

Design and Access Statement

Change of Use from C3 to Sui Generis for 3 x Serviced Holiday Accommodation Units at First and Second Floor.

At: 29 Queen Street, Blackpool, FY1 1NL

For: WC Developments.

Introduction

This Design and Access Statement forms part of an application for Planning Permission for Change of Use from C3 to Sui Generis for 3 x Serviced Holiday Accommodation Units at First Floor and Second Floor.

The description of the proposal reads as follows:

“Change of Use from C3 to Sui Generis for 3 x Serviced Holiday Accommodation Units at First Floor and Second Floor.”

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

- JBA591_PL_001 Site Location Plan
- JBA591_PL_002 Existing Plan
- JBA591_PL_003 Proposed Plan
- JBA591_PL_004 Existing Elevations
- JBA591_PL_005 Proposed Elevations

Proposals.

This proposal seeks to create 3 x Serviced Holiday Accommodation at First Floor and Second Floor.

Apartment 1 is a 2 bedroom apartment with bathroom and an open plan kitchen / living / dining room.

Apartment 2 is a 2 bedroom duplex apartment with open plan kitchen / living / dining at First Floor, and bathroom and 2 bedrooms at Second Floor.

Apartment 3 is a 1 bedroom apartment with bathroom and open plan kitchen / living / dining.

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Use

Change of use from C3 to Sui Generis.

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.

Front Elevation.



Amount and Scale

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

Appearance

The proposal seeks to carry out replacement work to the existing façade which is made up of a shop front at Ground Floor and a bay window at First Floor. The shop front and bay window have perished over time, leaving much of the elevation in a state of disrepair. Windows and doors to the rear of the property have also been removed over time, leaving large holes in the brickwork.

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Layout.

Ground Floor will remain as a commercial unit.

The proposal at First Floor seeks to accommodate 1 x two bedroom residential unit for short term holiday accommodation use and 1 x two bedroom duplex residential unit for short term holiday accommodation use split over First and Second Floor. A further one bedroom residential unit for short term holiday accommodation use is at Second Floor.

Access

Access to the serviced accommodation is via a single private staircase.

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