

HERITAGE STATEMENT

FOR PROPOSED SINGLE STOREY REAR INFILL EXTENSION

AT

7 TALBOT TERRACE

LYTHAM ST ANNES

LANCASHIRE

FY8 5JQ



Sunderland Peacock and Associates Ltd

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1.0 INTRODUCTION

1.1 OVERVIEW

1.1.1 This Heritage Statement has been produced in support of an application for planning permission for a proposed single storey rear extension to;

7 Talbot Terrace, Lytham, Lancashire, FY8 5JQ

1.1.2 The building is not a listed building but is located within the Lytham Town Centre Conservation Area which is a designated Heritage Asset.

1.2 PURPOSE

1.2.1 The National Planning Policy Framework (NPPF), 2019 requires that an assessment of the significance of any heritage asset, including their setting, that are to be affected by development proposals as part of planning applications.

1.2.2 It is produced in response to Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

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.¹

1.3 METHODOLOGY

1.3.1 This document has been produced in accordance with the following series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.²
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.³
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁵

¹ Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf (Accessed on 22nd March 2021)

² Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

³ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

⁴ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CI%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CI%26GDBA_3.pdf (Accessed on 31st March 2020)

- Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2nd Edition)*⁶
- Lancashire County Council & Edgerton Lea Consultancy (2006) *Lancashire Historic Town Survey Programme – Lytham St Annes: Historic Town Assessment Report.*

1.3.2. A search of the following databases and archives has been carried out as part of this investigation in order to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site;

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library Catalogue

1.3.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the buildings.

1.4 **AUTHOR**

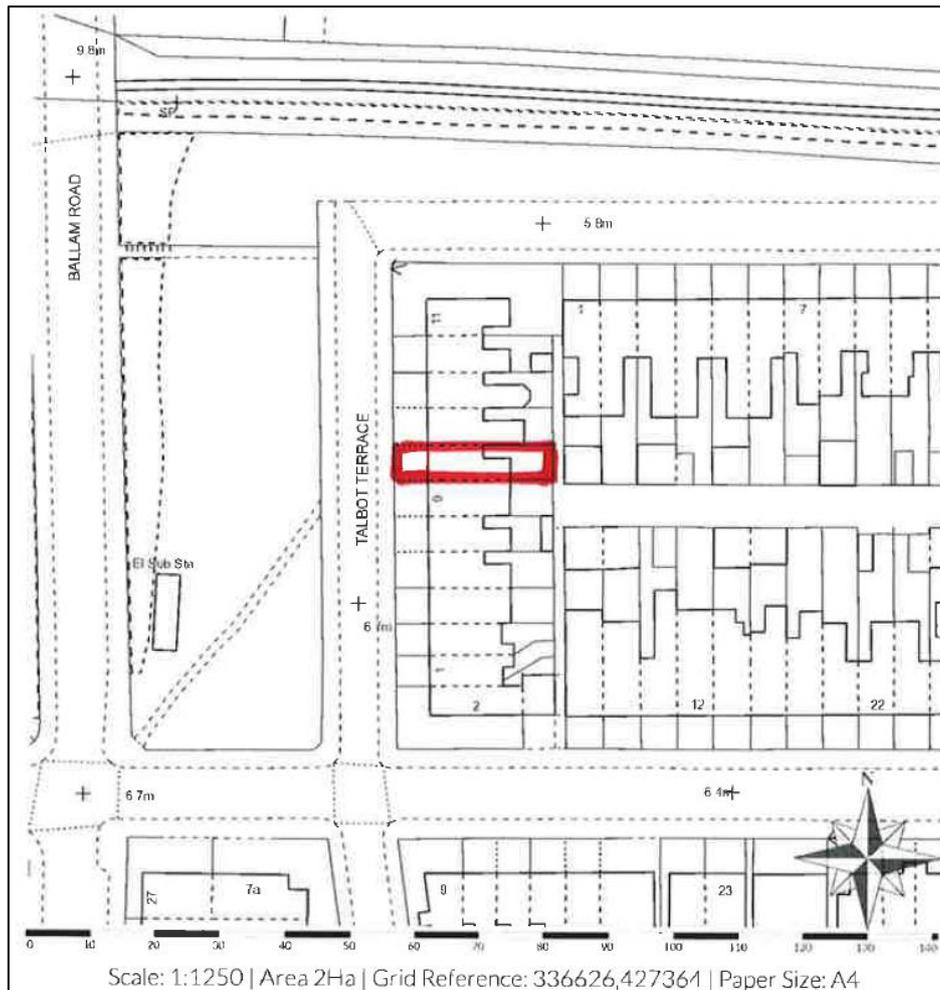
1.4.1 The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a full accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

2.0 **SETTING AND CONTEXT**

2.1 **SITE LOCATION**

2.1.1 Talbot Terrace is located to on the north fringe of Lytham Town centre, with the application site being located on the east side of Talbot Terrace. The principle front elevation faces west onto Talbot Terrace and towards Robin Park beyond.

