

Heritage Statement in support of a
Full Planning Application at
No. 18 Coop Street, Blackpool, FY1 5AJ



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Associates

November 2023

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APPENDICES

- A Map of Foxhall Conservation Area (designated in 2015)**
- B Drawings Submitted with Planning Application**

Section 1. Introduction

1.1 This Heritage Statement is submitted in support of a full planning application for No. 18 Coop Street, Blackpool, FY1 5AJ.

1.2 This statement should be read in conjunction with the following drawings:

- 23040_LOC - Location Plan
- 23040_100 - As Was Plans
- 23040_110 - Proposed Plans

1.3 Site address: No. 18 Coop Street, Blackpool, FY1 5AJ.

1.4 The application is for a change of use of a guesthouse with owners accommodation to 6 self-contained serviced holiday flats.

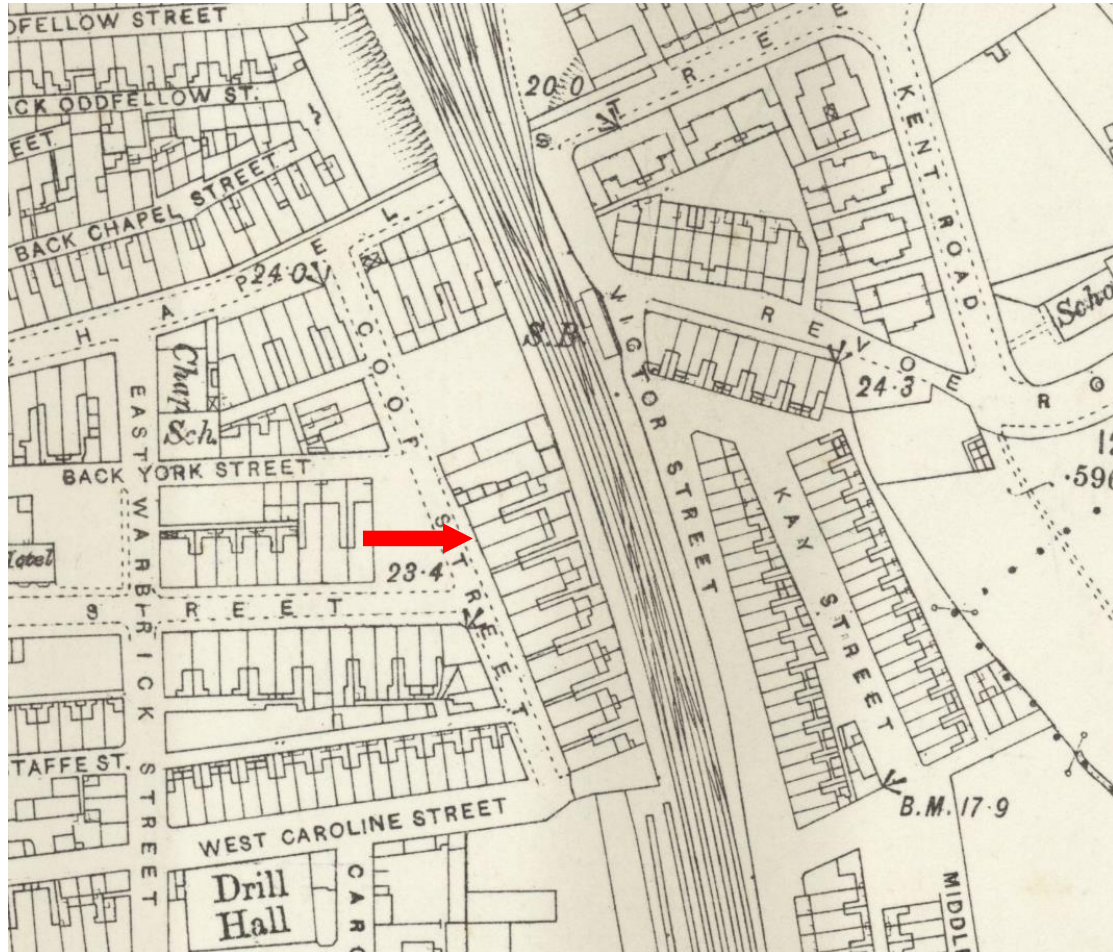
1.5 The site falls within the Foxhall Conservation Area, the Conservation Area was designated in 2015.

1.6 There are no listed buildings or scheduled monuments within the immediate vicinity of the site, the nearest listed building is approximately 180mm away; Coral Bingo and Social Club (King Edward), No. 37 Central Drive, Blackpool, FY1 5QE (List UID: 1072006). 37 Central Drive is a Grade II listed building.

Section 2. Site Context & Appraisal

2.1 The site is located on the east side of Coop Street, it is a three-storey mid-terraced property with simple Victorian architectural features, including a canted two-story bay window to the front elevation stone features (which have subsequently been rendered over) and single dentil detail to the eaves. This property and those surrounding it do not have any of the original windows or doors installed, these features have previously been replaced.

