

Design & Access Statement

Temporary Car Park

Ambassador Land, 332-334 North Promenade



DESIGN + ACCESS STATEMENT

CONTENTS

1.0 INTRODUCTION

2.0 THE SITE

3.0 THE AREA

4.0 BACKGROUND

5.0 DESIGN PRINCIPLES

INTRODUCTION

This Design and Access Statement has been provided to support the application by Ben Jurin Architecture Ltd. Advice on the nature of the application is to ensure compliance with the Development Plan and the material circumstances have been considered from the outset.

THE SITE

The Land on the corner of Derby Road and Promenade, formerly the location of the Ambassador Hotel is prominently located on Blackpool's North Promenade just outside of Blackpool's Town Centre. The Ambassador Hotel was an end terraced property that formed part of a block of hotels dating from Blackpool's early 19th century development as a sea side resort.

Since the demolition of the building in November 2020, the land has remained vacant with only remedial building works being undertaken to the former party wall shared with the neighbouring hotel.

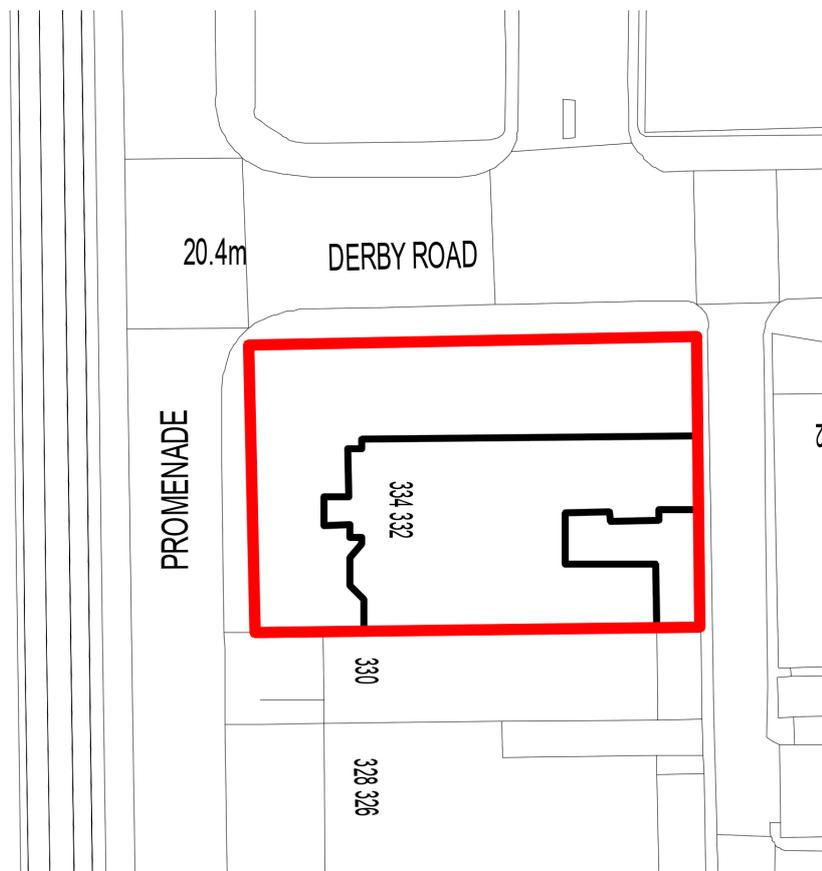


Fig.1. Red line denotes application boundary

The application building lies within the Blackpool's North Promenade Conservation Area which incorporates the seafront.

