

Design and Access Statement.



47-49 WHITEGATE DRIVE/199 READS AVENUE, BLACKPOOL,
FY3 9DG

November 2023

NOTIFICATION FOR PRIOR APPROVAL FOR CONVERSION
OF OFFICE SPACE ON FIRST FLOOR TO RESIDENTIAL

THE PROPOSAL

The proposal is for change of use and the conversion of both the first floors from office space to residential. There will be 2 no. 2 bedroom, 2-person flat on the first floors of 199 Reads Avenue and 47 Whitegate Drive – a total of 2 no. 2 bedroom flats.

LOCATION

The application site is a double fronted property on the north-west corner of the Whitegate Drive/Reads Avenue junction, in a prominent location on the main street. The property is two storeys with offices and an Estate Agent at ground floor and offices on the first floors.

The surrounding properties have commercial uses at ground floor with residential/offices on the first floors

USE

Planning permission is sought for the change of use of the office space to residential (C3 use) with independent access from Reads Avenue and Whitegate Drive.

APPEARANCE

There will be no change to the elevations.

TRANSPORT

Transport links to the site are good, with bus stops in close proximity. Blackpool town centre and all amenities are also easily within walking distance.

FLOOD RISK

The area is not in a high risk area.

DESIGN

The proposed flats are accommodated within the footprint of the existing first floor office spaces. The access will be from Reads Avenue and Whitegate Drive via the existing internal staircase which will be retained, independent of the ground floor shop unit, serving both Flats.

The ground floor of the property are an Estate Agents and offices and is unaffected by this proposal.

LOCAL REQUIREMENTS : SUPPLEMENTARY INFORMATION

Ground contamination is not an issue here as the proposed flats are on the first floor of an existing building surrounded by established uses.

The kitchens in the flats will incorporate waste and recycling bins for use prior to transfer to the bins in the ground floor rear yard. There will also be a communal outdoor space for the residents of the apartments.