



gwparchitecture

Forshaws Hotel, Blackpool

Design and Access Statement
Unit02 - Listed Building Consent

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BL Blackpool LTD

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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

project ref	originator	volume	level	type	role	classification	name	revision	author	checked	date of issue
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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 of uses for part of the existing Forshaws Hotel, Blackpool . The application is therefore for a listed building consent for part of the existing nightclub, currently under consideration for change of use to class E. 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.

As the initial design development has concluded, the proposal is now brought forward as a Planning Application Submission to Blackpool Council for consideration and determination .





SITE

FORSHAW'S HOTEL, BLACKPOOL | DESIGN AND ACCESS STATEMENT

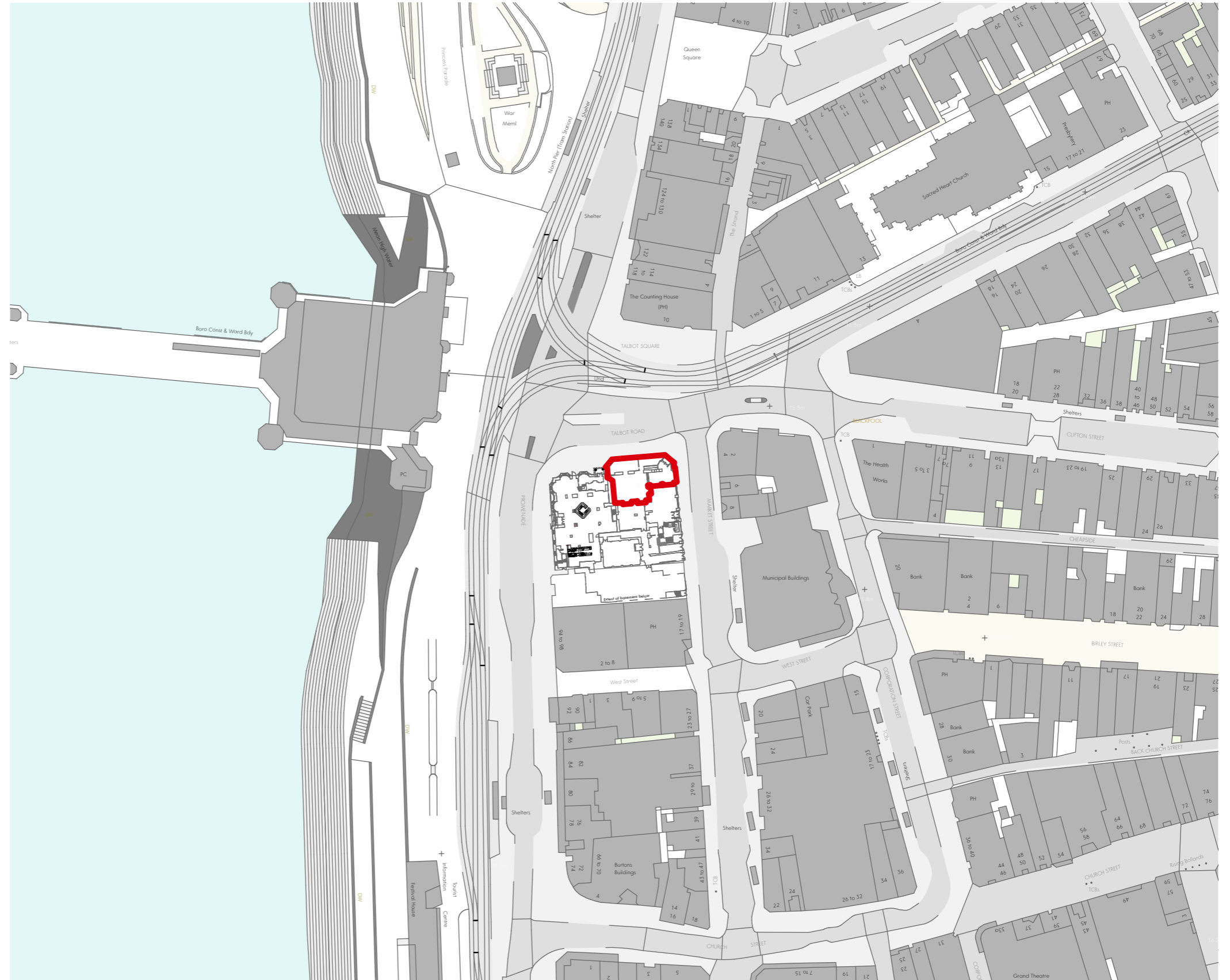
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2.1 INTRODUCTION