2.2 The property is a mid-terraced late 19th-century property. The street and general area were developed as a mixture of workers' housing and lodging housing. The property has been modified and extended and its original layout and use has changed.



Extract from OS map published, Surveyed 1891- 1893, Published: 1893.

Section 3. Planning Policy

3.1 National Planning Policy Framework (NPPF)

3.1.1 Section 16. (para. 184. – 202) of the NPPF set out the policy for “Conserving and enhancing the historic environment”.

3.1.2 Paragraph 189 states that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected,

including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance.

3.1.3 Paragraph 193 states that when considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

3.1.4 Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

3.2 **Local Planning Policy**

3.2.1 The following local policies are considered relevant to this planning application:

- CS7 Quality of Design
- CS8 Heritage
- CS17 Blackpool Town Centre
- CS21 Leisure and Business Tourism

3.2.2 This Planning Statement assumes that the proposal described within and on the supporting plans listed in Section 1 does not conflict with Blackpool Borough Council's current planning policies.

Section 4. Layout, Scale and Density

4.1 Please see the submitted plans which show the existing ("As Was) and proposed internal layouts.

4.2 The application is for the change of use and associated internal works. The change of use does not propose to extend the existing property; therefore the existing site density will remain unaltered.

Section 5. Appearance, Materials and Details

5.1 Please refer to the submitted plans and elevations.

5.2 The proposed internal alterations to the existing guesthouse are sympathetic to the existing vernacular and will be in character with the host property and surrounding buildings; the change of use does not require changes to the existing fenestration arrangement to any of the elevations.

Section 6. Conclusion

6.1 The purpose of this statement is to confirm that the proposed change of use of No. 18 Coop Street is unlikely to affect the significance of the conservation area.

6.2 The proposal provides sought-after quality accommodation close to the defined town centre, in a sustainable and accessible location.

6.3 The application of a change of use is considered to have no great impact on the contribution that this building makes to the appearance, special character or significance of the area. The proposed internal works and design support the Council's aspiration for the area, it encourages good design and respects the context of the conservation area while improving the existing accommodation.

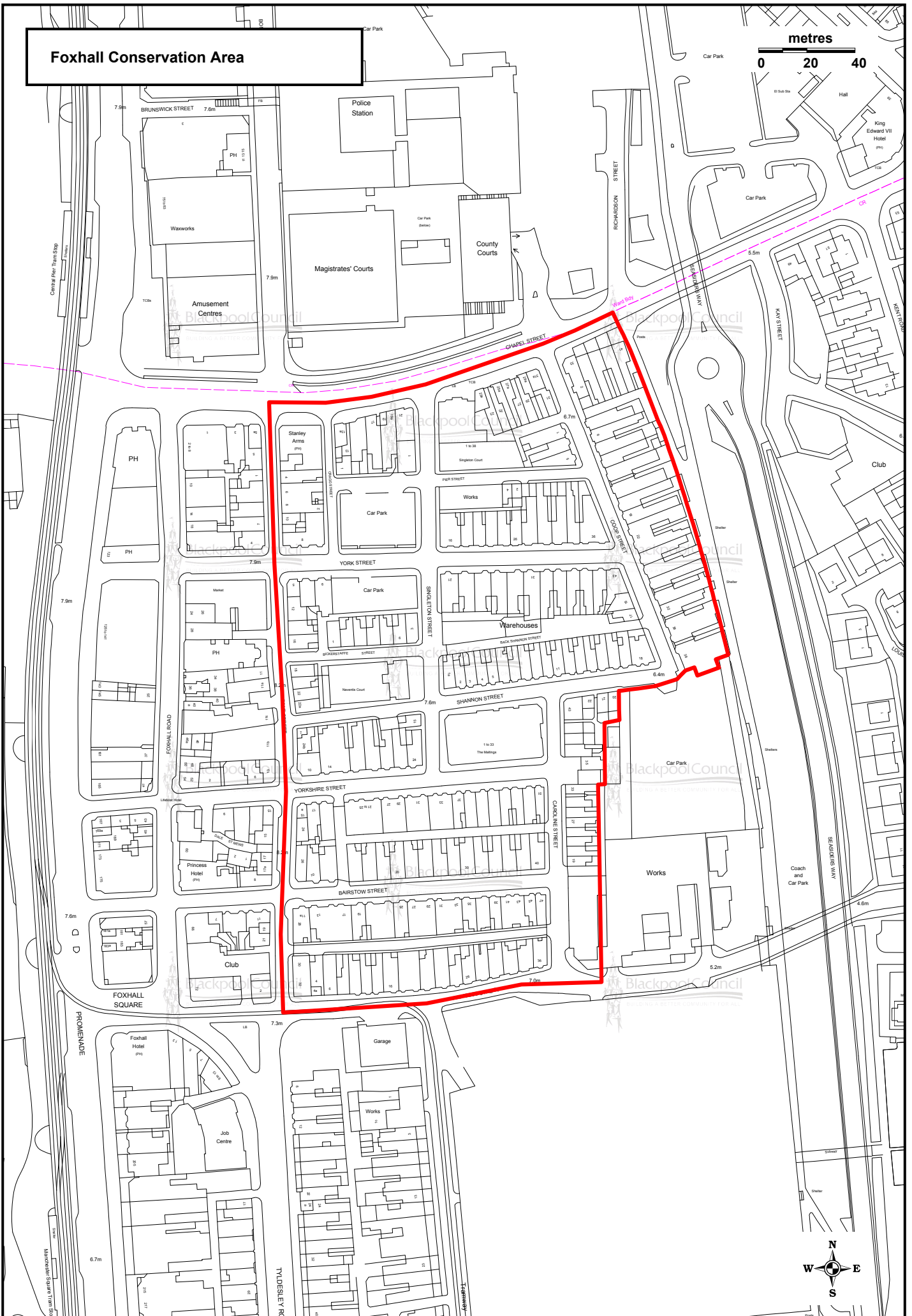
6.4 The report concludes that the application described above and in the submitted plans is respectful and sympathetic to the character of the Foxhall Conservation Area and provides well-designed and sustainable redevelopment of an existing building which is supported by the Local Planning Policy. We believe that the proposal is in conformity with S.72(1) of the Planning (Listed Building and Conservation Areas) Act 1900, and section 16 of the NPPF, therefore, we consider our proposal should be considered favourably.

