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PLANNING APPLICATION – 21/0039

SINGLE STOREY REAR EXTENSION

20 WARTON STREET, LYTHAM ST ANNES, FY8 5HA

DESIGN AND ACCESS STATEMENT & HERITAGE ASSESSMENT

INTRODUCTION

This statement is being made in accordance with the Town & Country Planning (Development Management Procedure)(England) Order 2015. It sets out the proposed development's context in terms of planning policy, the design of the proposal and the issue of accessibility.

The application is for the erection of a single storey rear extension.

The site is located within the Lytham (Town Centre) Conservation Area. This statement seeks to support the application in the context of the setting and heritage.

SITE ASSESSMENT

Context of Town

The site is located on Warton Street, Lytham St Annes as recorded in photograph no 1 below. This is also located in the Lytham (Town Centre) Conservation Area. A copy of the CA Assessment and Management Plan is attached, setting out the context and history of the area.



Photograph no01: Street View of 20 Warton Street Front Elevation

Current Land Use

The site comprises a two storey dwelling situated on Warton Street, Lytham St Annes. This property is a residential property.

Neighbouring Properties

A majority of the properties on Warton Street are residential properties. St Peter's RC Church is located approximately 420ft to the west of the proposed site. The Lytham train station is located approximately 0.5 miles to the north west of Warton Street and Lytham Hospital is approximately 0.3 miles to the east.

PROPOSAL

Description

The application is for the erection of a single storey rear extension to extend the kitchen/dining room on an existing dwelling.

Amount & Scale

The plot area is 292 sq.m and the proposed extensions has a floor area of 12 sq.m.

The proposal will consist of the building of the single storey extension to the rear of the property.

Site Layout & Landscaping

The property is located on Warton Street and fronts onto the highway.

Landscaping is not required for this development as it already exists.

DESIGN PRINCIPALS

Appearance of Development

The proposal will consist of the building of the single storey extension to the rear of the existing dwelling.

The external walls are to be white render with all windows and doors to be double glazed with UPVC frames.

CONSULTATION

Council Officers

No formal consultation has been undertaken.

Resident Associations

No consultation has been undertaken.

ACCESS

Access to Development

Access is from Warton Street, Lytham St Annes.

Adjacent Road Infrastructure

Speed limits are 20mph to Warton Street and 30mph surrounding roads.

Transport Links

The area offers a range of public transport choices and there are ample public parking spaces off and on-street in the vicinity. The nearest bus stop is approximately 160 yds from the application site.

The Lytham train station is located approximately 0.5 miles to the north west of the proposed site.

HERITAGE ASSESSMENT

This assessment is submitted to comply with the LPA's requirement as set out below for properties in Conservation Areas:

*"Name and nature of the conservation area e.g. residential, commercial
Age of the building, and its contribution to the character of the conservation area
Is the building one of a kind or part of a group of buildings of similar style and age? Is it one of a pair of semi-detached or part of a terrace in which the single house forms a unit within a larger entity?
Main characteristics of style, building materials and architectural features of the building itself, and the wider conservation area.
An explanation of the design concept for the proposed development: for small scale alterations what are the design and proposed materials?
For extensions to buildings or proposals for new development, what is the amount of development, layout, scale, landscaping, architectural details and building materials?
Describe the impact e.g. would the development be visible from any public viewpoint, would there be a loss of architectural features, what would be impact on the character of the building, and would it preserve or enhance the character of the conservation area?"*

The property is a residential property within the Lytham (Town Centre) Conservation Area.

The CA assessment does not mention the property specifically but does include architectural features highlighted in the CA Assessment. The CA Assessment is attached.

The property is a residential property. The neighbouring properties are not identical but exhibit complementary styles and similar materials.

The details of the proposal are set out in the Design & Access Statement above.

The development would be visible from the highway. We do not consider that there would be a loss of any significant architectural feature or any material change in the character of the building. Any change in appearance would be limited to the rear elevation of the property.

