

Design Access & Heritage Statement in Support of
Full Plans Application for Internal alterations and
Change of Use

Premises at:

No 37, Queen Street

Blackpool

FY1 1NL

Date – March 2021

View From Queen Street



- 1) **Introduction:** This Statement has been prepared to accompany, justify and explain the Full Planning Application for a change of Use, including internal alterations to the existing William Hill betting shop at 37 Queen Street Blackpool.
- 2) **Project Description/Use:** Until recently the premises was used as a betting Shop operated by the William Hill Organisation of Use Class 'Sui Generis'. New Proposals will create a walk to café bar venue, refurbished internally to a high standard and within new Use Class E (b). New compliant toilets, accessible WC, servery and an open plan internal layout will be provided. If proposals are approved the premises will benefit from a sensitive refurbishment internally, in keeping with the quality and character of the area. There are no planned works to the exterior at present. Deliveries will be maintained at the rear the existing service road. Proposals have considered the limitations of the existing site, its layout and construction.
- 3) **Scale** – there is increase or decrease in area and therefore no Impact upon the scale of this building.
- 4) **Site & Surrounding Area:** No 37 High Street is not a listed building and is not situated within a conservation area. The premises is located close to the centre of Blackpool within a row of terraced properties of mixed Use and situated on Queen Street close to the junction with Abingdon Street.
- 5) **Access** – This is not being revised or changed externally. The front entrance doors will remain in their current location. Easy access at the rear is also maintained, in particular for use as an alternative means of escape as a Fire exit.
- 6) **Heritage Statement** – No 37 Queen Street is not a listed building is not situated within the Conservation Area. It contributes albeit less prominently than other nearby listed buildings, to the special architectural and historic character of Blackpool. Irrespectively, traditional historic external features are all being retained including existing stone walls, windows frames, corbels and quoins, with no impact upon local heritage.