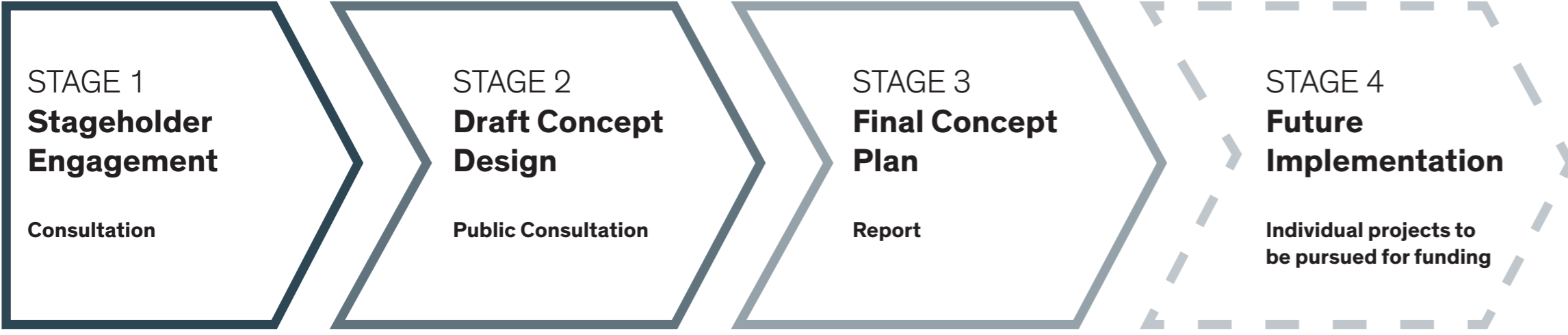


# Introduction

## Blackpool Village Core Regeneration

### WE ARE HERE



The aim of this project is to prepare a heritage-led concept design and implementation strategy for the historic core of Blackpool village. The strategy will guide the incremental regeneration of the village core, supporting funding applications and delivering tangible, phased improvements over the coming years.

Grounded in an understanding of Blackpool's historic character and informed by extensive baseline research and community consultation, the project identifies a focused pipeline of defined, deliverable projects within a defined boundary.

### Initial Community Consultation Feedback



### SCOT Analysis

**Strengths**

- **Distinct historic character** defined 18th-century structures, narrow laneways, and the Church of the Annunciation.
- **Deeply rooted, multigenerational community** with a strong fondness for the area and pro-active community groups and organisations.
- **Existing mature trees**, particularly on Great William O'Brien Street, are a valued green asset.
- **Strategic Location** close to Cork City and as a vital gateway and crossroads within the city's valley topography.
- Existing arts organizations like the Graffiti Theatre and Cork Community Art Link provides a solid foundation for **cultural and community engagement** and associated activities.

**Opportunities**

- **Reclamation of public space**, eg. creating an open public plaza south of the church by removing car parking & decluttering.
- **Better east west connectivity** for pedestrians between Great William O'Brien Street and Graffiti Theatre via Berwick Lane, Assumption Road and across the N20.
- Marking historic **laneways** (similar to the “Remember Laneways” scheme) to celebrate local history while improving residential areas.
- Implementing **Sustainable Urban Drainage (SuDS)**, can simultaneously assist to ‘slow the flow’ of rainwater and enhance greening, biodiversity and segregation of car movements.
- Activities to stimulate daytime and night time activity while simultaneously promoting an enhancement of heritage such as the facilitation of ‘One Stop Shops’ for development advice and ‘meanwhile uses’ for vacant spaces.

**Challenges**

- **Derelict & vacant** structures contribute to a sense of urban decay.
- Students and residents highlighted **pedestrian issues** of uneven footpaths, a lack of safe crossings, short crossing timers, and poor street lighting.
- **Environmental and social issues** such as poor air quality, heavy traffic and lack of any safe gathering spaces.
- Apart from **fluvial flood risk**, heavy rainfall is a contributor to **surface level pooling** of water in low-lying areas, worsened by the high percentage of non-porous surfaces.
- **Economic decline** of the village core worsened by the loss of traditional shopfronts, high vacancy rates.

**Threats**

- Concept design could be perceived as limited in scope, leading to a **loss of community confidence and participation**.
- The implementation strategy around future delivery of identified projects will have **interdependencies** with major external capital projects, including Blackpool FRS and Bus Connects.
- **Changing climate** and associated risks has implications for public realm environment and business activity.
- Concerns regarding resource capacity for **management and maintenance** of any new green spaces, as the City Council Parks department does not currently manage several key areas in the village.



Vacant and derelict sites have potential to establish active and attractive street frontage.



Cork Community Art Link is an existing cultural asset within the area.



Underutilised sites present opportunities to improve biodiversity within the area



Open space is dominated by vehicular movement and heavy traffic.

