



Keystone
Design Associates Ltd.

Design & Access Statement

**84 TOPPING STREET,
BLACKPOOL**

April 2022

Development House
261 Church Street
Blackpool
FY1 3PB
Tel: 01253 649040
Email: info@keystonedesign.co.uk

DOCUMENT ISSUE RECORD

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**84 TOPPING STREET,
BLACKPOOL**

Report Approved by D.W.Hadwin B.Eng(Hons) C.Eng MICE
For Keystone Design Associates

Signature.....

Date.....12th April 2022.....

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1.0 INTRODUCTION

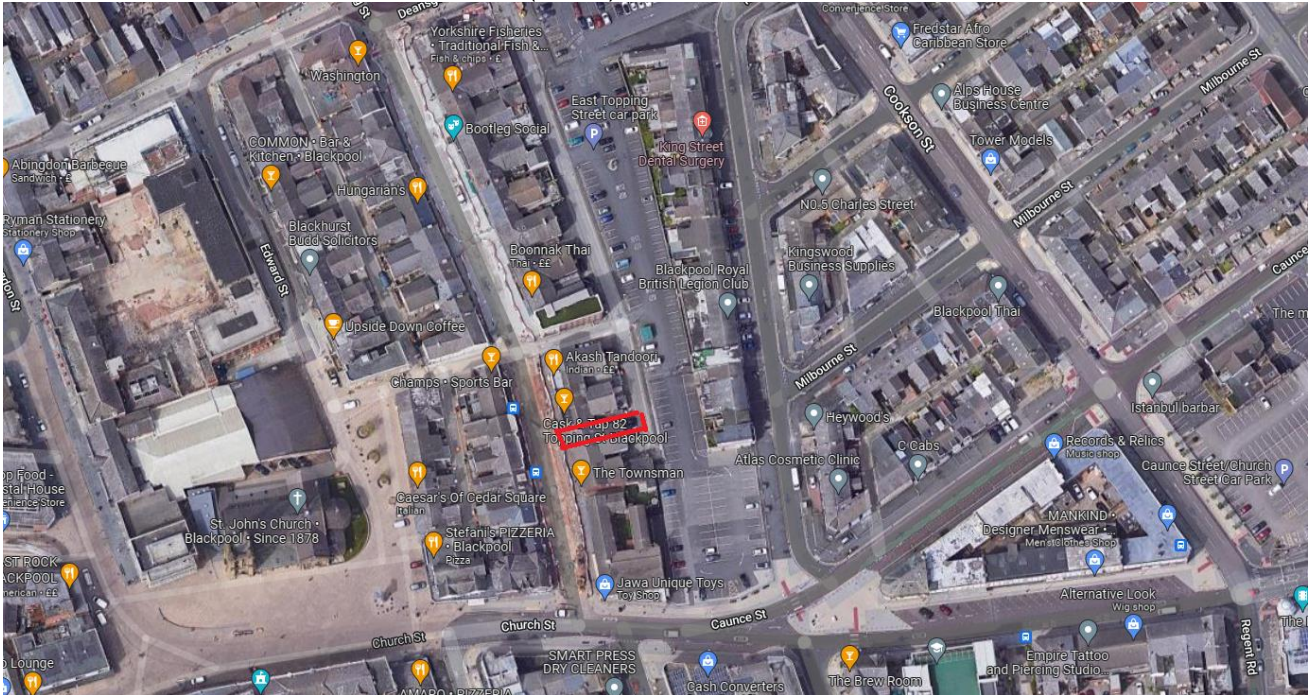
- 1.01 This statement is being made in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015. It sets out the proposed development's context in terms of planning policy, the design of the proposal and accessibility.
- 1.02 The application is for alterations to the shop front, installation of extraction flue to the rear, use of premises as restaurant to the ground floor and change from 3no flats to 2no flats to the upper floors located at 84 Topping Street, Blackpool.
- 1.03 The site is located on Topping Street, Blackpool between Wood Street and Church Street. This statement seeks to support the planning application.

2.0 SITE ASSESSMENT

2.01 Context of Town

2.01.01 The site is located at 84 Topping Street, Blackpool as recorded in photograph no 1 below. This site is included in the extended Town Centre Conservation Area.

2.02.02 Blackpool is a large town and seaside resort on the Lancashire coast in North West England. The town is on the Irish Sea, between the Ribble and Wyre estuaries, 15 miles (24 km) northwest of Preston, 27 miles (43 km) north of Liverpool, 28 miles (45 km) northwest of Bolton and 40 miles (64 km) northwest of Manchester.



Photograph no01: Aerial View of 84 Topping Street, Blackpool

2.02 Current Land Use

2.02.01 The property is an existing commercial property located between Wood Street and Church Street. The property is located on Topping Street. Clifton Street leads north off Church Street which leads to the sea front. To the south west is Blackpool Town Centre.

2.03 Neighbouring Properties

2.03.01 The site is surrounded by a mixture of commercial & retail properties with offices and/or flats to the upper floors to Topping Street. The tramline and north pier are located to the sea front. Blackpool tower is located approximately 0.4m to the south west of the site.

