



# Heritage Statement

Forshaws Hotel, Blackpool  
Refurbishment of Existing Grade II Listed Building  
Change of Use Application

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P01	Planning	First Revision	CT	RT	26.03.24

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## HERITAGE STATEMENT

### 1. Introduction

This Heritage Statement has been prepared on behalf of the applicant, BL Blackpool Limited, in support of an application for the change of use from nightclub (Sui Generis) to restaurant (Use Class E) In the part ground and basement level of the Forshaws Hotel, Talbot Square, Blackpool.

### 2. Application Site

Forshaws Hotel (known previously as the Clifton Hotel), dating from 1865-74, is Grade II Listed (ref: 1362393) and located within the Talbot Square Conservation Area. As part of the long-term renewal plans for the site, change of use for part of the ground floor and basement is sought to create opportunities and new additions to Blackpool's restaurant offering, whilst enhancing the setting of both the heritage asset itself and those surrounding the site.

This Statement, incorporating heritage considerations, outlines the context within which the application is made and provides a detailed assessment of the main planning considerations, together with a reasoned justification of the merits of the scheme when assessed against relevant national and local planning policy and other material considerations.

### 3. Planning History

This site has an extensive planning history for various alterations and consents.

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## **Summary Overview**

This Statement concludes that the proposals represent minor alterations to the existing building. Through an appropriate assessment to assess impacts upon surrounding heritage assets there is no deemed detrimental harm to the assets' significance. Whilst the proposals are minor in nature and largely internal, they represent a necessary upgrade to the building and look to provide the opportunities to bring part of a Listed Building back into viable use.

This proposal also follows the established recent approval for a change of use to part of the building under planning ref: 22/0664.

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#### **4. Heritage Impact Assessment/Description of Significance**

The proposal falls within the Town Centre Conservation Area and lies within the setting of a Grade II Listed Building. This section identifies the potential impact of the proposals on these heritage assets.

This statement seeks to follow the guidance including Historic England Good Practice Advice Note 3: The Setting of Heritage Assets and 2: Managing Significance in Decision-Taking in the Historic Environment, and considers Paragraph 194 of the NPPF as part of the assessment and approval.

The NPPF guides that applications affecting heritage assets should describe the significance of the asset and its setting. The determination process should consider the impact of a proposed development on the significance of a designated heritage asset. Consideration is to be given to the building's conservation and any harm to significance will require clear and convincing justification.

Any harm may also be balanced against identified public benefits.

In this case the primary heritage asset of relevance is the Town Centre Conservation Area as well as the setting of the Grade II Forshaws (formally 'Clifton') Hotel (the application site).

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The NPPF defines a Heritage Asset as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’. The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’. Such interest may be ‘archaeological, architectural, artistic or historic’ and it may derive ‘not only from a heritage asset’s physical presence, but also from its setting’.

This Statement follows the guidance given in Historic England Good Practice Advice Note 3: The Setting of Heritage Assets and 2: Managing Significance in Decision-Taking in the Historic Environment, and bears Paragraph 128 of the NPPF in mind in efforts to undertake a sufficiently diligent and proportionate approach: ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.’

For the purposes of the statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the proposed development has the potential to affect the setting of several listed buildings, principally (as identified in Appendix One).

- Church of the Sacred Heart – Grade II\*
- Clifton Hotel (the application site) – Grade II
- North Pier – Grade II
- General Post Office – Grade II
- Town Hall – Grade II

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#### Assessment of Significance – Town Centre Conservation Area

Forshaws Hotel lies in the centre of the defined Conservation Area. The majority of town's historical core is located within the Conservation Area, first designated in 1984 and later expanded in 2005.

The Town Centre Conservation Appraisal was published in 2004. It states that the Conservation Area is one of the oldest parts of Blackpool and contains many buildings necessary for the proper functioning of a town. It includes a number of listed buildings and structures because of their individual merit but the townscape character of the area is largely formed by the collective value of several smaller properties.

Forshaws Hotel (the application site) is described as a '*grandiose historic building, specifically located to frame Talbot Square, once the town's most important civic space*'.

