

Design & Access and Heritage Statement

Rev A. 29/11/23 Flood Risk section added.

Erection of an outbuilding for use as a bar with associated platform and tepee for a temporary period of 8 weeks.

At: The Beach House Bistro Bar, Promenade, Blackpool, FY1 1AP.

For: Mr. H. Tchabanian

Introduction

This Design and Access Statement forms part of an application for a temporary consent for a tepee style outbuilding located on the existing terrace with bar structure. The consent is applied for for 8 weeks..

The description of the proposal reads as follows:

“Erection of an outbuilding for use as a bar with associated platform and teepee for a temporary period of 8 weeks.”

Applications for signage and lighting will be made under separate cover.

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

- JBA706-PL-001 Site Location Plan
- JBA706-PL-002 Existing Plans and Elevations
- JBA706-PL-003 Proposed Plans and Elevations

Background

This application is intended to act as part of the Christmas markets being held on the Festival headland on the promenade. The venture is a private venture and is not associated with the Christmas markets.

A tepee has been installed onto the terrace, part of which is raised to create a level floor to the tepee. Adjacent to this, an external bar has also been erected which will serve drinks to customers on the terrae (but not to anyone on the Promenade itself).

This is a retrospective application as both the bar and tepee have been installed on site. A temporary time period of 8 weeks is applied for from date of submission.

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Use

This application relates to an E(b) unit. No Change of Use is proposed.

Site Assessment

Festival House was built adjacent the headline opposite the Tower and incorporates a registry office, tourist information and the Beach House Bistro and Bar. The building is 2/3 storey with a large single storey outrigger extending towards the headland. It is within the single storey element that the Beach House is located.

Immediately adjacent to the Beach House, to the south, is an external terrace which is served by the Beach House. The terrace is formed of two main levels; one matching the internal floor level and one approximately 300mm lower. The terrace overlooks the Festival Headland and the Christmas markets.

Amount and Scale

The tepee is 7.5 x 7.5m in foot print and has an overall height of 5m from floor level. The bar is located in a smaller shed, 2.5 x 3.5m with a ridge height of approx. 3m. The overall area of the existing terrace is approx. 145sqm.

Appearance

The tepee is of a standard, taupe coloured fabric stretched over the structure and will be open on all sides. The bar is timber clad with felt roof.

Access

Access is via the promenade via a section of removed balustrade. Due to the existing change in level from pavement to internal floor finish, level access is not achievable in this location but could be achieved through the existing building to the terrace.

Heritage Impact

The tepee is located on the terrace and is in close proximity to the building. As such, views of the Grade I listed Tower are only obscured from the terrace or from within the Beach House. The heritage impact on the Tower and Town Centre Conservation Area is therefore minimal.

It is acknowledged the tepee and bar are of a temporary appearance and it is intended both structures will be removed in their entirety on 3rd January 2024.

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Flood Risk

The development is located on the border of Flood Zone 3 (outside of it). The proposal will be located on the top-most section of the terrace to mitigate against potential flooding. The tepee structure itself is made of up a tensile structure roof with open sides and as such, any potential damage as a result of flooding would be minimal.