LYTHAM CONSERVATION AREA

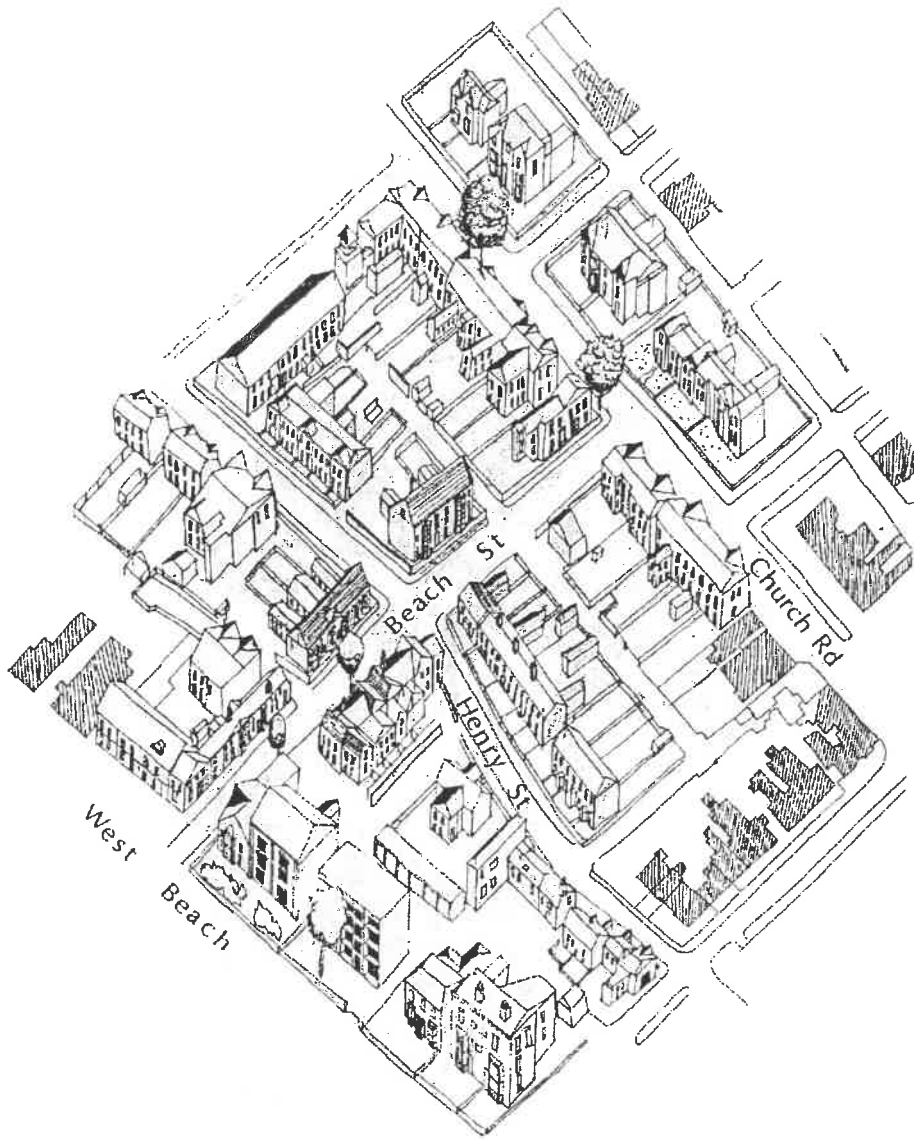
Historical records show the existence of Lytham Hall and nearby housing dating to before 1600. By 1841, the 'fashionable watering place' had a population of over 2000.

The arrival of the Lytham railway branch line of 1846 resulted in a considerable expansion of the town including commercial buildings, villas and terraces of grand houses. The introduction of the Lytham Improvement Act of 1847 led its Board of Commissioners to set down standards for future town planning and large parts of the town were established under the influence of these 'improvement powers'.