According to the appraisal, the hotel is a 'landmark' building within the Conservation Area.

As noted above, there are a range of listed buildings within proximity to the site, the application site itself being Grade II Listed. Listed as the Clifton Hotel (list entry ref. 1362393) originating from 1865, the building's listing reads:

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'Brick with stone dressings, stone quoins, and string courses, now stuccoed and rendered, slate roofs. Now fills 3-sided site having first extended (1865) and then replaced (1874) original Clifton Arms Hotel on corner of Talbot Square and Promenade. North front of 1865 5 bays, the middle 3 symmetrical, extended on west by addition of 2 wider bays; 4 storeys; 3rd and 5th bays canted to full height, 7th and 8th bays canted to 1st floor level. Ground floor of rusticated stucco now has large balustraded pavilion extension in front of first 5 bays, with arched windows; porch in Tuscan order to entrance in 6th bay. 1st and 2nd floors have segmental-headed sashed windows with stilted architraves; 3rd floor has round-headed sashed windows. Bracketed eaves cornice, hipped roofs. West return wall has two 2-storey canted bays with balustrades, and stepped- out extension 4 windows wide. Interior has staircase with carved balustrades, and richly ornamented dining room'.

In relation to the impact of the proposal on both the Town Centre Conservation Area and the surrounding listed buildings (including the application site), it is objectively concluded that the proposal would have a neutral impact on the special significance of the heritage assets.

The proposals are linked entirely to internal change of use of the Grade II Listed Building's features and as such, will have no wider impact on the setting of the surrounding heritage assets. We therefore conclude that there is no harm to aspects of significance that contribute to the importance of the identified heritage assets.



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## **Conclusion**

Full planning permission is sought for the change of use from nightclub (Sui Generis) to restaurant (Use Class E) at part ground floor and part basement level of Forshaws Hotel. The proposed development is considered appropriate in the context of securing the sustainable future of a Listed Building, whilst providing an additional economic function to Blackpool promenade.


The proposal has been assessed against national and local planning policy and is in accordance with the principles and objectives of these frameworks.