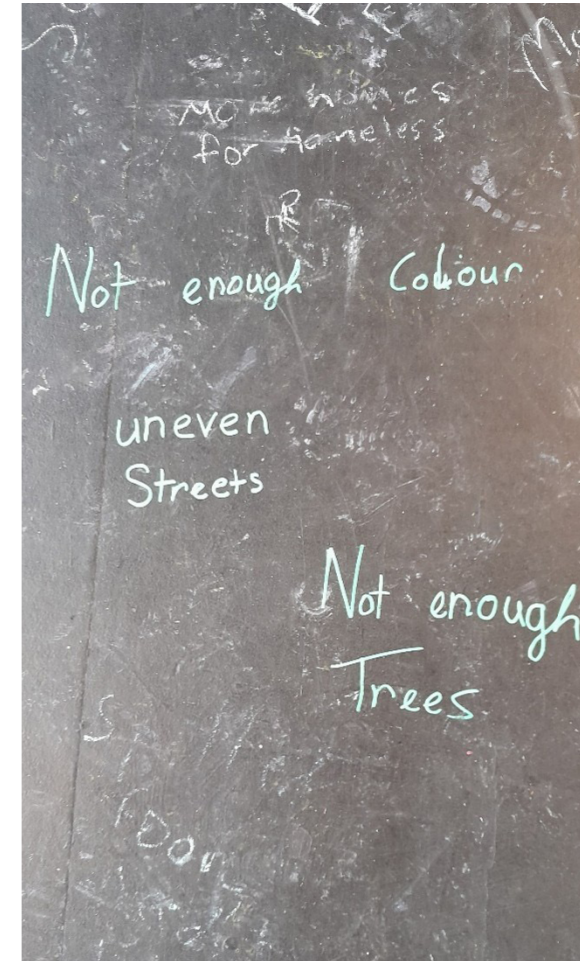
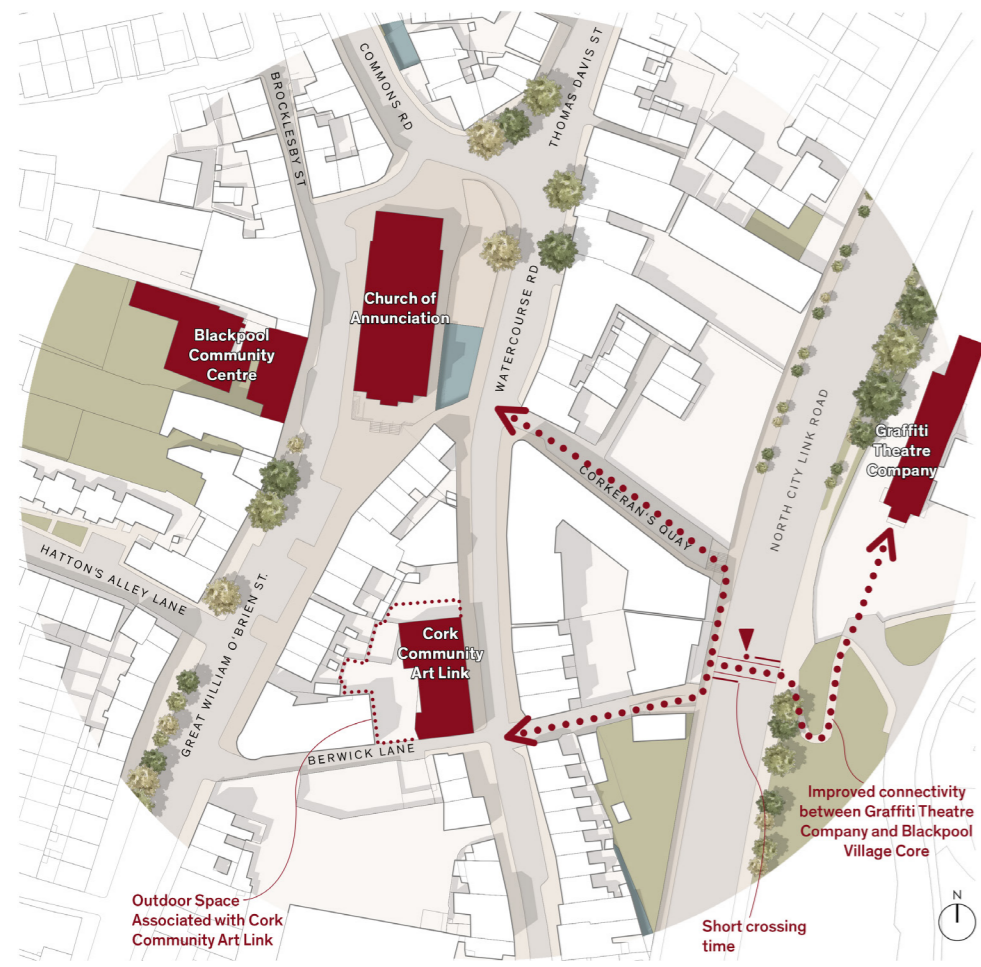
# What We Heard Key Themes

Before proposing any strategy or design for the area, a series of targeted consultations took place, gathering the accumulated experience of key community stakeholders in Blackpool. The community collaborated on a vision statement for the project, which helped identify four themes that have helped guide the concept design for the village core.

## Community-led

### Vision Statement

Supporting Blackpool's culture and heritage with community-led strategic placemaking and regeneration, delivering a village centre that is safe, connected and climate resilient.



How important is **community** within Blackpool Village?

"For the project to be successful there needs to be open dialogue between the council and public"

## Culture & Heritage



How important is **culture & heritage** for Blackpool?

"The heritage and historic buildings throughout Blackpool are a big asset"

## Regeneration of Vacant Sites and Properties



How important is it to **revitalise existing sites & buildings** within Blackpool?

"Addressing vacancy & dereliction in the area is essential for the success of any enhancement works"

## Biodiversity



How important is **biodiversity** for Blackpool's future?

"A successful project would mean we have a greener Blackpool by 2030"

# Enhancing Historic Character



## What can be done?

### Shopfronts

Support business owners to improve appearance of shopfronts and signage.

### Private dwellings

Repair historic frontages and improve energy efficiency

### Living over the shop

Reduce vacancy and provide new homes

### Public realm

Make sure new public projects are sympathetic to historic character of Blackpool

### Interpretation

Present local memory of buildings, people and events

## Have your say!

What types of materials would you like to see more of in Blackpool?

What kind of events would you like to see in Blackpool

## How can it be done?

### One-Stop-Shop Guidance

Support and guidance from local authority for property owners. A "one-stop-shop approach" to getting all the available information regarding enhancing older properties.

Bringing together Council officers to provide advice clinics on regenerating your properties

Advice and guidance on climate risk assessments and climate adaptation planning for properties and businesses

Advise on available grant and incentive schemes that can provide tax breaks on the cost of refurbishment

Note: Exact type of support to be reviewed if there is enough interest

### Architecture Conservation Area Project Related Projects

Council lead regeneration projects that rely on grant funding to assist willing property owners in restoring their property for mixed or residential use, and/or in upgrading historic shopfronts, exterior painting and repair of rainwater goods with the aim of improving the public realm experience.



### Active Use of Public Spaces

Encourage local events, festivals, walking trails



### Sympathetic Materials

Develop a palette of materials, colours and fixtures such as lighting to create a cohesive public realm experience and sense of place



# Concept Vision

## Community-led

People are at the centre of this vision. The proposed projects prioritise flexible, event-friendly spaces that support everyday social life and community-led activation. Each intervention is designed to be owned and animated by the community, building on the energy and organisational strength that already exists in Blackpool.

## Culture & Heritage

All identified projects will build on the historic character of Blackpool, reclaim streetscapes from traffic, reinstate strong historic sense of community. All projects will be considered hand-in-hand with conservation of historic frontages, in agreement with property owners.

## Biodiversity

Nature-based elements are introduced through new planting, and Sustainable Urban Drainage Systems (SuDS) integrated throughout the public realm and focused in low lying areas where they can capture surface water runoff. These measures prioritise pollinator-friendly, low-maintenance planting that enhances green infrastructure and supports a more biodiverse, climate-resilient village core.

## Regeneration of Vacant & Underutilised Sites & Properties

Dereliction and vacancy are addressed through the proposed activation of key sites across the village. Bringing underutilised land and empty properties back into community and commercial use will restore vitality, create active frontages, and open spaces with various functions and begin to change how Blackpool is perceived and experienced by residents and visitors alike.

