



gwparchitecture

Forshaws Hotel, Blackpool

Design and Access Statement
Change of Use Application

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The design is subject to the following:

- Land registry confirmation
- Topographical information
- Planning approval
- Building Regulations approval / fire engineering
- Rights of lights Issues
- Review of easements and covenants
- Full structural review

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INTRODUCTION

FORSHAW'S HOTEL, BLACKPOOL | DESIGN AND ACCESS STATEMENT

1.1 INTRODUCTION

GWP Architecture have been appointed by BL Blackpool Ltd to consider alternate uses for part of the existing Forshaws Hotel, Blackpool. The application is therefore for a change of use from Nightclub to use Class E for parts of the existing ground floor and basement level of the building.

The purpose of this Design and Access Statement is to outline the proposed strategy, providing a high-quality development that responds appropriately to the existing and emerging context of the immediate area and understands, respects and enhances the Listed Building Status. A separate Heritage statement will also accompany this application request.

The proposal is now brought forward as a Planning Application Submission to Blackpool Council for consideration and determination.





SITE

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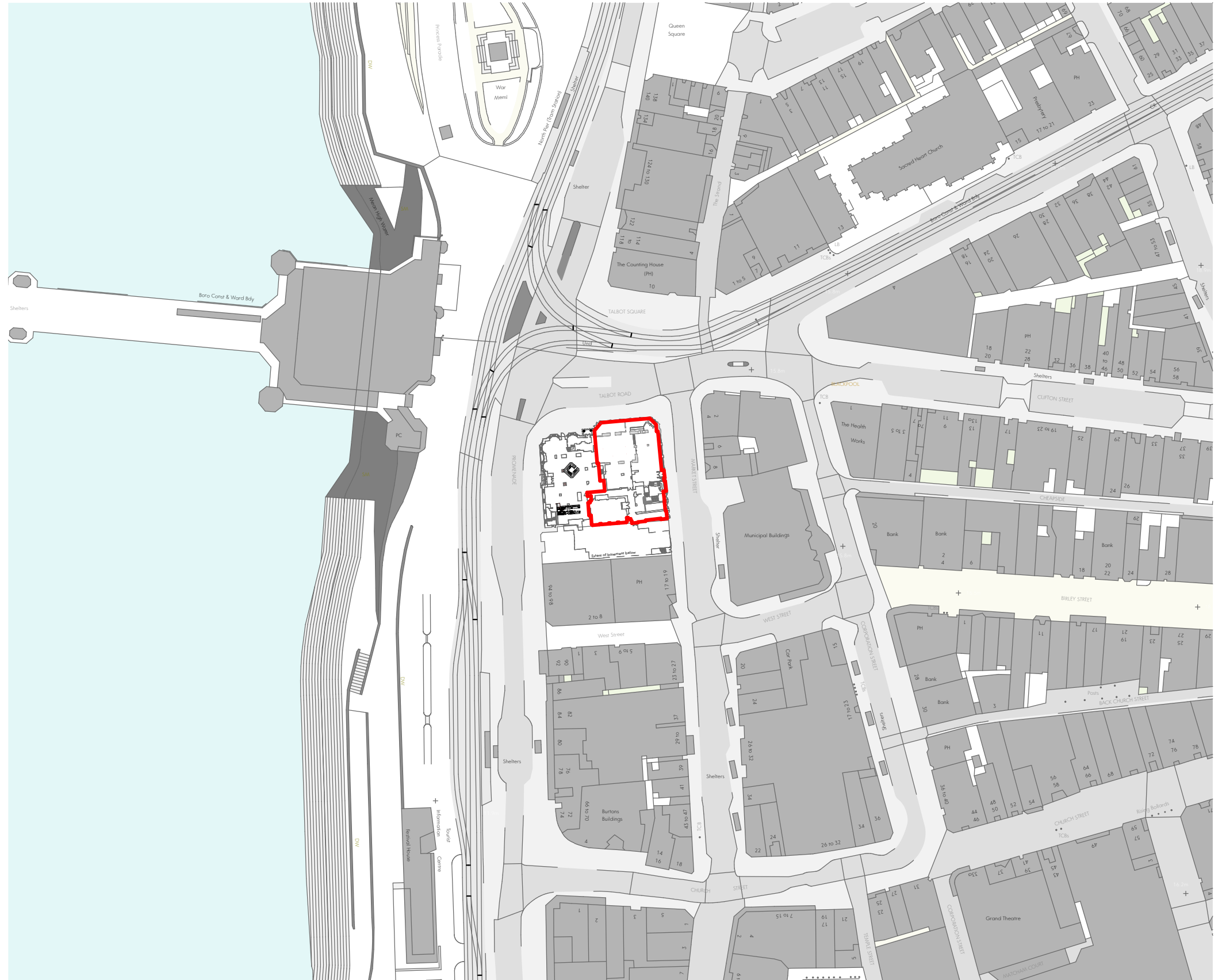
FORSHAWS HOTEL, BLACKPOOL | DESIGN AND ACCESS STATEMENT

