

Planning Statement in support of a
Householder Application in a Conservation Area.



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Section 1. Introduction

1.1 This Design and Heritage Statement is submitted in support of a Householder Application for Planning Permission for works or extension to a Dwelling and for Relevant Demolition in a Conservation Area. Planning (Town and Country Planning) Act 1990.

1.2 This statement should be read in conjunction with the following drawings:

- 21035_LOC - Location Plan
- 21035_10S - Existing Site Plan
- 21035_100 - Existing Ground-Floor Plan
- 21035_101 - Existing First-Floor Plan
- 21035_102 - Existing Roof Plan
- 21035_300 - Existing Elevations
- 21035_11S - Proposed Site Plan
- 21035_110 - Proposed Ground-Floor Plan
- 21035_111 - Proposed First-Floor Plan
- 21035_112 - Proposed Roof Plans
- 210356_310 - Proposed Elevations

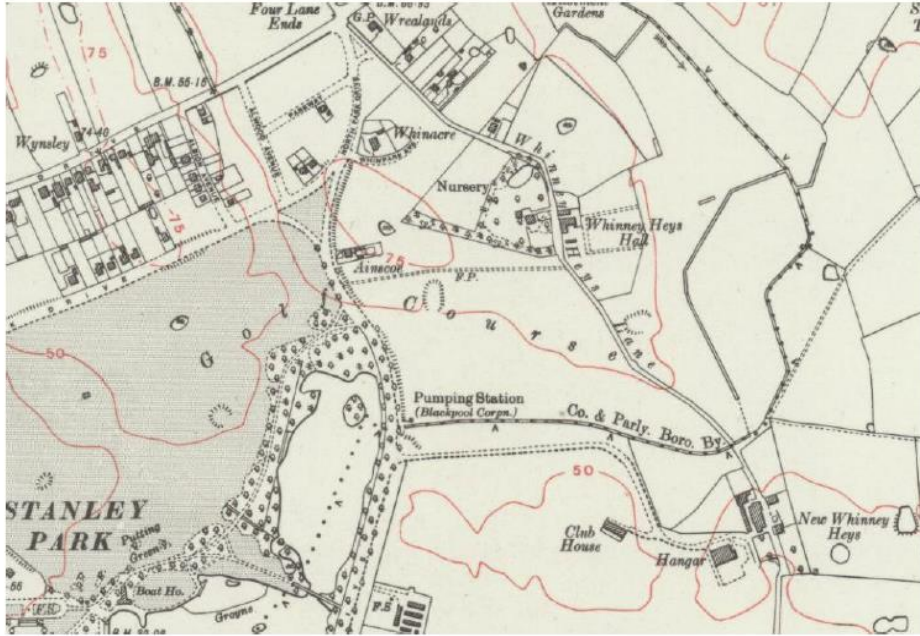
1.3 Site address: No. 91 North Park Drive, Blackpool, FY3 8NH.

1.4 The application is for the alteration, extension and restoration of a dwellinghouse within the Stanley Park Conservation Area.

Section 2. Site Context & Appraisal

2.1 The site is within the Stanley Park Conservation Area which was designated in 1984. The Conservation Area is also subject to an Article 4 Direction which was confirmed in 2014.

2.2 No. 91 North Park Drive is a detached property that was built circa 1940. The maps below show the plot to be undesignated and vacant in 1933, however, the OS plan from 1946 clearly shows No. 91 adjacent to 91a North Park Drive. Both properties are detached with separate outbuildings; garages. The garages are on the boundary of No. 91/91a and are shown to be adjoining as they are now.



OS map from 1933. The plot is vacant.



OS map from 1946. The plot is occupied by a large detached property.

2.3 No. 91 is a two-storey detached dwelling with an original garage that is connected to the property with an open timber carport. The carport is a non-original feature. The external gardens are landscaped with several mature trees and a range of mixed planting.

In general, the property appears to have had few alterations since it was originally built and retains most of the original features and character.

2.4 North Park Drive has a variety of architectural styles within C19th facades. Each property has features and characteristics such as stone bays, pitched slated roofs and facing brickwork; the design of properties along North Park Drive is mainly typical interpretations of the Arts & Crafts movement.

2.5 It is the ambition of this application to sympathetically extend the property to the rear, repair and if necessary, replace the front porch whilst adding a new front entrance; the existing front porch shows signs of subsidence and has started to move away from the main dwelling. The proposed entrance has been designed to reflect the architectural style of the property.

The proposal incorporates three balconies, a balcony to the front, one to the rear and one to the side over the existing carport. The front balcony aims to provide views over Stanley Park, the balcony would have a sandstone coping to match the existing stonework and black wrought iron railings. The side and rear balconies would have black wrought iron railings to match the front with more contemporary glazed clear and privacy screening where appropriate.

Section 3. Planning Policy

3.1 National Planning Policy Framework (NPPF)

3.1.1 Section 16. (para. 184. – 202) of the NPPF set out the policy for “Conserving and enhancing the historic environment”.

3.1.2 Paragraph 189 states that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate

to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

3.1.3 Paragraph 193 states that when considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

3.1.4 Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

3.2 **Local Planning Policy**

3.2.1 This Planning Statement assumes that the proposal described within and on the supporting plans listed in Section 1 do not conflict with Blackpool Borough Councils current planning policies.

3.2.2 Relevant policies of the Blackpool Local Plan (2006) in respect of this proposal include:

- Policy LQ1 – Lifting the quality of design.
- Policy LQ2 – Site Context.
- Policy LQ10 – Conservation Area.

3.2.2 Core policies within Blackpool Local Plan Part 1: Core Strategy 2012 - 2027, include CS7 – Quality of Design and Policy CS8 – Heritage, these policies are key when considering this application.

Section 4. Layout, Scale and Density

4.1 Please see the submitted plans which show the existing and proposed layout. The proposed layout retains the existing external configuration whilst improving and restoring the internal and external architectural character of the original dwellinghouse.

4.2 It is proposed that the property will be sympathetically altered with the existing front porch being repaired/rebuilt and the new extension to the rear which will replace an existing rotten timber structure. A new link would be formed in place of the existing timber carport, the link will provide a secure connection to the converted garage which is designed to provide a private gym with views over the rear garden.

These replacement structures will not increase the scale of the property and therefore does not increase the mass.

4.3 The proposal will not extend the property; the existing scale will be retained.

Section 5. Appearance, Materials and Details

5.1 Please refer to the submitted plans and elevations.

5.2 The design incorporates sympathetic materials such as black sash heritage style aluminium windows, black wrought iron balcony railings, brickwork to match existing and natural stonework. Where existing windows are to be bricked up, the brickwork will be reclaimed so that it matches the existing structure.

Section 6. Conclusion

6.1 The purpose of this statement is to confirm that the proposed refurbishment and alterations to the existing property are sympathetic and are unlikely to affect the significance of the Stanley Park Conservation Area Listed Building as a heritage asset.

6.2 The materials used for the refurbishment will be in keeping with the character of the existing property. Replacing the existing windows with black heritage style aluminium windows, replacing the front porch with a new brick and stone structure is sympathetic to the original property and period and will enhance the external appearance of the building.

6.3 The report concludes that the application described above and in the submitted plans is respectful and considerate to the Statues of the Stanley Park Conservation Area, therefore, we believe our proposal should be considered favourably.