

# DESIGN & ACCESS STATEMENT

Rev A

11<sup>th</sup> April 2022

## Proposed Works:

The Former Cove Hotel,  
Banks Street,  
Blackpool  
FY1 1RN



*Existing Front Elevation*

## **Introduction**

This document aims to highlight the proposed development planned for the former Cove Hotel on Bank Street, Blackpool. The former hotel has been out of use for a significant period of time and has become tired and in need of some immediate maintenance.

The proposals aim to bring this well positioned building back into action and contribute to the local economy.

## **Site Photos**



*Existing front elevation*



*Existing side elevation*



*Existing side / rear access to property*



*Existing second floor bay window.*



*Existing Ground Floor Kitchen*



*Existing First Floor Bedroom*

## **Site Details**

- The site is on Bank Street, Blackpool just off the main seafront.
- The property a former hotel that consisted of 8 bedrooms (some with ensuite facilities)
- The property is constructed of rendered brick finish with clay tiled roofs and with bay windows at first and second floor to the front of the property
- The front of the property is northeast facing.
- There is a thin hallway the creates the entrance into the property at ground floor to the usable accommodation towards the rear and the main central staircase.
- There is an alternate ground floor unit that is owned by others.

## **Design**

- The proposed unit will consist of 4no. services apartments for holidays lets.
- The units will consist of the following:
  - o 1no. Studio room with ensuite and a kitchenette facility.
  - o 1no. 1 bed facility with a separate bathroom and living room / kitchen
  - o 1no. 2-bedroom (both with ensuites) facility with a separate bathroom and living room / kitchen
  - o 1no. 3-bedroom unit with 2no. bathrooms, a separate kitchen and a feature living room space.
- The roof space will be used to house any service equipment required to run the unit.
- The basement will be for storage only.
- The proposals shall be brought up to modern day Building Regulation standards (where possible) and ensure all fire separation between units is upgraded.

## **Appearance**

- The materials being used are to match existing
- New windows and doors are to be UPVC double glazed units
- Minimal external alterations to be undertaken.

## **Access**

- There are no alterations proposed to the access to the property.
- Access is gained via the front of the property in the form of an existing entrance door off Bank Street.
- There is a communal external space at the back of the property that can be used for escape and housing of bins.
- Rear access for removal of refuse will be retained at all times (as per the existing arrangements).

## **Car Parking**

- No changes are to be made to the current parking facilities. Plenty of on-street car parking is available

### **Trees**

- No trees are affected by the proposed works.

### **Boundary**

- The boundary will remain unchanged and is framed by the pavement to the front of the property and the shared service yard to the rear.