2.1 INTRODUCTION

The property sits east of the North Pier. Its main façade, to the North, faces Clifton Street / Talbot Square, to the East Market Street, and the Promenade to the West. To the South, it adjoins a party wall with the Yates pub.


This bustling neighborhood is a lively hub within the city, offering a diverse array of activities and amenities that make it an appealing location for a restaurant.

 Application site boundary



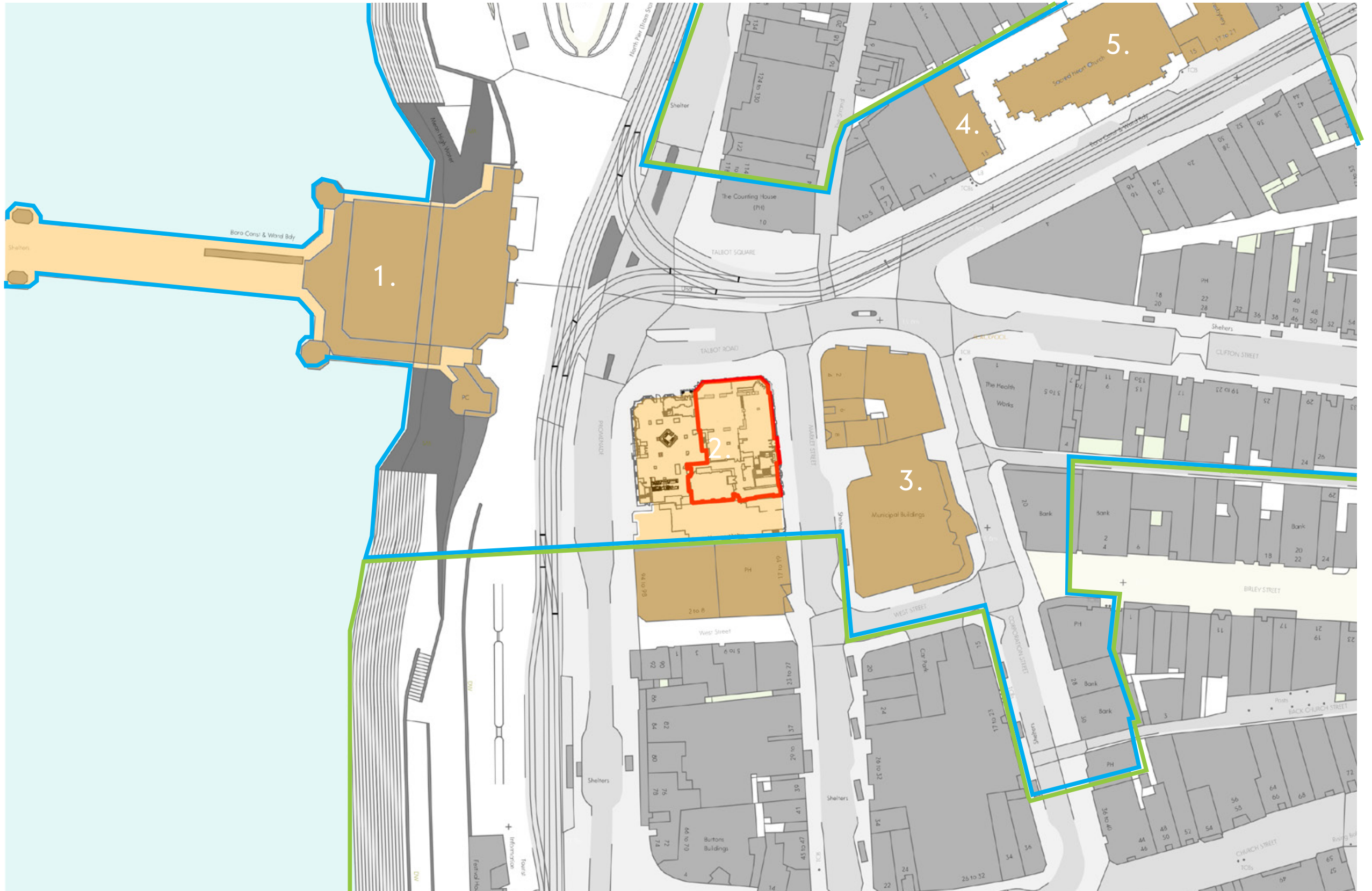
2.2 SITE CONTEXT - CONSERVATION AREA AND LISTED BUILDINGS

 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)



2.3 SITE CONTEXT - BUILDING USE AND HEIGHTS

- Application site Boundary
- Entertainment
- Restaurant/ Bar
- Retail
- Administrative
- Accomodation

