



Planning, Design & Access Statement

Application for Change of Use

18 Yorkshire Street, Blackpool, FY1 5BG

Introduction

The purpose of this statement is to demonstrate that the proposal does not conflict with the relevant planning policies and will not have a negative impact on the neighbouring buildings and those in the surrounding area. Collectively, a considerable number of factors have informed the proposed design and allowed a rich and carefully considered design response that responds positively to its location, directly overcoming site constraints and embracing site opportunities.

Site Description

Yorkshire Street is located within a primarily residential area, within walking distance to local amenities, recreational spaces and tourist attractions.

The houses located within the immediate area are a mixture between 3 storey terraced houses, ground floor commercial units to the end of terraces with flats or storage space above. In addition to this, there are 3nr licensed hotels along the same street.

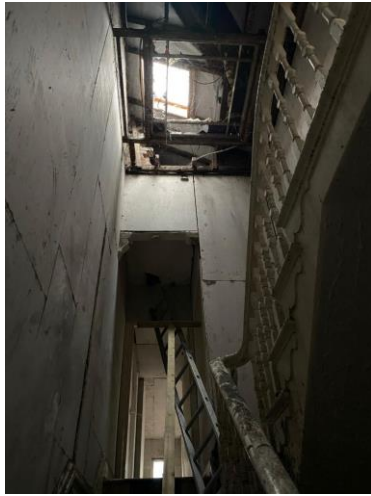
18 Yorkshire Street was granted approval back in December 2014 for the 'External Alterations and use of premises as altered two maisonettes' – Ref: PP-01635830.

The initial construction works were started and all rooms have been constructed in accordance with the existing drawings issued – Ref: R1798-ExistingPlansandElevations_101. However, works were not completed through disagreements with builders.

In addition to this, the rear elevation boundary wall of the property has been demolished but not had any further works carried out since. This has left the rear courtyard area of the property open to vandals, fly tippers and potentially vermin.

As part of this proposal the client aims to address all of these concerns.

Photos



Description of the proposal

Is to convert the existing building in to a 12 bed HMO.

The layout will be split over 4 floors and laid out as follows;

Level	Bedrooms	Additional Rooms
Basement	1	En-Suite
Ground Floor	3	Bathroom, Kitchen, Dining Area
First Floor	4	Bathroom, Kitchen, Living Area
Second Floor	4	Bathroom, Kitchen, Living Area

The basement is accessed via a staircase in the hallway directly under the main stairs. As indicated on the drawing, there is a small window located at ground level providing light access and ventilation.

The First & Second floor can be accessed via the main staircase, to the top of the stairs is a roof light which allows light to pass down to the ground floor level. However, in addition to the this emergency lighting will be installed in all stair wells and communal areas to meet current regulations.

Each room can be considered to be double rooms in accordance with 'Blackpool's HMO Guidance' with a select few exceeding the requirement.

The ground floor external area to the front of the proposal will allow parking space for as many desired across the road.

Given the size of the property and amount of rooms proposed it has been proposed that each floor will have access to all amenities and communal areas without having to alternate between levels with the exception of the basement which is the only room inside the house to have an ensuite.

This means that for every floor there will be 4nr tenants to 1 kitchen/Dining /Living Area and 1 Bathroom (basement and ground floor will be combined).

The rear courtyard of the is full of a mixture of waste materials and appears to have become a dumping ground. The proposal aims to have this area cleared of all waste and to erect a new boundary wall with access gate allowing emergency egress onto Shannon Street.

This will keep the building safe, protected, free from potential vermin and will not look like such an eye sore for people living in the local area and passers- by.

Parking

Yorkshire Street does not appear to be on the list for residential parking permits.

It is highly unlikely that all 12 occupants of the property will be car owners, however, to mitigate the amount of car parking spaces required there is enough space to the rear of the property and the client has agreed to allocate part of this space to be used as a cycle store.

Waste Storage

The refuse area will be located to the rear of the property in the courtyard in a purpose-built structure. On collection days the bins will be collected by waste removal service.

Access and Security

Access to the property is made via the main front door on Yorkshire Street, access to the rear courtyard is made available to everyone inside the property via a side door mid-way through the property at ground level.

Conclusion

The purpose of this document is to demonstrate that the proposal does not conflict with the relevant planning policies and will not have a detrimental effect on the neighboring buildings and those in the surrounding area. Collectively, a considerable number of factors have informed the proposed design and allowed a rich and carefully considered design response that responds positively to its location, directly overcoming site constraints and embracing site opportunities.