

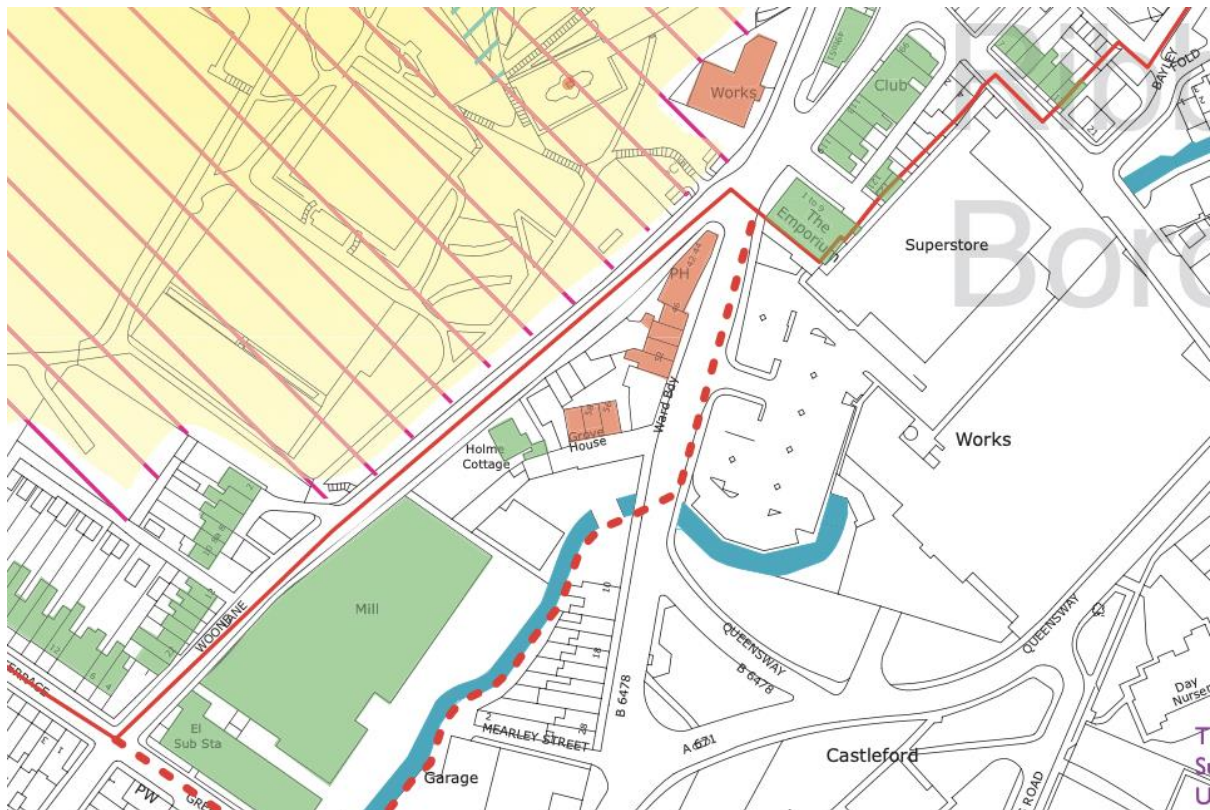
Heritage Statement for proposed changes to 56 Moor Lane, Clitheroe, BB7 1AJ

To support the application submitted regarding planning approval for 56 Moor Lane, the information provided will outline the proposal for change of use. The property is currently a hair salon (Hairways) and will be continuing to trade as usual. The proposed changes are listed below:

- One room on the first floor (accessible via the stairwell from the ground floor) to be used as a clinical Tattoo Studio space.
- This service would be via appointment only.
- Trading hours are to be 9am-5pm Monday through to Saturday (depending on appointments some days may not be used weekly), so therefore should not affect the surrounding community.
- This change of use will involve the addition of a hand basin, a percentage of the room to be tiled and the walls to be cosmetically painted. Furthermore, a clinical waste bin is to be stored to the rear of the property as shown in the plans.

Understanding the site

Property 56 Moor Lane is a grade II listed building and is located on the south end of Moor Lane, just past Whalley Road upon entering Clitheroe. As shown on the Townscape Appraisal map supplied via the Ribble Valley Borough Council website, this building is located outside of the conservation area but within the 'proposed extension to the conservation area boundary'.