## Concept Overview



## Concept Masterplan



- Concept development proposals
- Vacant buildings for potential restoration
- Strategic opportunity sites
- Approved residential development

## Draft Pipeline of Projects

### Public Spaces

- 1 New Village Square incorporating SuDS and biodiversity enhancement (pending resolution of the OPW's Blackpool Flood Relief Scheme and subject to design interdependencies)
- 2 Upgrade public realm in front of the Church of Annunciation incorporating biodiversity and SuDS.
- 3 New community café and pocket park along Berwick Lane.
- 4 New outdoor space around Cork Community Art Link.
- 5 New community garden with stepped and ramped access to N20.

### Landscape & Biodiversity

- 6 Improved crossing to Graffiti Theatre with creation of a visual gateway to Blackpool (subject to TII design requirements)
- 7 New landscaping at sloped green space east of Assumption Road and the N20.
- 8 Improved landscaping incorporating SuDS and greening along this extent of Great William O'Brien Street.
- 9 Improved landscaping and traffic calming measures to road junction at village core.

### Laneways

- 10 Pedestrianise Berwick Lane incorporating biodiversity and SuDS.
- 11 Shared surface along Corkeran's Quay incorporating landscaping and biodiversity.

## Strategic Opportunity Sites

### Key Urban Design Principles

- |   |   |
|---|---|
| <p><b>A</b></p> <ul style="list-style-type: none"> <li>• Residential use development.</li> <li>• Incorporating DMURS principles.</li> <li>• Considered relationship between building edge and the street.</li> <li>• Biodiverse semi-private outdoor space for residents</li> </ul> | <p><b>B</b></p> <ul style="list-style-type: none"> <li>• Mixed use development including commercial with a residential component overlooking the pocket park at Berwick lane.</li> <li>• Active frontage to Watercourse Road incorporating adaptive reuse of heritage assets</li> <li>• Pedestrian and emergency vehicle site permeability</li> </ul> |
|---|---|

# Village Square

## Community-led

- A proposed village square creates a flexible, open space in the heart of Blackpool. It should be designed to accommodate community events, markets and everyday social life.
- Seating, accessible routes, and welcoming public realm encourage all ages and abilities to enjoy the space.
- Traffic calming around the church will reclaim space for people, reducing car dominance.

## Biodiversity

- SuDS features designed into the streetscape with biodiversity-rich planting manage and clean surface water run-off while bringing nature into the heart of the village.
- New tree planting along the northern end of Great William O'Brien Street adds to the existing mature trees in this area.

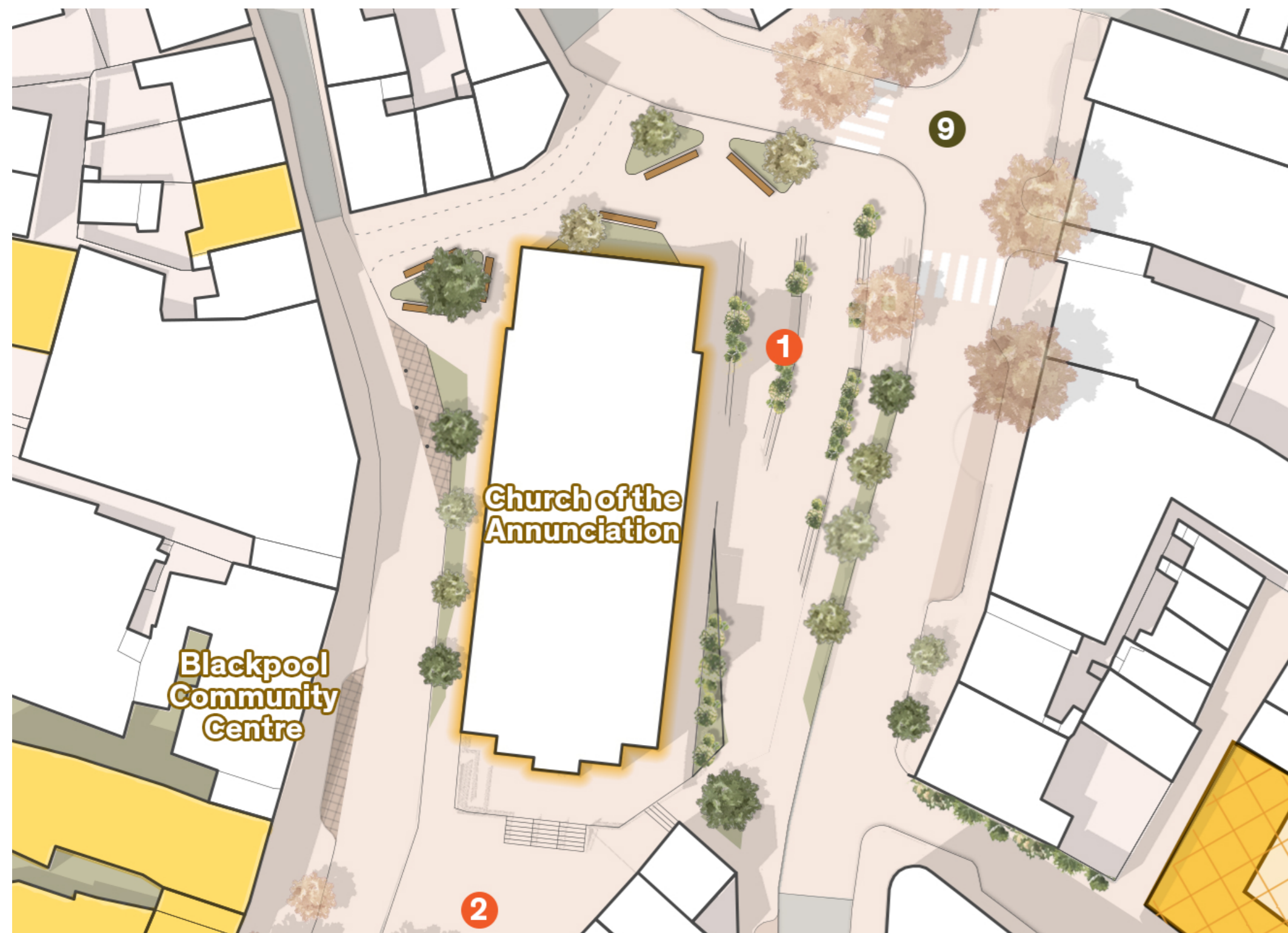
## Regeneration

- An enhanced public realm will increase the numbers of people visiting and dwelling in the area which improves business activity and adaptive reuse potential.
- The project will also directly guide opportunities to activate building regeneration potential and enhance surrounding shopfronts.

