

# Heritage Statement

This statement applies to 1-5 Talbot Square, the ground floor of what is currently known as Royal Bank of Scotland (RBS).

The property is a distinctive limestone faced building, arranged over 3 and 4 floors and situated on the Northern side of Talbot Square, at the junction of Talbot Square and The Strand and is listed within the Town Centre Conservation Area (2005). The ground floor was last used as a bank with staff facilities and strong room located in the basement.

The immediate surrounding area does have several Listed buildings, including the Town Hall, the New Clifton Hotel and the adjacent Counting House pub. The property does not appear on the national Listed building register. There is a nightclub venue attached to the property to the East and a new hotel is situated directly across the road.

## Proposal

The proposal is to create WoodSplitters Urban Axe Throwing venue and café/bar facility on the ground floor. The basement will house supporting services. The venue will not require alteration of any aspect of the external facade elevations or internal structure of the building.

As such it is proposed that the new business development will preserve the character of the conservation area and enhance it, in so much as the building will be utilised rather than standing empty.

The use of the premises as a place of entertainment and as a cafe/bar accords with Local Plan policies for Blackpool, by strengthening it as a cultural, leisure and business destination for residents and visitors.

## Access

Primary customer access will be through the existing entrance doors on the corner of Talbot Square and The Strand.

## Conclusion

Other than the new signage, the building will not be impacted whatsoever in terms of the visible architectural features and style of the extant building.

The proposed use of the premises, complies with all Local Plan policies for this area. It will also benefit the long-term future of this distinctive property, which can only make a positive contribution to the wider Conservation Area.

*Ref : Blackpool Council Heritage Statement Guidelines (blackpool.gov.uk)*