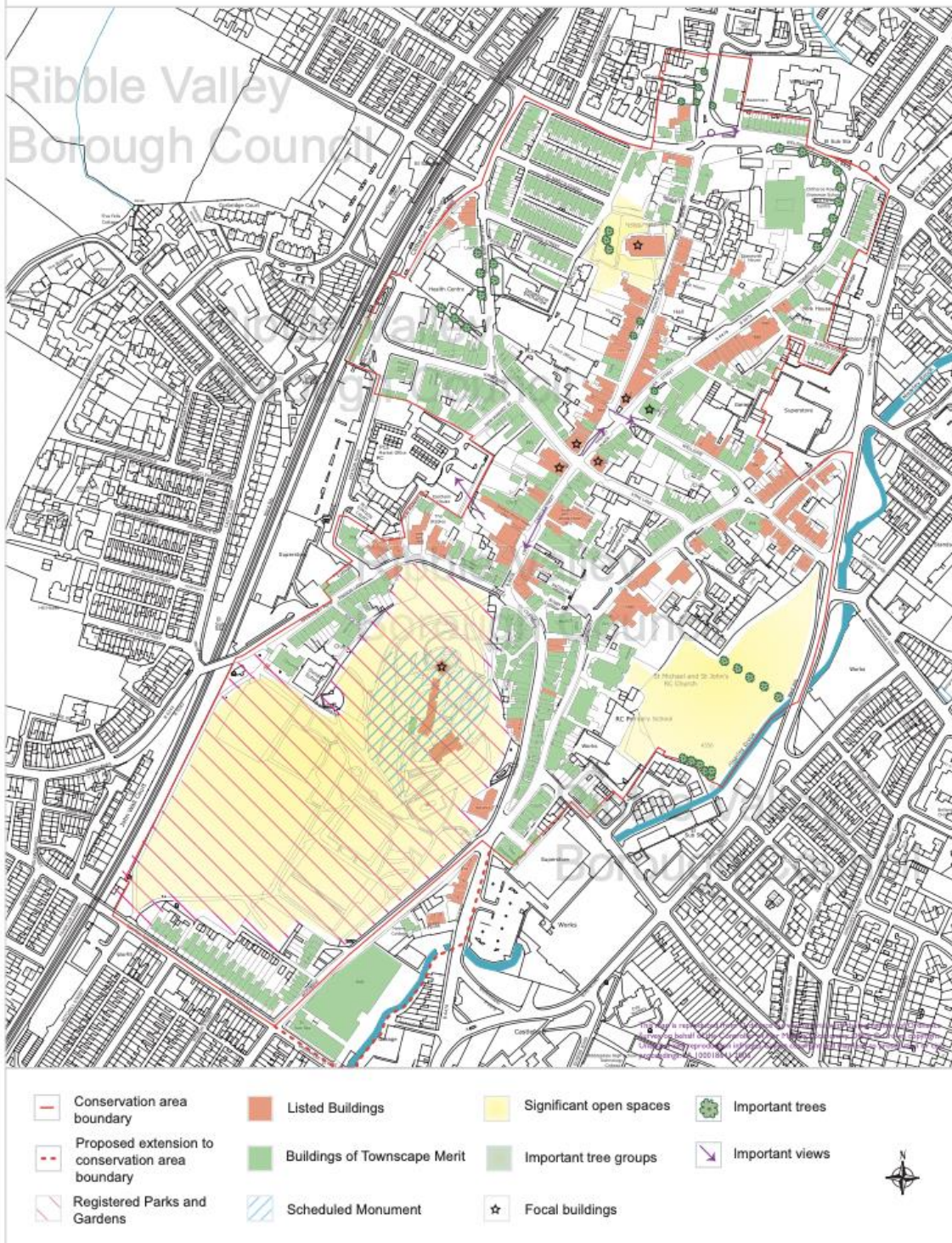


Townscape Appraisal Map, Ribble Valley Borough Council website (sectioned to show location of discussed property), 56 Moor Lane.

