

Design and Access Statement

Proposed First Floor Serviced Accommodation

At: 13-19 Deansgate / 2 Edward Street, Blackpool, FY1 1BN.

For: Mr. K. Koort,

Introduction

This Design and Access Statement forms part of an application for Planning Permission for serviced accommodation at First Floor to 13-19 Deansgate / 2 Edward Street.

The description of the proposal reads as follows:

“Conversion of existing accommodation into serviced accommodation at first floor.”

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

- JBA575_PL_001 Site Plan
- JBA575_PL_002 Existing Plan
- JBA575_PL_003 Existing Ground and First Floor Plan
- JBA575_PL_004 Proposed Ground and First Floor Plan

Proposals.

This proposal seeks to create regularise two serviced accommodation units at first floor. The ground floor will remain as a commercial unit, whilst first floor accommodates a private entrance with 2 bedrooms, a kitchen with dining space and 2 x bathrooms.

Use

The serviced accommodation will have a sui generis use.

Site Assessment

The property sits within a terrace of shops and commercial premises in Blackpool town centre.

Internal refurbishment works have already taken place however minor amendments are required for compliance.

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Amount and Scale

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

Appearance

No external elevational alterations form part of this application.

Access

Access to the serviced accommodation is via a single staircase.

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