

PLANNING APPLICATION – PP-12840137

CHANGE OF USE TO 2NO MANAGERS ACCOMMDATION

16-18 TALBOT ROAD, BLACKPOOL, FY1 1LF

DESIGN AND ACCESS STATEMENT & HERITAGE ASSESSMENT

INTRODUCTION

This statement is being made in accordance with the Town & Country Planning (Development Management Procedure)(England) Order 2015. It sets out the proposed development's context in terms of planning policy, the design of the proposal and the issue of accessibility.

The application is for the change of use of the upper floors to provide 2no flats to be used as managers accommodation.

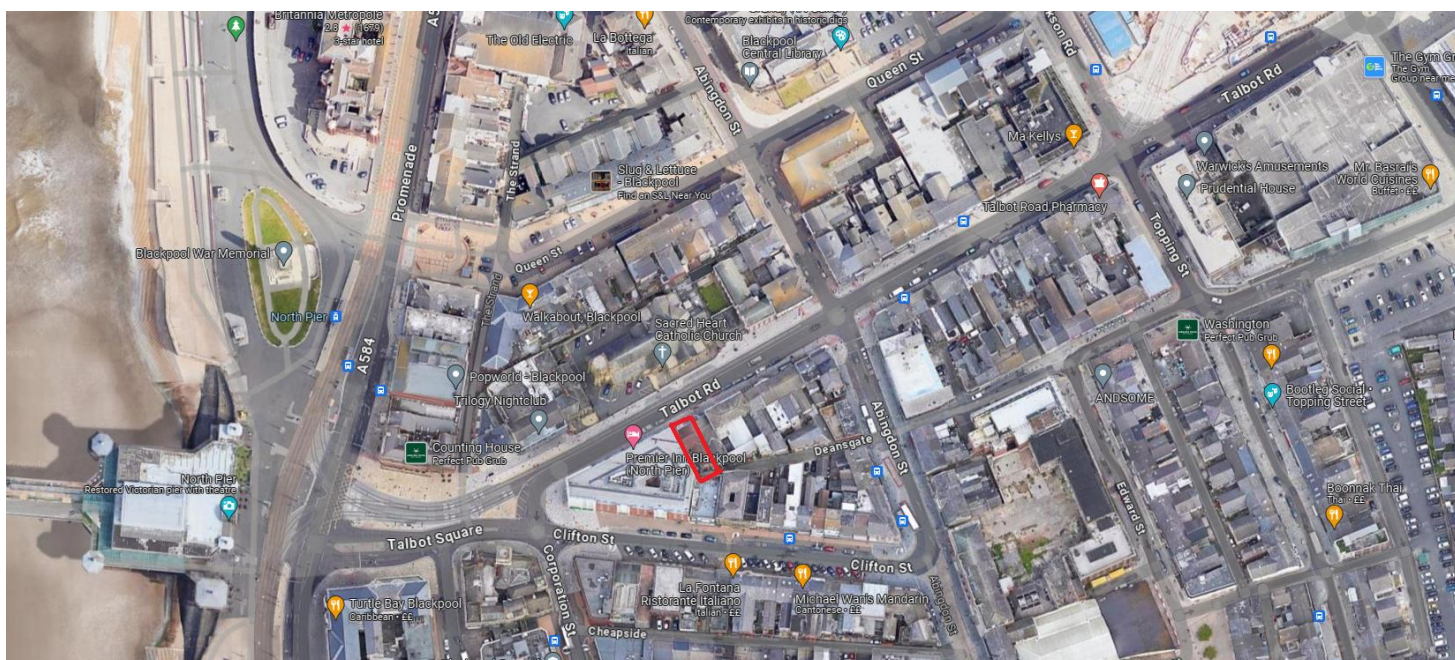
The site is located within the Town Centre Conservation Area. This statement seeks to support the application in the context of the setting and heritage.

SITE ASSESSMENT

Context of Town

The site is located at 16-18 Talbot Road, Blackpool as recorded in photograph no 1 below. This is also located in the Town Centre Conservation Area. A copy of the CA Assessment and Management Plan is attached, setting out the context and history of the area.

The site is situated in Blackpool; Blackpool is a large town and seaside resort on the Lancashire coast in North West, England. The town is on the Irish Sea, between the Ribble and Wyre estuaries, 15 miles (24 km) northwest of Preston, 27 miles (43 km) north of Liverpool, 28 miles (45 km) northwest of Bolton and 40 miles (64 km) northwest of Manchester.



Photograph no1: 16-18 Talbot Road, Blackpool

Current Land Use

The site comprises of a three-storey terraced property situated at 16-18 Talbot Road, Blackpool. This property is a takeaway/restaurant at ground floor and residential to the upper floors.