Ribble Valley Borough Council

Clitheroe Conservation Area

Townscape Appraisal Map

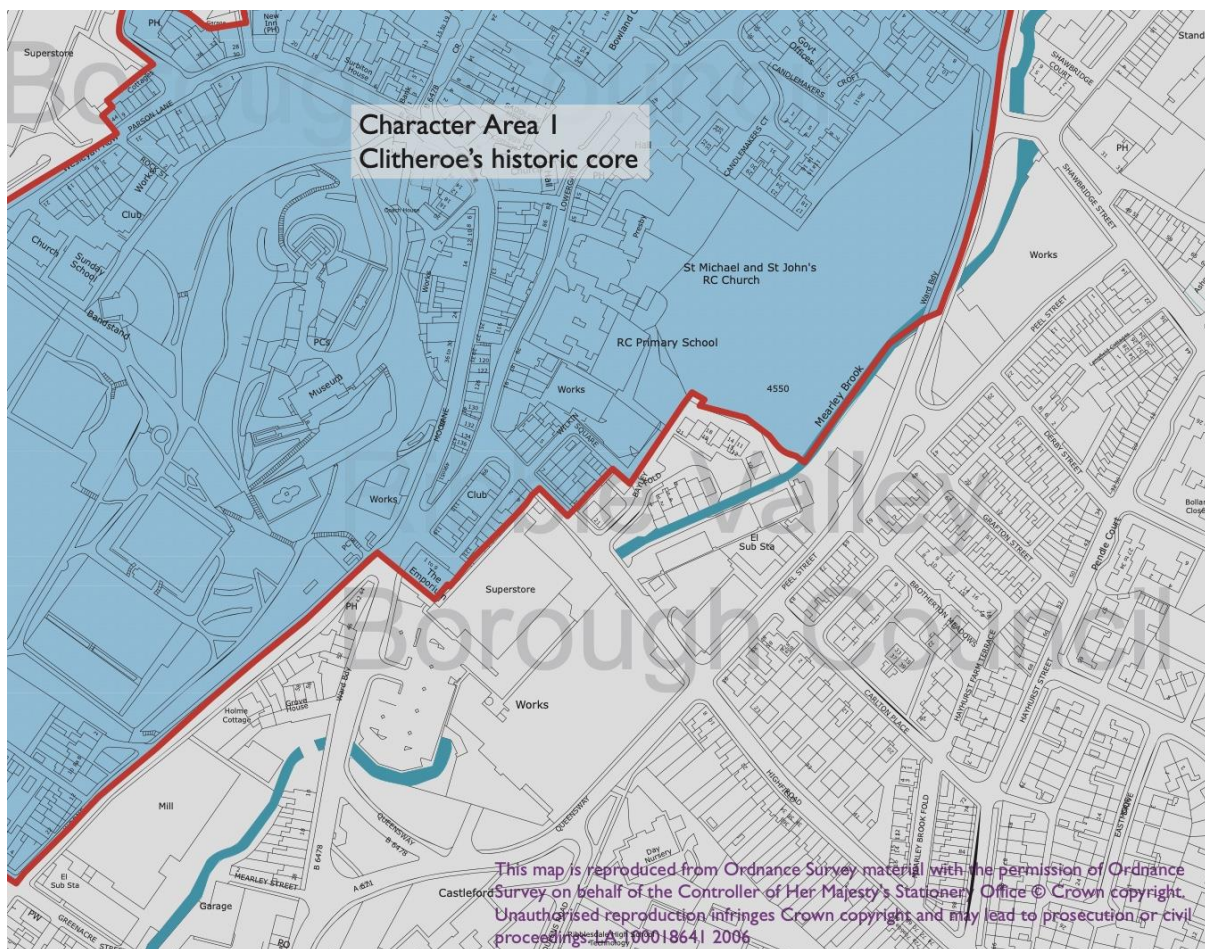


Townscape Appraisal Map, Ribble Valley Borough Council website.

Current Use

At present the property is operating as a hair salon, Hairways. The building was purchased by the current owner and then soon after, the business was established in 1984. The company will continue to trade as usual alongside the proposed Tattoo Studio on the first floor.

As shown above, 56 Moor Lane is situated within the 'proposed extension to conservation area boundary'. As a listed building it is a designated heritage asset. The Clitheroe conservation area contains the historic core within Character Area 1. As seen on the Conservation Area Map below, Character Area 1 is in proximity of the property specified. This area includes a variety of special interests.



Conservation Area Map, Ribble Valley Borough Council website.