Appendix A – Map of Foxhall Conservation Area (designated 2015)

Foxhall Conservation Area

metres

0 20 40



Appendix B – Drawings Submitted with Planning Application.



SITE AREA:
141m²
0.0141ha



PROJECT
 18 COOP STREET,
 BLACKPOOL,
 FY1 5AJ

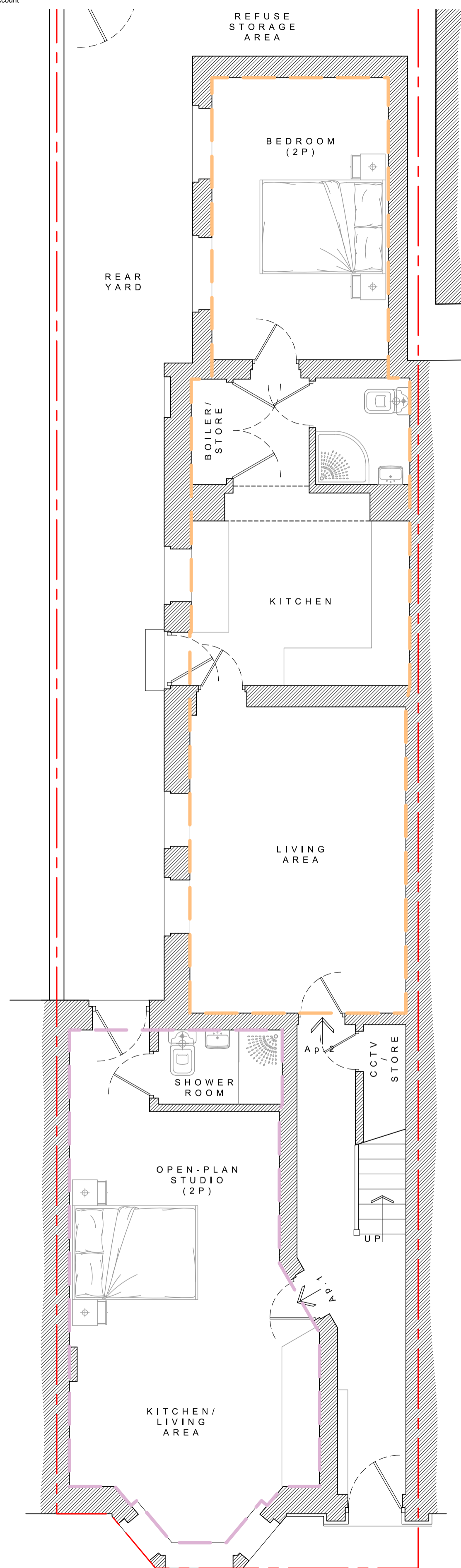
DRAWING

LOCATION PLAN

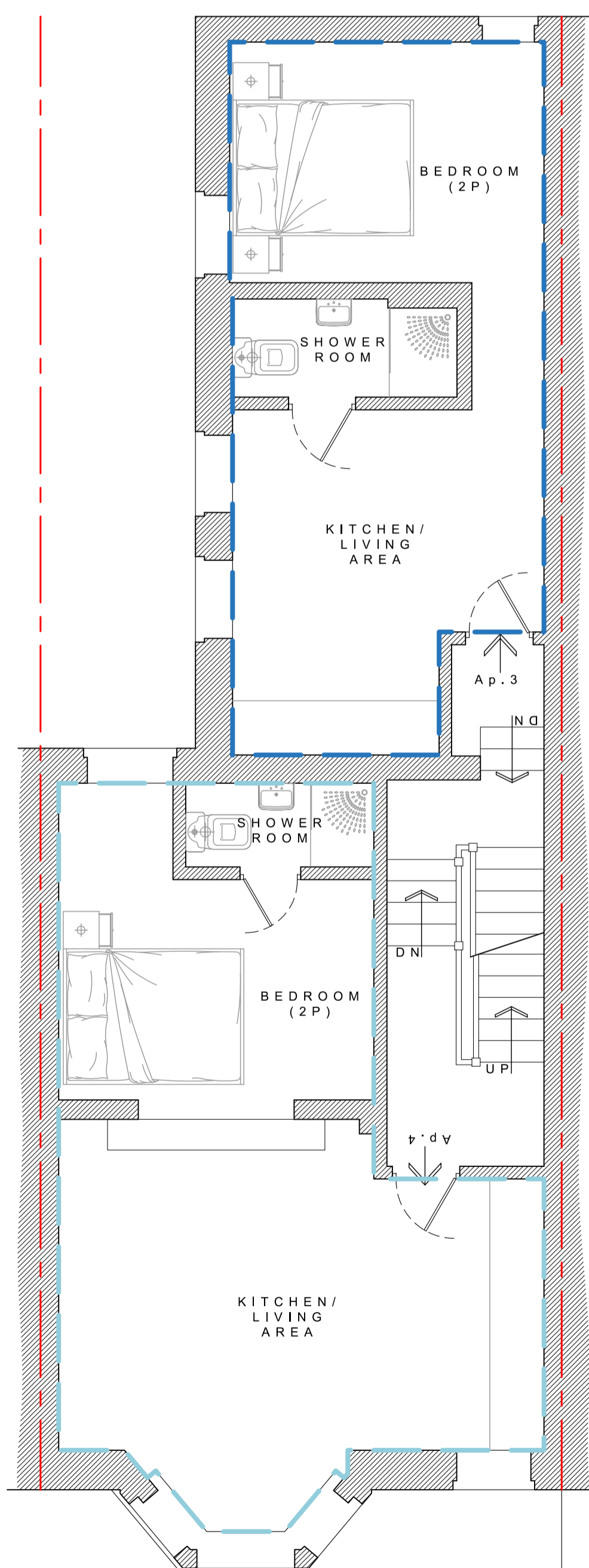
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E info@abbotthull.co.uk	M 07725 005247	