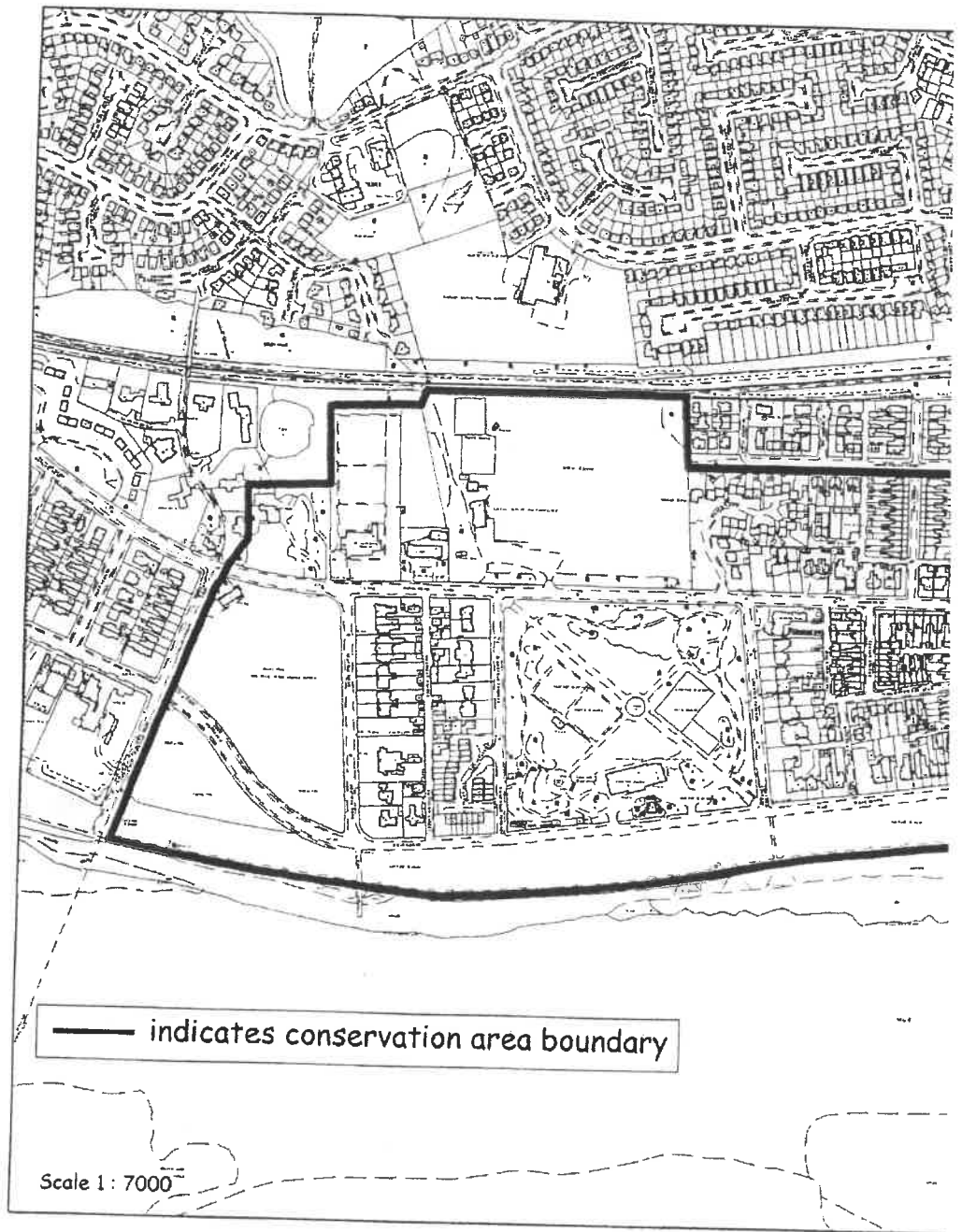
The designated conservation area includes the commercial core of Lytham, which in turn contains a series of commercial, cultural and community buildings. The adjoining residential streets contain a mixture of cottages and garden terraces of a variety of scales and the principal open spaces of Lowther Gardens, the Cricket Ground and of course the frontage green, which forms an impressive setting to the built edge of the town, are included within the boundary of the conservation area.

