



## Design and Access and Heritage Statement

For : Proposed Shopfront Replacement

At : 13 - 19 Deansgate and 2 Edward Street,  
Blackpool  
Lancashire,  
FY1 1BN

Client : Mr. K. Koort

Date : October 2023

- Introduction & Brief
- Site Photos
- Existing and Historical Context
- Existing
- Proposed
- Design and Access
- Contact

## Introduction

This Heritage and Design and Access Statement has been written in support of the full plans planning application for a replacement shopfront at:

13 - 19 Deansgate & 2 Edward Street,  
Blackpool,  
Lancashire,  
FY1 1BN

The application description reads as follows:

*'Replacement ground floor shopfrontage to include new hardwood timber and glazed facade'*

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

JBA703-PL-001	Site Location Plan
JBA703-PL-002	Existing and Proposed Plans
JBA703-PL-003	Existing Elevations
JBA703-PL-004	Proposed Elevations
JBA703-PL-005	Proposed Colour Elevations

## Brief

Joseph Boniface Architects Ltd were appointed in October 2023 to provide proposals for a replacement to an existing dilapidated shop front in Blackpool town centre. The property is made up of four ground floor units and one access to the serviced accommodation at first floor level.

Each individual unit is to be retained and a more whollistic design approach should be employed.

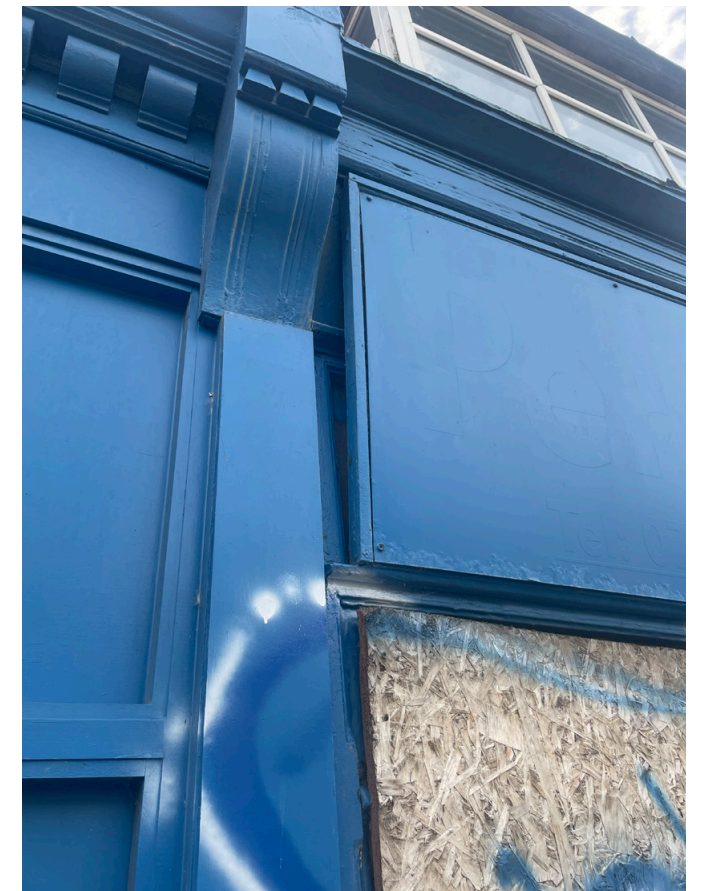
The existing facade in its current state has been boarded up in part and has become a target for vandals and squatters. The original fascias and timber frames are in situ in part but have fallen into such a state of disrepair that their retention is not feasible.





Site Photos





Site Photos





## Existing and Historical Context

A £7m project has been underway to give some of Blackpool's key roads a facelift to make streets more welcoming and shops more vibrant. The project began in January 2017 with upgrade works to Church Street. The works include resurfacing the roads, improving pavements and crossings, adding more benches, bins and cycle parking.

The second stage of the Quality Corridors project involved working with local businesses to help them improve their shop fronts, making both their businesses and the town centre look more appealing.

The aim of the Quality Corridors Project is to encourage the economic revitalisation of Blackpool town centre through a programme of highways, public realm and building improvement schemes. The programme was jointly funded by the Lancashire Enterprise Partnership (LEP) and Blackpool Council and is administered by the Council.

Although this scheme does not form part of the Quality Corridors scheme, the proposed aims to use similar principles to provide an attractive frontage to a key focal point in the local area.

