

Design and Access Statement

2106 - DA01

Planning Application for refurbishment and creation of 8 short stay apartments with the erection of 2 penthouse apartments on top

188 Promenade Blackpool, FY1 1RJ

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1.0 Application Introduction

1.1 Background

This statement is to accompany the Planning Application Package, on behalf of Mr Hamza Anwar. It should be read in conjunction with the following drawings:

L01	Site Location Plan
S01	Existing Plans
S02	Existing Elevations
P01	Existing and Proposed Site Plans
P02	Proposed Plans
P03	Proposed Elevations
P04	Proposed 3D Views

2.0 The Existing Site

2.1 Site Plan

The following image below (Fig.1) highlights the site in question outlined in red.

2.2 Existing Site

The existing site consists of a derelict multi apartment scheme building. This site can be accessed straight off the Promenade to the front or Filey Place to rear.



Fig. 1 - Site Aerial View (Courtesy of Google)

2.5 Site Images



Front and side view of 118 Promenade from the Promenade



Side view of 118 Promenade



Side view of 118 Promenade



Front view of 118 Promenade



Courtyard side view of 118 Promenade



Rear view of 118 Promenade

3.0 Design Statement

3.1 Design Brief

In developing the brief the following objectives were established

- To create a high quality short stay apartments.
- To explore designs that provide a visually light aesthetic and blend into the site and surroundings.
- To consider vehicular access and security.
- To consider the privacy and wellbeing of the local residents who occupy the surrounding dwellings
- To design in accordance with the Local Plans and Planning Authority design guidance.

3.2 Design Concept

The proposal seeks to create ten high quality apartments, for short stay acomodation.

Natural daylight is captured by the North facade and rooflights.

3.3 Landscape

The front and rear will be up updated and refreshed with new railings to the front and an outdoor area for apartment two to the rear.

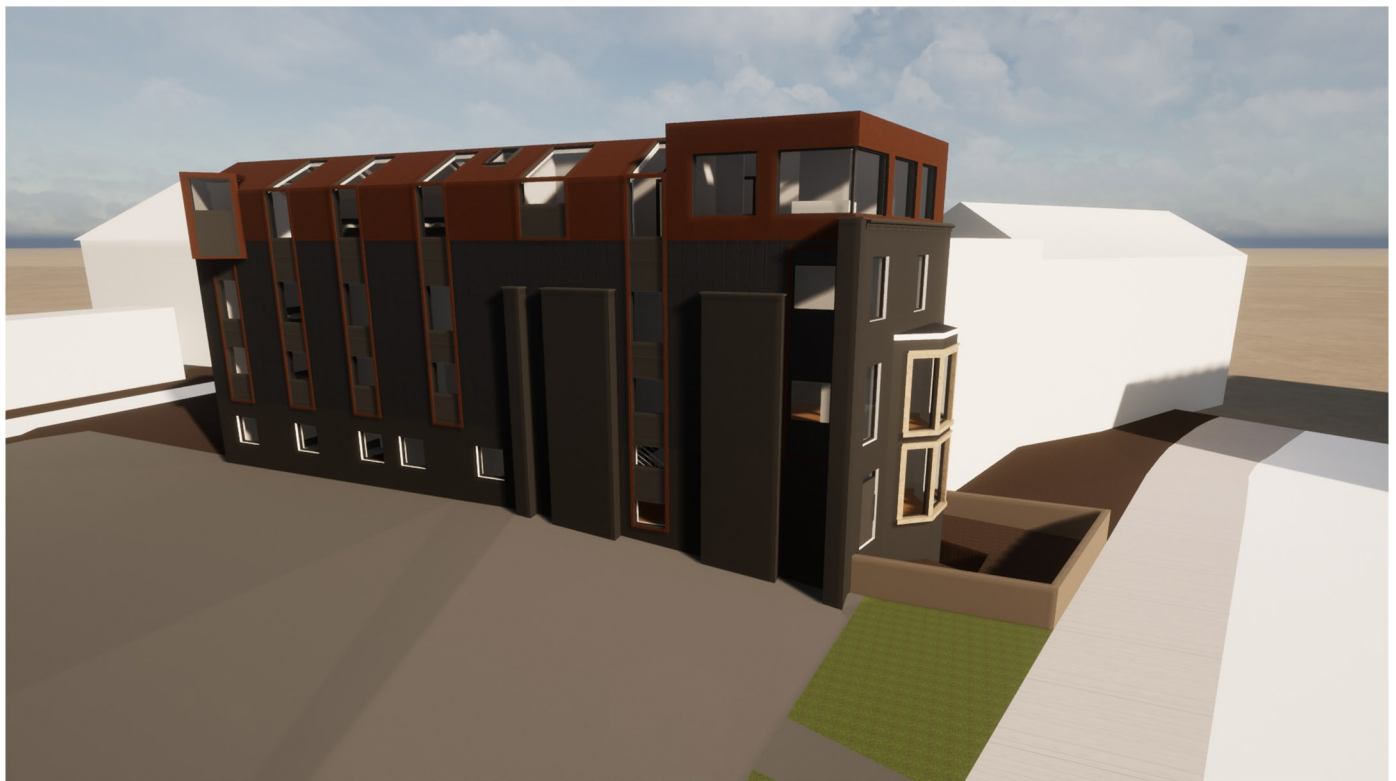


Fig. 1 - ABOVE: Initial Possible Design Style for Application Site

4.0 Access Statement

4.1 Local Transport and Pedestrian Access

The application site is accessible straight off the Promenade, within a short walking distance from Blackpool centre. The site can also be accessed from Blackpool North train station within 0.3 miles. Trams are another way to get to the site with the closest tram stop being 0.1 mile away. The main and only motorway link to Blackpool is 4 miles away.