Proposal subject to planning approval.

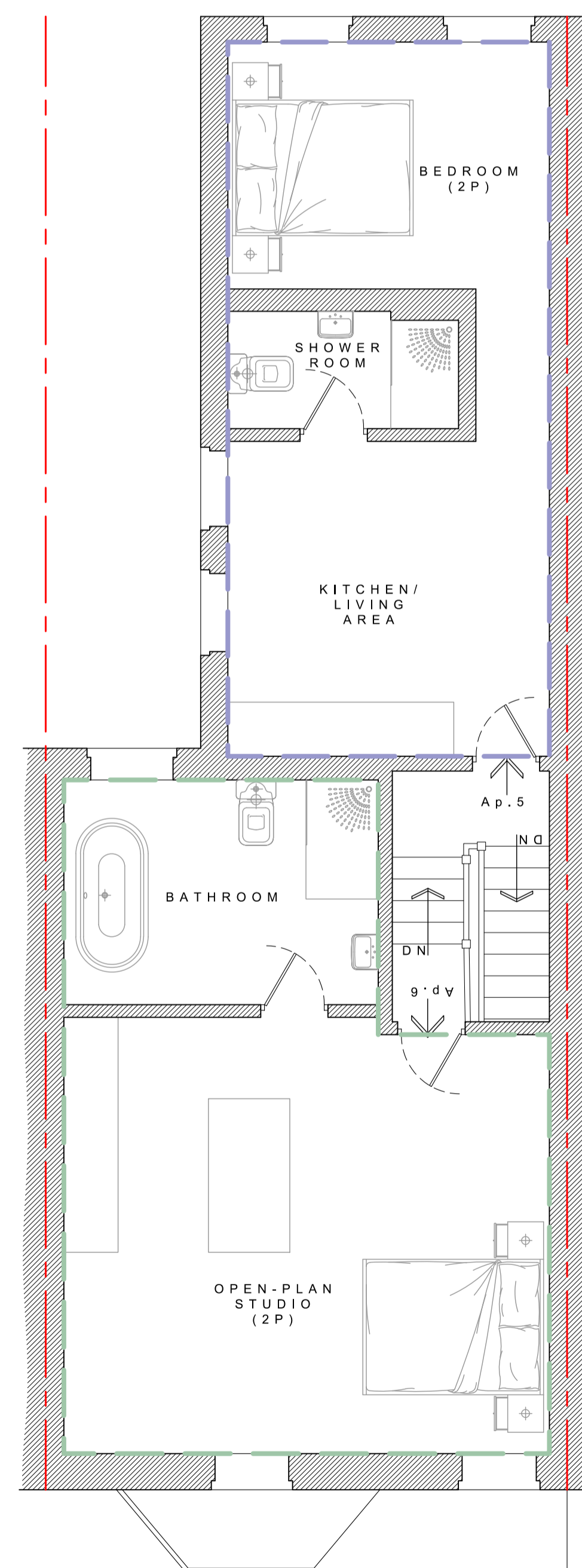
Drawings for planning purposes only, all dimensions to be checked and verified by the contractor prior to work commencing on site. Contractor to ensure all materials are to Local Authority approval and to take into account everything necessary for the proper execution of the works.