The property sits east of the North Pier, featuring elevations that face Clifton Street / Talbot Square to the north (its main facade), Market Street to the east, 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

 2005 Town conservation area

 Extended town centre conservation area

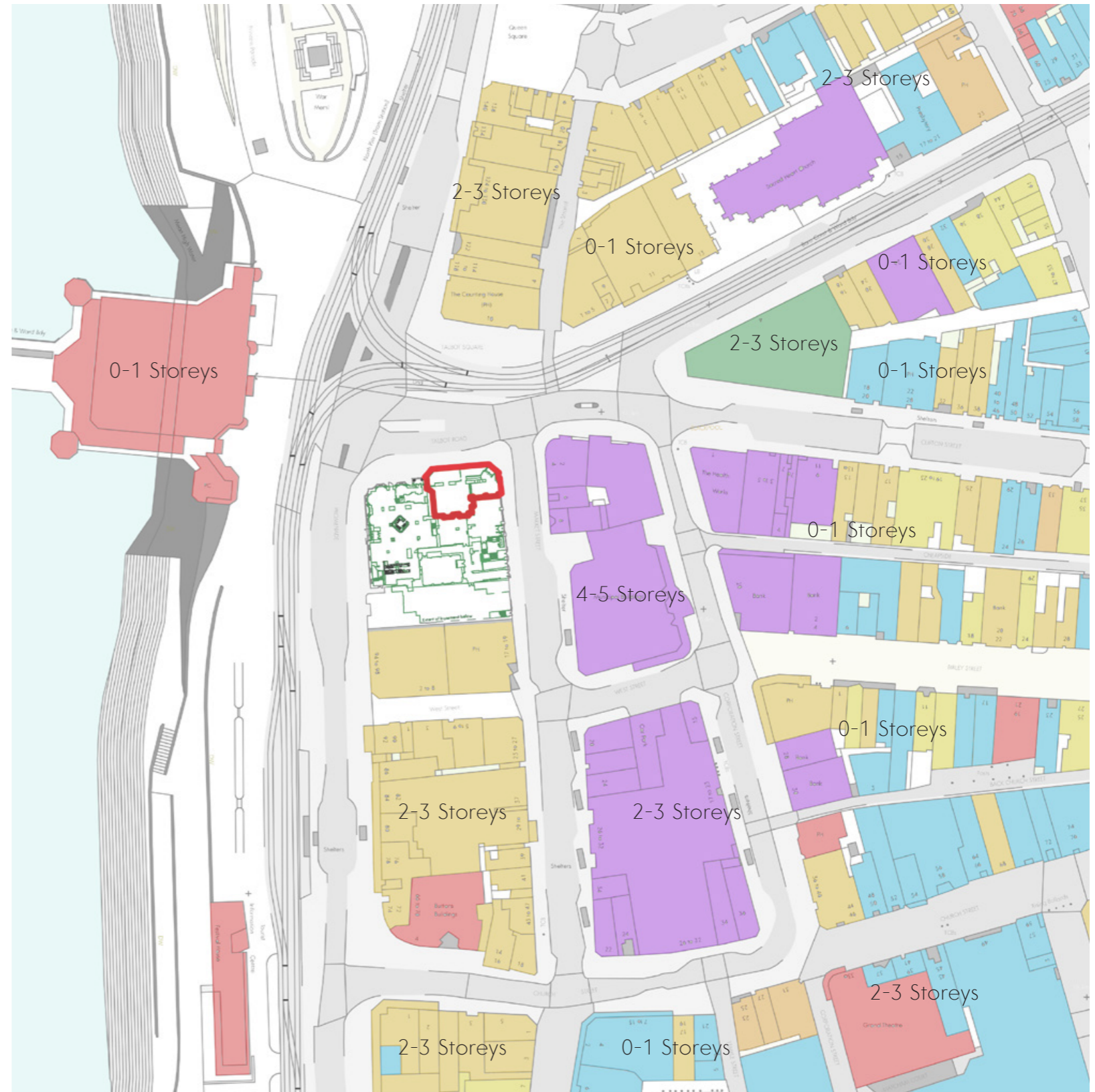
 Application site Boundary

- 1. North Pier (Grade II Listed)
- 2. Forshaws 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

