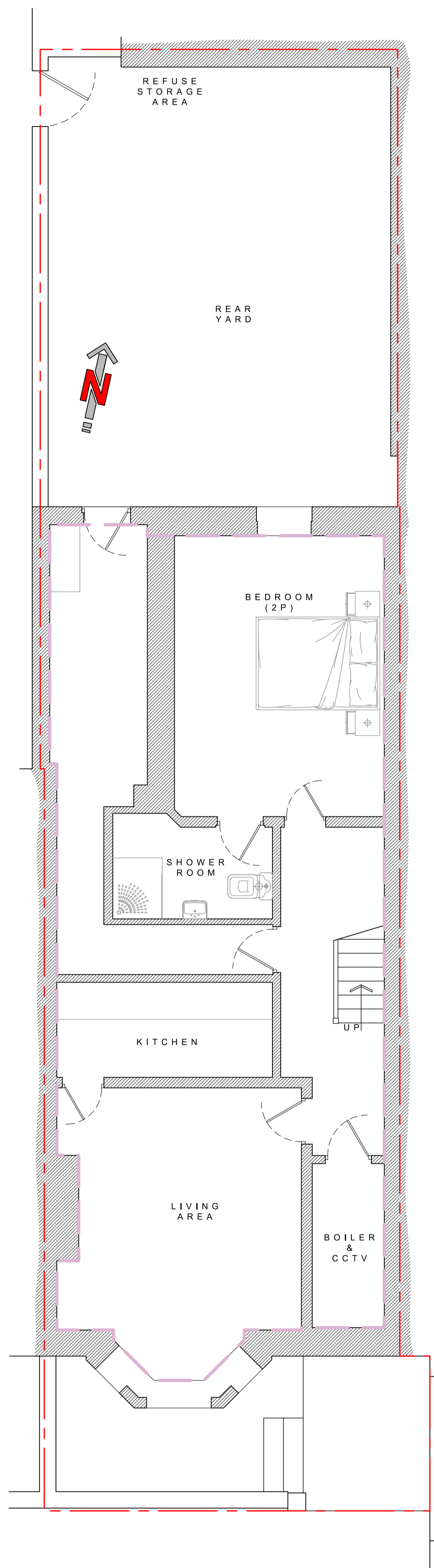


Proposal subject to planning approval.

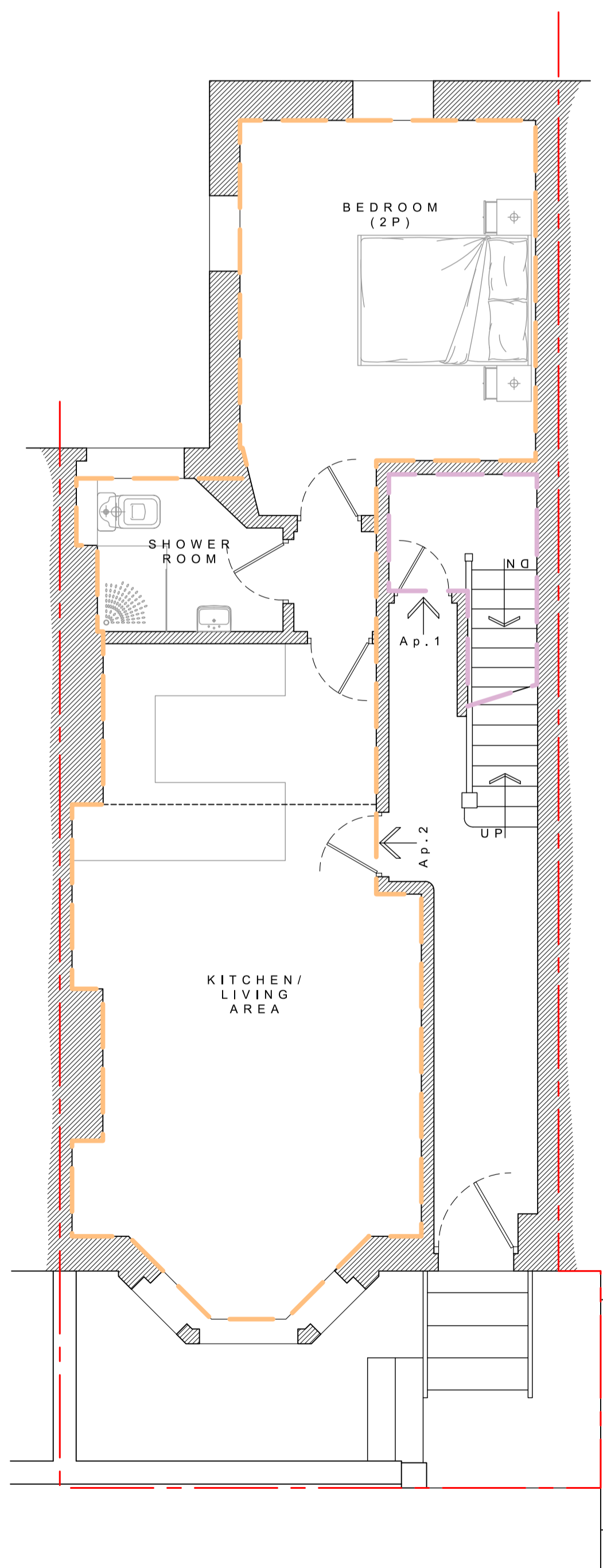
Drawings for planning purposes only, all dimensions to be checked and verified by the contractor prior to work commencing on site. Contractor to ensure all materials are to Local Authority approval and to take into account everything necessary for the proper execution of the works.