3.0 PROPOSAL

3.01 Description

- 3.01.01 The application is for alterations to the shop front, installation of extraction flue to the rear, use of premises as restaurant to the ground floor and change from 3no flats to 2no flats to the upper floors located at 84 Topping Street, Blackpool.
- 3.01.02 The ground floor will comprise of a restaurant and kitchen, toilets and a store. The flats to the upper floors will comprise of two bedrooms, living/dining room, kitchen and bathroom.
- 3.01.03 The development is to be constructed within the envelope of the building.
- 3.01.04 External alterations are to be carried out to the rear of the main building by installing an extraction flue and alterations to the shop front.

3.02 Amount & Scale

- 3.02.01 The plot area is 135m² with an internal floor area of 264m².
- 3.02.02 The development is principally a conversion of the existing building and therefore is contained within the existing building.

3.03 Site Layout & Landscaping

- 3.03.01 The site is located on Topping Street. The proposed site is fronting onto Topping Street.
- 3.03.02 No landscaping works are proposed for the development.

3.04 Appearance of Development

- 3.04.01 The development is principally a conversion of the existing building and therefore is contained within the existing building other than the external alterations to install an extraction flue to the rear of the building and alterations to the shop front.
- 3.04.02 The development will be contained within the site boundary.
- 3.04.03 The proposed development is detailed on drawings A022/048/P/01 Revision A.

4.0 ACCESS & TRANSPORTATION STATEMENT

4.01 Access to Development

4.01.01 The site will continue to be accessed from the existing access off Topping Street.

4.02 Adjacent Road Infrastructure

4.02.01 The site is fronted by Topping Street. To the west of the proposed site is The Promenade which is one of the principal north/ south routes in Blackpool and connects to the motorway infrastructure via Squires Gate to the south.

4.02.02 The motorway serving Blackpool is the M55 which connects to the national network at Preston linking to the M6 national north/south corridor.

4.02.03 Speed limits are 30mph to Topping Street and surrounding roads.

4.03 Transport Links

4.03.01 The site is located within the settlement of Blackpool, and Blackpool, Lytham and Thornton-Cleveleys can be accessed on foot by well lit pedestrian footpaths.

4.03.02 Within walking distance of the site, there are 8 schools, convenience stores, churches, as well as the array of public amenities in Blackpool Town Centre.

4.03.03 There are bus stops located near to the site, three are within 33ft from the application site. Bus service 3 route is Mereside Tesco to Cleveleys Park via Blackpool, bus service 4 route is Cleveleys to Mereside Tesco via Blackpool and bus service 6 is Mereside to Grange Park via Blackpool Town Centre & Layton.

4.03.04 The area offers a wide range of public transport choices and there are ample public parking spaces in the vicinity.

4.03.05 The tram network is located on the Promenade. This provides access along the entire Fylde Coast frontage from Squires Gate to Fleetwood in the north. This network is currently being extended as part of the regeneration works of Blackpool and will link with the new transport hub at Bickerstaffe Square.

4.03.06 Blackpool North railway station is located at Bickerstaffe Square which is part of the national rail network. Access will be available via the tram network or a short walk from Springfield Road.

4.04 Consultation

4.04.01 Council Officers

No consultation has been undertaken.

4.04.02 Resident Associations

No consultation has been undertaken.

5.0 HERITAGE STATEMENT

- 5.01 The Town Centre Conservation Area was designated in 1984. It was originally named the Talbot Square Conservation Area and was centred on Talbot Square, the historic civic and commercial core of Blackpool. It was renamed and extended in 2005 following a conservation area appraisal and conservation area management plan being produced by Paul Butler Associates in 2004 in preparation for the lottery-funded Townscape Heritage Initiative, which offers grants to owners of historic buildings in conservation areas for repair and restoration of lost features.
- 5.02 It is not proposed to affect or otherwise alter the external elevations apart from the installation of an extraction flue to the rear and alterations to the shop front at ground floor.
- 5.03 84 Topping Street is located in the town centre conservation area as extended 2015. The later extension to the town centre conservation area was to encompass significant buildings of interest.
- 5.04 NPPF sets out the key tests for assessing heritage assets at paragraph 128-137. There is a presumption to retain designated assets, especially those that make a positive contribution. Understanding the significance of the asset is key and the effects of development. Where a proposal would cause substantial harm then it should only be allowed if there is no viable or practical solution to retain the building and there are significant public benefits from the development. Listed buildings should only be demolished as a last resort.
- 5.05 The site is within the extended Town Centre Conservation Area. The CA assessment does mention the site specifically and does include architectural features highlighted in the CA Assessment. The CA Assessment is attached.
- 5.06 The main characteristics of the style, building materials and architectural features of the wider conservation area are dealt with at length in the attached assessment. The design and materials of this site conform to the same plan although the assessment does not deal with this site specifically. The details of the proposal are set out in the Design & Access Statement above.
- 5.07 The development would be visible from the highway. We do not consider that there would be a loss of any significant architectural feature or any material change in the character of the CA.