

## PLANNING AND DESIGN & ACCESS STATEMENT

113-119 Egerton Road, Blackpool, FY1 2NL

23.03.2022

### INTRODUCTION

This Design and Access statement forms part of the documentation in support of a Planning Application for 113-119 Egerton Road, Blackpool FY1 2NL.

The application is for the following:

- External alterations to include the Replacement & Remodelling of the existing shop fronts to units 113, 115 and 117 Egerton Road.
- Replacement shop front only to unit 119 (extg fish and chips shop)
- Installation of new flat entrance door at ground floor level to unit 113 Egerton Road.
- External alterations at ground floor level to the rear of the building to provide new doors for fire escape purposes into the existing rear alleyway
- Internal alterations at first floor (113-119) to provide two self contained flats.
- New painted flat board signage to suit new use

The application includes for the change of use from:

First Floor Unit 113-117 – Class E to C3

(Ground Floor Unit 113-117 - Existing Use class E to remain)

Metal Roller shutters already exist on the shop frontages. These will be upgraded to dark grey to match the windows and suit the new window/door arrangement to the façade.

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

2010-PL-000 Site Location Plan  
2010-PL-001 Existing Plans  
2010-PL-002 Existing Elevations  
2010-PL-003 Existing Photographs  
2010-PL-050 Demolition Plans  
2010-PL-051 Demolition Elevations  
2010-PL-101 Proposed Plans  
2010-PL-102 Proposed Elevations

## **SITE ASSESSMENT**

Located in the North West of England and on the Fylde Coast Peninsula, Blackpool covers an area of around 35km<sup>2</sup>, with 11.2km (7 miles) of seafront. Blackpool is predominantly residential in character, largely built up to its boundaries, with the few remaining areas of open land located in the south and east of the town.

Egerton Road is located just outside the area.

The building which forms this application, sits within a terrace row. Unit 119 (the existing fish and chip shop) wraps around the corner junction of Pleasant Street and Egerton Road. The access for the proposed flat above unit 119 (fish and chip shop) is located on Pleasant Street).

The ground floor of the application site unit 113-117 comes to the pavement edge and the existing shop frontages are largely glazed at ground floor but are not consistent and have been adapted over the years, they do however retain their historic proportions and the vertical columns which are an existing feature between the shop windows and which help delineate the individual shop fronts remain in tact,

At first floor, the façade has been rendered with large window openings in UPVC, and the bay window at first floor on unit 117 remains.

The upper floor is set back from the ground floor behind a single storey tiled roof element which houses the external shutter boxes below the fascia of the shop front.

## **USE**

The current use of the building (units 113-117) is classed as class E at both ground and first floor levels.

At ground floor for unit 113-117, the use class will remain as Class E.

Ground floor of Unit 119 - the existing fish and chip shop will remain as such and does not require a change of use,

At first floor the use of the building will change from Class E to Class C3 to become dwellings.

New escape doors will be added to the rear at ground floor level, which open into the existing alleyway, which leads to Richmond Road.

## AMOUNT AND SCALE

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

The scale of the proposed façade will be more suitably proportioned than the existing shop front, in particular the signage zone.

## PROPOSALS

The proposed alterations to the building are as follows:

External alterations to include the Replacement & Remodelling of the existing shop fronts to units 113, 115, 117 and 119.

The windows on the shop fronts will be replaced to give consistency to the façade and allow more natural light into the space. The windows and doors will be glazed to full height and bifold doors are proposed for units 113 and 115. These will fold internally and so will not impact the pavement in any way. Windows to unit 117 will be fixed.

The windows to the shop frontage to unit 119 (existing fish and chip shop) will be replaced with aluminium windows in the same style and proportions as units 113-117, however the low level brickwork walls will be retained for this unit and painted grey to match the windows,

Installation of new flat entrance door at ground floor level on Egerton Road- unit 113 . This will lead to the existing staircase to the flat above which will be enclosed with acoustic and fire rated walls.

External alterations at ground floor level to the rear of the building to provide new doors for fire escape purposes for unit 115 and the flats above into the existing rear alleyway which open onto Richmond Road.

Internal alterations at first floor (113-119) to provide two self contained flats:

Flat 1 – 2bed/3 person flat @61m<sup>2</sup>

Flat 2 – 3bed/4 person @74m<sup>2</sup>

Both flats comply with the floor space standards as outlined in Housing Design Quality and Standards planning guidance.

The ceilings at ground floor will be upgraded to acoustic and fire rated ceilings, and an additional means of escape has been added for both flats which leads to the rear alleyway and onto Richmond Road.

All new shop fronts are to be replaced with dark grey aluminum framed windows.

The vertical columns, which are an existing feature between the shop windows / doors, and which help to delineate the individual shop fronts will be retained. This will be extended to the signage zone. Currently, a single large sign covers the 3 shop units 113-117, however the new proposal separates these between the vertical columns to make the signage more in proportion to the elevation. This demarcation will create a positive impact on the street frontages and will help visually maintain the existing rhythm of the street frontages in the area,

As the proposed works are predominantly internal, as well as to the existing ground floor shop fronts, there is no adverse impact on the neighboring properties.

The provision for the bins, which are located in the alleyway behind the building, will remain.

All other existing arrangements and provisions will remain unaltered.

## **ACCESS - VEHICULAR AND TRANSPORT LINKS**

N/A. There will be no alterations to the existing vehicular access to the building.

## **MATERIALS**

Materials and detailing will match those of the existing building.

New shop front windows will follow the same proportions as on the existing row of shop frontages and will be replaced with dark grey aluminum windows, doors and bifolding doors.

Existing roller shutter will be upgraded to suit the new shop front design and will be painted dark grey to match the windows.

Existing render at first floor will be repaired and repainted to match the existing.

All work will be carried out to a high standard.

## **LANDSCAPING**

N/A

## **ACCESS: Inclusive**

The design scale and setting of the proposal has been designed with regard to the

policies and proposals in the development plan and to all other material planning considerations, including the relevant supplementary planning guidance including:

Blackpool Local Plan - Part 1: Core Strategy (2012 – 2027)

Blackpool Local Plan Part 1: Core Strategy - Policies Maps

Housing Design Quality and Standards planning guidance (hdspg\_2020\_module\_c).

We have carefully considered the neutral impact the amendments will have on the neighboring properties. We have ensured that the proposal is sensitive but also provides a valuable addition to the surrounding area and to this building.

END