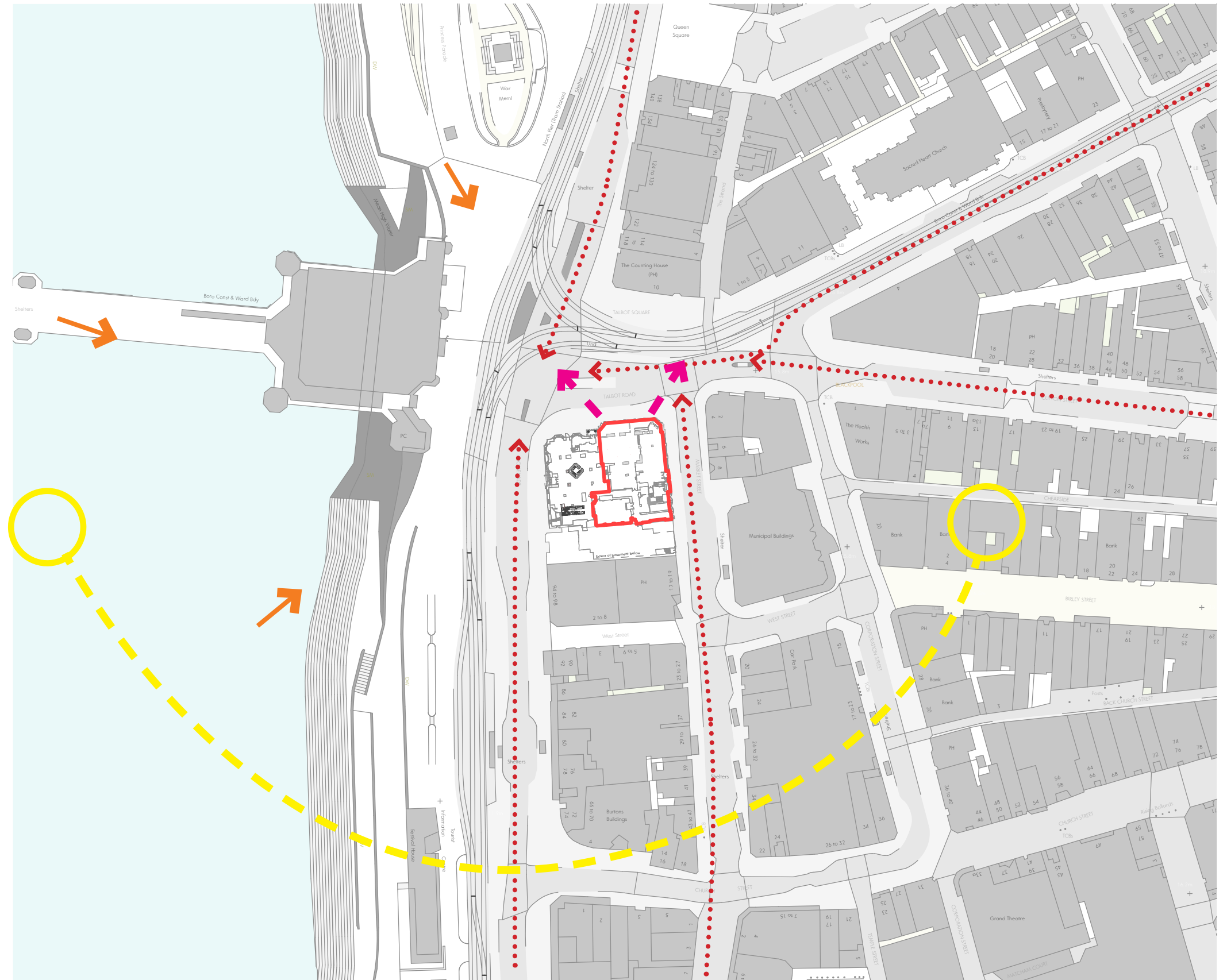




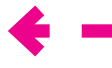

2.4 SITE CONTEXT - SITE OPPORTUNITIES

The property enjoys an exceptional location directly neighboring the North Pier, offering views on three sides overlooking the Promenade, Talbot Square, and Market Street.

Introducing new Class E spaces will bring a fresh focus to the hotel and significantly contribute to the vibrancy of the surrounding streets at the ground floor level.

Since the planned renovations focus on the building's interior, there are few concerns related to neighboring properties, except for a party wall located to the south of the site at the basement level.



-  Views Towards Site
-  Travel Routes
-  Views Out
-  Sun Path





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PROPOSAL

FORSHAW'S HOTEL, BLACKPOOL | DESIGN AND ACCESS STATEMENT

3.1 BUIDLING USE

The intention is to create space which can be utilised for use Class E space with aspect to Talbot Square and Promenade.

3.2 BUIDLING LAYOUT

The proposal identifies three 'distinct' new unit opportunities that would be brought forward in due course under separate full planning and listed building consent where required.

3.3 AMOUNTS

The potential demised space would be:

Unit 2	335m2
Unit 3	435m2
Unit 4	488m2
Total (ancillary space)	660m2

The remaining area within the red line would be circulation, common areas and fire escape route. An area for hotel use would also be provided for laundry and refuse.

3.4 SCALE AND MASSING

The proposals will have no impact to the existing scale and massing of Forshawes Hotel.

3.5 APPEARANCE

The proposals will have no direct impact on the existing building appearance. New signage would form part of any future specific applications for planning and listed building consent.

3.6 ACCESS

It is intended use will be made of existing doorway openings to the façade for future applications.

3.7 SUSTAINABILITY

The primary sustainability benefit is the retention and future refurbishment of the existing Listed Building.

3.8 SIGNAGE

New signage would form part of any future specific applications for planning and listed building consent.

3.9 HERITAGE

A separate Heritage Statement supports this application.





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