4.2 Car Access

The apartments will need provision for at least 4no. off street car parking spaces on the rear shared access yard.

4.3 Pedestrian Access

There are pedestrian routes to and from the site from the Promenade to the West. Which provides access to local facilities / amenities in Blackpool.

4.4 Bus Routes

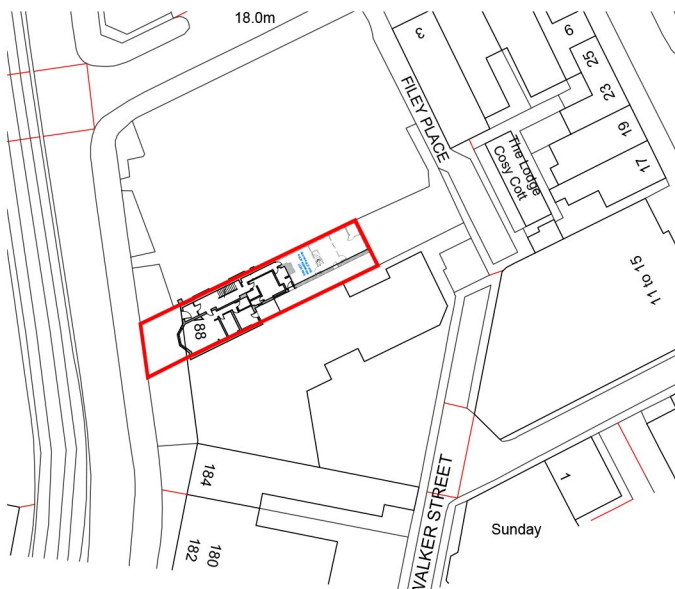
A bus route runs along the Promenade (less than 0.1 miles away to the south), connecting the site to Blackpool, Fleetwood and beyond (subject to Local Bus Timetable and Routes).

4.5 Local Amenities

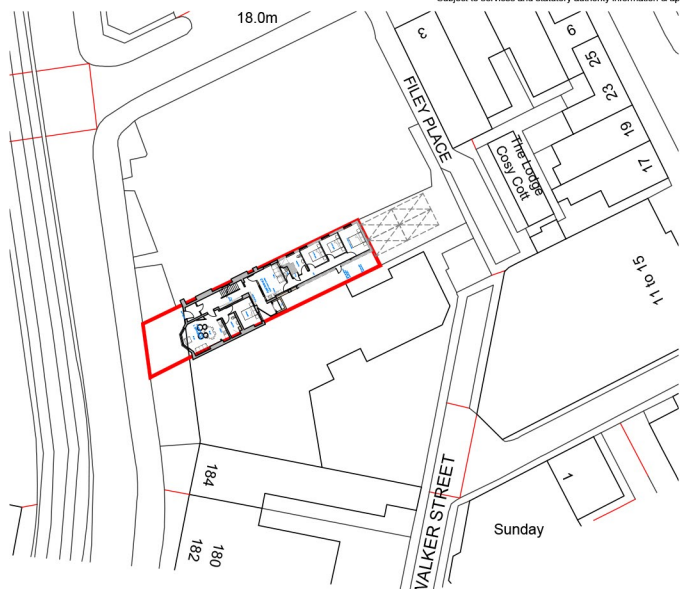
The site sits within a built up setting, there are well provided local amenities and shops in Blackpool, under 0.2 miles away.

4.6 Disabled & Inclusive Access

Apartment two will be designed and arranged to comply with Approved Document M of the Building Regulations with inclusive accessibility for all in mind. Pedestrian entrances to the rear will be designed with a level access approach to minimum 1000mm width doorways.



EXISTING SITE PLAN



PROPOSED SITE PLAN

DRAWING FOR INFORMATION PURPOSES ONLY
This drawing and all its dimensions to be checked and verified by the contractor prior to work commencing on site. For clarification of queries contact studio John Bridge Ltd. (www.studiojohnbridge.co.uk) Contractor to ensure that all proposed materials are to Local Authority Approval. The Contractor shall take into account everything necessary for the proper execution of the works including all relevant Building Regulations, nimb and British Standards where applicable, whether or not indicated on the drawings. please refer to structural and drainage designs to be prepared by others. Subject to services and statutory authority information & approval.

Key: -
Existing
Proposed
Existing to be removed

NB: Furniture shown for indicative purposes only

0 10m 20m 30m 40m 50m

NB: SUBJECT TO A FURTHER DETAILED SURVEY

NB: ALL DRAWINGS SUBJECT TO FURTHER DETAIL AND ALL LOCAL AUTHORITY APPROVALS.

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PROJECT: 158 Promenade, Blackpool, FY1 1RJ

TITLE: Existing and Proposed Site Plans

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