



Design & Access Statement

For : New Build Assisted Living
Apartment Scheme

At : Land at former Mariners Pub
8 Norbreck Road
Blackpool
FY5 1RP

Client : Errigal Contracts Ltd

Date : October 2021

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Introduction

This Design and Access Statement has been prepared on behalf of a Errigal Contracts in support of a full Planning application for:

Erection of part 4 / part 5 storey assisted living apartment scheme comprising of 30 single bedroom and 5 double bedrooms, and ancillary accommodation including residents lounge, buggy store and external residents garden and associated car parking.

The work seeks permission to develop a parcel of land into a high quality apartment scheme.

This Design and Access Statement does not attempt to address the principle of development, this is separately addressed in the accompanying Planning Statement, setting out the overall merit of the development in accordance with relevant planning policy.

The purpose of this Statement is to evaluate the design process, identifying how the proposal has evolved through consultations with the Client, Planning Consultant, Landscape Consultant and the end user housing association to ensure the most appropriate design befitting of its location.

This document should be read in conjunction with the accompanying Joseph Boniface Architects drawings:

JBA506_PL_001A	Site Location Plan
JBA506_PL_002A	Proposed Site and Ground Floor Plans
JBA506_PL_003	Proposed First and Second Floor Plans
JBA506_PL_004	Proposed Third and Fourth Floor Plans
JBA506_PL_005B	Proposed North / Front Elevation
JBA506_PL_006B	Proposed East Elevation
JBA506_PL_007B	Proposed South / Rear Elevation
JBA506_PL_008B	Proposed West Elevation
JBA506_PL_009B	Proposed Street Scene Elevation
JBA506_PL_010A	Proposed Norbreck Road Context Elevation
JBA506_PL_011A	Proposed North Elevation with previous schemes outlined

Applicant

Errigal Contracts Ltd success is founded on years of experience and on the strength of their dedicated people and communities in Ireland, the UK and Eastern Europe. A founding principle of Errigal is the recognition that by continuing to invest in ambitious young people pursuing a trade in the industry and allowing them to grow and develop. Errigal Contracts are focused on the experience they give clients, suppliers and people. Delivering quality and completing projects within timelines is a given. The Errigal way is about making the experience of working with Errigal enjoyable and rewarding for all involved.

End User

Housing 21 is a leading, not for profit provider of Retirement Housing and Extra Care for older people of modest means. They operate in nearly 200 local authority areas, managing around 20,000 Retirement and Extra Care Living properties and providing over 42,000 hours of social care each week. Housing 21 are committed to providing a modern, forward-thinking 21st century service. This includes updating and modernising our existing housing, as well as developing new and innovative property designs and service models for the future. Housing 21 will challenge themselves to think differently, embracing the disruptive potential of new technologies and the challenges and opportunities of social change.

Planning Consultant

JMP Planning Consultancy was formed in 2020 by David Morse and Gary Jackson who have worked with JBA on a number of residential and hotel schemes in Liverpool, Manchester and further afield.

Architect

Joseph Boniface Architects Ltd has been appointed by Errigal Contracts to prepare the architectural information to accompany the full plans Planning Application.

Project Team



The site is located on the Southern side of Norbeck Road and is currently vacant following the demolition of the Mariners pub in 2007. Despite previous planning applications in 2007, 2009, 2011 and 2020 the site still remains vacant. The site is currently bordered by residential properties to the West, South and East with both vehicular and pedestrian access off Norbeck Road. Aside from eight storey locally listed Norbeck Castle opposite, the character of the area is of one, two, three and four storey residential properties.

The Site



Location of Site View Points



1



2



3



4



5



6



Site Location and Context.

The 0.2 hectare vacant site is approximately 3 miles from Blackpool town centre. Amongst residential properties, to the East of the site is a number of local services such as a Post Office, convenience stores and a pharmacy within the Norbreck Local Centre. The site is sustainably located with good public transport links into Blackpool and Fleetwood. The site is approximately 50 metres to the East of Queens Promenade, the tramway and the North-South cycle route. A private, gated alleyway bisects the site, connecting Norcliffe Road and Chatsworth Avenue. Access for the ENW substation adjoins the site to the south side and will require free access at all times during construction, maintenance and the use of the development.

The brownfield site is in Flood Zone 1 (low risk) and is at a very low risk of flooding. An electricity sub-station sits adjacent the rear of the application site, whilst a short distance further up Norbreck Road is a designated local centre (as shown in the yellow dotted box on the map).

This proposal has been designed to provide a key role in contributing to Blackpool's regeneration plans and residential assisted living accommodation needs.

Wider Site and Context



Norbreck Road Local Centre

Location and Description:

Norbreck Road local centre is situated close to its junction with Queens Promenade, adjacent to the rear of the Norbreck Castle Hotel.

Proximity to other Centres:

Norbreck Road Local Centre is located close to Fleetwood Road and Anchorsholme Lane East Local Centres (1.4km). The nearest District Centres is Bispham - 1km.

Accessibility:

There is plenty of on-street parking on the southern side of Norbreck Road. Number 4 and Number 1 buses also stop close to the centre.

Range of Uses:

The centre currently has 21 units, including a convenience store, hot food takeaways and hairdressers.

Quality of the Centre:

The centre is of a good quality.

Potential Amendments:

This centre performs considerably well. There are no potential amendments to this Local Centre.

Norbreck Road Local Centre