



Design and Access Statement

14th February 2024

32-38 Waterloo Road, Blackpool, FY4 1AB (First and Second Floor only)

To be known as **32a and 32b**

Change Of Use From Gym/Dance Studio (Use Class E) To Two Holiday Lets (Sui Generis) With Internal Alterations

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1. The Site and Previous Uses

The site is a 3 storey building situated to the coast end of Waterloo Road. To the rear of the building is a single storey flat roofed section and a small portion of land used for bins and storage which is accessible from the gated rear access road.



2. The Building and its Surroundings

The upper floors have most recently been used as a two storey gym. There is some vague evidence of residential units in the building pre-2009 before it was granted permission to become a gym. Prior to this, the site had permission for a nightclub. The main entrance is through the left hand side door. Within the Ground Floor units are a Trinity Hospice Shop and a Savers Supermarket. Also under the applicants ownership is the narrow unit to the right hand side of the Savers Supermarket however no changes are proposed as part of this application.

To the right of the site is an unusual façade finished in concrete cladding with a Premier Supermarket below. Referencing Blackpool planning search, the upper floors behind the cladding appears to be vacant, having been twice refused permission for flats. The building to the right side of this, Pepe's Peri Peri, is a 'Locally Listed building'. To the left of the applicants building is the Former Post Office, which appears to be vacant on all floors and is also a 'Locally Listed Building'.



The site is within 100m of the Main Holiday Accommodation Promenade Frontage PF7 and lies within the DM14 District Centre.

3. The Proposal

There is an abundance of 1 and 2 bedroom permanent and holiday accommodation in Blackpool in addition to a surplus of hotels and H.M.O's. There is a limited selection of luxury 5 bedroom holiday lets in the Blackpool region and this particular area, a lack of supply which the applicant hopes to improve. Please see Section 4 for more information on development in this area.

The proposal is for two holiday lets (defined as Sui Genaris by Blackpool Council) with 5 bedrooms each. Rooms are to a luxurious quality and the lets include large living areas with ample outdoor amenity space.

4. Key Considerations

DM14 District and Local Centre – South Shore

Within the district and local centre, uses outside of retail, offices, cafes and restaurants will generally not be permitted without exceptional circumstances that ensure they would not undermine the retail function, role and character of the centre. An over concentration of uses that have a significant adverse effect on the amenity of existing residents will not be permitted.

The key role of the District Centre is to provide convenient shopping, gambling, pubs/ restaurants, office use and other day to day services. This role is meant to bring about a focus on community uses in these areas. The ability to walk to these service areas is of particular importance for the less able and vulnerable members of the community.

The Context of the Site

The proposal is situated on a central road within one of the most deprived areas in the country. The area is lacking in investment and quality District Centre uses. The ground floor units on this and adjacent blocks comprise of gambling locations, hot food takaways, charity shops and discount supermarkets. There is an abandoned building on the adjacent block in dangerous condition. The building to the left is vacant over three floors. To the first floor within the local vicinity are several flat conversions (it is unknown whether these are holiday lets or permanent accommodation or how many of these have permission in place). A sizable percentage of these first floor units appear vacant or unmaintained. A walkthrough indicates there to be no shortage of potential space for development in the immediate vicinity.

The site is situated perfectly for visitors to Blackpool Pleasure Beach (15 minute walk) and South Shore Promenade (2 minute walk). It is a 4 minute walk from the nearest train station, Blackpool South.

The Previous Use of the Upper Two Floors

The upper floors of the site has previously been used for several chain/franchise Gyms and partial dance studio which has since closed. Its inability to operate successfully may be due to the COVID pandemic but the lack of gyms in this vicinity indicates a use that is no longer viable in this area within the current climate.

Conclusion

The DM14 District and Local Centre is defined to ensure that important services for vulnerable and less able residents are provided within the immediate area.

It is key to the approval of the scheme that the proposal does not affect the retail/service viability of the district.

- It must be noted that all nearby service providers and retail units are located on the ground floor. This proposal concerns the first and second floor only and will not affect potential for future retail.
- The previous use of the first and second floor is no longer commercially viable.
- There are limited sites which can provide accommodation for 5 bedrooms. There appears to be a single operating holiday let providing this service within the South Shore and District area (booking.com).
- The building is currently in a state of some disrepair (maintenance works are ongoing) and so by providing a sustainable use we are ensuring that the building receives investment and a well presented front and rear elevation, improving the road as a whole as well as improving the quality of life for the residents to the rear (over St Bede's Avenue).

