

Heritage Statement

Proposed Change of Use from Offices to a Restaurant

12-20 Tontine Street
BLACKBURN
BB1 7ED

Introduction

This Heritage statement has been prepared to assist in the planning application for a Change of Use from Offices (B1) to a restaurant (A3). The statement has been included in the application as the application site abuts the Northgate Conservation Area.

The location and setting of the Northgate Conservation Area as defined in Northgate Conservation Area Character Appraisal June 2009 produced by Blackburn Council which states; Northgate Conservation Area is largely formed around the north-south axes of Northgate and King William Street. Northgate Conservation Area was originally designated in 1994. It lies within the core of Blackburn's town centre and is largely formed around the north-south axes of Northgate and King William Street. Its northern boundary is defined by the adjoining Richmond Terrace Conservation Area and by the junction of Preston New Road and Barbara Castle Way. The eastern boundary is generally defined by The Mall shopping centre on the eastern side of King William Street, but oscillates to include Town Hall Street and Exchange Street, whilst the south boundary abuts Cathedral Conservation Area at the junction of Church Street and Mincing Lane and incorporates the eastern end of King Street. The western boundary is less well defined, but follows the route of St Paul's Avenue, Blakey Moor and Duke Street and the rear of properties on the western side of Cardwell Place.

The application building is not listed nor is the adjoining property albeit it is included in the Northgate Conservation Area.

The nearest listed building(s) are on Richmond Terrace to the south of the application site. The Richmond Terrace properties are Grade 2 listed under List UID 1239848

Planning Applications in Conservation Areas

Conservation Area status is not intended to prohibit new development within or adjacent to said areas. LPA's are required to control new developments to ensure special architectural and historical characteristics of the conservation area and areas adjacent to it.

Proposed Development

The proposed development, although not inside the Northgate Conservation Area, as existing is an unattractive 3 storey brick building with upvc windows. The applicant feels the alterations proposed to the use and elevations will enhance the area and is a sympathetic alteration to the building that will secure the future use of the building and attract people to the area.