AREA SCHEDULE

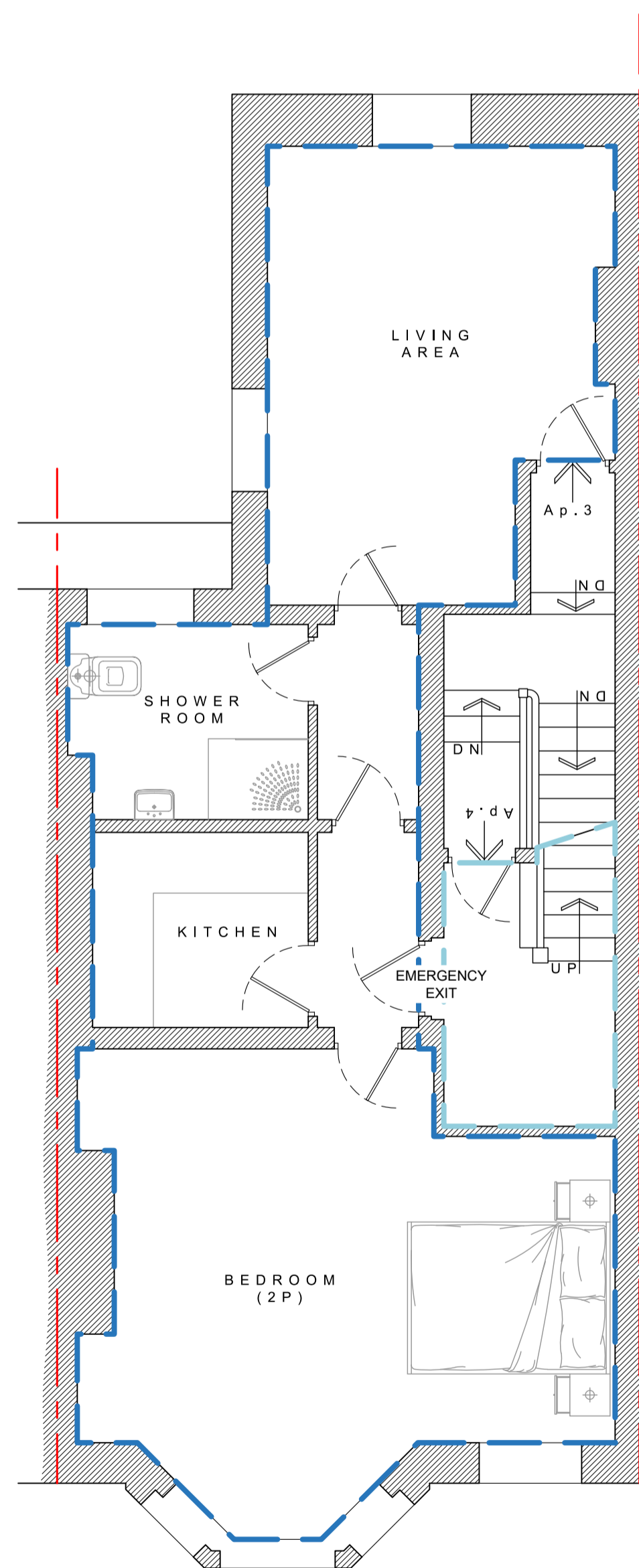
Floor	Area Schedule		
	Holiday Apartment	Gross Internal Area (m ²)	No. Beds / People
Lower Ground	1	72.5	1b 2p
Ground	2	46.4	1b 2p
First	3	48.2	1b 2p
First & Second	4	62.5	1b 4p



