

# Design & Access Statement

387-389 Promenade, Blackpool. FY1 6BH





**SOUTH NORTH GROUP**



## Design

The rear of the property is not largely visible from the public domain, accessed only by a narrow alley way off of Shaw Road. The rear of the property is not visible from Bolton Street.

The Existing Annex Buildings both have pitched roofs, with a section of flat roof at the end of one. The Annex blocks are currently being linked, Planning Approval (23/0251).

It is proposed to replace the roof structures with a single flat roof that will span the full width of rear extension, in keeping with the flat roof design of the main hotel building that also spans the full width of the property.

A new additional 3rd floor extension is to be created, the layout for which being the same as the lower floors. Due to the existing pitched roofs, the overall increase in height to the rear will be minimal. As such the proposed extension will have minimal impact on the surrounding properties.

## Surrounding Context

The neighbouring Buildings along the Promenade do not have a coherent visual design and many of the properties are in need of improvement and enhancement to create a high quality desirable sea fronting promenade street scene.

This is also the case at the rear, where a variety of rear Annex outrigger designs are found. This includes both pitched roof and flat roof extensions of various sizes.

## Access

The 6 new additional rooms will be accessed from the central corridor that connects to the Hotel Main Staircase.

The access for the new rooms will be as per the existing lower floors.





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