

**DC&MG**  
ASSOCIATES

**EA**  
WALLACE

21 1187 DA001 DESIGN AND ACCESS STATEMENT  
FORMER SANTANDER BANK  
18 MARKET PLACE, FY6 7AS  
POULTON-LE-FYLDE  
NOVEMBER 2021  
EA WALLACE LTD



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# SECTION A

## APPLICATION INTRODUCTION

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### A1 Application

Site Address:  
Former Santander Bank  
18 Market Place  
Poulton-le-Fylde  
FY6 7AS

This Design And Access Statement has been prepared by DC & MG Associates on behalf of the applicant, Edgar Wallace in support of the full planning application to replace the former Santander with a new bar.

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

- 21 1187 L101 Location Plan
- 21 1187 EX001 Existing Floor Plans
- 21 1187 EX002 Existing Elevations
- 21 1187 P001 Proposed Floor Plans
- 21 1187 P002 Proposed Elevations
- 21 1187 P00 Proposed Visual

### A2 Planning History

The following details of historic planning activity at the site were taken from the Council's Planning Application Search Database:

- Advertisement consent to replace fascia and projecting signs with illuminated projecting and fascia sign - ref. no: 03/01309/adv | status: application permitted
- Erection of an illuminated fascia sign. - ref. no: 84/01684 status: application permitted
- Demolition and rebuilding of office premises including new shop front. - ref. no: 84/01685 status: application permitted
- Listed building consent. demolition and rebuilding of office premises. - ref. no: 85/00026 - status: application permitted
- 1 no. internally illuminated fascia sign and projecting signs. - ref. no: 93/00096 | status: application withdrawn
- 1 no. internally illuminated fascia sign and projecting sign - ref. no: 94/00624 | status: application permitted
- Installation of wheelchair access ramp - ref. no: 04/00254/ful | status: application permitted
- Advertisement consent for externally

illuminated fascia and projecting signs - ref. no: 05/00499/adv | status: application permitted.

- Advertisement consent to display 1 externally illuminated fascia sign, 1 externally illuminated projecting sign and replacement atm header - ref. no: 09/00728/adv | status: application permitted
- Alterations to shop front - ref. no: 17/00618/ful | status: insufficient fee

### A3 Background and Context

The property at 18 Market Place has recently been purchased by EA Wallace Ltd, having been sold by Santander Bank who ceased business operations at the building on 12 August 2021 following their review and Branch Assessment process: [https://www.santander.co.uk/assets/s3fs-public/documents/poulton-le-fylde\\_closure\\_genh2084iafeb21h.pdf](https://www.santander.co.uk/assets/s3fs-public/documents/poulton-le-fylde_closure_genh2084iafeb21h.pdf)

Having assessed the building in terms of location, layout and condition, EA Wallace felt there is an opportunity to create a viable new bar business at this property that will complement the existing leisure offering within Poulton Town Centre. A brief has been developed for design proposals that would allow this building set in an important part of the Town to be brought back into use quickly and make a positive contribution to both the streetscape of the Conservation Area and business economy.

### A4 Design Objectives

The proposal looks to refurbish the existing premises to create a high quality bar environment with full supporting accommodation for effective operational requirements. The removal of the bank fittings has allowed for an open-plan approach to be followed which will mean internal modifications can be minimised. There is also an opportunity to upgrade the frontage of the building which was the subject of a fairly bland rebuilding exercise in 1994 and contributes little to the environment of the Poulton-le-Fylde Conservation Area whose rich assets are recorded in the Council's Appraisal and Management Plan document. Similarly, the various modifications to the entrance frontage have led to a piecemeal

# SECTION A

## APPLICATION INTRODUCTION

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approach to the detailing of the building with unsympathetic interventions for a marble panels at stall-riser level, banking facilities (including cash machines, security deposits measures and signage).

The new design will allow for remodelling the frontage in a way that includes for a co-ordinated approach to window and door designs, whilst reflecting some of the detailing of the adjacent building to No 16 Market Place resulting in a more complimentary contribution to the Conservation Area.

There has been a review of the safety and access to the rear of the property. Whilst not public facing, there is scope for improvement to important fire escape and service routes and facilities that will be needed to comply with Building Control requirements. These will also contribute to improved circulation to the upper floors.

# SECTION B THE SITE

## B1 Site Location

Please refer to drawing 21 1187L101 Existing Plans for a scaled location plan.