The property is set within the Blackpool Town Centre Conservation Area. The property forms part of a terrace row. The proposals seek to unify the terrace row into one coherent façade. Existing timber windows and doors will be replaced with hardwood frames and fascias. It has not been possible to retain the existing frame or fascias due to their condition.

It is proposed to relocate the door to number 2 Edward Street from the corner to within the Edward Street frontage; the reason being that the corner is more susceptible to wind intrusion into the unit. The other entrance recesses have been removed as part of the proposals as they become a magnet for anti-social behaviour.

The raked fascia is also being replaced with a vertical fascia. This is due to the style of modern signs which are not suitable for raked fascias (as a hand painted sign would have been originally).

The existing proportions are being retained and simple leaded top lights inserted to provide a more narrow and better proportioned fascia. Two further pilasters with console brackets are also proposed to help create a boundary between the units.



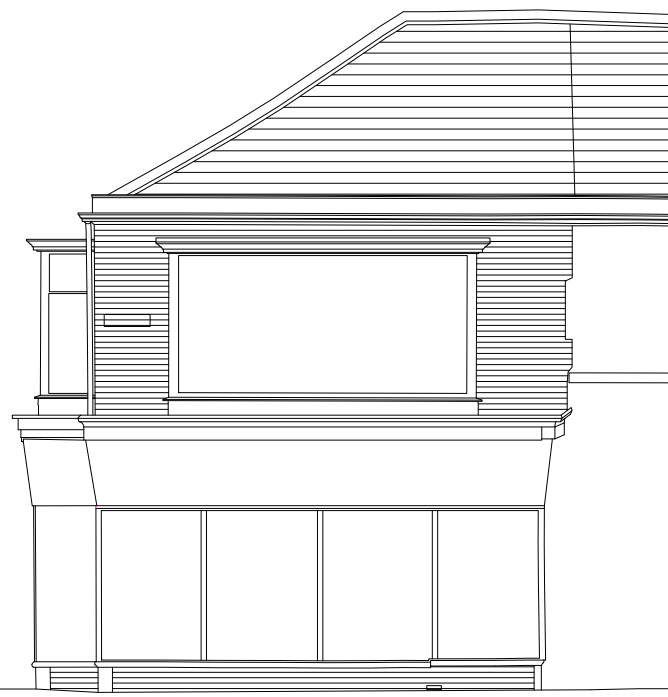
Previous projects undertaken by Joseph Boniface Architects Ltd for the Quality Corridors scheme





DEANSGATE ELEVATION

EDWARD STREET



EDWARD STREET ELEVATION



BACK DEANSGATE ELEVATION

The site is located on a prominent corner opposite the rear of the GPO in Blackpool town centre. It is made up of four units at ground floor with a further separate access to the first floor serviced accommodation. The ground floor facade has fallen into a state of disrepair and has been boarded up in part to protect from the ingress of squatters and pigeons.

Existing



## DEANSGATE ELEVATION

It is proposed to retain each individual commercial unit and provide each with its own identity by way of colour. The colours, although varied, complement each other.

The raked fascia is also being replaced with a vertical fascia. This is due to the style of modern signs which are not suitable for raked fascias (as a hand painted sign would have been originally).

The existing proportions are being retained and simple leaded top lights inserted to provide a more narrow and better proportioned fascia. Two further pilasters with console brackets are also proposed to help create a boundary between the units.

The existing brickwork which has been painted blue to match the existing frontage will be cleaned and reused.

Proposed





EDWARD STREET ELEVATION

Proposed

**Use**

It is not proposed to change the existing designated Use Class of the property.

**Layout**

The layout of the shop front has been informed by existing door and window openings although the door position to number 2 Edward Street has been relocated.

**Scale**

Although the overall scale of the units remains unchanged, the scale of the timber frontages respects more, the conservation and historical appearance of the properties as they perhaps once would have been.

**Materials**

The existing shop frontages are of timber, both hardwood and softwood and will be replaced in their entirety with a new hardwood timber shop front. Careful detailing will include brass ironmongery and simple leaded top lights.

**Access**

New doors into the two commercial units will provide clear effective widths as required by mandatory standards. The existing central doorway providing access into the two residential units above will remain as existing due to the two internal flanking walls.



## Joseph Boniface Architects Ltd

t : 01253 280 485

e : [office@bonifacearchitects.co.uk](mailto:office@bonifacearchitects.co.uk)

w : [bonifacearchitects.co.uk](http://bonifacearchitects.co.uk)

a : 62 Counce Street, Blackpool, Lancashire, FY1 3LA

Company Number : 7352562

VAT Number : 251 5867 90

RIBA Chartered Practice Number : 20011078

[Contact](#)