

**HERITAGE STATEMENT
(Incorporating Design and Access)**

May 2021



**35 North Park Drive
Blackpool
FY3 8NJ**

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1.0 INTRODUCTION

This statement has been produced in accordance with the guidance published by CABE in 2006 and is required to validate the submitted application. This statement should be read in accordance with all other drawings and documentation submitted with the application and any additional information required throughout the application process.

No. 35 North Park Drive is not a listed building; however, it is in the conservation area of Stanley Park.

This statement will assess the significance of the proposed development and its impact that it may have on the conservation area.

For reasons identified in this statement it is considered that this application proposal represents appropriate development, and has no significant or detrimental impact upon the significance, setting or character of the heritage asset.

2.0 SITE CONTEXT

The site in question is located in the administrative boundary of Blackpool Borough Council, and the site lies within the Stanley Park Conservation area. There are no listed buildings in the area, but the Stanley Park Golf Club clubhouse is registered under the Blackpool Local Listed Buildings.

The subject property comprises of the of a two-storey dwelling located on the edge of the Stanley Park Conservation area which is a Grade II listed area. The houses were built on this road in the 1920's.

3.0 PROPOSAL

The proposed development consists of the redevelopment of the main building, including the construction of a rear extension and new internal layout to provide space for a large open plan kitchen/dining area, utility, and water-closet. This new extension will be linked to the garage conversion via a glazed corridor. The garage will be converted into a bedroom and bathroom, with a small sitting area looking out over the garden. The final stage of the redevelopment will be the conversion of the attic space to include two new bedrooms and a bathroom. Each bedroom and new hall space will have their own front dormers.

4.0 IMPACT ON LISTING

The are the proposals within the redevelopment of the named property. These include:

- The rear flat roof extension with a glazed lantern and arched glazed doors, to compliment the archways on the front elevation of the property.
- The conversion of the garage with small rear extension to create space for an additional bedroom, bathroom, and seating area. The front of the garage is to be restored to its original state, re-installing some garage doors that complement the house and avoid any disruption of the street scene.
- The conversion of the attic space to include two additional bedrooms and a bathroom. Both the bedrooms and the landing area will be lit via three new front facing dormers, allowing views over Stanley Park.

The proposed idea is to create additional space required by the applicant, whilst maintaining the original characteristics of the original dwelling.

ACCESS

The existing pedestrian and vehicular access to the building remains the same and will not be affected or altered by the proposal.