Accommodation and DM17: Design Principles and New Homes from Old Places Planning Document

Architecture and External Alterations

Since the building is existing and there is limited scope for extension or alteration works, there is little to consider in terms of architectural merit. Externally there is a proposed decking/balcony area to the rear which sits over the existing flat roof. This will replace the existing fire escape staircase.

Windows which have previously been blocked off will be opened up and frames reinstalled rather than new openings formed.

The front door, as the guest's first impression of the apartments, will be of high quality, secure and well illuminated.

Although the building is flanked immediately to the left and one over to the right by 'Locally Listed Buildings', it is clear that there will be no negative affect on the heritage or quality of the area. By improving the road facing façade, these buildings will be visually elevated and the long term viability of the block will be improved.

Security

The South Shore area in general appears to suffer from a fairly high crime rate. Waterloo Road, as a pedestrian-busy centre, has recorded a substantial amount of shoplifting, anti-social behaviour, theft, burglary and violent crime.

By installing CCTV to the front and rear of the property, as well as creating the perception of surveillance from the upper windows through in-use accommodation, antisocial behaviour will be deterred.

Some effort has been made to block off alleyways and small access points to buildings along this road, but the effectiveness of these passive measures is offset by the visual aspect of barbed wire, spiked palisades and anti-vandal paint. If more of these vacant units are upgraded and brought into use in future, crime activity will be further reduced through active surveillance.

Amenity Space

32A	Total Dwelling Size	169m ²	Minimum Total Dwelling Size for 10 Occupants (Maximum occupancy, likely to be less in practice)	153m ²
	Double Bedroom Room Size	12.0m ² to 21.0m ²	Room Size Standards – Double/Twin Bedroom	12m ²
	Outdoor Amenity Space	18m ²	Minimum Outdoor Amenity Space	13m ²
32B	Total Dwelling Size	153m ²	Minimum Total Dwelling Size for 10 Occupants (Maximum occupancy, likely to be less in practice)	153m ²
	Double Bedroom Room Size	12.5m ² to 13.5m ²	Room Size Standards – Double/Twin Bedroom	12m ²
	Outdoor Amenity Space	31m ²	Minimum Outdoor Amenity Space	13m ²

- Each holiday let features bright south facing Living/Kitchen area.
- The layout and uses of each room are stacked through the building to reduce noise cross contamination. Bedrooms are divided by the corridor space which acts as a buffer for sound.
- There is to be a locked cycle rack within the rear ground floor space adjacent to St. Bedes Avenue at the rear.

Neighbouring Properties and Noise

The nearest permanent residents to the proposal are those living in the houses to the rear of the site. These are approximately 20 meters away from the rearmost facing proposed windows. Of 14 windows facing the development site, only 6 are clear and not privacy glazed. The rear yards of these buildings are generally infilled with flat roof extensions and sheds, leaving little to no space for outdoor amenity space.

A noise assessment has been carried out by Peninsular Acoustics which measured the impact from surrounding noise sources on the potential occupiers of the proposal. It was found that with the installation of appropriate glazing and ventilation systems, internal noise standards will be achieved.

A noise assessment has also been carried out to determine the impact on the neighbouring properties from the proposed outdoor amenity spaces. It was found that the potential noise generated from the site would have no adverse impacts on the nearest neighbours. Please find these reports enclosed.

The improvement in the rear elevation of the applicants building will greatly benefit the occupants of these rear rooms as the visual aspect of the rear of these commercial buildings is something that is often forgotten.

Considering the above, alongside the Noise Assessment, it is unlikely that the neighbours to the rear will be negatively impacted by the scheme.

Part B – Approved Documents

The layout and conversion is subject to Building Control Approval alongside a specialist sprinkler design and fit out.

The fire escape to the rear is to be replaced and the escape route upgraded. This will serve as an emergency fire escape as well as additional access for the cleaning staff when carrying out a quarterly deep clean and service. It is unlikely that waste and recycling collection will be needed due to the serviced nature of the accommodation, however, if the use changes in the future, access could be provided along this route.

5. Appendix

Management Plan

Please find enclosed the management plan for the proposed holiday lets.

Acoustic Assessment

Please find this enclosed

Appendix 1 Checklist

Please find enclosed the completed Appendix 1 Application Checklist.