

# Design and Access Statement

## Replacement Shop Front

At: Mammas Restaurant, 40 Topping Street, Blackpool, FY1 3AQ.

For: Mr. L. Martin

May 2021

### Introduction

This Design and Access Statement forms part of an application for Planning Permission for a replacement shop front and rear alterations to Mammas Restaurant, 40 Topping Street, Blackpool, FY1 3AQ.

The description of the proposal reads as follows:

*“External façade works to include replacement awning, installation of replacement timber stall riser, render finish to first floor and new timber framed windows with metal railings with integral planting boxes to front elevation and replacement render and installation of metal railings with integral planting boxes to first floor rear elevation.”*

Applications for signage and lighting will be made under separate cover.

This document should be read in conjunction with the following drawings:

- JBA525-PL-001 Site Location Plan
- JBA525-PL-002 Existing Elevations
- JBA525-PL-003 Proposed Elevations

### Background

Mammas Restaurant is a Blackpool institution and has recently come under new ownership. The new owners, Claire and Lee Martin, are currently undertaking an extensive refurbishment of the interior and exterior to which this application relates. The scheme is designed to complement the existing work underway as part of the Quality Corridors initiative (although does not form part of the QC scheme).

### Use

This application relates to an E(b) unit. No Change of Use is proposed.

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## Site Assessment

Mammas sits within a terrace of shops and commercial premises in Blackpool town centre. The existing façade is made up of timber and glazed shop front façade at ground floor level with canopy over and projecting signage fixed to the first floor elevation. Two white UPVC windows are located at first floor also.

## Amount and Scale

No additional floor area is proposed as part of this application.

## Appearance

Extensive works are required to the external façade. Works include replacing the rotten timber stallrisers and ground floor canopy. At first floor, the facing brick which has fallen into a state of dis-repair will be rendered to match the other properties developed within the Quality Corridors scheme. The rotten timber windows will be replaced with timber framed windows and railings and planting boxes at first floor will be installed. The existing vertical and neon signs fixed to the front of the property will be removed. To the rear, the existing façade will be rendered and further railings / planting boxes will be installed to match those at the front.

## Access

Due to the existing change in level from pavement to internal floor finish, level access is not achievable. However, new doors will be Part M compliant.

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