Large parts of the conservation area are characterised by its planned grid iron of streets and flanking houses and the presence of trees and frontage gardens add to the distinctive character. The area contains a significant number of buildings which are 'listed' as being of special architectural and historic interest.

The conservation area was designated in 1974 and extended in 1977.



View of part of the conservation area indicating how the largely grid pattern of the streets lined with terraces of dwellings with walled frontage gardens, gives a pleasant sense of scale and enclosure. The majority of buildings are faced in red brick with slate roofs which presents a harmonious and coherent character. Access and servicing usually takes place from rear service streets which minimises the intrusion of parked vehicles within the streets themselves.



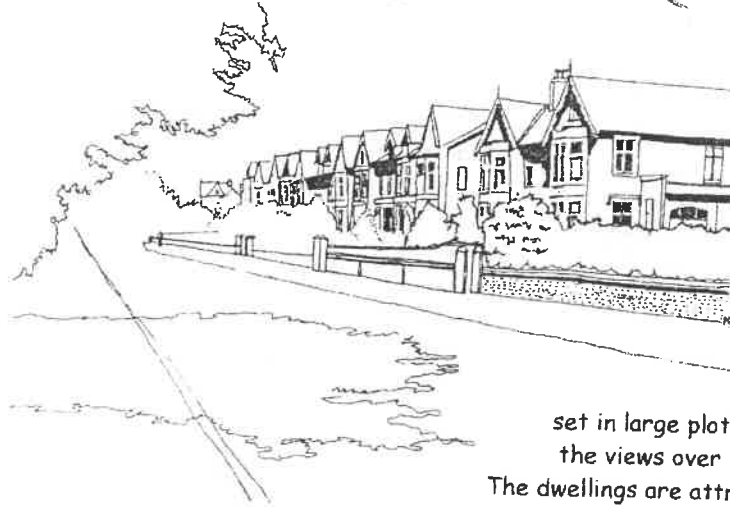
Lytham town cent

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conservation area

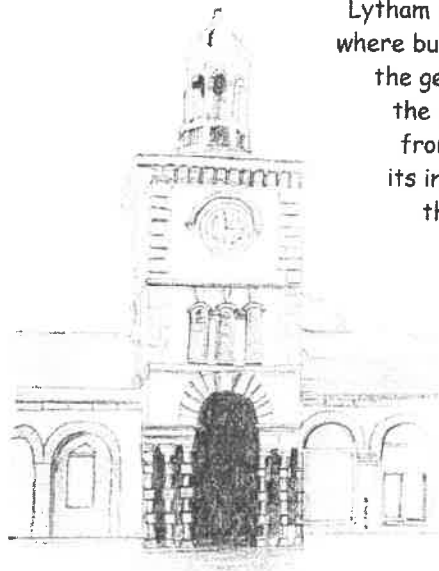
A distinctive group of terraced properties, framing the street, with diminishing window heights including ground floor bay windows and top floor gabled dormers. The terrace is faced in red brick and the slate roofs form an important part of the street scene.



Lowther Terrace.
Semi-detached villas set in large plots, taking advantage of the views over the adjoining gardens. The dwellings are attractively proportioned with exuberantly carved bargeboards.



A variety of building scale facing the Green forming an impressive skyline. Whilst there is a variety of built form, styles and building line. The scene presents a largely coherent frontage by virtue of the use materials, features - including bay windows, gables and roof-planes, frontage gardens and low palisade walls.



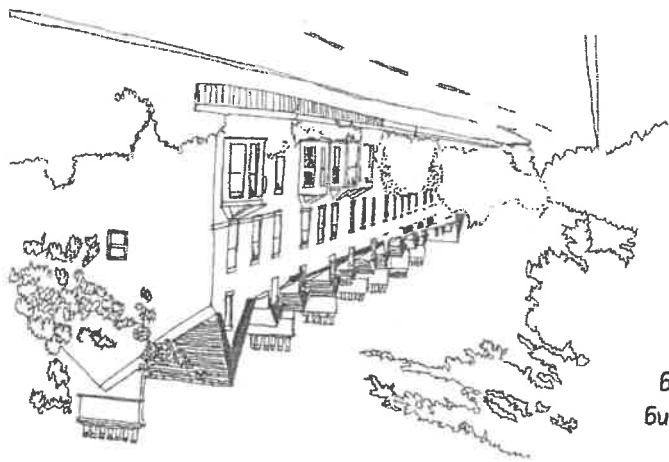
Lytham presents a good example of "building hierarchy" where buildings with public significance "stand out" from the general pattern of terraces of dwellings. Perhaps the most obvious example is the market hall. Dating from 1848 and sited as a centrepiece, it expresses its importance to the town due to its scale - notably the clock tower which dominates Market Square.

