

## Design & Access Statement

At: 3 King George Avenue, Blackpool, FY2 9SN.

For: Mr Simon Morris

JBA538-PL-D&A

April 2022

### Introduction

This Design & Access Statement forms part of the application for Change of Use to the property at 3 King George Avenue.

This document is to be read in conjunction with the following drawings:

JBA538-PL-001	Site Location Plan
JBA538-PL-002	Proposed Site Plan
JBA538-PL-003	Existing Ground Floor Plan
JBA538-PL-004	Existing First Floor Plan
JBA538-PL-005	Existing Second Floor Plan
JBA538-PL-006	Existing Elevations
JBA538-PL-007	Existing Elevations
JBA538-PL-008	Proposed Ground Floor Plan
JBA538-PL-009 Rev A	Proposed First Floor Plan
JBA538-PL-010 Rev A	Proposed Second Floor Plan
JBA538-PL-011	Proposed Elevations
JBA538-PL-012 Rev A	Proposed Elevations

### The Site

The site is located on King George Avenue overlooking Queens Promenade in Blackpool. The dwelling is a semi-detached residence. The front of the property is set back from the road, whilst the rear of the property backs onto a gated alleyway.

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## Use

Domestic (C3) to sui generis.

## Amount

Existing ground floor internal floor area: 79.6 sqm

Proposed ground floor internal floor area: 79.6 sqm

Existing first floor internal floor area: 77 sqm

Proposed first floor internal floor area: 77 sqm

Existing second floor internal floor area: 53.6 sqm

Proposed second floor internal floor area: 53.5 sqm

## Layout

The existing property is laid out over three floors, with main living accommodation at ground floor and bedrooms at first and second floor. The proposals seek to remodel the property. Access will be from the front of the property at King George Avenue. To the rear of the property are 2 parking spaces, with gated access that leads into the garden. The property currently accommodates living and dining space at ground floor and 7 bedrooms over first and second floor. Proposals at first floor accommodates 3 bedrooms, a bathroom and 2 en-suites. Proposals at second floor accommodates 2 larger bedrooms and an en-suite.

## Scale

The scale of the property will remain the same.

## Appearance

The dwelling is in a row of detached and semi-detached properties built in the same era but of differing styles creating a varied appearance to the main street frontage. Off road parking is provided along King George Avenue, however, this proposal also accommodates 2 x parking spaces to the rear of the property. The existing roof and dormers will be reclad in slate tiles to match the existing.

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## Access

Access into the property will remain as existing through the main entrance.

## Conservation

The property is located within North Promenade Conservation area and is adjacent to listed buildings. However, the nature of the proposed use of the site is commensurate in operation and impact to a standard single dwellinghouse (the existing lawful use of the site) and is not therefore anticipated to result in any harm to residential amenity or additional impact on the character of the local area. Furthermore, the extent and proposed external changes to the property are very limited in nature and will in fact result in enhancement. There is not therefore any perceived harm from the proposed development to the historic environment, and the scheme in that regard is considered to be acceptable.

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