PROPOSED GROUND-FLOOR PLAN
1:50



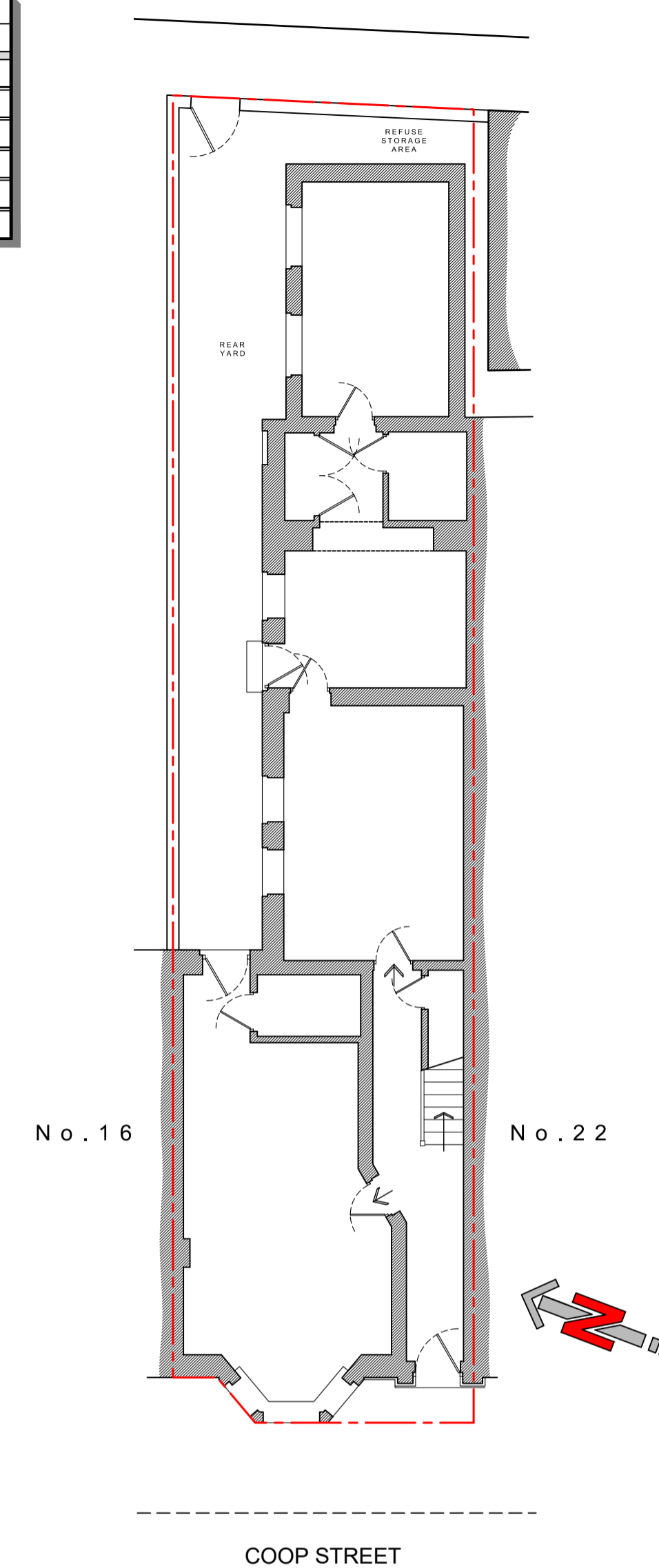
PROPOSED FIRST-FLOOR PLAN
1:50



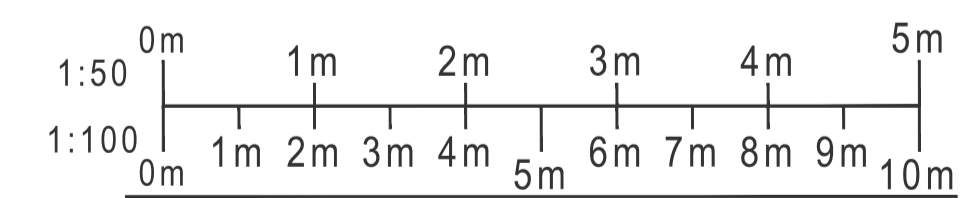
PROPOSED SECOND-FLOOR PLAN
1:50

AREA SCHEDULE

Area Schedule			
Floor	Holiday Apartment	Gross Internal Area (m ²)	No. Beds / People
Ground	1	28.0	1b 2p
Ground	2	48.7	1b 2p
First	3	25.7	1b 2p
First	4	33.0	1b 2p
Second	5	28.1	1b 2p
Second	6	34.7	1b 2p



PROPOSED SITE PLAN
1:100



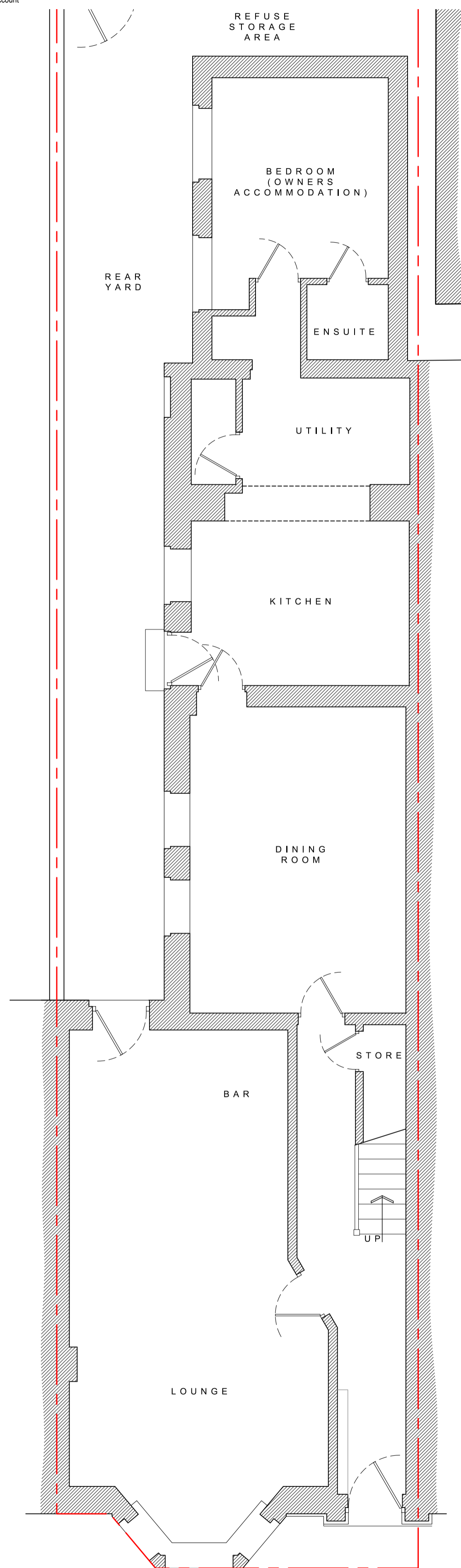
PROJECT
18 COOP STREET,
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DRAWING
PROPOSED PLANS