⁶ Historic England (2017) *Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2nd Edition)* (Online) Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> (Accessed on 22nd March 2021)



PL01: Location of 7 Talbot Terrace

2.3 BUILDING DESCRIPTION

- 2.3.1 The front elevation is presumably of solid brick wall construction, built using red facing brickwork in Flemish bond. The principal doorway is located to the south side of the elevation and is comprised of a painted four paneled door with transom light above. The doorway has tone jambs and heads, with chamfers and decorative stops. To the north of the doorway is a canted bay window a stone and brick plinth, again in Flemish bond and chambered stone heads and cills. The roof to the bay window is of hipped form and finished with decorative 'fish scale' natural slates and lead flashings. Three timber sliding sash windows are present to the window apertures of the bay window and have a white paint finish. In alignment with the doorway and bay window are two first floor windows of rectangular shape and appear to be white uPVC casement windows. The stone cills of the windows are in horizontal alignment with the projecting yellow brick string course. The heads are in stone with a chamfered edge with stops. The window jambs are formed in brickwork with alternating yellow stretchers and blue headers. The roof is of gable form with a nature slat finish. A gablet is present over the north first floor window, with natural slate finish and carved decorative finial and elaborate barge boards. The chimney stack, present to the north end of the roof, is built in brickwork with an intermediate stone string course and a further string course to the top of the stack.
- 2.3.2 The rear elevation of the building is plainer in appearance and is rendered to the rear wall of the main house, whilst the two storey outshut is built in brickwork laid in a variation of English garden wall bond. The windows to the rear of the elevation to the main house have stone cills and heads comprising of shallow arched brickwork

made up of brick of voussoirs. The rear of the two storey outshut has a modern timber single leaf door, with timber frames and white paint finish the head consists of a plain lintel. This is flanked to the north by a rectangular window with a white uPVC casement window and plain lintel. The first-floor window has a stone cill and a head comprising of shallow arched brickwork made up of brick of voussoirs. The outshut has a gable form roof with a pointed verge and a finish of natural slate.



PL02: Front west facing elevation (left) and rear east facing elevation (right).

3.0 HERITAGE ASSET DESIGNATIONS

3.1 DESIGNATIONS

- 3.1.1 The building is not statutorily listed or on the local authorities list of local heritage assets. The building is however within the Lytham Town Centre Conservation Area.
- 3.1.2 The local Authority is yet to produce both a Conservation Area Appraisal and Management Plan for this particular Conservation Area.

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

4.1 SUMMARY OF HISTORICAL DEVELOPMENT

- 4.1.1 Present day Lytham existed as well-established sea-side resort well before the end of 18th century and was already attracting visitors to the resort. The resort continued to develop into the 19th century where the majority of visitors came from central Lancashire. However, the prosperity of Lytham was considered to have been limited by the nearby and more fashionable resort of Blackpool. However, the resort of Lytham was

considered to be distinctively different to that of Blackpool and attracted the wealthier and more respectable members of society. Lytham continued to develop through the early and mid-19th century through the implementation of increased resort facilities and urban facilities and conveniences and was eventually regarded not just as a successful seaside resort but as a town in its own right.

Historical OS mapping of the site dating from 1848 shows that the site of Talbot Terrace was formally undeveloped land with no structures having been built on the site by this time. However, by 1893, the area had been significantly developed with the introduction of new streets of dwellings, Talbot Terrace being one.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 ARCHAEOLOGICAL INTEREST

- 5.1.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”*⁷
- 5.1.2 The buildings within the vicinity of Talbot Terrace are evidence of the mid-19th settlement of this area which occurred as part of the later development of the town around the Westby Street area. However, the archaeological interest of this area is very limited and therefore low given that the area was largely undeveloped up until the mid-19th century.

