

Planning Permission is required for any works which will alter the appearance of any property including:-

- Windows
- Doors
- Roof
- Boundary walls
- Driveway paving.
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Paragraph 1 - 8 of the NPPF (National Planning Policy Framework) states

"Local Planning Authorities should require an applicant to describe the significance of any heritage issues affected, including the contribution made by the setting."

HISTORY

Due to the large growth of Blackpools population between 1970 and 1900 the Council decided that an outdoor attraction was required to appeal to all ages and classes. The plans for Stanley Park were drawn up by landscape architect and town planning company TH Mawson & Sons. The park was opened up on the 2nd October 1926. The streets around the park contain in the main intact and well presented examples of high quality inter war housing on a large scale with gardens, boundary treatments and wide grass verges with street lines laid out to a street plan, specified by Mawson.

The streets represent all that is good in town planning in the inter war period demonstrating the new thought in how recreation and open space were intrinsically linked with residential development and the creation of holistic environment for health and wellbeing



SIGNIFICANCE

West Park Drive consists of large detached and semi detached pairs of houses in a wide variety of styles from Swiss Cottages to Sussex Arts and Crafts. There are also short terraces of 4 to 8 houses in groups along the northern end of the road. The sheer variety of houses and styles makes the development architecturally interesting and provides a streetscape with a character unique to Blackpool. Boundary walls are mostly intact with the introduction of parking restrictions on the road has meant there has been a marked increase in the widening of driveways with the associated loss of front gardens.

MANAGEMENT

Blackpool Council have prepared a Stanley Park Conservation Area Management Plan which together with the Article 4 direction, removing permitted development rights, to encourage good design and provide the Council with control over the development in the Conservation Area. The following policies of the Blackpool Local Plan Part 1 Core Strategy 2012 to 2027 should be considered when submitting a planning application.

Policy CS7 - Quality of Design.

New development in Blackpool is required to be well designed and enhance the character and appearance of the local area.

Policy CS8 - Heritage.

All new development will be required to protect and enhance the character quality and setting of conservation areas and heritage assets. It is vital that heritage assets are protected and enhanced to compliment and strengthen the existing townscape character created by historic buildings.

APPLICATION SITE

The property is situated within a row of detached properties with brown textured brickwork up to 1st floor level and white textured rendered panels above. It has a hip roof with 2 cantilevered side wings which support large overhangs to the side eaves of the property. A single storey flat roofed extension has been added to the side driveway and a large single storey flat roofed extension to the rear of the property. The property has a unique design and was built circa 1930 with the large overhangs to the side elevations giving it a swiss style. The majority of the windows in the property have been changed to be white upvc. To the rear extension the large bi-folding doors are black upvc. The front garden area has been block paved and has car parking for 3 cars. To the front of the property there is a garden wall and a row of brick piers with vertical railing between the piers. Around the garden there are landscape borders to the front and side elevations with a 2.1m tall hedge to the pavement elevation.

PROPOSED DEVELOPMENT

The proposed development involves 3 separate projects:-

1. Replacement of fascias, existing windows and front door.
2. The widening of the driveway with a small increased size to the front block paved area.
3. Replacement of the 1st floor white rendered panels.

1. Window/Door and Fascia Replacement

The existing windows are in the main, double glazed, white upvc set back approximately 90mm in the window reveals. The majority of the existing windows have leaded inserts and have either a bevelled or flat trim beading. As previously stated, the large bi-folding doors to the rear are black uPVC/aluminium frame and has clear glazing.

The windows are to be replaced as specified in the window schedule on the drawings. All of the new windows will be black upvc with the existing retained windows sprayed black to match the new windows. 3 existing white timber windows to the side elevation on the front single storey entrance wing will also be replaced in black upvc and double glazed. The existing black timber door will be replaced by an identical black painted timber door with an upgraded double glazed unit. The design of the new windows and door will match identically to the existing glazing design with the inset leaded inserts and will be positioned and set back in the reveals in the same position to the front face of the walls as the original windows.

The design will match identically to the existing glazing design with the leaded inserts. All of the new windows will have bevelled edges and any increase in the depth of the glazing unit will be taken up internally. The only visual change being the difference in colour. A section of the new window design is shown on the drawings. In support of this, it is added that 2 nearby properties, the adjoining property No 120 and No 128 have previously had black uPVC windows installed in addition to numerous properties on the street and the surrounding Stanley Pak area.

The existing black timber fascia boards are to be overboarded with black wood grain effect uPVC fascia boards. The existing black seamless gutters are to be retained.



Existing white upvc window



Existing timber principal entrance door



Existing bay window



120 West Park Drive

2. Driveway Alterations.

It is proposed to widen the existing driveway from 3m to 4.9m. The proposed driveway will then have a similar opening to the adjoining driveway at 120 West Park Drive which was recently approved. The 1.6m tall gatepost will then be rebuilt to replace the smaller gatepost to allow for the increase in width in the same design as the removed gatepost. The smaller brick piers along the front elevation are only 1.3m high. The existing brickwork will need to be carefully removed, salvaged and cleaned for reuse in forming the new brick pier. A new internal blockpaving area, approximately 1.7m² will have to be extended where the border will have to be altered to facilitate the increased opening width. All of the remaining garden border and landscaped areas will remain intact including the 2.1m tall hedge to the road elevation.

The proposed increase in size to the entrance will not increase the number of 3 car parking spaces at the property. It will improve the access and safety for both the owners of the property and for pedestrians on the pavement areas with better visibility when entering and exiting the site. The increase in width to entrance areas has been approved in other areas along West Park Drive.



Front pillar with raised bed to rear



Existing/proposed paving sets



120 West Park Drive with widened opening and pier re-sited.

3. Rendering.

The existing 1st floor rendered panels are in need of repair therefore it is proposed that they are replaced in full with a white textured render to match the rear extension, thereby strengthening the appearance of the conservation area. Cracking and deterioration is evident throughout the existing rendered panels which is considered to be detrimental to the overall appearance of the dwelling.



Rendered panels at first floor height



Existing rendered panels to be replaced to match the render to rear extension

CONCLUSION

It is considered that it has been demonstrated that the proposals will make a positive contribution to the streetscene within the Conservation Area and help to preserve the future appearance of the property in the years ahead. It is our opinion that the character of the dwelling and the Conservation area as a whole will not suffer as a result of the proposed works.