

Design, Access and Heritage Statement



Introduction

Please accept this short document as the design, access and heritage statement for the change of use at 27 Regent Street Hinckley.

The premises is a ground floor retail unit, formally a jewellery store that is to become a Tattoo Studio (*sui generis*).

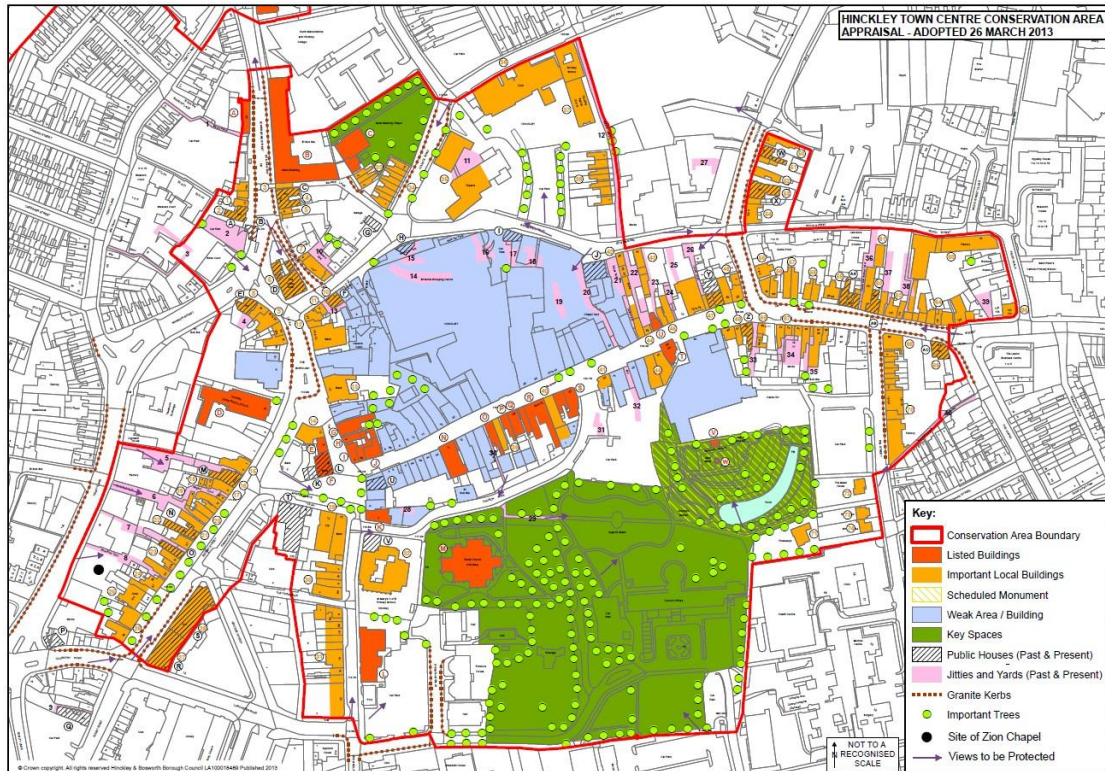
No works are proposed to the fabric or grounds of the existing building, which is in a conservation area.

The owner of the tattoo studio is relocating from his premises next door at 29 Regent Street. The new premises at 27 Regent Street offer more space for the business to run efficiently.

Design and Access

Statement

27 Regent Street is in the Hinckley Town Centre Conservation Area.



Design and Access

The retail unit at 27 Regent Street is proposed to have its use as Class E retail to become a Sui Generis tattoo studio. The tattooist is relocating from next door into a larger space so that he and the other artists have more room to operate efficiently. The intention will not create more tattoo studios in the town as the applicant is relocating from next door.

The business already has a regular design team, client base and contracts for the removal of the used sharps that are used during the tattooing process.

The premises enjoys a level access with a wide entrance door; the WC access is also on a level surface. There are no impediments to access for staff and customers in using the facilities, or for operatives carrying out maintenance at the premises.

Heritage Statement

The Hinckley Town Centre Conservation Area is centred on Castle Street, Regent Street and the area around the Baptist Chapel, retains much of its character with many interesting buildings from key periods of its history.

The premises at 27 Regent Street is not listed, it does however part of an important existing street scene that will not be affected by the new class becoming a tottoo studio.