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Your Ref: 23/00978/FUL
Our Ref: DWH/NA/A023/243

Blackpool Council
Number One Bickerstaffe Square
Talbot Rd
FY1 3AH

19th December 2023

Dear Sirs,

Project address: 17 Birley Street, Blackpool

We enclose a Variation of Condition application in relation to the above address. This application is to sub divide the windows on the 1st and 2nd floors of the front elevation and introduce an additional set of doors to the ground floor front elevation.

The replacement windows have been carefully designed to maintain the traditional aesthetics of the building, ensuring they blend in with the existing architecture. These proposed windows will also be more user-friendly.

The proposed installation of additional doors to the entrance of the building is to improve security and prevent unauthorised access during non-business hours. This proposal will prevent the ongoing issues of homeless individuals using the vestibule overnight, which can be intimidating and potentially dangerous for staff arriving to work.

As the building is located in a Conservation Area, planning policy will not allow the addition of shutters. However, installing an extra set of doors will ensure that the vestibule will be inaccessible to homeless individuals during non-business hours, ensuring the safety and peace of mind of the staff and passersby. The added security will also protect the building and its contents from further vandalism or theft. Additionally, double entrance doors can help regulate temperature within the retail space by reducing drafts and air exchange. This can prevent cold air from entering during the winter months and hot air during the summer, minimizing the need for heating or cooling systems to work harder to maintain desired temperatures.

We trust this is to your approval. If you should have any enquiries please contact the writer at the above address.

Yours faithfully,

D W Hadwin
Director
Keystone Design Associates Ltd