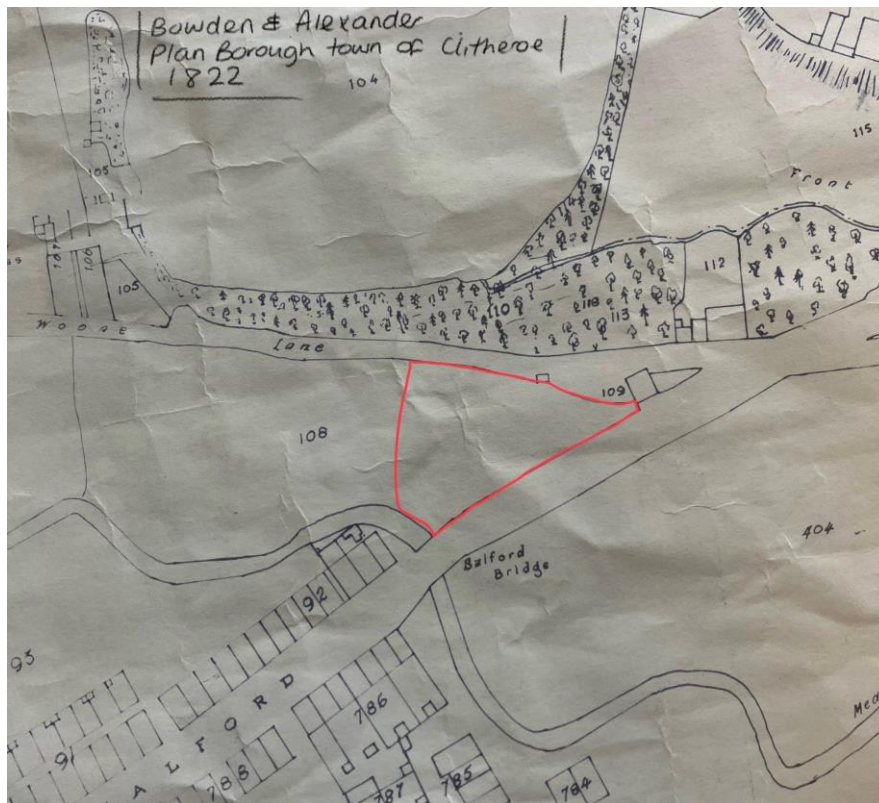
The defining points of special interest are as follows:

- Castle Grounds, within which Clitheroe Castle stands as a Scheduled Ancient Monument. The Grounds are included on the English Heritage Register of Parks and Gardens
- The relatively intact medieval layout of the original settlement
- Historic and architectural interest of the area's buildings, 88 of which are listed.

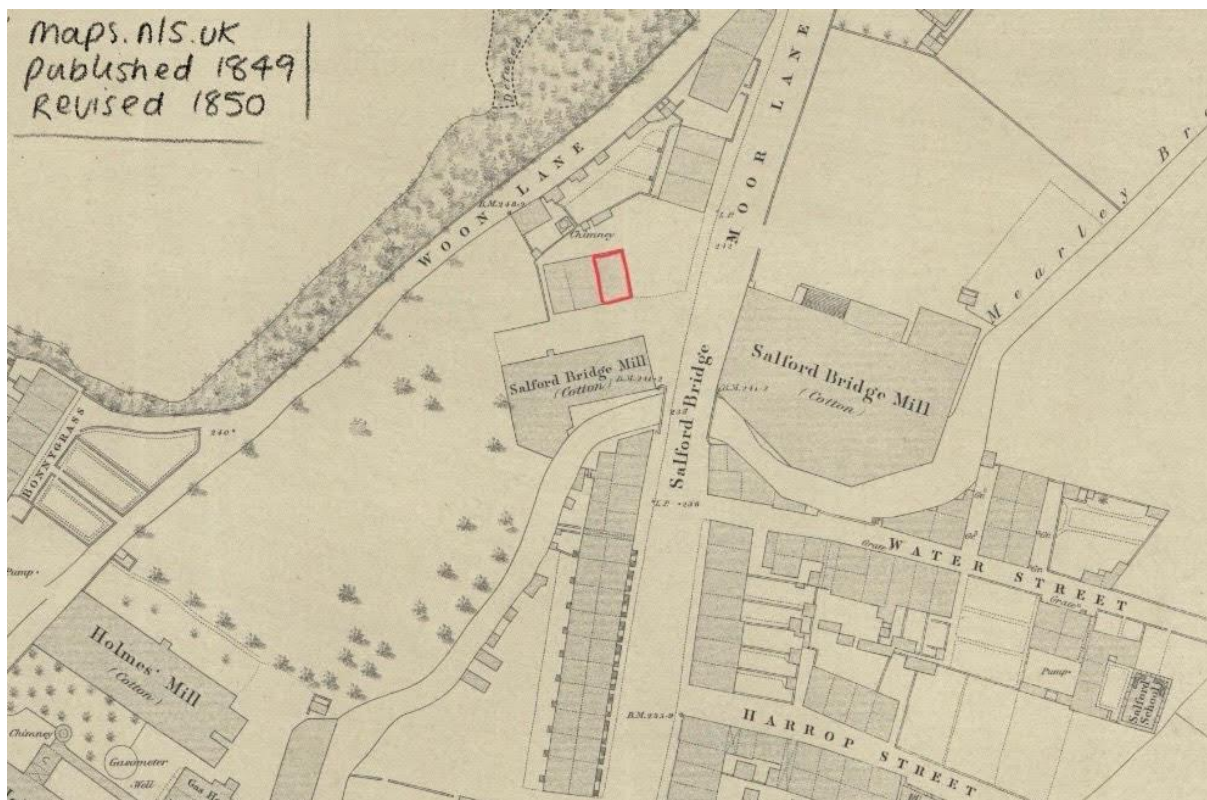
- Church Street, the finest area of Clitheroe's significant townscape
- Historic late 19th century townscape along King Street, counting the Victoria Buildings, former Post Office (1879) and the Police Station (1886)
- Exceptional examples of late 19th century terraced houses in Eshton Terrace
- Planned grid pattern of typical late 19th century terraced housing (Railway Terrace, Waddington Road, St Mary's Street and Brennand Street)
- The extraordinary skyline, especially as viewed from the Bashall Eaves area of the Borough
- The extensive use of local building stone
- Open space beside Mearley Brook at the rear of SS Michael and John's Church
- Traditional 19th century shopfronts
- Views of Pendle Hill and distant fells to the west
- All-around scenic views from Clitheroe Castle
- A charming historic townscape enhanced by the town's changes of level and curves in the old streets and areas of significant stone floorscape
- The Market Place
- Stone paved pedestrian alleys off Moor Lane and Church Street
- Individual trees and groups of trees in the area's three significant open spaces.