Neighbouring Properties

The site is surrounded by a mixture of commercial & retail properties with offices and/or flats to the upper floors. The tramline and north pier are located to the sea front. Blackpool tower is located approximately 0.4m to the south west of the site.

The proposed site is approximately 0.3 miles from Blackpool North Train Station.

PROPOSAL

Description

The application is for the change of use of the upper floors to provide 2no flats to be used as managers accommodation.

Amount & Scale

The plot area is approximately 284sq.m.

The development is to be constructed within the envelope of the building.

Site Layout

The property is located at 16-18 Talbot Road and fronts onto the highway.

DESIGN PRINCIPALS

Appearance of Development

The proposal will consist of internal alterations only to the first and second floors.

No external works are proposed.

CONSULTATION

Council Officers

No formal consultation has been undertaken.

Resident Associations

No consultation has been undertaken.

ACCESS

Access to Development

Access is from the Deansgate, Blackpool.

Adjacent Road Infrastructure

Speed limits are 30mph to Talbot Road and surrounding roads. The promenade is 20mph.

Transport Links

The site is located within the settlement of Blackpool, and Blackpool, Lytham and Thornton-Cleveleys can be accessed on foot by well lit pedestrian footpaths.

Within walking distance of the site, there are over 7 schools, convenience stores, churches, as well as the array of public amenities in Blackpool.

There are bus stops located near to the site, the closest being approximately 243 feet from the application site. Bus service 3 & 3a route is Mereside Tesco to Cleveleys via Blackpool, bus service 5a & 5b route is Halfway House to Poulton/Staining/Blackpool Zoo via Victoria Hospital, bus service 6 route is Mereside to Grange Park via Blackpool Town Centre & Layton, bus service 7 & 7a route is Cleveleys to Blackpool, bus service 11 route is Lytham to Blackpool Town Centre via St Annes, bus service 14 route is Fleetwood to Blackpool via Layton and bus service 18 route is Blackpool Town Centre to Mereside Tesco via South Shore.

The area offers a wide range of public transport choices and there are ample public parking spaces in the vicinity, both on-street and off-street.

The tram network is located on the Promenade. This provides access along the entire Fylde Coast frontage from Squires Gate to Fleetwood in the north. This network is currently being extended as part of the regeneration works of Blackpool and will link with the new transport hub at Bickerstaffe Square.

Blackpool North railway station is located at Bickerstaffe Square which is part of the national rail network. Access will be available via the tram network or a short walk from Seafield Road.

The proposed site is approximately 0.3 miles from Blackpool North Train Station.

HERITAGE ASSESSMENT

This assessment is submitted to comply with the LPA's requirement as set out below for properties in Conservation Areas:

*"Name and nature of the conservation area e.g. residential, commercial
Age of the building, and its contribution to the character of the conservation area
Is the building one of a kind or part of a group of buildings of similar style and age? Is it one of a pair of semi-detached or part of a terrace in which the single house forms a unit within a larger entity?
Main characteristics of style, building materials and architectural features of the building itself, and the wider conservation area.
An explanation of the design concept for the proposed development: for small scale alterations what are the design and proposed materials?
For extensions to buildings or proposals for new development, what is the amount of development, layout, scale, landscaping, architectural details and building materials?
Describe the impact e.g. would the development be visible from any public viewpoint, would there be a loss of architectural features, what would be impact on the character of the building, and would it preserve or enhance the character of the conservation area?"*

The property is a three-storey terraced property situated at 16-18 Talbot Road, Blackpool. This property is a takeaway/restaurant at ground floor and residential to the upper floors located within the Town Centre Conservation Area.

The Town Centre Conservation Area was designated in 1984. It was originally named the Talbot Square Conservation Area and was centred on Talbot Square, the historic civic and commercial core of Blackpool. It was renamed and extended in 2005 following a conservation area appraisal and conservation area management plan being produced by Paul Butler Associates in 2004 in preparation for the lottery-funded Townscape Heritage Initiative, which offers grants to owners of historic buildings in conservation areas for repair and restoration of lost features.

The site is an existing property on Talbot Road, Blackpool within the Town Centre Conservation Area. The CA assessment does not mention the property specifically but does include architectural features highlighted in the CA Assessment. The CA Assessment can be found at <https://www.blackpool.gov.uk/Residents/Planning-environment-and-community/Planning/Conservation/Extended-town-centre-conservation-area/Extended-town-centre-conservation-area-appraisal.aspx>.

The main characteristics of the style, building materials and architectural features of the wider conservation area are dealt with at length in the attached assessment. The design and materials of this property conform to the same plan although the assessment does not deal with this building specifically.

The details of the proposal are set out in the Design & Access Statement above.

The development would be visible from the highway; however, it is proposed to carry out internal works only. We do not consider that there would be a loss of any significant architectural feature or any material change in the character of the building or of the CA.