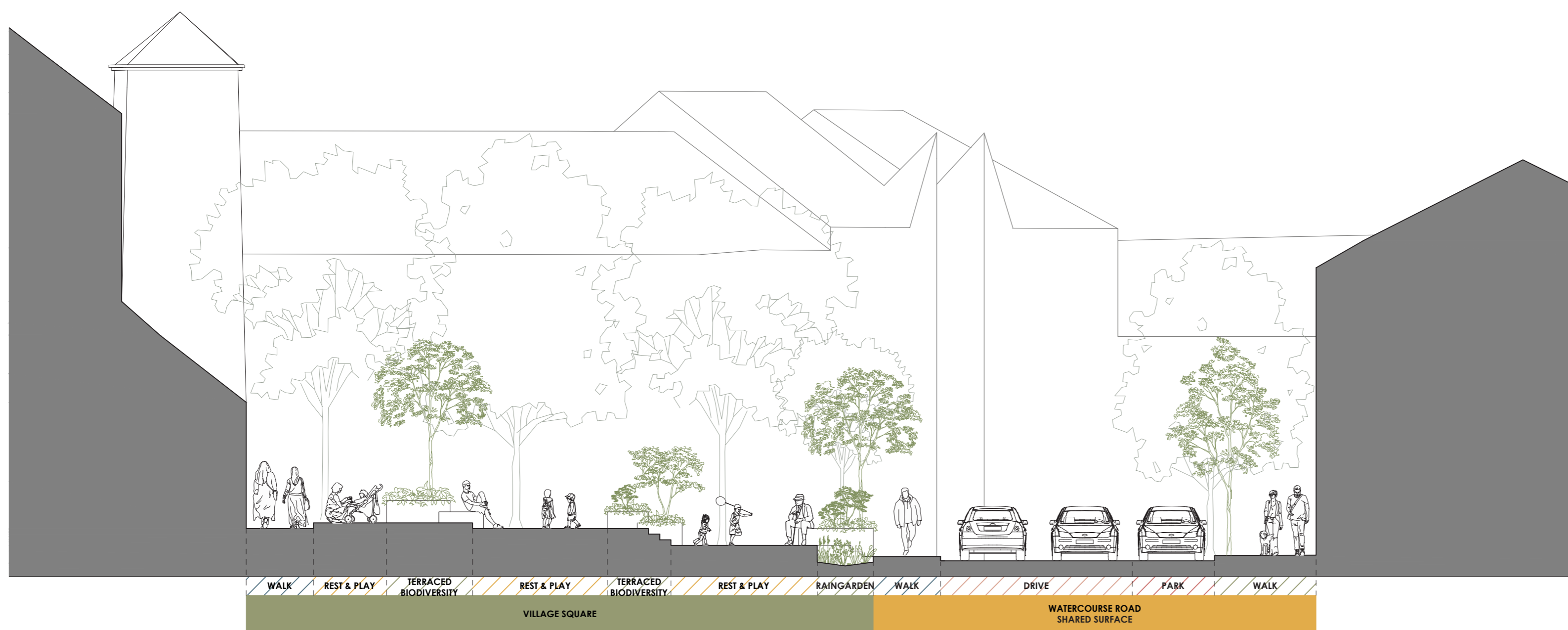
## Culture & Heritage

- Celebrating the architecture of Seamus Murphy's Church of Annunciation, iconic to Blackpool, through the public realm design and provision of space around the church.
- Enhancement of the Church of Annunciation will restore its historic character and presence in the context of the improved public realm.

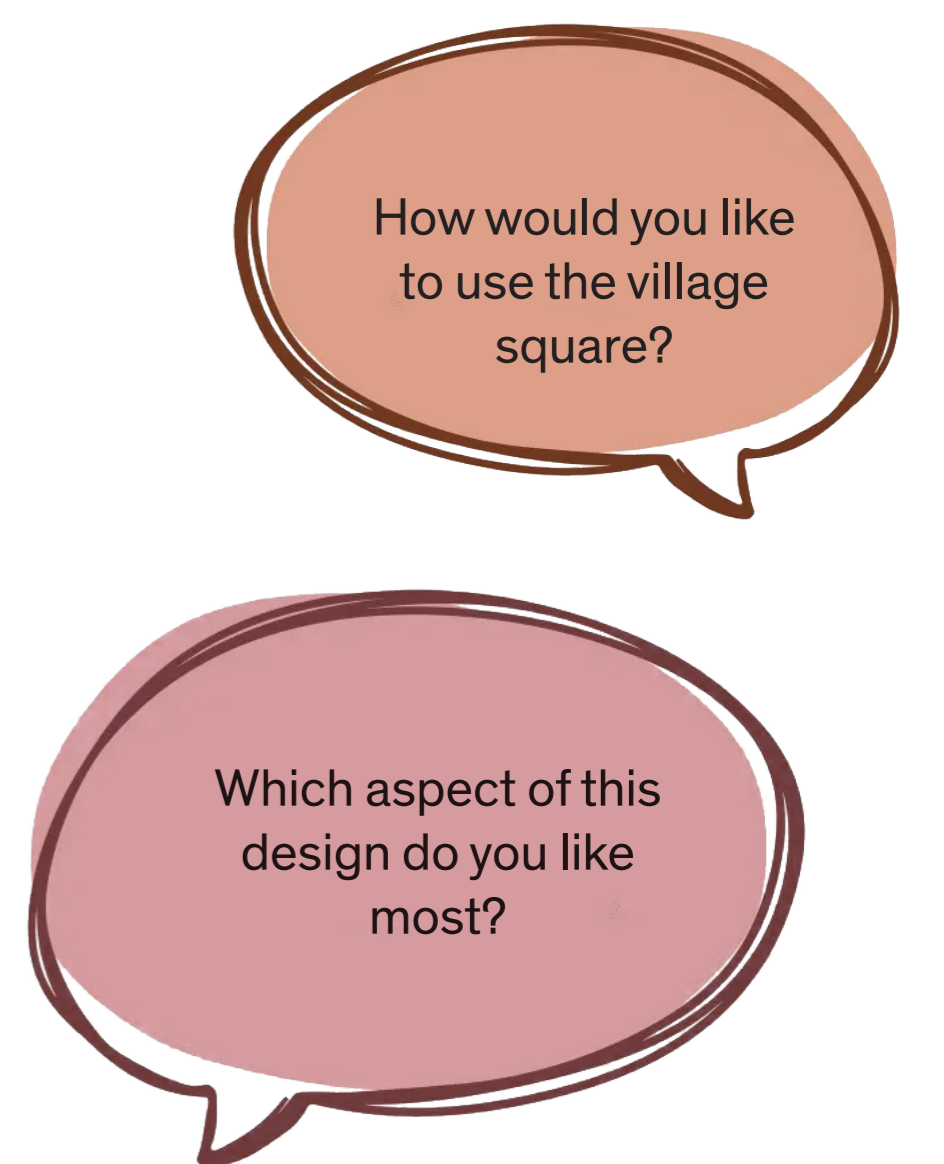
Proposed design is subject to resolution of Blackpool Flood Relief Scheme and design interdependencies