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



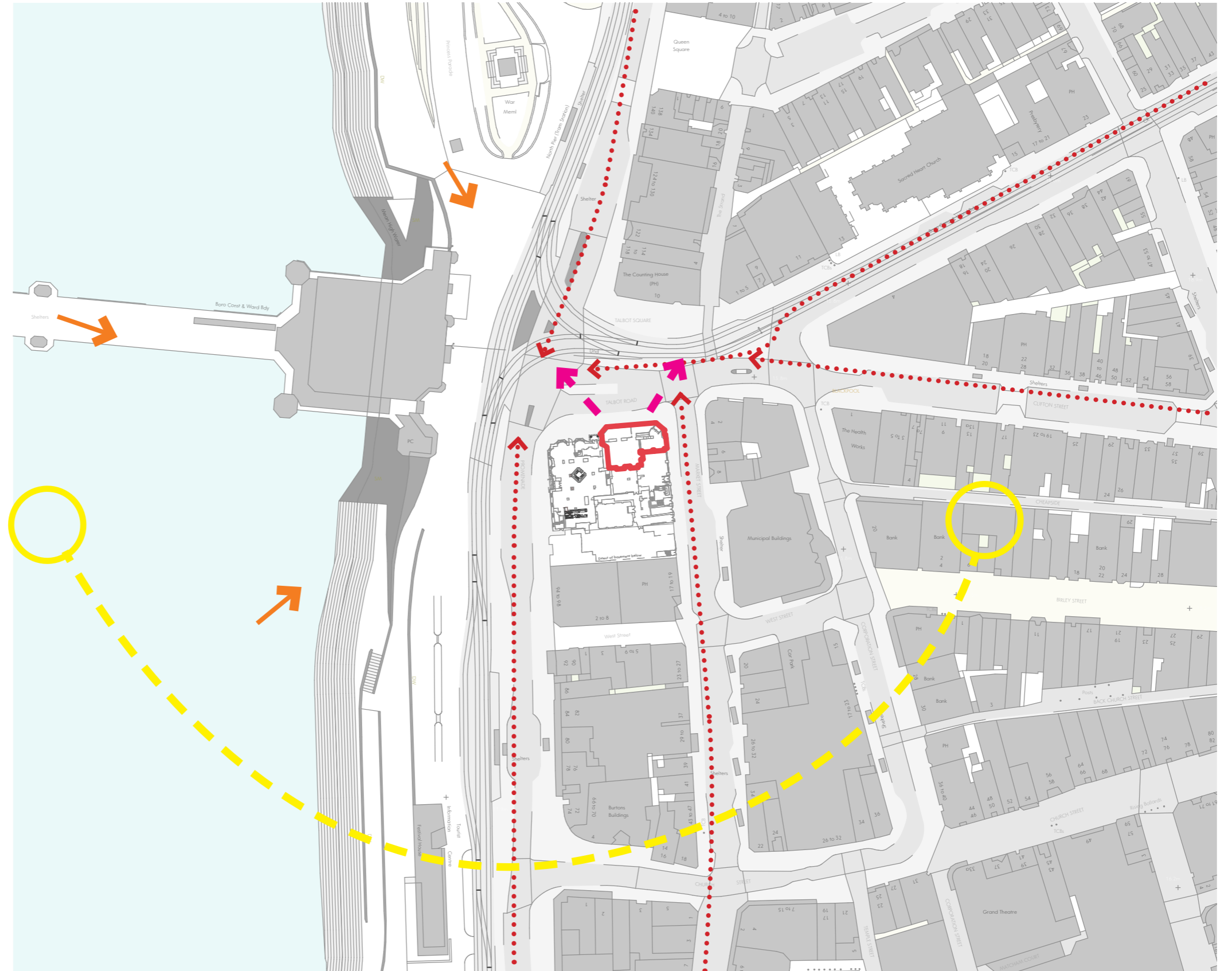
2.4 SITE CONTEXT - SITE OPPORTUNITIES

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

Furthermore, these renovations offer a chance to remove numerous layers of basic internal fittings, unveiling a larger portion of the original structure (while complying with current fire regulations).

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. Any necessary agreements concerning this party wall will be arranged in accordance with the Party Wall Act before construction commences.





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PROPOSAL

FORSHAW'S HOTEL, BLACKPOOL | DESIGN AND ACCESS STATEMENT



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