The building is "italianate" in style, with the lower section being arcaded. The tower has a monumental entrance feature including rusticated columns which support the arch and comprises of larger rusticated voussoirs with a keystone. The roof to the tower has a bracketed eaves surmounted by a bellcote with ogee shaped capping.

The former police station and law courts on Bannister Street, designed in a "heavy" style baroque style of the Edwardian era c.1900. This highly modelled building is faced in brick with stone dressings. The entrance feature is firmly expressed, being set forward and surmounted at first floor level by a venetian window and large, arched pediment.



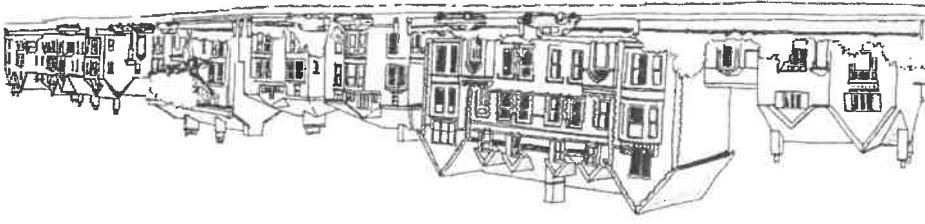
The Methodist church of 1868, designed to reflect the importance of worship and church as the centre of communal life. This sandstone fronted listed building stands above the surrounding frontage buildings. The classical design includes a massive entablature supported on corinthian columns, with the main frontage of the building set in a recess.



A distinctive group of terraced properties, framing the street, with diminishing window heights including ground floor bay windows and top floor gabled dormers. The terrace is faced in red brick and the slate roofs form an important part of the street scene.



Lower Terrace. Semi-detached villas set in large plots, taking advantage of the views over the adjoining gardens. The dwellings are attractively proportioned with exuberantly carved bargeboards.



A variety of building scale facing the Green forming an impressive skyline. Whilst there is a variety of built form, styles and building line. The scene presents a largely coherent frontage by virtue of the use materials, features - including bay windows, gables and roof-planes, frontage gardens and low palisade walls.