## Proposed Section



## Have your say!



## Reference Projects



Raingarden with raised path as a playful element



Guests gathering outside church after events



Public space with a mix of hard surfaces, planters and seating providing flexible/informal use and biodiversity



Playful elements along landscaping areas

# Berwick Lane

## Community-led

- A new community café and pavilion on Berwick Lane with additional space around Cork Community Art Link creates a social destination in the heart of the village. A place to meet, to eat, create, and gather for everyone
- The pedestrianised lane creates a safe place for rest and play
- Improved lighting and active frontages make the lane feel safe and welcoming at all times of day.

## Biodiversity

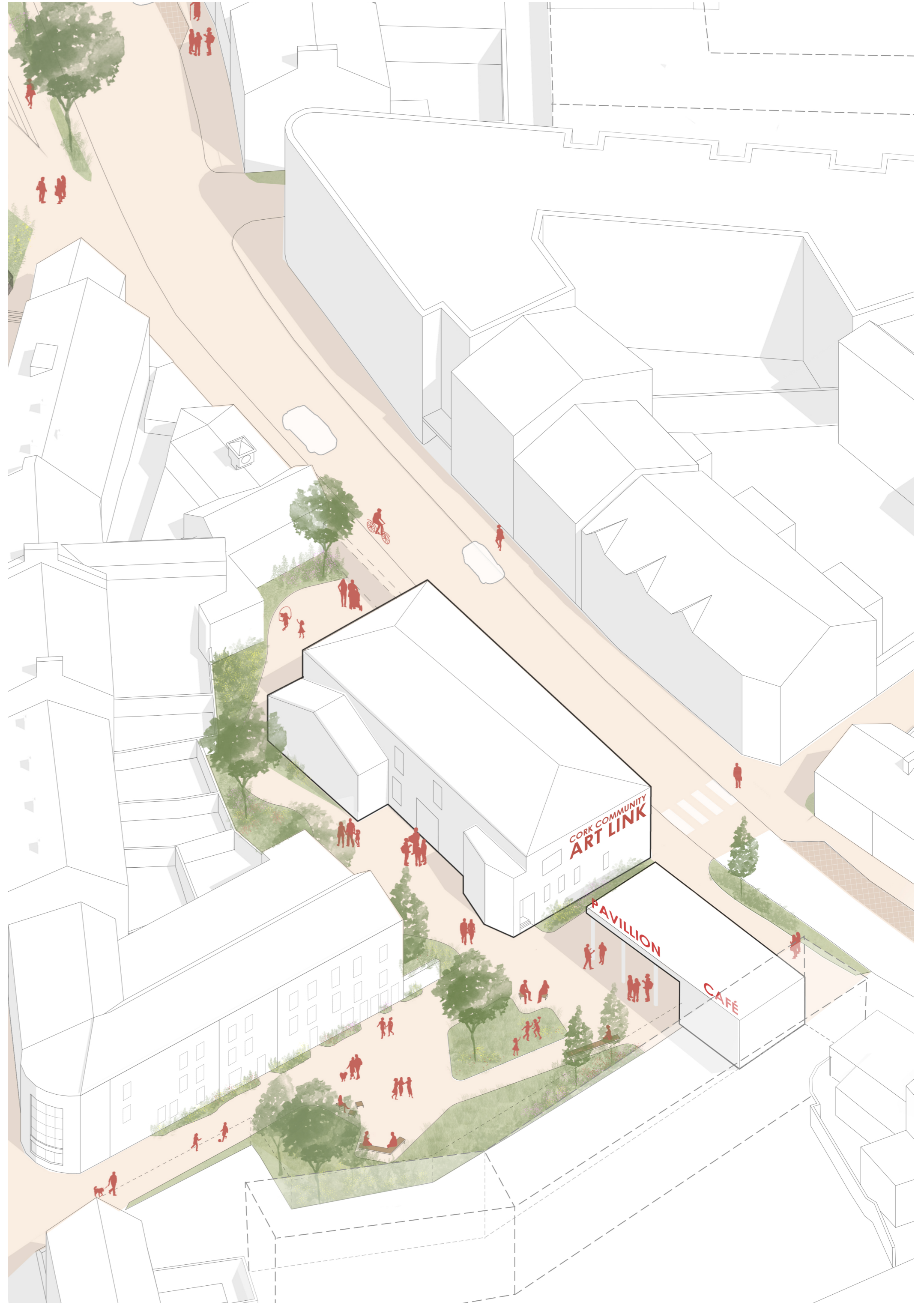
- Biodiversity-rich planting and permeable surfaces are woven throughout the lane, bringing green space into an area that currently has very little.
- SuDS integrated into the landscape design manage surface water while supporting pollinator-friendly planting.