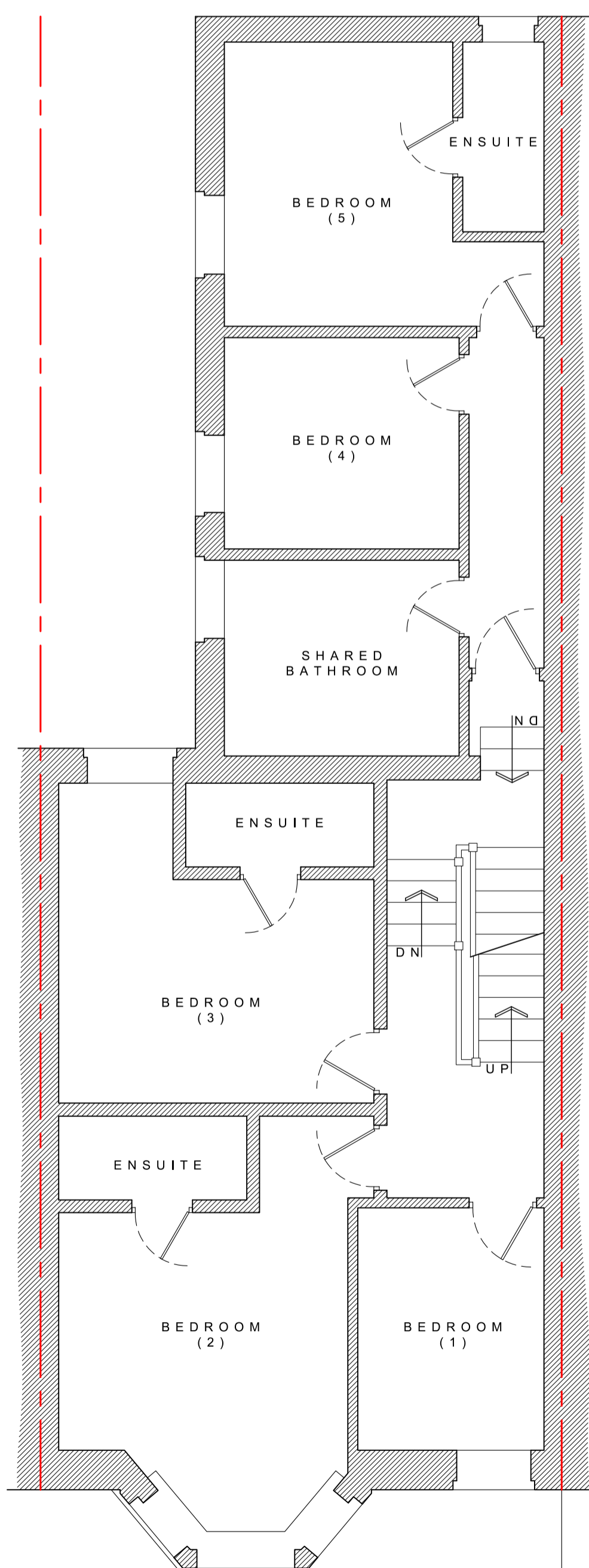
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Proposal subject to planning approval.