5.2 ARCHITECTURAL AND ARTISTIC INTEREST

- 5.2.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”*⁸
- 5.2.2 In the vicinity of the application site, the Conservation Area is characterised by 19th century terraced dwellings with some minor architectural embellishment, fronted by brickwork boundary walls with small gardens and associated planting in the forms of hedges, shrubs and small trees. The dwellings are generally two storeys high with single storey canted bay windows but those to the nearby Park Street are of three storeys with two storey canted bay windows but with commensurate architectural embellishment. Open green areas provide act as buffer sites between the Talbot Terrace area and the Upper Westby Street area which is characterised by large detached dwellings also dating from the 19th century.
- 5.2.3 The architectural interest of the conservation area around the vicinity of the application site rests in the simplicity, uniformity and repetitive nature of the rows of terraced 19th century dwellings, with their harmonious use of brickwork and other architectural embellishment and dispersed greenery from the gardens fronting the dwellings makes for a pleasing streetscape.

⁷ Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12* (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

⁸ Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12* (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

5.3 HISTORIC INTEREST

- 5.3.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”*⁹
- 5.3.2 The Conservation Area, in particular around the Talbot Terrace, Westby Street and Cleveland Road areas, combined with the contributions of Robin Park, the bowling green and the now converted former train station possesses a rich illustrative historical value by the way in which these areas evoke a sense of 19th century life within the town and denote the quality of the Conservation Area.

5.4 SUMMARY STATEMENT OF SIGNIFICANCE

- 5.4.1 7 Talbot Terrace is not identified as a designated or non-designated heritage asset which suggests that it possesses only a limited level of intrinsic interest which is insufficient to establish the building as being architecturally and historically important on both a local and national context. However, the building is of local interest but on individual merit, its contribution to the character and appearance of the Conservation Area is low. The building is only significant for its contribution to the appearance of the row of 19th century terraced dwellings to which it belongs. The row, along with other adjoining streets of similar appearance makes a positive contribution to the character and appearance of the Conservation Area, the significance of which lies in the front street facing elevations which feature in the public views that illustrate the quality of the conservation area. The rear elevations of the terraces to Talbot Terrace are functional and somewhat utilitarian in appearance with their elevations not being commensurate with the value of the front elevations and are therefore of lower importance and interest.

6.0 DEVELOPMENT PROPOSALS

6.1 SUMMARY OF DEVELOPMENT PROPOSALS

- 6.1.1 The proposals consist of the following works;
- Erection of single storey infill extension located within the rear yard between the existing neighbouring rear outshut and existing kitchen. The extension will form part of a new open plan dining room and sitting room, whilst the kitchen will be moved to the existing dining room. The extension will consist of a flat roof with a dark grey GRP roof finish and an elevational treatment consisting of Crittall framed double doors. A large picture window is also proposed to the rear of the proposed siting area replacing the existing single leaf door and adjacent window opening. Three rooflights will also be located to the rear roof slope of the dwelling as part of the proposed loft conversion. However, the rooflights should be acceptable under permitted development rights providing they conform with the necessary restrictions.

⁹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)



PL02: Existing rear elevation (left) and proposed rear elevation (right).

7.0 HERITAGE IMPACT ASSESSMENT

7.1 IMPACT ON THE LYTHAM TOWN CENTRE CONSERVATION AREA

7.1.1 The frontage of Talbot Terrace has high aesthetic values due to the conscious aspects of its design possesses through the uniformity of appearance, harmonious use of brickwork and architectural features and the lack of change to the street frontage. The frontage makes a strong contribution to the character and appearance of the Conservation Area. The development proposals are limited to the rear of the building and will not be publicly visible and as such the integrity of the Talbot Terrace streetscape will remain unchanged along with its contribution to the Conservation Area. Therefore, the development proposals are not expected to have a harmful impact on the character and appearance of the Conservation Area.

7.2 IMPACT ON THE EXISTING DWELLING

7.2.1 The integrity of the architectural appearance of the building will not be unduly affected as the works are limited to the rear of the dwelling. The rear of the building is of lesser value and is not commensurate in quality when compared to the frontage and the implementation of the proposed extension would result in no substantial or quantifiable amount of harm that would warrant the refusal of planning permission. A number of similar extensions are present along the row of terraces setting a precedent for the street which confirms the acceptability of extensions of this type.

7.3 IMPACT ON NON-SCHEDULED BELOW GROUND ARCHAEOLOGICAL REMAINS

- 7.3.1 Historic OS mapping from the mid-19th century has demonstrated that the site of Talbot Terrace was previously undeveloped and as such it is not expected that any non-scheduled below ground archaeological remains will be encountered during the duration of the works.

