



Keystone
Design Associates Ltd.

Design & Access Statement

**FORMER CHURCH AT ABINGDON STREET & SPRINGFIELD ROAD,
BLACKPOOL**

February 2021

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DOCUMENT ISSUE RECORD

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**FORMER CHURCH AT ABINGDON STREET & SPRINGFIELD ROAD,
BLACKPOOL**

Report Approved by D.W.Hadwin B.Eng(Hons) C.Eng MICE
For Keystone Design Associates

Signature.....

Date.....26th February 2021.....

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1.0 INTRODUCTION

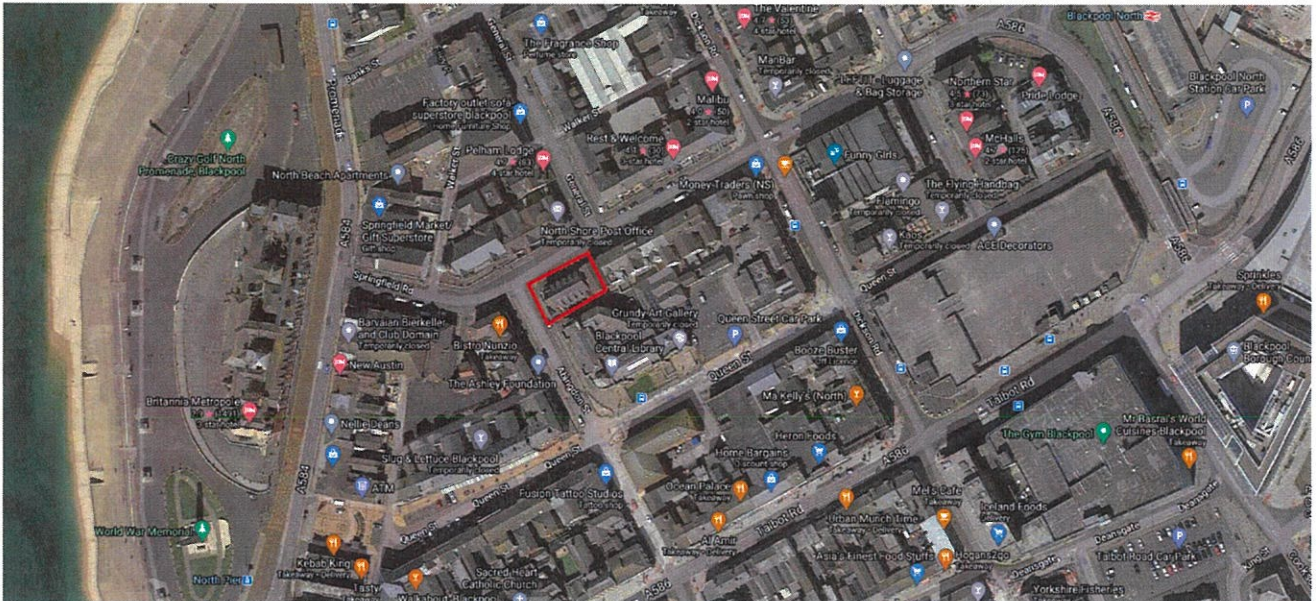
- 1.01 This statement is being made in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015. It sets out the proposed development's context in terms of planning policy, the design of the proposal and accessibility.
- 1.02 The application is for conversion of part ground floor and upper floors to form four flats including the installation of a mezzanine floor and other internal alterations located on the corner of Springfield Road & Abingdon Street, Blackpool.
- 1.03 The site is located at the junction of Abingdon Street and Springfield Road, Blackpool. This statement seeks to support the planning application.

2.0 SITE ASSESSMENT

2.01 Context of Town

2.01.01 The site is located at the junction of Abingdon Street and Springfield Road, Blackpool as recorded in photograph no 1 below. This site is included in the extended Town Centre Conservation Area.

2.02.02 Blackpool is a large town and seaside resort on the Lancashire coast in North West England. The town is on the Irish Sea, between the Ribble and Wyre estuaries, 15 miles (24 km) northwest of Preston, 27 miles (43 km) north of Liverpool, 28 miles (45 km) northwest of Bolton and 40 miles (64 km) northwest of Manchester.



Photograph no01: Aerial View of former Church at Abingdon Street & Springfield Road

2.02 Current Land Use

2.02.01 The property is a former Methodist church which is currently used as a children's nursery to the ground floor located between Abingdon Street and Dickson Road. The property is located on Springfield Road. Springfield Road leads west from Dickson Road to the sea front. It follows the line of a former field boundary, including the kink in its alignment which blocks views of the sea from the east.

2.03 Neighbouring Properties

2.03.01 The site is surrounded by a mixture of residential properties and bed & breakfasts to Springfield Road and offices & retail/restaurants to Abingdon Street. The tramline and north pier are located to the sea front. Blackpool tower is located approximately 0.5m to the south of the site.

