high-quality art and design work; he has been a Clitheroe resident since 1997 and now lives just a few doors away from these premises with his young family in Woone Lane.

There are other small businesses in the neighbourhood including the recently re-opened corner shop as a Thorougoods shop on Woone Lane (figure 7) and Oxygen Hair Studio on Eshton Terrace directly opposite the proposed studio entrance (figure 8).

Additional photographs showing the location of the property in relation to Woone Lane and Eshton Terrace (figures 9 and 10) and the Land Registry plan showing property boundary (figure 11).



Figure 7: View of Woone Lane and corner shop



Figure 8: Access onto Eshton Terrace and local business



Figure 9: View north along Woone Lane showing premises.



Figure 10: View east along Eshton Terrace to access

Report by Thomas Fisher (Proprietor – Clitheroe Ink) 20/3/15