APPENDIX A - PLANNING POLICY CONTEXT

STATUORY LEGISLATION

This act of parliament forms the legislative foundation for decision making on applications that relate in particular to listed buildings and conservation areas.

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

NATIONAL PLANNING POLICY

Development proposals affecting heritage assets will be subject to the national planning policies contained within the National Planning Policy Framework which provides the overarching planning policies for England and how these should be taken into consideration when preparing development proposals. The relevant policies relating to the conservation and enhancement of the historic environment expect that development proposals affecting heritage assets be clearly and convincingly justified and that the impacts on the significance of any affected heritage assets be made clear.

The relevant policies relating to the conservation and enhancement consist of the following paragraphs of the NPPF;

189. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
192. In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
193. When considering the impact of a 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.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
196. 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, where appropriate, securing its optimum viable use.
197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

LOCAL PLANNING POLICIES

The relevant local planning policies are contained within the within the Fylde Borough Council Local Plan through to 2032 and consist of the following policies;

POLICY GD7 - ACHIEVING GOOD DESIGN IN DEVELOPMENT

Design and Access Statements

Where required, all development proposals should be accompanied by a Design and Access Statement that fully explains and justifies the design approach for the scheme.

General Principles of Good Design

Development will be expected to be of a high standard of design, taking account of the character and appearance of the local area, including the following requirements:

- a) In order to promote community cohesion and inclusivity, new development will be expected to deliver mixed uses, strong neighbourhood centres and active street frontages which bring together all those who live, work and play in the vicinity.
- b) Ensuring densities of new residential development reflect and wherever possible enhance the local character of the surrounding area.
- c) Ensuring that amenity will not be adversely affected by neighbouring uses, both existing and proposed.
- d) Ensuring the siting, layout, massing, scale, design, materials, architectural character, proportion, building to plot ratio and landscaping of the proposed development, relate well to the surrounding context.
- e) Taking account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. f) Conserving and enhancing the built and historic environment.
- g) Applying Secured by Design principles to all new developments.
- h) Being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the visual amenities of the local area.
- i) Taking the opportunity to make a positive contribution to the character and local distinctiveness of the area through high quality new design that responds to its context and using sustainable natural resources where appropriate.
- j) Ensuring parking areas for cars, bicycles and motorcycles are safe, accessible and sympathetic to the character of the surrounding area and that highway safety is not compromised.
- k) Ensuring the layout, design and landscaping of all elements of the proposal, including any internal roads, pedestrian footpaths, cycleways and open spaces, create user friendly, sustainable and inclusive connections between people and places resulting in the integration of the new development into the built and historic environment.
- l) Creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion, and there are clear and legible pedestrian and cycle routes and high-quality public space, which encourages the active and continual use of public areas.
- m) Protecting existing landscape features and natural assets as an integral part of the development; requiring multi-functional green infrastructure to be integrated into urban areas; providing enhancements to open spaces to encourage people to use them; protecting and enhancing habitats; providing open spaces and linkages to the wider ecological networks as part of the Green Infrastructure network; and enhancing the public realm.
- n) Making provision for the needs of specific groups in the community such as the elderly and those with disabilities, in line with the Equalities Act.
- o) All new housing developments should result in a high standard of amenity for occupiers. The standard of amenity for occupiers should not be compromised by inadequate space, poor layout, poor or lacking outlook or inconvenient arrangements for waste, access or cycle storage. Developments should include adequate outside amenity space for the needs of residents. New homes designed specifically to accommodate the elderly should comply with optional standard M4(3(2a)) in accordance with policy H2.

Highway Safety

- p) The needs of non-motorised users, such as pedestrians and cyclists, should be prioritised over other road users, through design measures.
- q) The development should not prejudice highway safety, pedestrian safety, and the efficient and convenient movement of all highway users (including bus passengers, cyclists, pedestrians and horse riders). The development should not reduce the number of on-site parking spaces available, unless there are other material considerations which justify the reduction.
- r) All development proposals will need to show that appropriate provision is made for public transport services; appropriate measures are provided to facilitate access on cycle or foot; where practicable, ensure existing pedestrian, cycle and equestrian routes are protected and extended; and the needs of specific groups in the community such as the elderly and those with disabilities are fully provided for.

Climate Change

- r) Development proposals should consider measures to mitigate the effects of climate change by the incorporation of energy and water efficiency in new and existing buildings, 'grey' water and rainwater harvesting and storage for waste and recyclables.
- s) Adaptation to climate change should be achieved through the design and orientation of buildings to maximise solar gain, provide shelter from the elements and take advantage of natural light and ventilation.