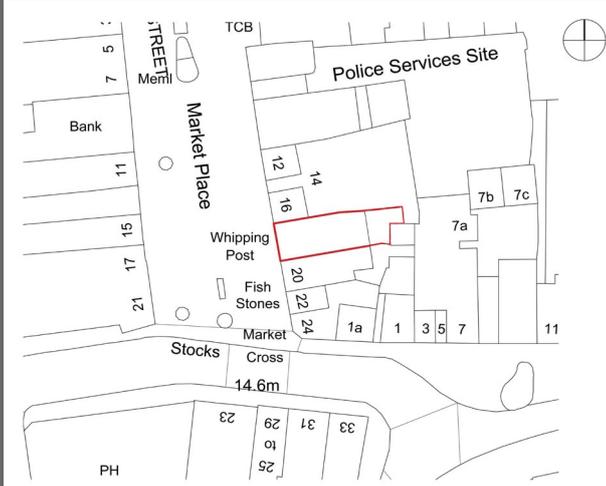


Fig. 1 - Site location Plan

## B2 Poulton-le-Fylde Conservation Area

The building sits within an important part of the Town's historical context. The Appraisal and Management plan lays out the important features and assets of the Market Place area including for the important relationship with the Church of St Chads, the Fish Stones, Market Cross and Stocks, and then the Listed Buildings at numbers 25, 27, 29, and 31.

To the north of No 18 lies the Masonic Hall building (No 14) which has historic features of brickwork detailing, masonry and pitched dormer details to its frontage. Windows to its upper levels are in uPVC, but there are still traces of earlier features to some of the ground floor elements. Comment on the quality of the current frontage to No 18 are included in Section A4, and the same more modern and plain frontages are evident moving southwards from No's 20 to 24 where there is a variety of styles and a mixed materials pallet used for facing materials, windows and doors.

## B3 Existing Site Photographs



Fig. 2 - View of the former Santander Bank, situated in Market Place



Fig. 3 - View from Blackpool Old Rd



Fig. 4- View of the rear elevations of the property. Air conditioning units to be removed and a fire escape access to be added.

# SECTION C

## PRE-PLANNING ADVICE

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### C1 Pre-Planning Advice

Following discussions with Wyre Borough Council planning department, we were advised that current resources within their team do not allow for Pre - Application advise for Minor projects at this time.

Unfortunately this has meant that we have been unable to obtain any pre-planning advice prior to making this application.

## **D1**    **Layout and Amount**

*Please refer to drawing 21 1187 P001  
Proposed Floor Plans*

The proposed ground floor footprint for the building will remain the same. The addition included is at the rear of the building at first and second floor levels where new staircase flights are proposed to serve as Fire Escape and service access to the first and second floors. This will include for additional floor space of 16.8 sqm.

## **D2**    **Scale and Massing**

*Please refer to drawing 21 1187 P002  
Proposed Elevations & 21 1187 P003  
Proposed Visuals*

The scheme proposes the addition of a pitched roof dormer window to the Market Place frontage, this to add feature and character in a manner that compliments and reflects those to the adjacent Masonic Hall building. The height, dimensions and proportion of the new feature are in line with the neighbouring ones, and the position has been centralised over the window opening beneath to give balance and order. The existing eaves line has been maintained so that element can still be read along the frontage, and being of a lower height this feature looks to site alongside rather than compete with No 14.

To the rear of the property, the enclosure to the proposed staircase has been kept low and sits in line with the rear eaves line to minimise impact.

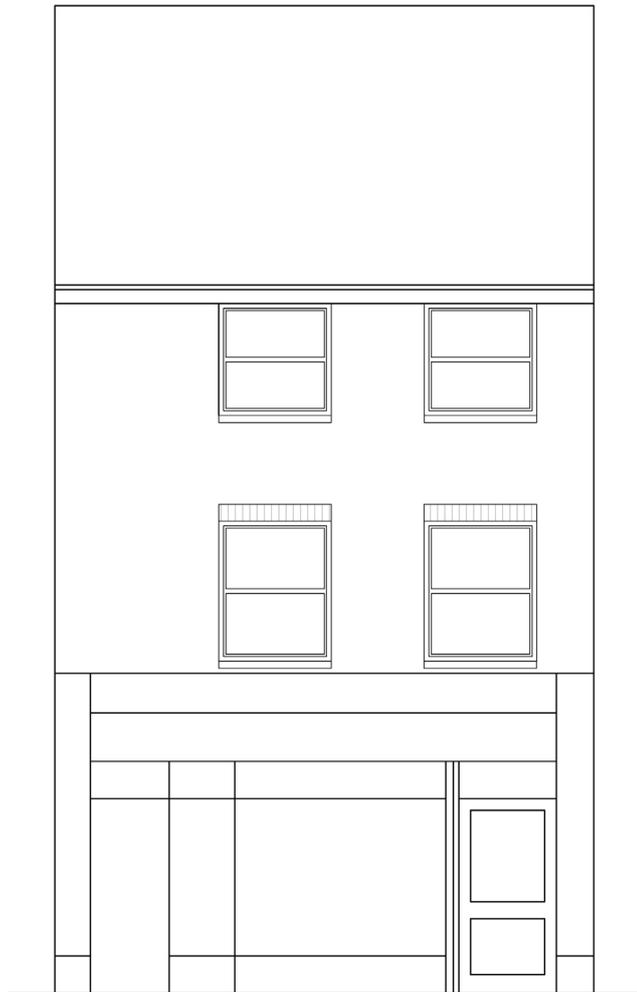
## **D3**    **Appearance and Materials**

