

Heritage Statement & Statement of Works

Reference: 1 Cambridge Road, Lytham, Lancashire, FY8 5PJ

Heritage Statement

The property is a 3 story Victorian end of terrace of 3.

The property is located within the Lytham (Avenues) Conservation Area. There is an Article D Direction attached which works to maintain the character and historic styling of the Conservation Area.

1. Replacement patio doors and window to rear garden

Since acquiring the property in 1999 the owners have undertaken significant renovation work to restore the property whilst maintaining its Victorian character. Planning permission R/FP/01/0306 was granted in 2001 to erect a ground floor extension to the dwelling which included the installation of 2 sets of white UPVC patio doors to the rear garden. Circa 20 years later, these doors have failed. The property has this year been further improved with the replacement of one set of the doors with black steel, crital-like patio doors and the other with a black aluminium picture window.

Retrospective planning approval is sought for the above work which is considered to enhance the historic Victorian styling of the property.

2. New Front Door Entrance

Planning approval is sought for the installation of a new front door entrance to the property. As the current aged door frame and door are both badly warped, the replacement entrance is required to improve protection from cold, wind and rain.

The design of these works will maintain the Victorian character of the property:

- Feature entrance frame with shaped fanlight and traditional moulded sections
- Bespoke Accoya Timber 3 panel door with shaped top rail, raised and fielded panels, bolection mouldings and deep mid rail
- Double glazed unit to shaped fanlight having Etched design with relief lettering 'One'.
- Antique Brass fittings to include letter plate with internal tidy, large pull knob handle, covered escutcheons and cylinder pull.

3. Alteration to garden party wall height and rear boundary wall height

The adjoining property, 2 Cambridge Road, has just been bought after having been vacant for many months. The party garden wall between the two properties is currently split height. As a result of not having been maintained over recent months, there is a tree now growing from the neighbour's side of the higher part of the party wall near the house. The proposed work entails dismantling the wall bricks in order to remove the tree to prevent further damage to the wall. The wall will then be rebuilt to a single continuous height, midway between the current two differentials. It is proposed to continue the southern garden boundary wall of Number 1 at this revised height. It is proposed to render the opposite side garden wall to match the repaired wall, from the southern boundary, to the side back door of the property.