Existing Land Uses

- t) The development should not prejudice or prevent the operation of existing land uses.

Public Realm

- u) The public realm should be designed appropriately, to reflect the quality of the area including landscaping, street furniture and materials, and developments should be appropriately managed and maintained so that they add to the character, quality and distinctiveness of the surrounding area.

Public Open Space (the Green Infrastructure network)

- v) New public open space should be provided in a single central useable facility where possible, which is accessible, of high quality and good design, be visible, safe, using quality materials, including facilities for a range of ages and incorporating long term maintenance; unless it is agreed by the Council that provision is more appropriate off-site.

Advertisements

- w) Advertisement designs should respect the character and architectural details of the buildings and location within which they are proposed, and their surroundings, in terms of scale, details, siting and method of illumination.

Flood Risk

- x) Inappropriate development in Flood Risk Zones 2 and 3 will not be permitted.

Waste Management

y) Local waste management facilities and neighbourhood waste management facilities for the separation, storage and collection of waste should be provided to increase the efficiency of its subsequent re-use, recycling and treatment. Sufficient space should be provided at all new homes for the storage of wheelie bins and recycling boxes.

POLICY ENV5 - HISTORIC ENVIRONMENT

Proposals for development should conserve, protect and, where appropriate, enhance the character, appearance, significance and historic value of Fylde's designated and undesignated heritage assets, in particular:

- The classic seaside resort of St Annes with its seafront, Victorian and Edwardian architecture and pier, together with the Promenade and Ashton Gardens.
- The formal resort of Lytham with the Windmill and Green, and the cultural assets based around Lowther Pavilion and Garden, Lytham Hall and its historic parkland.
- The historic market town of Kirkham and
- The two planned model rural settlements of Singleton and Thistleton.

In addition, the Council will:

- Adopt and implement the Built Heritage Strategy for Fylde, together with the provision of further guidance, in the form of a web-based resource for developers who propose to alter listed buildings.
- Promote heritage-led regeneration including: The Heritage Parks Initiative – connecting the key historic parks and gardens of Lytham and St Annes; Visual Corridors – enhancing key routes, approaches and gateways into Lytham, St Annes and Kirkham; enhancing the commercial and resort core of St Annes to create a vibrant seaside resort; protecting and enhancing the heritage of Lytham; and revitalising the commercial core of Kirkham.
- Produce Conservation Area Appraisals and Management Plans.
- Identify opportunities to promote the district's heritage assets through tourism, culture and economic development, including Fairhaven Lake.
- Seek to identify local heritage assets.
- Seek opportunities for safeguarding the future of any heritage assets at risk including Lytham Hall.
- Work with partners to design and manage the public realm in historic areas.
- Look for opportunities for new development within the Borough's Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.

Listed Buildings

Fylde's Listed Buildings and their settings will be conserved and, where appropriate, enhanced. A proposed development which results in any harm to or loss of the significance of a listed building and / or its setting will be refused and only be permitted where any harm is justified by the public benefits of the proposal. Proposals will only be granted in exceptional circumstances where they can be clearly justified in accordance with national planning guidance on heritage assets.

In addition to the requirements of national policy, applications for works to listed buildings including alterations, extensions, changes of use or new development within its curtilage or setting must have regard to the significance of the heritage asset including its archaeological and historic interest.

Proposals involving the total or substantial loss of a heritage asset, or the loss of the elements that contribute to its significance will be refused. Proposals will only be granted in exceptional circumstances where they can be clearly justified in accordance with national planning guidance on heritage assets and all of the following will be required as part of the justification to provide evidence that:

- a. Other potential owners or users of the site have been sought through appropriate marketing where the marketing includes the offer of the unrestricted freehold of the asset at a price that reflects the buildings condition and;
- b. Reasonable endeavours have been made to seek funding for the heritage assets conversion and;
- c. Efforts have been made to find charitable or public authorities willing to take on the heritage asset.

Where the loss of the whole or part of a heritage asset is approved this will be subject to an appropriate condition or planning obligation to ensure that any loss will not occur until a contract is in place to carry out the development that has been approved.

Where development proposals lead to less than substantial harm to the significance of a designated heritage asset, this harm shall be weighed against the public benefits of the proposal, including securing its optimum viable use, having special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest it possesses.

