

Heritage Statement
Incorporating
Design and Access Statement

Construction of a Detached Annex & Games Room

Mayfield Cottage
Kitty Lane,
Blackpool,
FY4 5EG

Introduction

This document is in relation to a Planning Application for the construction of a detached annex and games room within the domestic curtilage of Mayfield Cottage.

Site Context

Mayfield Cottage is a detached 3 storey dwelling situated on the northern side of Kitty Lane and within Marton Moss Conservation Area.

The property is set with extensive grounds of 2800 m² and has an outside swimming pool along the side elevation.

Proposal

The proposal is to construct a one bedroom detached annex and games room with the domestic curtilage of the property for the use of the applicants parents.

The plot can easily accommodate the proposed annex and will it will not be visible from Kitty Lane due to the extensive and well established boundary treatments and trees.

The proposed annex will be single storey and of similar height to the adjacent domestic garage and located within the rear garden.

PLANNING POLICY

The following policies of the Blackpool Local Plan to 2001 – 2016 are relevant:

LQ1 Lifting the Quality of Design

All new developments will be expected to be of a high standard of design and to make a positive contribution to the quality of its surrounding environments

LQ10

(A) New Development Applications for developments in Conservation Areas will be considered against the following criteria:

- (I) the development must be preserved or enhance the character and appearance of the Conservation Area
- (ii) the development will need to respect the scale, massing, proportions, material and detailing similar building forms within the Conservation Area
- (iii) trees and other landscape features contributing to the character and appearance of the area must be retained

The following policies of the Blackpool Local Plan Part 1: Core Strategy 2012-2017 are also relevant

Policy CS7: Quality of Design

New developments in Blackpool will be required to be well designed, taking into account of the character and appearance of the local area and should:

- a. Be appropriate in terms of scale, mass height, layout density, appearance, materials and relationship to adjoining buildings
- b. Ensure that amenities of nearby residents and potential occupiers are not adversely affected

The proposal is in keeping with its surrounding properties and nature of the area

Appearance

The detached annex and games room will be single storey, with a grey slate tiled roof on the front elevation and GRP fibreglass roof to the rear elevation. The windows will be upvc finished in black and bi-fold doors will aluminium framed finished in black. The external walls will be sand and cement render and painted white.

Layout

There will be a large double bedroom with en-suite and a large lounge area which will lead to the games room through a central double door. The games room will have a seating area and W.C

Access

Vehicle and personnel access will remain from Kitty Lane.

Landscaping

A path of concrete flagstones will be laid around the annex but there will be no further landscaping as the annex is situated within the pleasantly landscaped existing garden of Mayfield Cottage.

Conclusion

The detached annex will be visually unobstructive from Kitty Lane and the surrounding properties and will have no detrimental effect on the immediate surrounding of the wider Conservation Area.