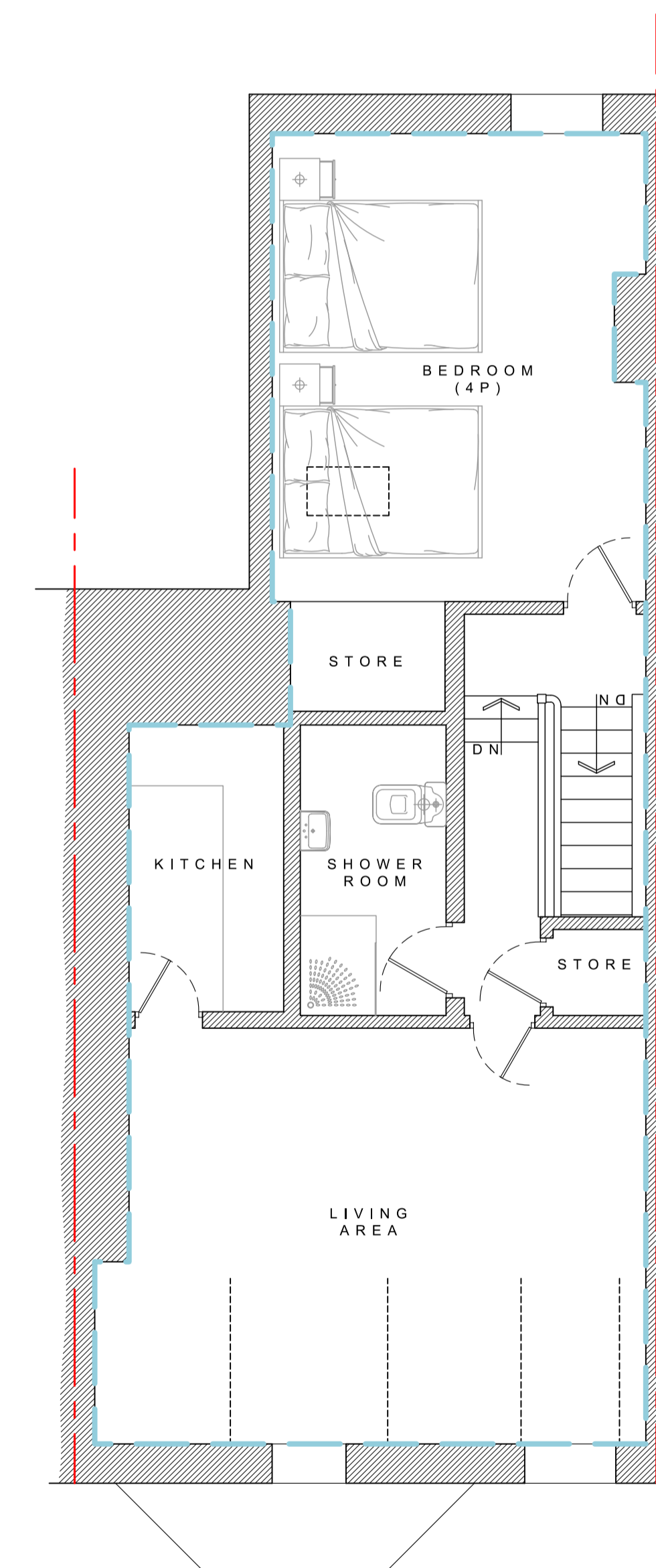
PROPOSED LOWER GROUND-FLOOR / SITE PLAN
1:50



PROPOSED GROUND-FLOOR PLAN
1:50



PROPOSED FIRST-FLOOR PLAN
1:50



PROPOSED SECOND-FLOOR PLAN
1:50

FLOOD RISK ASSESSMENT:- No. 18 Kirby Road, Blackpool, FY1 6EB.

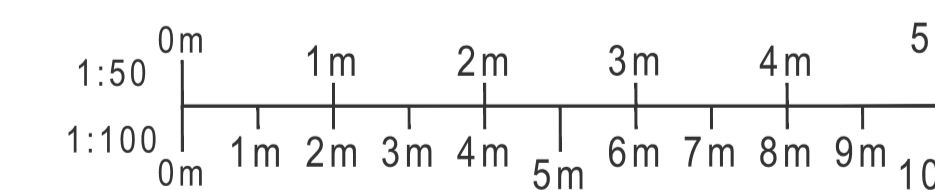
The site is located within Flood Zone 3 - an area with a high probability of flooding.

The application is for a Change of Use from 9 bed hotel with owners accommodation (C1) to 4 self contained holiday suites. The existing and proposed use are considered to have the same NPPF Flood Risk Vulnerability Classification.

The proposed change of use does not include the gain or loss of any existing floor area.

Flood risk has been considered and incorporated within the design. As part of the refurbishment works, the following flood proofing measures will be implemented as part of the scheme:

- Electrical services, wiring and switches/outlets will be positioned at a minimum height of 400mm above the finished floor levels. Incoming main services are to be terminated at a minimum of 400mm above floor level.
- Where practicable ovens and other electrical appliances will be positioned on raised floor levels or individual plinths.
- Ground floors should be of a solid construction with a screed finish.
- All manhole covers shall be lockable.



PROJECT
18 KIRBY ROAD,
BLACKPOOL,
FY1 6EB

DRAWING
PROPOSED PLANS

DRAWING NO. 23039_110	REV. -	DRAWN J. A-H
DATE 22/07/2023	SCALE 1:50/100	@ A1
W abbotthull.co.uk	T 01253 846420	
E info@abbotthull.co.uk	M 07725 005247	