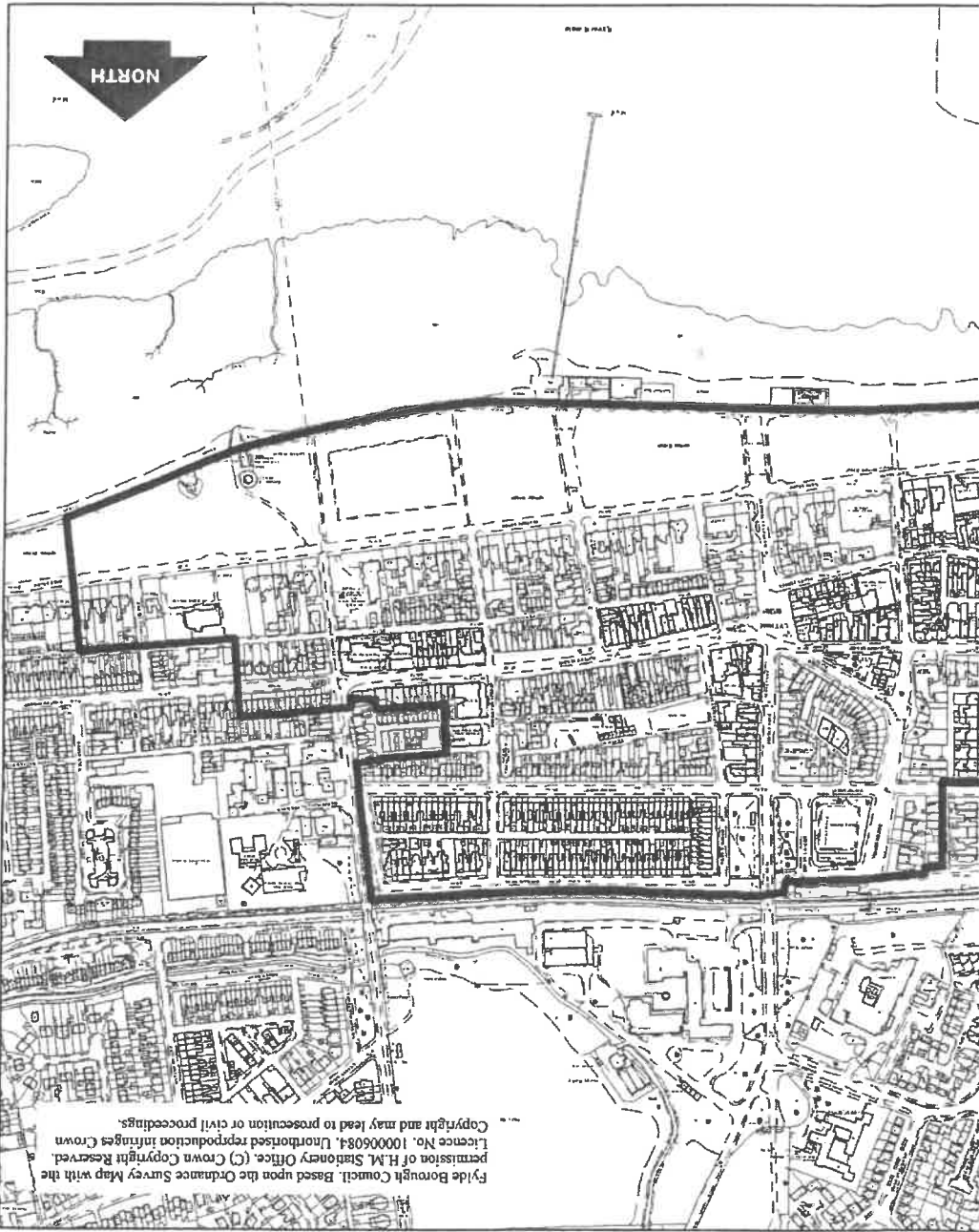


Fronting the green there are a number of detached dwellings. Amongst them is this attractive, symmetrical, Victorian villa set within its own plot. The design is classical and includes an ionic portico, stone bay windows, low sweeping hipped roof and stone quoins at the corners of the villa frontage.



Another villa designed, under the classical influence. This villa is asymmetrical with a projecting gable including ground floor canted bay and a larger recessed frontage section. The vertically proportioned windows are surrounded by stone to suggest "visual strength". This dwelling has "italianate" influences, notably the first floor arch-headed windows to the front gable and the oversailing roofs, supported on brackets.

conservation area



One half of a pair of semi-detached houses with "gothic" detailing, including an attractive porch with castellated pediment. These villa scale properties have an imposing and timeless quality and provide attractive street frontages by virtue of their design, detailing, frontage garden spaces and palisade walls.



