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HERITAGE STATEMENT

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Proposed Tattoo and Design Studio

At 4 Eshton Terrace, Clitheroe, BB7 1BQ

March 2015

The site

Clitheroe has a great many features of architectural and environmental interest that justifies designation as Clitheroe conservation Area, these special features include Clitheroe Castle itself a Scheduled Ancient Monument with a relatively intact medieval layout around the original settlement. The town contains many buildings of historic interest, 88 of which are listed including a number of fine churches, chapels and town houses built during the 18th and 19th centuries showing prevalent use of local building stone.

The building is located within the southern boundary of the Clitheroe Conservation Area, but is outwith the historic core of the town surrounding Clitheroe Castle and the extensive Castle Grounds. The property is situated in a prominent location close to the junction of Woone Lane with Eshton Terrace. There is a fine row of late 19th century terraced houses in Eshton Terrace.

The property is not a Listed Building and it does not possess any features that would merit architectural distinction. The building is rendered and glazed in the modern mid-twentieth 20th style. All exterior walls are painted white and there are no advertisements or signage on the premises; there are no features that detract from the traditional character of this part of the town.

The building is well-maintained and has been continuously occupied by a well-known and long-established local business (J. Robinson and Sons Plasterers Limited) and has remained in the same family ownership since at least the middle of the twentieth century.



Figure 1: No. 4 Eshton Terrace

No. 4 Eshton Terrace is a ground floor property bordering Woone Lane with parking and access to the front leading onto the highway at Eshton Terrace (figure 1). The boundary of the property is outlined in red on the Land Registry document - Title Number: LAN 82929 (shown in figure 2).



Figure 2: Land Registry location plan and outline of property at 4 Eshton Terrace



Figures 3 and 4: Location of property (Google image)

The proposed development

External changes will be minimal; re-painting of the exterior walls in white as they are at present.

There will be no other external works; the appearance of the building and the car park area will remain unchanged and there will be no negative visual impact at the site.

Internal modifications are planned as follows:

- (1) The floor covering will be a vinyl product for ease of cleaning / hygiene.
- (2) Remove existing door between studio and store to create an open-plan area.
- (3) Re-decoration of walls.

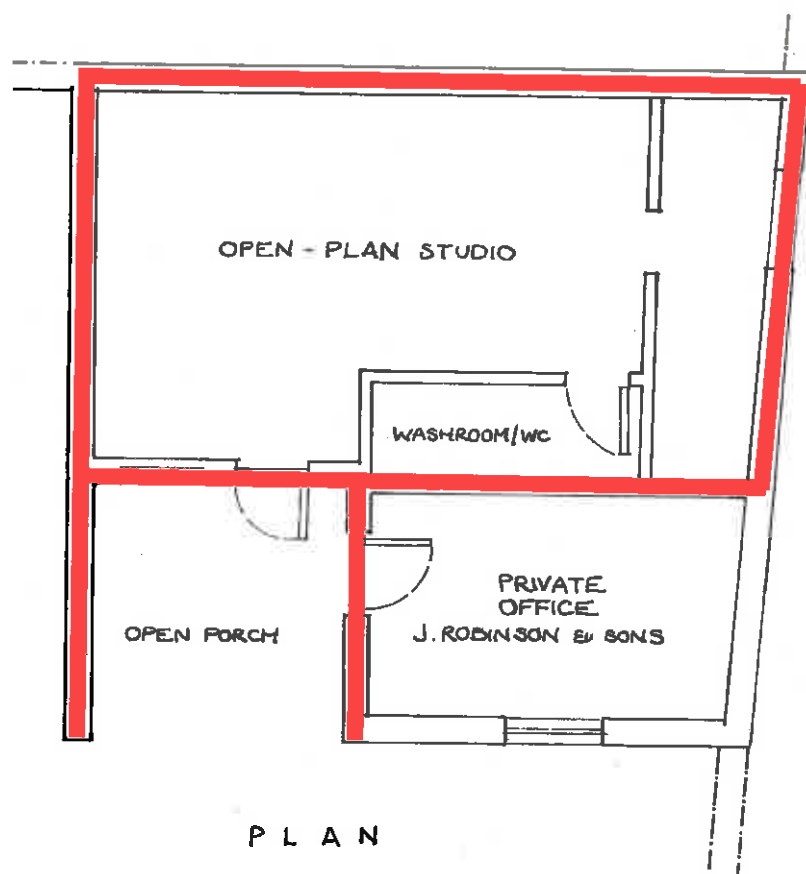


Figure 5: Plan of proposed studio No. 4 Eshton Terrace.

