

No 8 Fairlawn Road, Lytham, Lancashire

Design, Access and Heritage Statement

abito
architects

Design

The proposals include a number of improvements to the main dwelling and also to the outbuildings and drive.

An existing garage, that contained asbestos roof panelling, has been removed and replaced with a timber framed and clad garage. A small garden 'summerhouse' is also being constructed in timber frame and cladding, which matches the new garage in materials and finish.

An original brick chimney stack to the side of the property was removed some time ago and the applicant seeks to reconstruct the stack to match the original stack to No. 7 Fairlawn Road; with matching original materials and corbel brick detailing.

To the side of the property at first floor level, a small window is to be replaced with a new window in an enlarged aperture.

To the rear of the property, the west facing elevation has seen a number of piecemeal alterations and the proposals seek to restore the apertures to the original proportions and sizes, removing the infilling white painted wood cladding and common brickwork infilling panels; using facing brickwork and stone cill detailing to match the original property, evident in the rear elevation of the adjacent property.

The proposed resurfacing of the drive will use random coursed stone/artificial stone to match the material of No.7 Fairlawn Road. The front garden wall is to be rebuilt with the same materials and detailing and with a wider opening between the gateposts allowing easier vehicle manoeuvring.

Existing rooflights are to be replaced with new Velux rooflights or similar; an additional rooflight is proposed to the lower roof area towards the rear of the property, in matching Velux or similar, allowing light into a roof loft area; matching the rooflight on the adjacent property at No.7.

Access

The existing pedestrian and vehicular access to the property will be unchanged by the proposed alterations.

18.02.2021



RIBA 
Chartered Practice

Heritage Statement

No 8 Fairlawn Road is located within a line of semi-detached properties that are at the eastern edge of the Lytham Avenues Conservation Area and a typical example of the three storey residential properties of the Avenues.

Characteristic features of the properties include the extensive use of Accrington Red facing brickwork; often with terracotta feature detailing over entrance doors, brick coursing, gate post capping pieces and wall copings. The window detailing typically utilises white frames deeply set within brick reveals, with stone or terracotta cills, stone or brick arch heads. The roofscape of the Avenues is characterised by steeply pitched, slate tiled roofs with large feature chimneys in Accrington Red brickwork with feature banding and corbelling.

The proposed alterations to the front of the property, to rebuild the existing front garden wall, will improve the appearance of this important element of the property's heritage. The retention of the existing materials and features, with new pointing, will significantly improve the appearance of this element, and ensure that it remains in serviceable use in the long term.

At the side of the property, the proposals include the replacement of a recently added timber window, with new a white double glazed upvc frame set deep within the window reveal, with stone cill to match existing original detailing. The chimney stack, previously removed, will be reinstated, matching original materials and detailing. These two measures will enhance the appearance of the side of the property, with features and details drawn from the original property.

At the rear pf the property, the application seeks permission for a number of alterations that are intended to replace piecemeal minor works that occurred prior to the ownership of the applicant, with original detailing and materials drawn from the original property and adjacent properties within Fairlawn Road.

At first floor of the rear gable, two windows have been inserted with apertures adjusted to suit the window sizes. White panelling and common brickwork have been used as infilling material. The proposals seek to restore the apertures to their original size and proportions, utilising stone cills and arched feature heads as the adjacent property. The new white framed heritage UPVC windows will be set within the reveals as the original detailing. The alterations will present a considerable improvement to the existing appearance.

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