## **Appendix One**

- Location of Listed Buildings in the Conservation Area

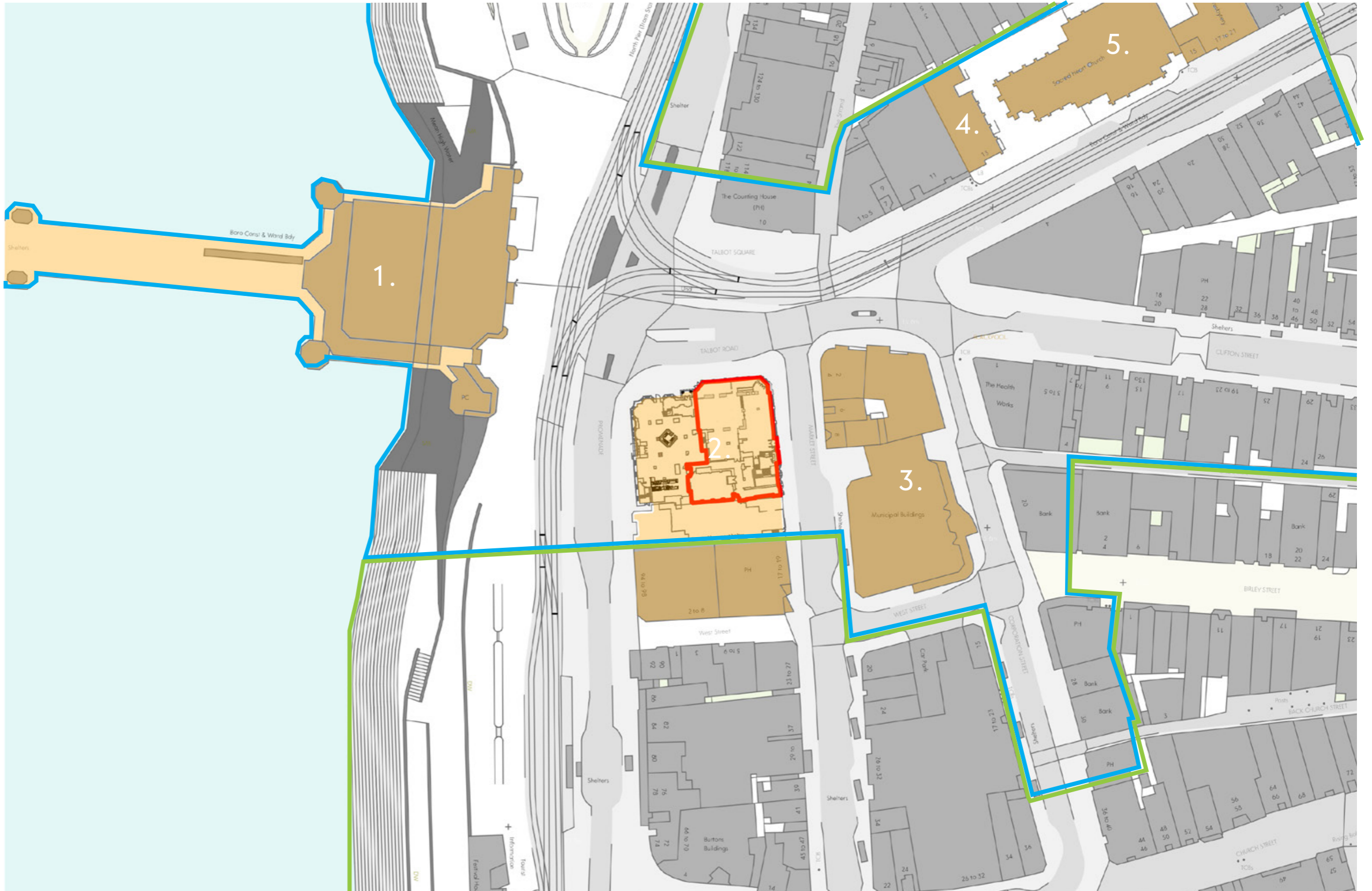
## 2.2 SITE CONTEXT - CONSERVATION AREA AND LISTED BUILDINGS

 Application site boundary

 2005 Town conservation area

 Extended town centre conservation area

1. North Pier (Grade II Listed)
2. Forshaw's Hotel (Grade II Listed)
3. Town Hall (Grade II Listed)
4. K6 Kiosk (Grade II Listed)
5. Church of the scared heart (Grade II\* Listed)



## **Appendix Two**

- Heritage England – Listing

# CLIFTON HOTEL

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1362393**

Date first listed: **31-Oct-1974**

Date of most recent amendment: **19-Oct-1983**

List Entry Name: **CLIFTON HOTEL**

Statutory Address 1: **CLIFTON HOTEL, TALBOT ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

## Location

Statutory Address: **CLIFTON HOTEL, TALBOT ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Blackpool (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 30609 36327**

## Details

SD 33 NW BLACKPOOL TALBOT SQUARE

2/24 Clifton Hotel 31.10.1974 (formerly listed under Promenade)

II

Hotel, 1865-74. Brick with stone dressings, stone quoins and string courses, now stuccoed and rendered, slate roofs. Now fills 3-sided site having first extended (1865) and then replaced (1874) original Clifton Arms Hotel on corner of Talbot Square and Promenade. North front of 1865 5 bays, the middle 3 symmetrical, extended on west by addition of 2 wider bays; 4 storeys; 3rd and 5th bays canted to full height, 7th and 8th bays canted to 1st floor level. Ground floor of rusticated stucco now has large balustraded pavilion extension in front of first 5 bays, with arched windows; porch in Tuscan order to entrance in 6th bay. 1st and 2nd floors have segmental-headed sashed windows with stilted architraves; 3rd floor has round-headed sashed windows. Bracketed eaves cornice, hipped roofs. West return wall has two 2-storey canted bays with balustrades, and stepped- out extension 4 windows wide. Interior has staircase with carved balustrades, and richly ornamented dining room.