Conservation Areas

Proposals within or affecting the setting of any of the ten designated conservation areas in Fylde, listed below, or within any additional conservation areas designated during the lifetime of the Local Plan, should conserve or enhance those elements that make a positive contribution to their special character and appearance and setting. Proposals that better reveal the significance of these areas will also be supported.

- Lytham (Town Centre)
- Lytham Avenues
- Kirkham
- St. Anne's on Sea (Town Centre)
- Ashton Gardens / Porritt Houses (St Annes)
- St. Anne's Road East
- Singleton
- Thistleton
- Larbreck
- Wrea Green

There will be a presumption in favour of the retention of buildings and / or features which make a positive contribution to the special character and appearance of a conservation area. Demolition, or other substantial loss or harm to the significance of a building or feature - including trees, landscapes, spaces (public or private open space) and artefacts – that make a positive contribution to the Conservation Area, will only be permitted where this harm is outweighed by the public benefits of the proposal. Such proposals must be accompanied by clear details of the proposal and justify the harm in line with national policy.

Proposals should:

- a. Be appropriate to their context including setting, scale, density and physical characteristics;
- b. Preserve or enhance features making a positive contribution. In particular, design, massing and height of any building should closely relate to adjacent buildings and should not have an unacceptable impact on townscape and landscape;
- c. Not have an unacceptable impact on historic street patterns or roofscape;
- d. Not result in the loss of open space (the Green Infrastructure network);

- e. Retain individual features of interest, e.g., doorways, cobbles, trees, hedges, railings and garden walls;
- f. Reinforce distinctiveness of the area, reflecting the local pallet of materials and local building styles.

Public Realm and the Historic Environment

The public realm needs to be designed appropriately, to reflect the special quality of the historic environment including landscaping, street furniture and materials. The public realm needs to be appropriately managed and maintained, in accordance with the Built Heritage Strategy for Fylde, so that it adds to the character, quality and distinctiveness of the heritage asset.

Registered Historic Parks and Gardens

Proposals that result in harm to the significance of a Registered Historic Park and Garden or its setting will not be permitted.

Proposals affecting any of the following three Registered Historic Parks and Gardens or newly designated Historic Parks and Gardens:

- Ashton Gardens, St Annes
- Promenade Gardens, St Annes
- Lytham Hall Park, Lytham

should ensure that development does not cause harm to the enjoyment, layout, design, quality, character, appearance or setting of that landscape, cause harm to key views from or towards these landscapes or prejudice their future restoration.

Locally Important Heritage Assets

Fylde has a number of assets of historic interest, which whilst not statutorily protected, make an important contribution to the distinctive character of the area. These include Fairhaven Lake, Clifton Hall, Singleton Hall, Memorial Park in Kirkham, Lytham Park cemetery gardens and the Lancaster Canal. The Council recognises the importance of these assets and will therefore designate such assets through a Local List to strengthen the presumption in favour of their conservation.

Development which would remove, harm or undermine the significance of a locally important heritage asset, or its contribution to the character of the area, will only be permitted where robust evidence can demonstrate that the public benefits of the development would outweigh the harm based on a balanced judgement.

Where the loss of a locally listed asset is permitted, the following will be required:

- a. Survey and recording of the asset which may include archaeological investigation, which should be deposited with the local Historic Environment Record.
- b. The replacement building must be of a suitable quality and design and contribute to enhancing local character and identity.
- c. The salvage and reuse of materials and special features on site or nearby.

Scheduled Monuments and other Archaeological Remains

Development which would result in harm to the significance of a scheduled monument or other nationally important archaeological sites will not be permitted unless it can be demonstrated that the public benefits which cannot be met in any other way would clearly outweigh the harm.

Where there is known or potential non-designated archaeology, developers will be expected to investigate the significance of any archaeology prior to the determination of an application for the site. Where this demonstrates that the significance is equivalent to that of designated archaeology, proposals which cause harm to or loss will not be supported.

Where proposals affect non-designated archaeology of local significance, this will be a material consideration when determining any planning applications for development.

Developers need to undertake research at an appropriate early stage to establish whether or not archaeology exists or whether there is the potential for it to exist in order to inform decisions in respect of the site.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm, the Council will need to consider the significance of remains and seek to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. Where this is not justified, the developer will be required to make adequate provision for excavation and recording before and / or during development. Proposals should also demonstrate how the public understanding and appreciation of such sites could be improved.

Design Briefs

Design Briefs will be prepared by the Council, to guide landowners, developers and civic amenity groups, where proposed new developments may have an impact on heritage assets, including listed buildings, conservation areas and registered historic parks and gardens.