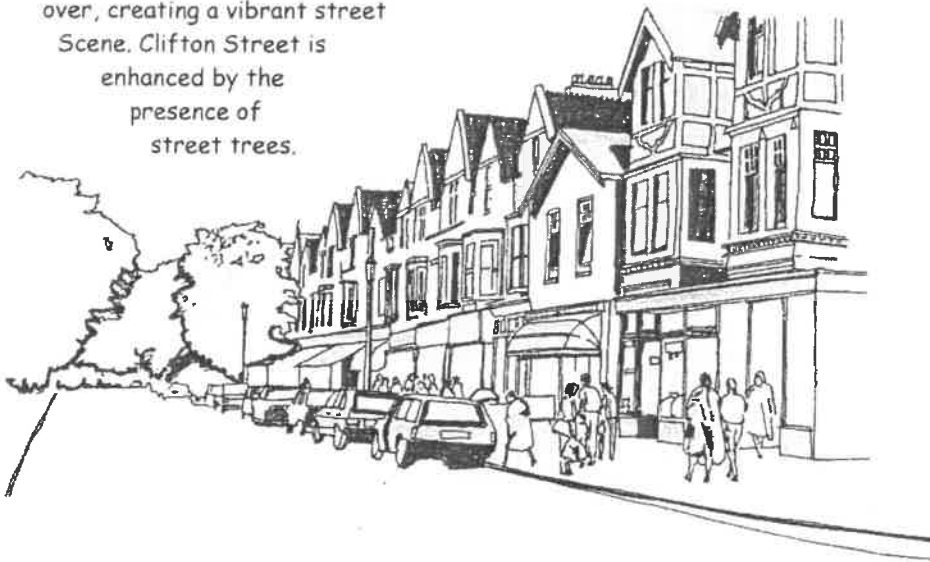
The Queens Hotel dating from the mid nineteenth century illustrating an interesting transition between the formal "georgian style" and the Victorian use of canted bay windows. The frontage porch contains an arched opening, with stone surrounds including impostes and keystone.

Lytham town centre



The conservation area contains the commercial core of Lytham, traditionally designed as retail units on the ground floor with residential over, creating a vibrant street

Scene. Clifton Street is enhanced by the presence of street trees.



The buildings fronting Clifton Street and other commercial frontages were developed, historically, with deep buildings and narrow frontages to maximise the number of commercial units.. This property contains a traditional cast iron glazed canopy or "verandah" which contain, attractive columns and corner spandrel brackets.

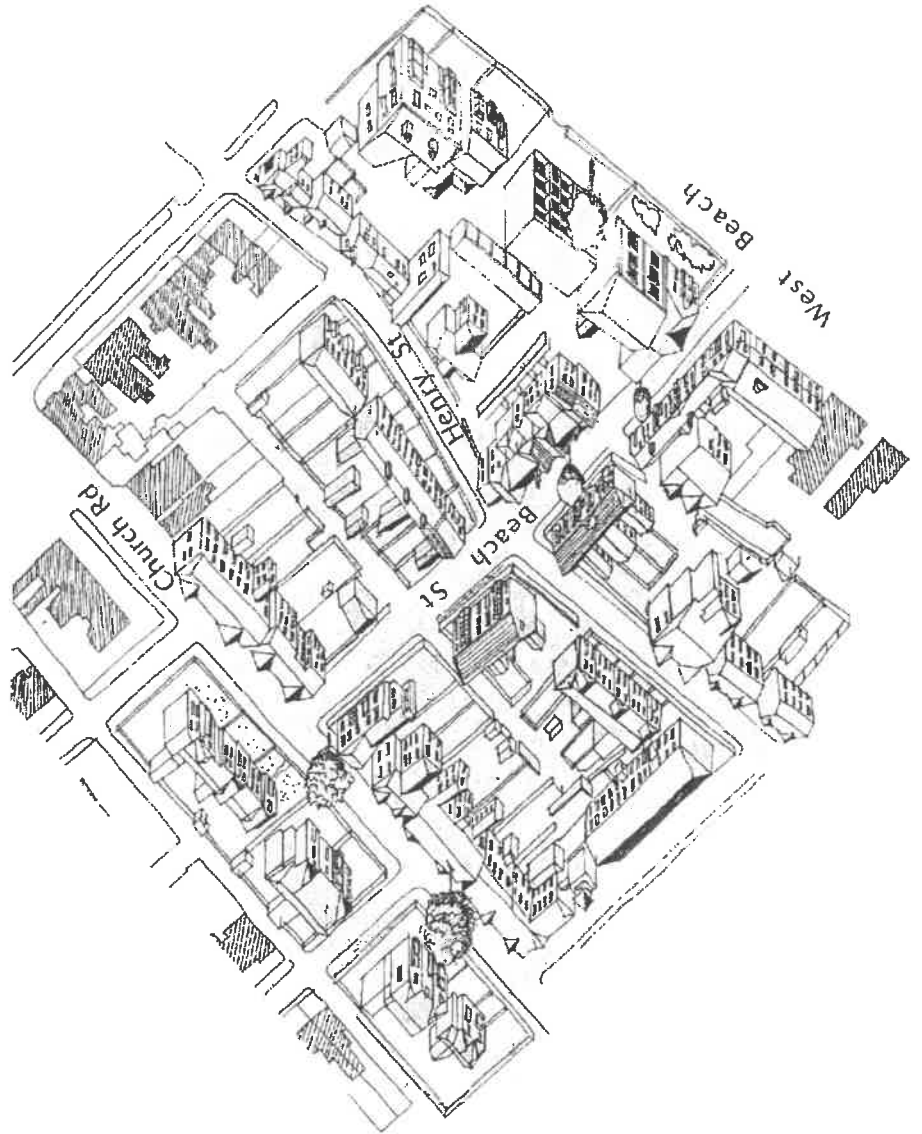
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Henry Street, dating from around 1840-50, consists of small cottages in what might be described as a vernacular style, rather than of a pattern book approach adopted by builders of the era. The buildings are informally grouped, with low slung roofs with oversailing verges. The dwellings have both "gothic" and "classical" details indicating that they were built individually rather than as a formal group.