## Regeneration

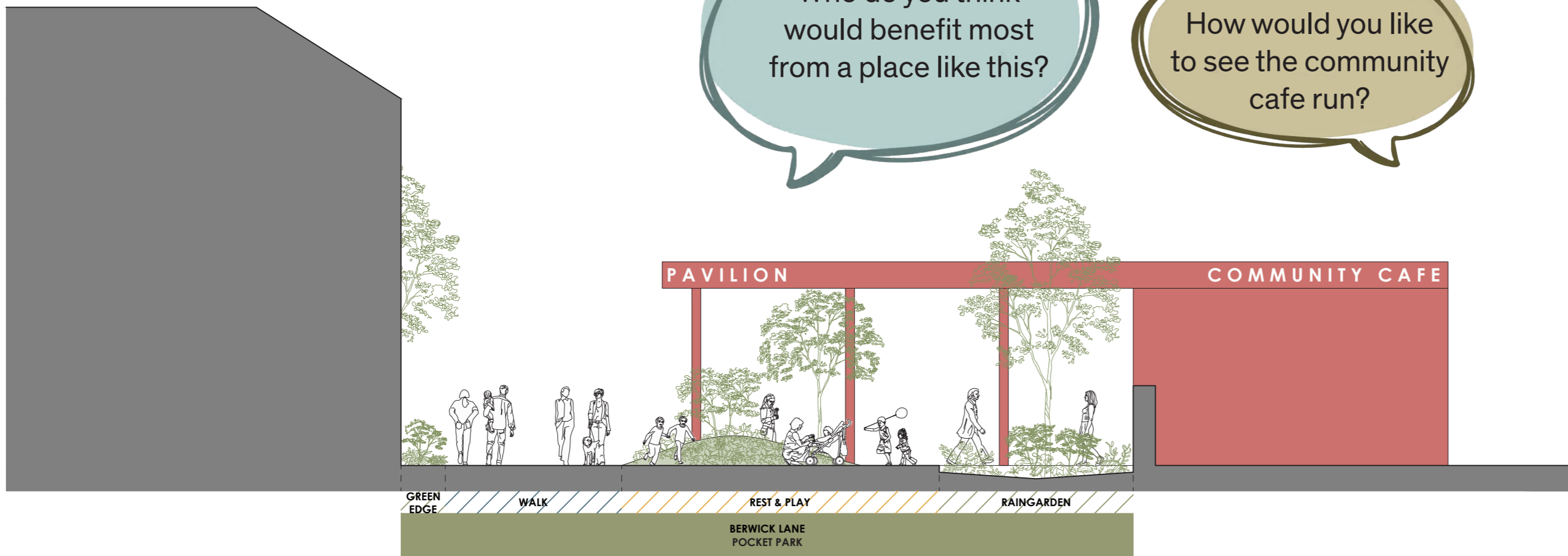
- A laneway that has been described as “dangerous and unwelcoming” is transformed into a vibrant community destination.
- Any future development of the sites along Berwick lane should have an active frontage opening onto the lane and pocket park.

## Culture & Heritage

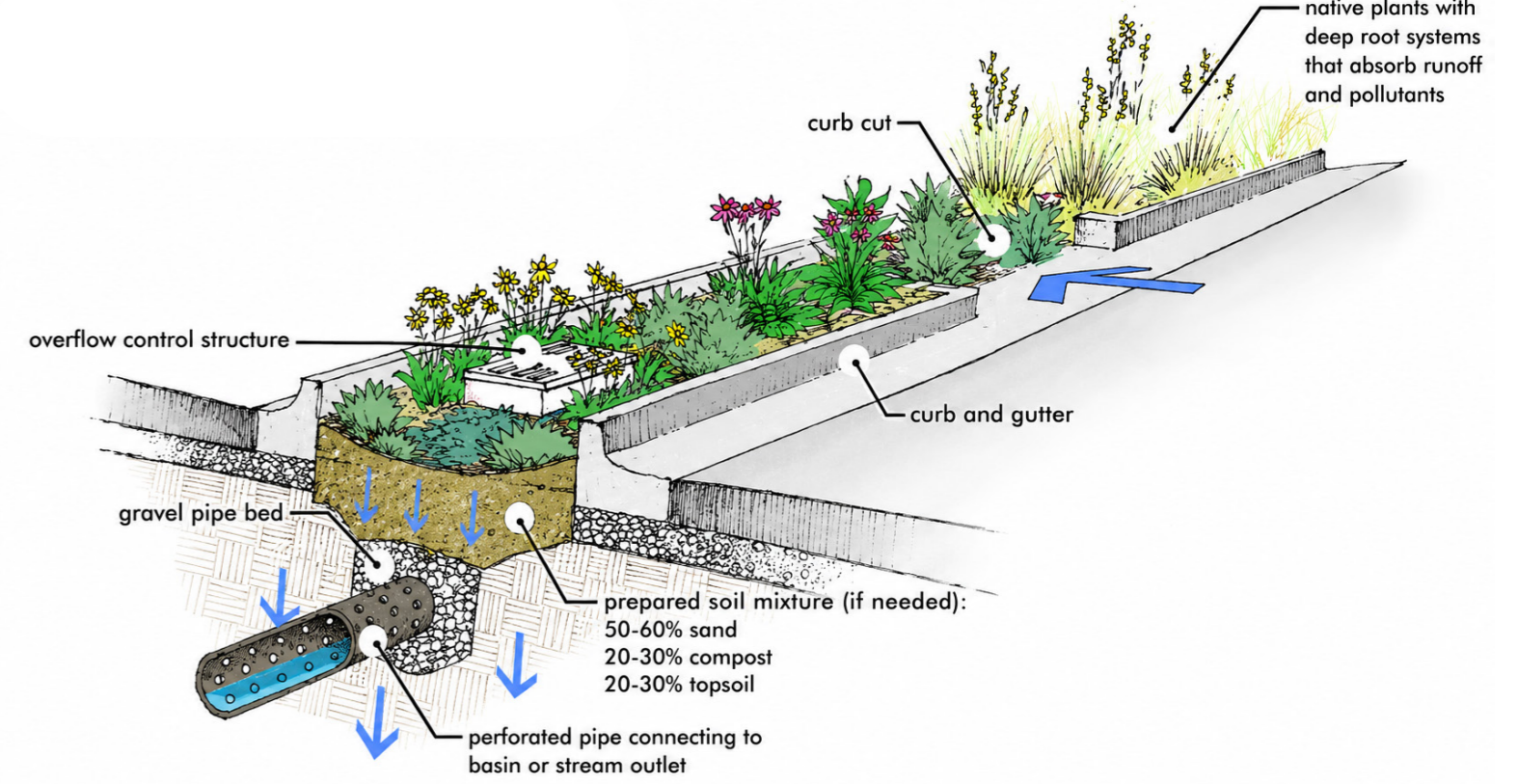
- There is scope to celebrate the history of Berwick lane’s industrial history through public art and interpretation.
- Cork Community Art Link’s new outdoor space provides a platform for the kind of street theatre and community art that is central to Blackpool’s cultural identity.
- Improve appearance of historic Art Link cinema frontage.