Listing NGR: SD3060936327

## Legacy

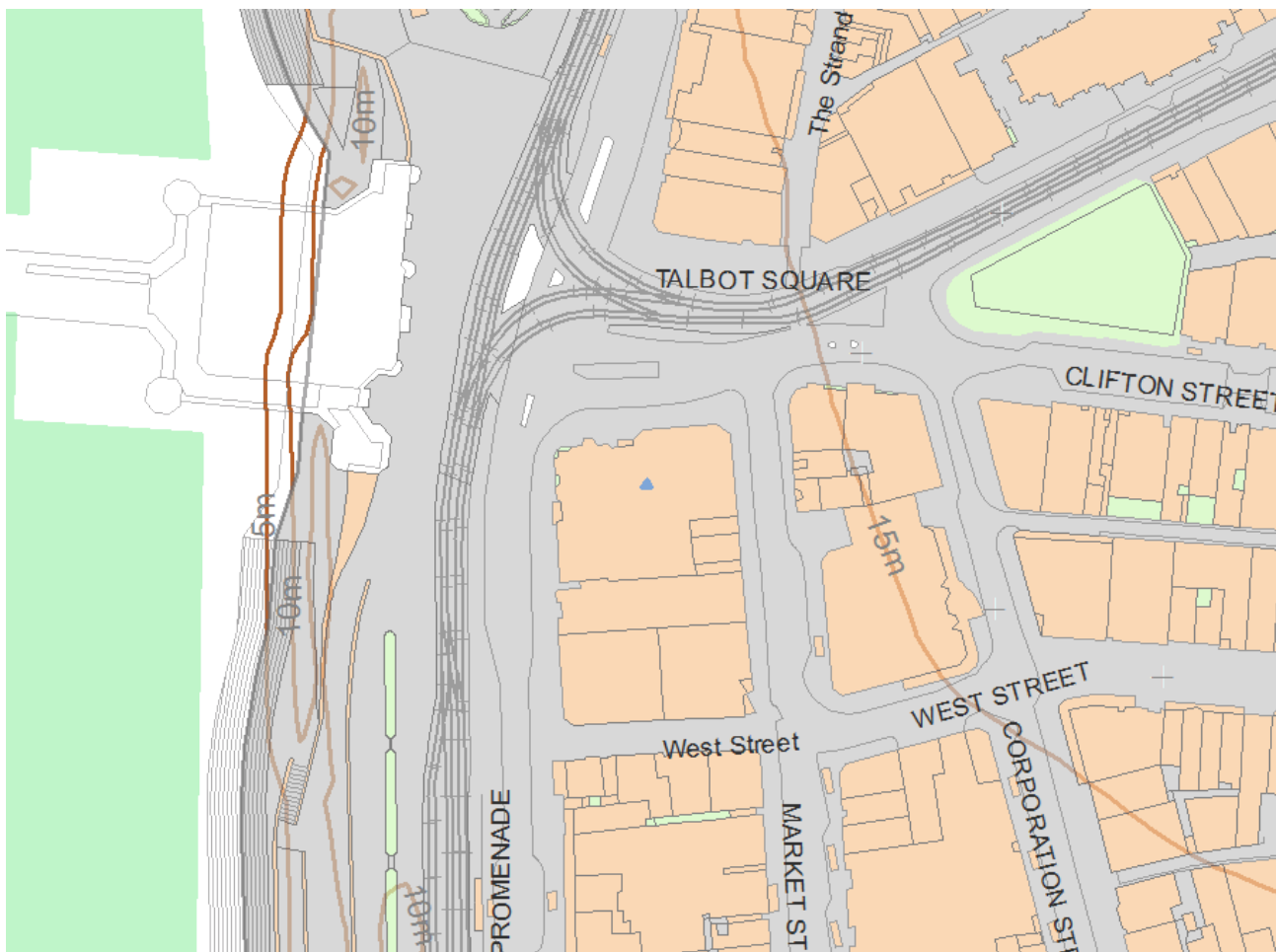
The contents of this record have been generated from a legacy data system.

Legacy System number: **183681**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 28-Mar-2024 at 16:54:47.

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