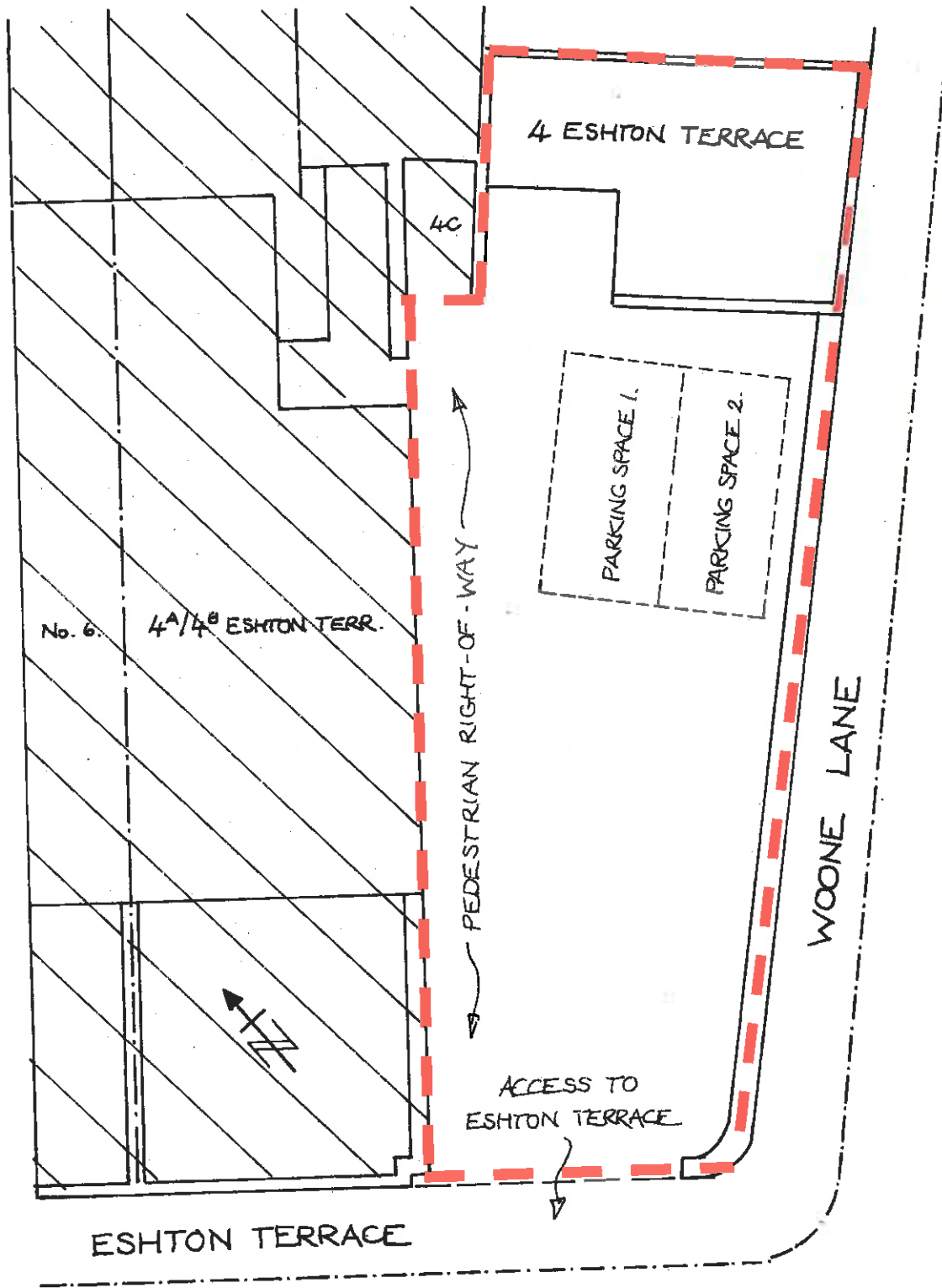


Figure 6: Site Plan of proposed Studio with parking and access (property outlined in red)