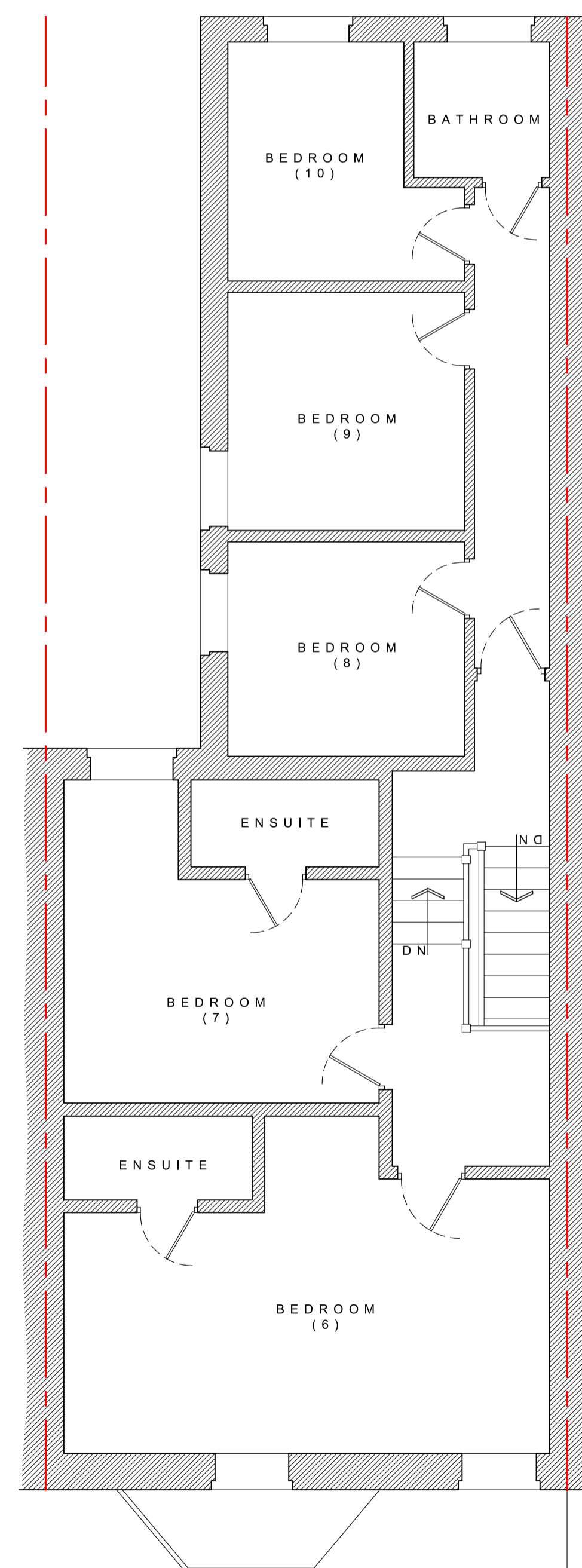
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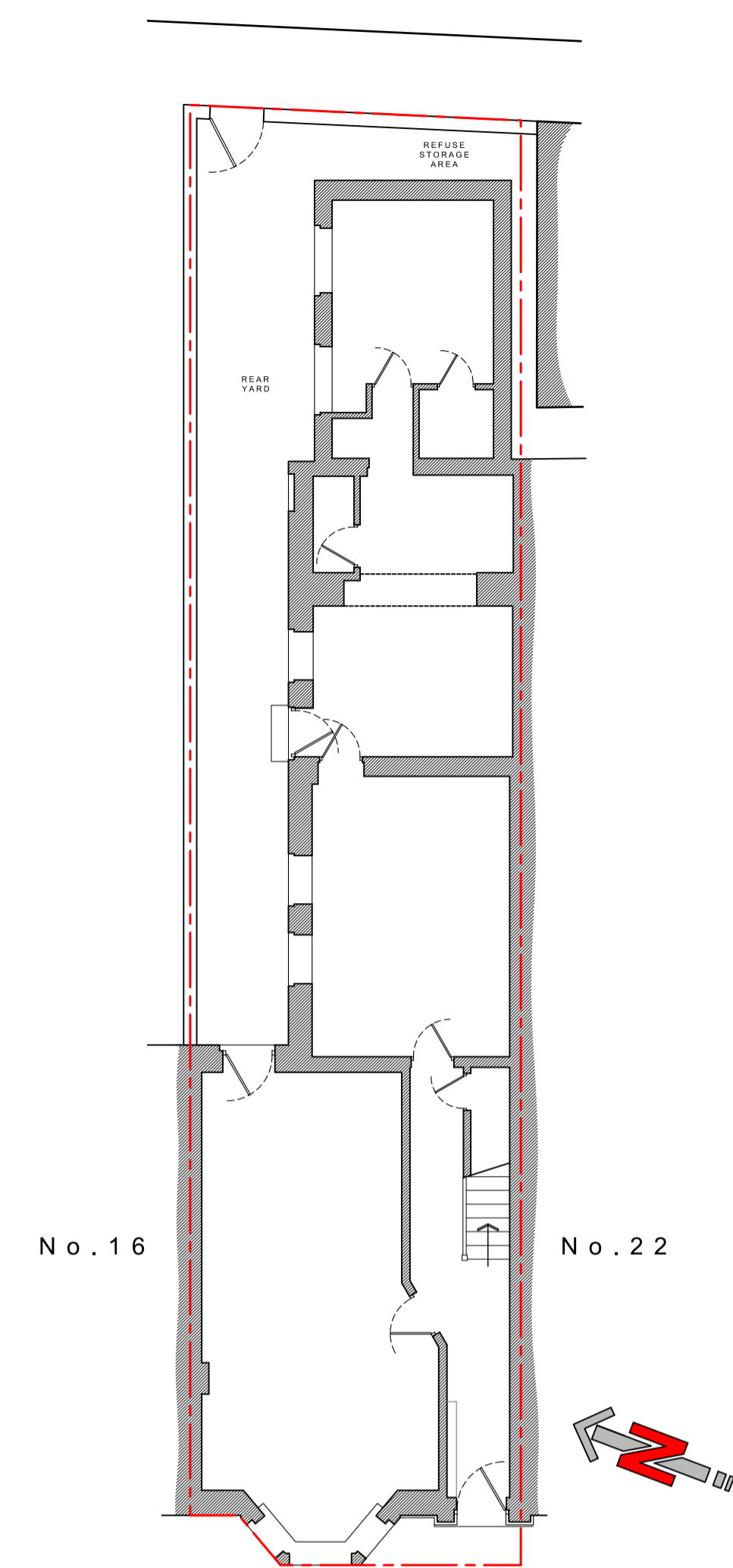
AS WAS GROUND-FLOOR PLAN
1:50



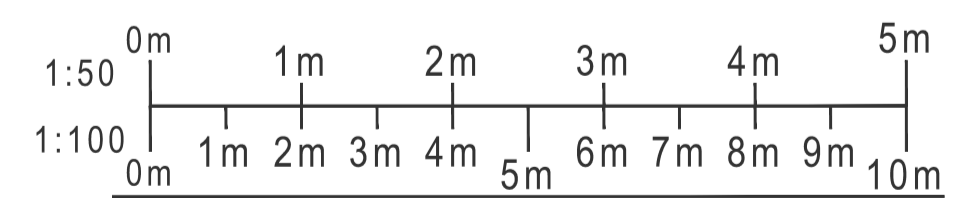
AS WAS FIRST-FLOOR PLAN
1:50



AS WAS SECOND-FLOOR PLAN
1:50



COOP STREET
AS WAS SITE PLAN
1:100



PROJECT
18 COOP STREET,
BLACKPOOL,
FY1 5AJ

DRAWING
AS WAS PLANS

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DATE 25/07/2023	SCALE 1:50/100 @ A1	
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