*Please refer to drawing 21 1187 P002  
Proposed Elevations & 21 1187 P003  
Proposed Visuals*

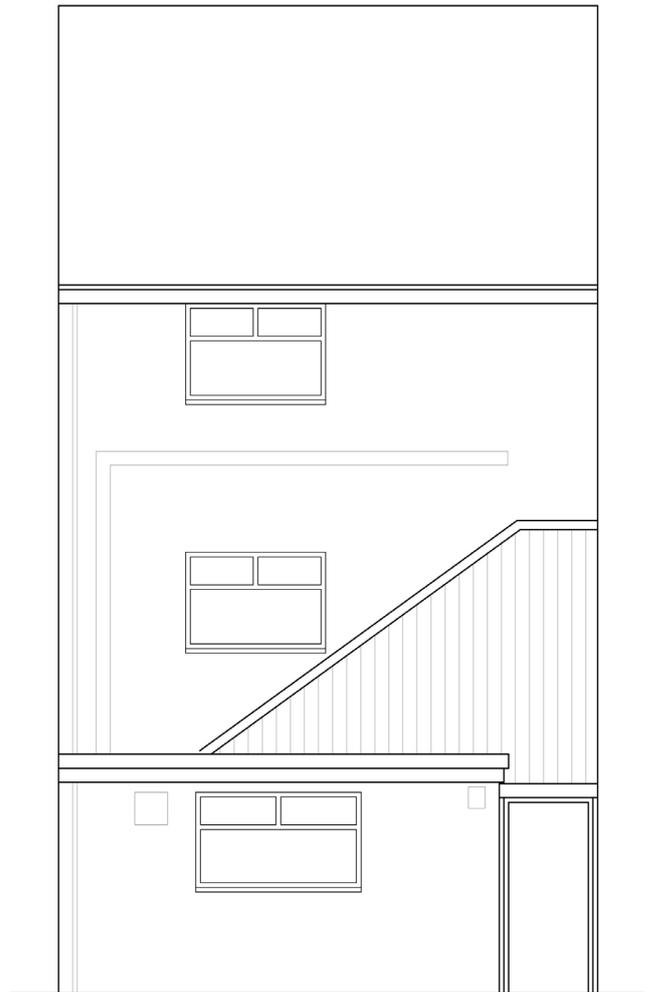
The existing frontage from the 1994 rebuilding exercise includes for a shop frontage, and upper floor window openings of a position and proportion that create a somewhat unbalanced feel to the Market Place frontage. Creating the new bar building provides a chance to address this and the proposal includes for a centralised

ground floor entrance set within a glazed frontage, with feature windows that line through at first and second floor level with the new dormer sitting directly above within the pitched roof. As a bar, the hope is to create an open feel to the building allowing for both views out to the Market Place for visiting customers, and to the inside to create interest and character along the streetscape for those passing by. The frames to the new opening are in thin sectioned powder coated aluminium design

Materials will include for matching red brickwork to reflect the pallet of the local area, slates to match the existing pitched roof, and aluminium windows with feature mullions and transom work, this to achieve a contemporary and crisp appearance whilst still using traditional detailing to acknowledge the historic setting that this new building treatment will sit within.