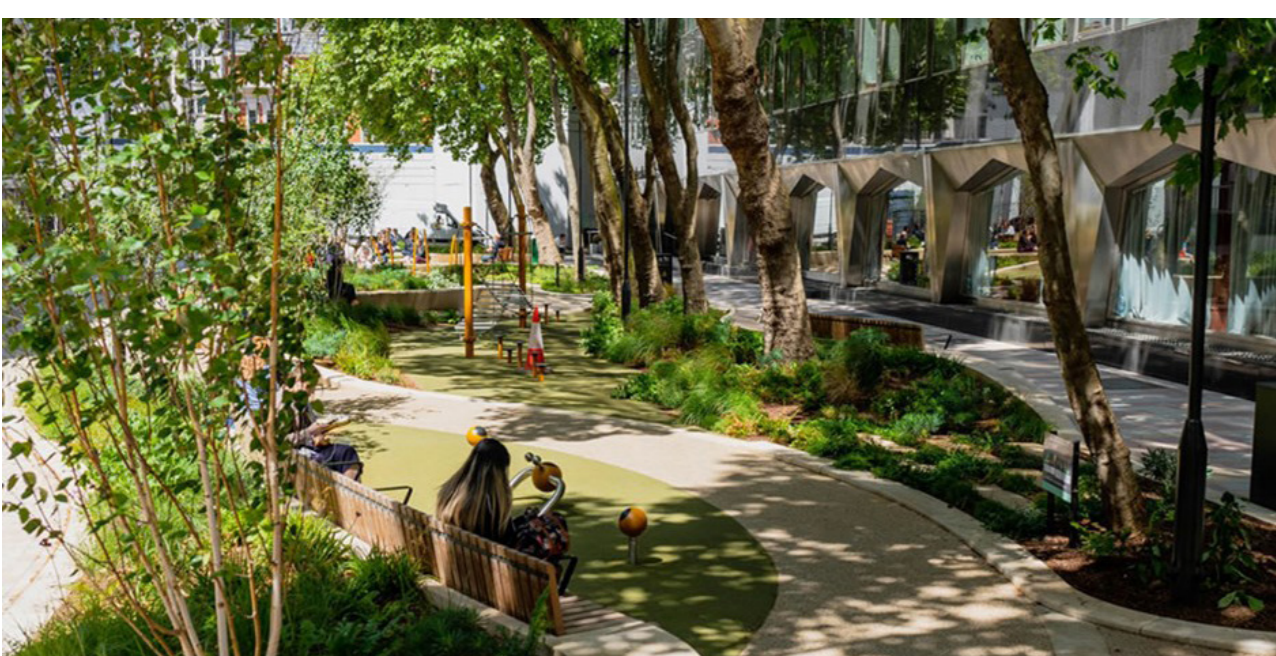
## Proposed Section



## What is a raingarden?



## Reference Projects



Community park with areas to rest and play, incorporating biodiverse planting



Road closed to vehicle traffic to create a playful street at Kings Crescent



Art as informal play elements



Permeable landscapes supporting biodiversity and contribute to drainage



Improved lighting in laneways

# Blackpool Gateway

## Community-led

- Improved crossing and landscaped routes to Graffiti Theatre create safe, welcoming connections for students, families, and community members.
- The proposed community garden provides a space for residents to grow, gather, and take active ownership of a part of their neighbourhood. It also allows for significant accessibility improvements in the route up to the N20
- The lush green landscaping at either side of the N20 marks the gateway to Blackpool.

## Biodiversity

- Terraced biodiverse landscaping along Assumption Road transforms an underused verge into a rich green corridor connecting the village heart to Graffiti Theatre and onwards to the Glen.
- New planting along Assumption Road supports pollinators and contributes to the network of green infrastructure proposed across the project area.

## Regeneration

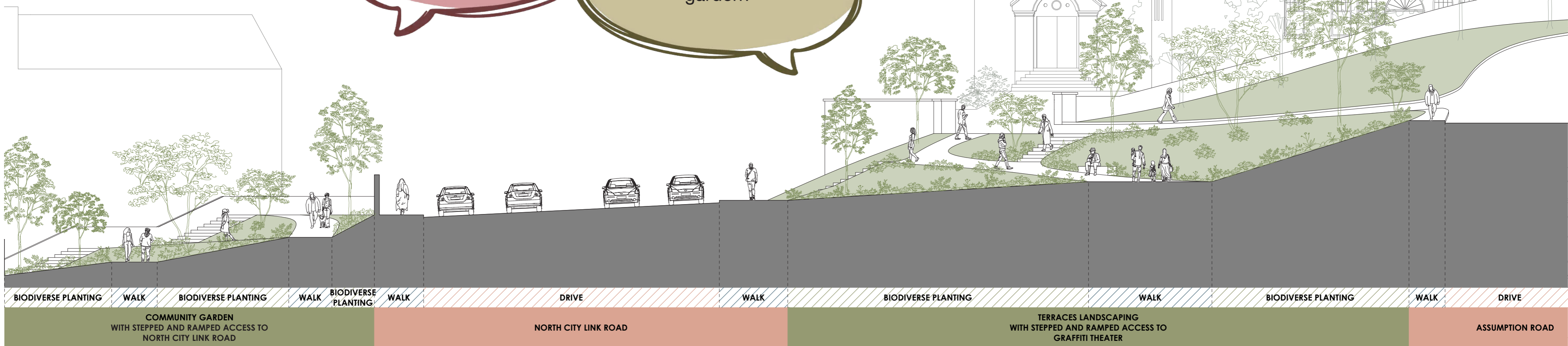
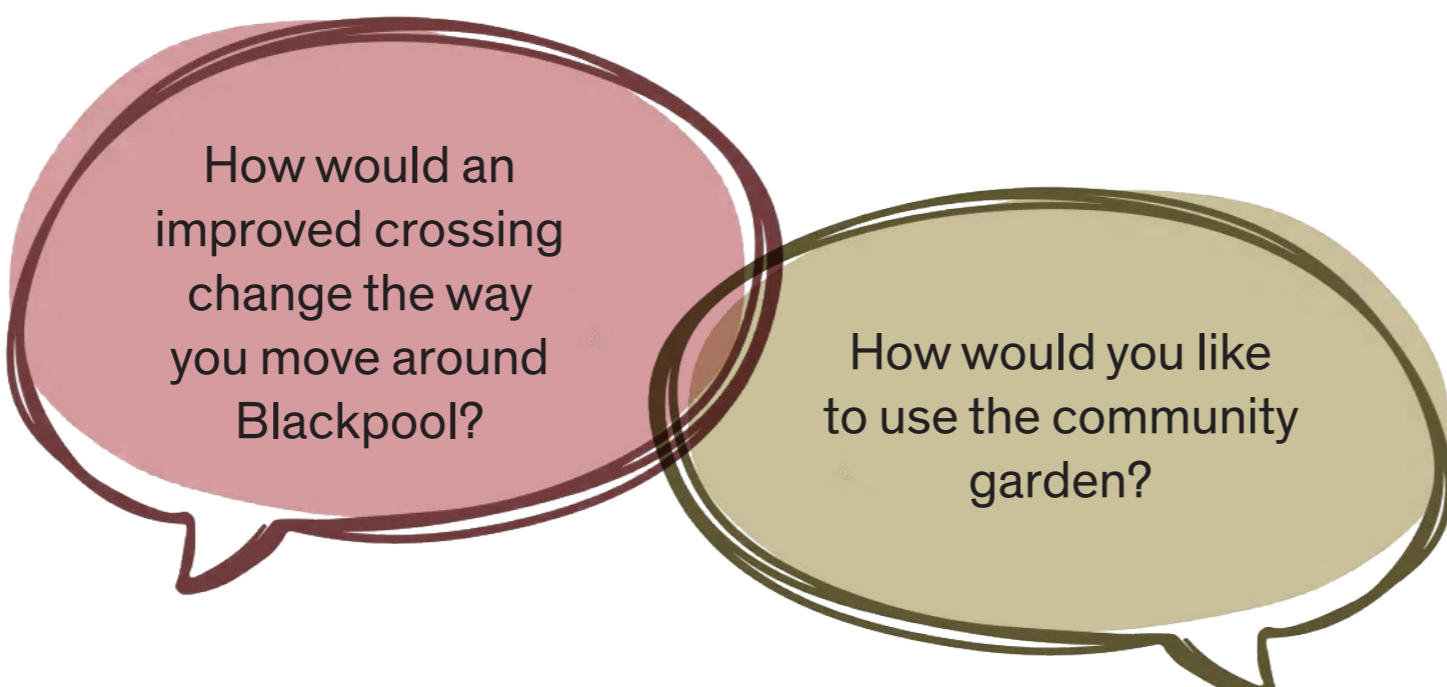
- A currently underutilised green space is brought back into active use as a new community garden, transforming it into a strong community asset.
- Draws footfall through the laneway, creating a safer, more purposeful route and supporting the broader regeneration of the gateway area.

