

Proposed Change of Use 12-20 Tontine Street, Blackburn, BB1 7ED

Planning Statement

Application Site Appraisal

The application site is a former office block built of brick with upvc windows and doors. The building is 3 storeys high at the front with 4 at the rear as the site slopes away.

There is a public house to the west adjoining the property; this property is within the Northgate Conservation Area. Barbara Castle Way to the North. To the East is a hand car wash and to the South is the Richmond Terrace dwellings that are grade 2 listed and are within the Northgate Conservation Area.

The site is accessed off Tontine Street with a car park owned by the applicant immediately to the east. The car park provides 19 car parking spaces and all of Tontine Street is pay and display parking.

Bin storage will be included on the lower ground floor accessed at the rear of the property via a garage door. So bins will not be in view of the residents behind.

Design Proposal

The tired looking front elevation will be amended in accordance with the submitted plans. The alterations have been designed to be sympathetic to the adjacent conservation area.

Trees and Hedges

There are no trees or hedges on site.

Flooding

The site is within flood zone 1 and is unlikely to be at risk of flooding.

Residential Amenity Impact Assessment

The proposal will not include and flood lighting to the south that could affect the residential properties to the south. Any lights to the car park will be subject to an additional application if required to ensure there is no overspill to the residential properties. Building mounted luminaires will be included to ensure walkways and escapes are appropriately illuminated in accordance with CIBSE guide to ensure the residents are not adversely affected by the proposal.

The proposal is for a restaurant so the kitchen will have an external flue; these have not been identified on the drawing as the application is solely for the change of use and elevation changes. Once a tenant is signed up and layout details are defined an application will be submitted for location of flues and will be designed and installed in accordance with DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems to ensure the residents are not adversely affected by the proposal.