THE AREA

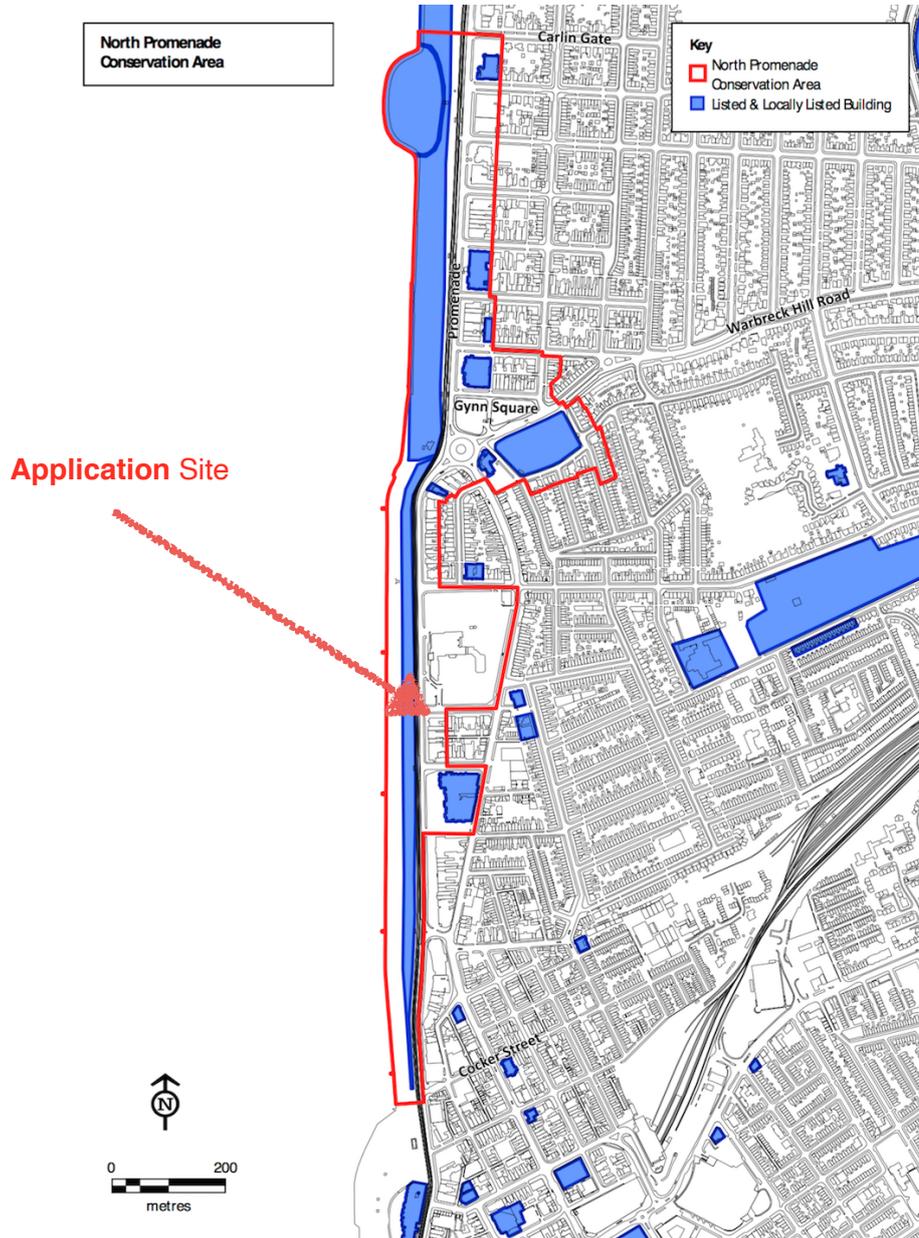


Fig.2. North Promenade Conservation Area Map

BACKGROUND

The site was purchased by the current owners/applicant with a building that was to be re-developed.

On 25th May 2020 an application was approved to convert the former Ambassador Hotel into 17 No. permanent self contained residential apartments. Since then, the former hotel, of which was already severely dilapidated, fell into further disrepair due to severe storm weather.

Subsequently Blackpool Council placed a demolition order on the building and in November-December 2020 the building was completely demolished.

The owners of the site now have no building to re-develop and an unforeseen cost for the demolition. As such, this has left the current owners of the site with limited options, however plans have been drawn and a major application will be submitted for a proposed block of holiday apartments.

Moreover, understanding the detailed and extensive formalities of securing the necessary approvals for this major application could take many months, compounded by the long length of time it could take to procure such a major project, in the meantime, this will result in the applicant having a vacant plot of land which is financially unviable and draining on resources.

As such, and as an interim measure, to make use of the land whilst the aforementioned processes commence, and to ensure there is some income being generated from this unfortunate event, the applicant wishes to secure planning permission to use the land as a temporary car park for atleast 24 months.

DESIGN PRINCIPLES

The design and layout of the parking spaces makes the initial assumption that vehicle access will be permitted from the 'adopted' road to the rear of the site and one way egress/exit onto the Promenade.

Access to the spaces off Derby Road have been drawn as it is assumed these will be granted given previous approvals for parking in the same location granted in application ref 20/0113.

Spaces are laid out in the most efficient manner for the site configuration.

As the proposal is of a temporary nature the expenditure it follows must be limited, however a post and rail fence around the perimeter will tidy up the edge of the site and allow increased visibility.

In addition, soft landscaping to the front corner will improve aesthetics.

The surface of the site will consist rolled hardcore blinded with bitumen macadam top coat to prevent any surface migration to the footpath and allow the car park spaces to be properly delineated.

Payment method for parking on the site will be in the form of a ticket machine with tariff board clearly displayed adjacent to the machine.