

**Proposed Redevelopment
15 West Bank Avenue
Lytham**

Heritage Statement

Prepared by

**Clover Architectural Design Ltd
9 Clover Drive
Freckleton
Preston
PR4 1TG**

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Introduction

The site is located within Lytham (Avenues) Conservation Area. The area is characterised by Victorian properties in a planned grid iron street arrangement; the area is rich in tree cover with frontage gardens enclosed by low brick walls, positively contributing towards its distinctive character and appearance. The properties are characteristically constructed of traditional red brick and slate roofs, some of the properties have decorative timber detailing to gabled dormers, which gives the area an attractive and harmonious feel.

The Site

The property is a two storey Victorian dwelling characterised by red brickwork facing with stone bay surrounds to the front. The roof is covered with natural slate. The windows to the front are original and of a timber painted sliding sash arrangement. The windows to the rear and side have been previously replaced with modern casement, white gloss, upvc products.

The proposals

A small side extension is proposed off the kitchen dining room, this is to be used as a utility room. It projects only slightly beyond the main side elevation wall and is subordinate in size and is positioned fundamentally behind and beyond the proposed bay to the side elevation. The materials to be used for the extension are to match the existing dwelling both in terms of brickwork and slate roof.

The windows and doors are to be replaced on the side and rear elevations. The proposal is for the introduction of a superior product (Rose Collection) by Roseview Windows, a product designed for use in Conservation Areas. These replacements include reinstating an angled bay to the side elevation to match the 'attached' dwelling.

Significance of the site

The site is one of a prominent pair of semi-detached dwellings in the street scene of West Bank Avenue. West Bank Avenue is part of the Lytham (Avenues) Conservation Area which, due to its historic styling and significance has an Article 4 Direction attached to it. The Direction ensures that any development can be controlled by the Planning System to ensure such works are generally consistent with the character and appearance of the Conservation Area.

Conclusion

If building works are to prevent harm to, and maintain the special setting of Lytham (Avenues) Conservation Area, then a well thought out design, particularly with respect to the Victorian suburban residential character of the area is required.

The proposals to No 15 West Bank are considered acceptable in principle and it is believed that the design and style of the proposed works seeks to make a positive contribution towards the Conservation Area's character and distinctiveness.