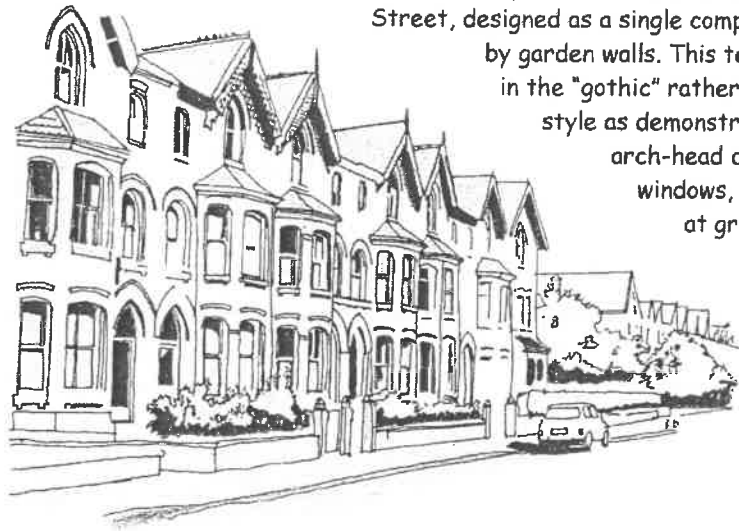


The majority of buildings in Lytham are faced in brick although unusually, this terrace is rendered, but designed in a garden cottage style. The block is pleasantly proportioned and includes projecting gable sections and a large porch. The style is "gothic" evidenced by the fenestration detailing and "labels" over the windows and doors.

View of part of the conservation area indicating how the largely grid pattern of the streets lined with terraces of dwellings with walled frontage gardens, gives a pleasant sense of scale and enclosure. The majority of buildings are faced in red brick with slate roofs which presents a harmonious and coherent character. Access and servicing usually takes place from rear service streets which minimises the intrusion of parked vehicles within the streets themselves.



The collective unity of terraced dwellings fronting Westby Street, designed as a single composition, sub-divided by garden walls. This terrace was designed in the "gothic" rather than the "classical" style as demonstrated by the pointed arch-head door and upper floor windows, canted bay windows at ground and first floor level and carved barge boards to the upper floor gables.



In contrast to the grandeur of other Parts of the conservation area, this attractive row of town houses in Bath Street, dating from around 1830, is of a more modest scale and fronts directly on to the street. Designed in a "classical" rather than "gothic" style, the terraced houses are symmetrical, and contain round-headed arched doorways which have attractive patterned fanlights. The terrace is "listed", Grade II, as being of architectural and historic interest. The pavement in front of the row is delicately detailed in small pebbles.

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