

HELMACE STATEMENT

The Tillotsons Arms
18 Talbot Street
Chipping
Lancs
PR3 2QE

The Tillotsons Arms is a public house situated on Talbot Street, also known as "The Tillys" to the villagers.

A small unassuming building at the bottom of an incline, opposite what used to be "The Talbot Hotel" which has now become a residential property after being closed for over 20 years and left in a derelict state.

When we look at the dates of buildings in chipping and on Talbot street precisely The Tillotsons is the youngest built public house in the village.

Over the years the pub has had several beer company's that have owned it. Myself and my husband Carl first came across the pub in 2004. We bought the lease and made some improvements to the building, one being a new plastic white window above the front door of the building, which is a bedroom, along with this we made several other internal improvements before selling the lease in 2007.

Some 10 years later we purchased the property back from Enterprise Inns, after always being drawn back to the village and the villagers themselves, whom frequently asked for our return.

To say the building was in disrepair would be an understatement as pub company's are renowned for not spending much on the buildings, just a quick lick of paint is usually the norm.

So upon our return to The Tillys we had our work cut out.

The first floor being the living quarters includes the front living room/ kitchen which housed a bay window not part of the original building, this bay window had been added on over the years by a pub company, as originally there was no bay window. The originally building was flat faced at the front and called "The Buck."

We do have one picture of the original pub front (without said bay window) however getting the precise date of this picture is difficult. I have been in touch with the Chipping History Society but unfortunately to no avail as there are much more interesting buildings and pubs in chipping with more history about them.

Upon us making several home improvements to the living accommodation to the upstairs of the pub we had noticed that the bay window had rotten away in places upon further inspection it was apparent that the bay window its self was not even correctly put onto the building properly, it was a poor job and over the years the window had been clearly "botched" up of a sort.

In the winter months rain would come in, flooding parts of our living room and making the window less and less safe each year.

With heavy traffic that now flows through the village and Talbot Street, such as big tractors, hay wagons, buses and steam rollers to name but a few, the window would shake and often customers sitting under it would get bits of wood and debris on them. We knew this wasn't a good sign and something needed to happen to prevent an accident.

So we made the decision to make the window safe and felt the best way to do this would be to take it off it didn't take much as stated the window was rotten anyway. We then replaced it with a more fitting black window/ doors with a black wrought-iron Juliet balcony, more in keep with the building, instead of a wooden 3ft stick out box that was unsafe for passing traffic and the general public walking under it.

We did not make the window any bigger or wider we simply took the box window off and fitted the space left behind.

At no point did we think we needed planning as we weren't adding to the building in anyway, as stated we simply filled the space left behind after removing the box.

The building on the outside is much improved, it is safer, warmer and dryer to say the least. We have painted the windows black including the first plastic white window we fitted back in 2004, they now all match giving a more flowing finish that we feel is pleasant to look at. Since carrying out these improvements we have been inundated with support letters and positive feed back from customers and villagers living in Chipping, saying how much nicer the building is to look at, how much safer it looks and how it is much better for bigger traffic passing through Talbot Street.

I have enclosed pictures of the black Juliet balcony, and I think we can agree it is much nicer than the eye sore of a wooden box hanging off the building. Moving up Talbot street you come to our neighbors in Stanley Court with their big black wrought-iron gates, and Talbot hotels has black railings, so to myself and the locals we all agree the building is now in keep with the village.

I do hope this letter has provided you with more information.

Many thanks

Janet and Carl Watson