Archaeological and Historical Background

The construction of Moor Lane began in 1806 and the road was completed and operational by 1809. No. 56 Moor Lane was located opposite the Salford Bridge and later, the Salford Bridge Cotton Mill. The plan of the Borough Town of Clitheroe, Bowden and Alexander's map dated 1822, shows that the property was not yet built during that time.



An extract of Bowden and Alexander's Map dated 1822 with a red edge around the site of which the property was eventually built.



An extract from maps.nls.uk of the site location, showing No. 56 Moor Lane marked with a red edge. Published 1849, revised 1850.

The two extracts above depict that the property was built between 1822 and 1849. This small row of properties was suspected housing for mill workers, the handloom weavers. There appeared to be a croft to the west of the buildings, later to be used by Holmes Mill for extension.



An extract from maps.nls.uk of the site location, showing No. 56 Moor Lane marked with a red edge. Published 1886.

Throughout this time for many, weaving was the sole means of employment. Linen and woollen cloth were most common but flax spinning was also practiced in the town.



Plate 7: Three-storey cottages at Salford Bridge, an area developed from the early nineteenth century for mill workers and handloom weavers

An extract from Lancashire Historic Town Survey.

Proposals

The proposed use is to be a private Tattoo Studio space on the first floor, accessible by appointment only via the stairwell from the ground floor. Trading hours are to be 9am-5pm Monday to Saturday. Some days may not be worked due to appointment alterations and/or cancellations. Furthermore, this should not affect the surrounding community as it is general knowledge that the neighbouring businesses' opening times are comparable to the ones proposed.

This change of use will involve the inclusion of a hand basin, a percentage of the room to be tiled, and the walls to be cosmetically painted. In addition, a clinical waste bin would be required and therefore stored to the rear of the property.

There are no designated parking spots with the property so clients would be advised to use the pay and display car parks in the surrounding area or to use public transportation. The overall appearance of the property is to stay the same, however a small decal on the window may be used as a form of advertisement, but in keeping with the traditional shopfronts within the town.

The layout of the rest of the building will remain the same, as the hair salon will still be trading as usual. No new landscaping is proposed as part of this application. The existing access to the area will remain unaffected with no obstructions.

Impact on the area

This proposal for the change of use on a singular room inside 56 Moor Lane will not affect the overall appearance of the property or area. Instead, this will give the community a safe and clinical space to receive a professional service. It will be a welcoming environment to current and future clientele, bringing more foot traffic into the town and henceforth acquiring more business opportunities to the neighbouring stores, restaurants, and bars.

As the room is to be used via appointment only, it will not have a significant impact on the setting of Moor Lane.