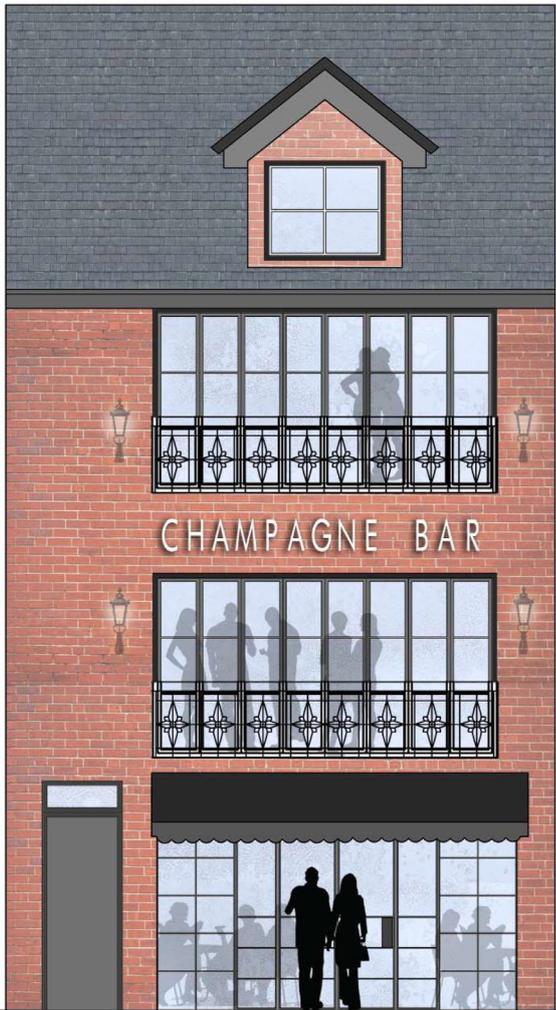


EXISTING FRONT ELEVATION

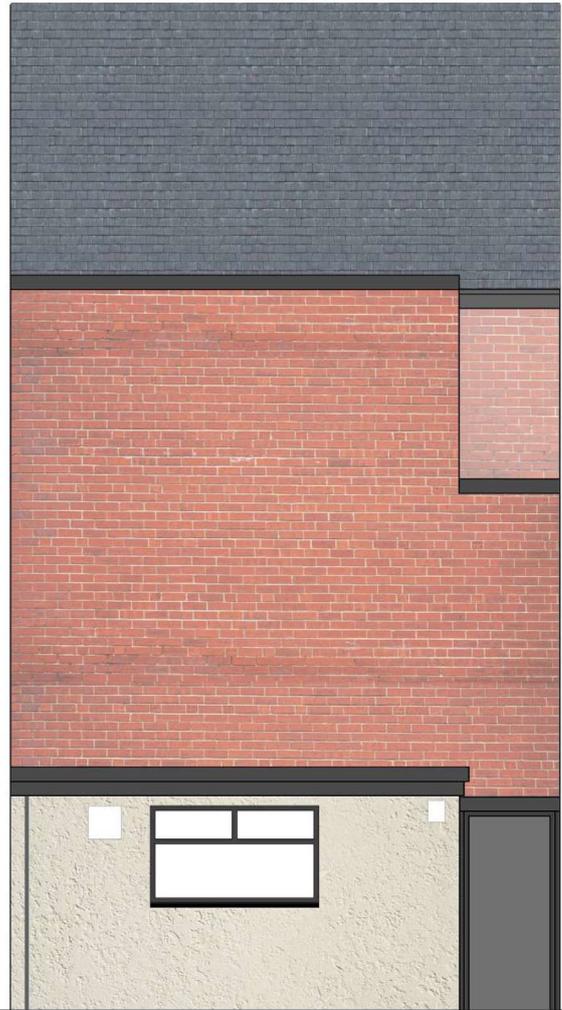


EXISTING REAR ELEVATION

Fig. 5 - Existing Elevations



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Fig. 6 - Proposed Elevations



Fig. 7 - Proposed Visual

# SECTION E

## ACCESS

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### E1 Pedestrian Access

The building can be accessed via ground floor level access from Market Place. Its location within the Town Centre means that it is readily connected to the local footpath network. Market Place itself is a pedestrianised area.

### E2 Public Transport

The site and building is located in the Centre of Poulton.

Poulton town centre has excellent amenities and public transport links close by.

The closest bus stop is situated on Blackpool Old Rd and is approximately 187ft away from the site.

Poulton-le-Fylde Railway Station is 0.3 miles away from the site.

### E3 Inclusive Access

The new bar will be designed and arranged to comply with Approved Document Part M of the Building Regulations with inclusive accessibility in mind. Doorways will have a minimum clear opening width of 775mm. Internal circulation including clear opening widths to all internal doors will be designed to meet Part M.