3.0 PROPOSAL

3.01 Description

- 3.01.01 The application is for the conversion of part ground floor and upper floors to form four flats including the installation of a mezzanine floor and other internal of the former Methodist Church at the junction of Abingdon Street and Springfield Road.
- 3.01.02 Three of the proposed flats will comprise of two double bedrooms, lounge, kitchen and bathroom and the other flat will comprise of three bedrooms, lounge, kitchen and dining room. The size of the flats varies between 82.5m² and 204m².
- 3.01.03 The development is to be constructed across the proposed site.
- 3.01.04 No external alterations are to be carried out to the main building frontage.

3.02 Amount & Scale

- 3.02.01 The plot area is 755m² with an internal floor area of 496.5m².
- 3.02.02 The development is principally a conversion of the existing building and therefore is contained within the existing building.

3.03 Site Layout & Landscaping

- 3.03.01 The site is located on the junction at Abingdon Street and Springfield Road. The proposed site is fronting onto Abingdon Street.
- 3.03.02 No landscaping works are proposed for the development.
- 3.03.03 The ground floor will provide bin and bike storage along with two of the flats. The remaining flats will be to the upper floors.

3.04 Appearance of Development

- 3.04.01 The development is principally a conversion of the existing building and therefore is contained within the existing building.
- 3.04.02 No works are proposed to the building externally.
- 3.04.03 The development will be contained within the site boundary.

4.0 ACCESS & TRANSPORTATION STATEMENT

4.01 Access to Development

4.01.01 The site will continue to be accessed from the existing access off Abingdon Street.

4.02 Adjacent Road Infrastructure

4.02.01 The site is fronted by Abingdon Street. To the west of the proposed site is The Promenade which is one of the principal north/ south routes in Blackpool and connects to the motorway infrastructure via Squires Gate to the south.

4.02.02 The motorway serving Blackpool is the M55 which connects to the national network at Preston linking to the M6 national north/south corridor.

4.02.03 Speed limits are 30mph to Springfield Road and surrounding roads.

4.03 Transport Links

4.03.01 The site is located within the settlement of Blackpool, and Blackpool, Lytham and Thornton-Cleveleys can be accessed on foot by well lit pedestrian footpaths.

4.03.02 Within walking distance of the site, there are 8 schools, convenience stores, churches, as well as the array of public amenities in Blackpool Town Centre.

4.03.03 There are bus stops located near to the site, the closest being 0.1m from the application site. Bus service 3 route is Mereside Tesco to Cleveleys Park via Blackpool and bus service 4 route is Cleveleys to Mereside Tesco via Blackpool.

4.03.04 The area offers a wide range of public transport choices and there are ample public parking spaces in the vicinity.

4.03.05 The tram network is located on the Promenade. This provides access along the entire Fylde Coast frontage from Squires Gate to Fleetwood in the north. This network is currently being extended as part of the regeneration works of Blackpool and will link with the new transport hub at Bickerstaffe Square.

4.03.06 Blackpool North railway station is located at Bickerstaffe Square which is part of the national rail network. Access will be available via the tram network or a short walk from Springfield Road.

4.04 Consultation

4.04.01 Council Officers

No consultation has been undertaken.

4.04.02 Resident Associations

No consultation has been undertaken.

5.0 HERITAGE STATEMENT

- 5.01 The Town Centre Conservation Area was designated in 1984. It was originally named the Talbot Square Conservation Area and was centred on Talbot Square, the historic civic and commercial core of Blackpool. It was renamed and extended in 2005 following a conservation area appraisal and conservation area management plan being produced by Paul Butler Associates in 2004 in preparation for the lottery-funded Townscape Heritage Initiative, which offers grants to owners of historic buildings in conservation areas for repair and restoration of lost features.
- 5.02 It is not proposed to affect or otherwise alter the external elevations.
- 5.03 The former Methodist Church is located in the extended town centre conservation area as extended 2015. It was outside the initial town centre conservation area 1994 and the first extended area of 2005. The later extension to the town centre conservation area was to encompass significant buildings of interest.
- 5.04 NPPF sets out the key tests for assessing heritage assets at paragraph 128-137. There is a presumption to retain designated assets, especially those that make a positive contribution. Understanding the significance of the asset is key and the effects of development. Where a proposal would cause substantial harm then it should only be allowed if there is no viable or practical solution to retain the building and there are significant public benefits from the development. Listed buildings should only be demolished as a last resort.
- 5.05 The site is within the extended Town Centre Conservation Area.. The CA assessment does mention the site specifically and does include architectural features highlighted in the CA Assessment. The CA Assessment is attached.
- 5.06 The main characteristics of the style, building materials and architectural features of the wider conservation area are dealt with at length in the attached assessment. The design and materials of this site conform to the same plan although the assessment does not deal with this site specifically. The details of the proposal are set out in the Design & Access Statement above.
- 5.07 The development would be visible from the highway. We do not consider that there would be a loss of any significant architectural feature or any material change in the character of the CA.