## Culture & Heritage

- An improved pedestrian crossing of the N20 assists in restoring a historic connection between the village core and wider neighbourhood.
- Improved landscaping and public lighting along the approach to Graffiti Theatre creates a safe, attractive route that reflects the quality and ambition of the organisations it serves.



## Proposed Section



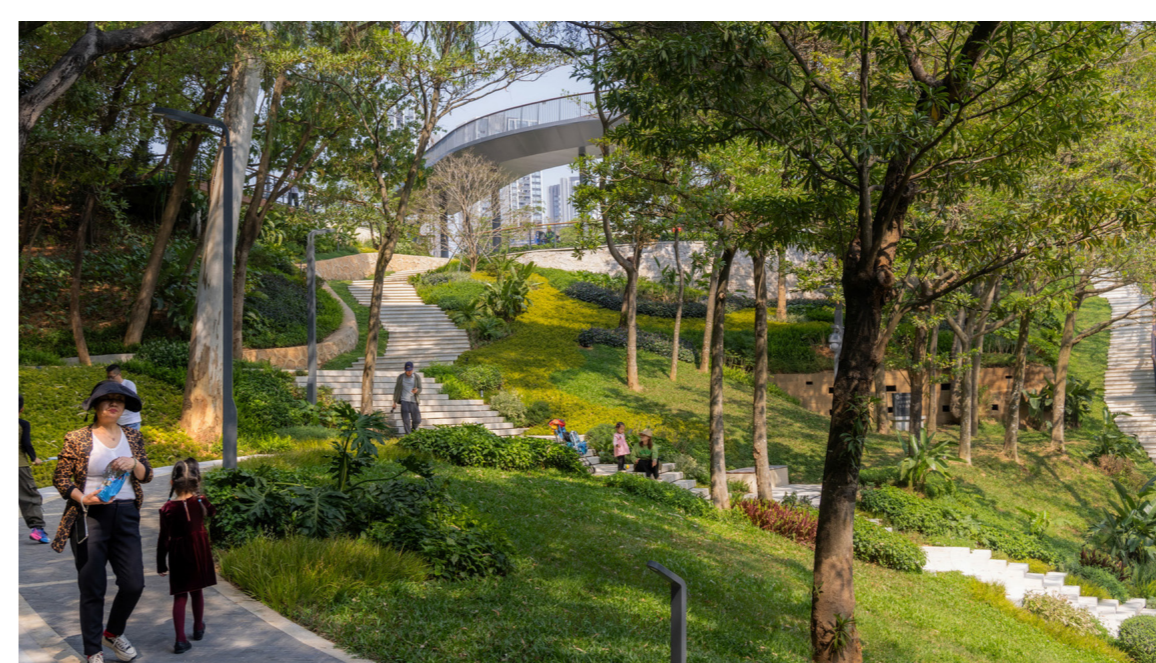
## Reference Projects



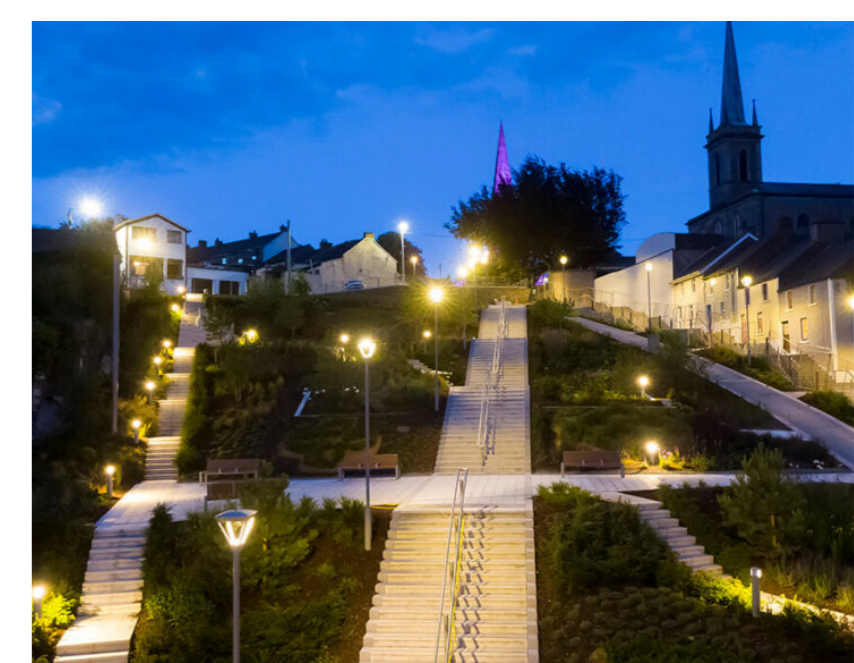
Public stairway enhancement incorporating play features and seating areas



Urban landscaping incorporating planting, stepped & ramped access



Stepped park with abundant greenery and planting



Stepped access at New Ross