

DESIGN AND ACCESS STATEMENT

352 Common Edge Road, Blackpool, FY4 5DY

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1 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Design and Access Statement has been written to accompany a planning application for the extension and refurbishment of No. 352 Common Edge Road, located in Blackpool, Lancashire (the ‘Application Site’). It provides a qualitative analysis and justification of the proposals and considers their impact on the surrounding area.

This application seeks consent for the following:

- The demolition of the existing, incongruous side and rear extensions to the two-storey residential dwelling.
- The demolition of the existing outbuildings;
- The refurbishment and extension of the existing two-storey residential dwelling to accommodate additional living and sleeping accommodation.

This Design and Access Statement will identify the constraints and opportunities presented by the site and will present the core principles and design objectives which form this application.

This statement is intended to offer justification in relation to Design and Access only and should be read in conjunction with all associated planning application drawings, supporting statements and reports.



Figure 1: View of 352 Common Edge Road from the front.

The planning application seeks to enlarge an existing detached dwelling to better meet the needs of the applicant’s multi-generational family. If permitted, the proposals will remove and replace the existing extensions, which are considered outdated, out of character, and not fit for purpose, to create an enhanced, well provisioned family home for use by generations to come.

352 Common Edge Road is located in a residential area with a variety of detached, semi-detached, and terraced properties, many of which have been extended to the side and rear. It is therefore considered that the proposed refurbishment works, and the addition of a part single storey, part two-storey extension, is appropriate to the context.

1.3 PLANNING CONTEXT

The proposals seek full planning permission from Blackpool Council and have been considered in the light of local planning policies. This report describes the proposals in terms of their architectural quality and impact, providing relevant details relating to materials, façade, access, and security.

1.3.1 PLANNING HISTORY

The following table records the relevant local planning history for 352 Common Edge Road:

Reference	Year	Description	Permission
21/0692	2021	Erection of a two-storey front extension, a two-storey side extension, and a first floor side extension; erection of a single storey outbuilding to be used as ancillary living accommodation following demolition of existing outbuilding; and other external alterations including replacement doors and windows, new roofing over the existing single storey rear extension, roof lifts to create gables at the front of the dwelling, and provision of boundary treatments and hard and soft landscaping.	Refused
03/0139	2018	Erection of two storey side extension to form garage with bedroom over.	Refused
89/0454	1989	Erection of ground floor side and rear extension to form sunlounge, games room and garage for three vehicles.	Granted

1.3.2 LOCAL CONTEXT PHOTOGRAPHS

The below photographs, taken from Google Street View, demonstrate the variety of development within the immediate context of the Application Site.



Figure 2: Neighbouring properties to 352 Common Edge Road. From left to right: 352 Common Edge Road; The 19th Century 'Mad Nook' terrace; a 20th Century detached dwelling.



Figure 4: The Homestead, which recently underwent refurbishment and extension (Planning Ref: 15/0037). The Homestead is located on the neighbouring Division Lane and is approximately 160m southeast of 352 Common Edge Road.



Figure 3: Neighbouring properties to 352 Common Edge Road. From left to right: Trebaron Garden Centre; 352 Common Edge Road; the 19th Century 'Mad Nook' terrace.



Figure 5: Common Edge Road features a variety of architectural styles and material finishes. From left to right: 235 Common Edge Road; 231-233 Common Edge Road; 229 Common Edge Road.

1.4 SUPPORTING DOCUMENTATION

This Design and Access Statement should be read in conjunction with the following documents which make up the planning application:

1.4.1 DRAWINGS

- 2832_L(00)001 – Site Location Plan
- 2832_L(00)002 – Existing Site Plan
- 2832_L(00)101 – Proposed Site Plan
- 2832_L(01)001 – Existing Ground Floor Plan
- 2832_L(01)002 – Existing First Floor Plan
- 2832_L(01)003 – Existing Roof Plan
- 2832_L(01)101 – Proposed Ground Floor Plan
- 2832_L(01)102 – Proposed First Floor Plan
- 2832_L(01)103 – Proposed Roof Plan
- 2832_L(02)001 – Existing Front and Rear Elevations
- 2832_L(02)001 – Existing Front and Rear Elevations (Coloured)
- 2832_L(02)002 – Existing Side Elevations
- 2832_L(02)002 – Existing Side Elevations (Coloured)
- 2832_L(02)101 – Proposed Front and Rear Elevations
- 2832_L(02)101 – Proposed Front and Rear Elevations (Coloured)
- 2832_L(02)102 – Proposed Side Elevations
- 2832_L(02)102 – Proposed Side Elevations (Coloured)

2 THE APPLICATION SITE

2.1 INTRODUCTION

The proposed works are to 352 Common Edge Road, an existing property sited to the south of Blackpool, within the Marton Moss Conservation Area.

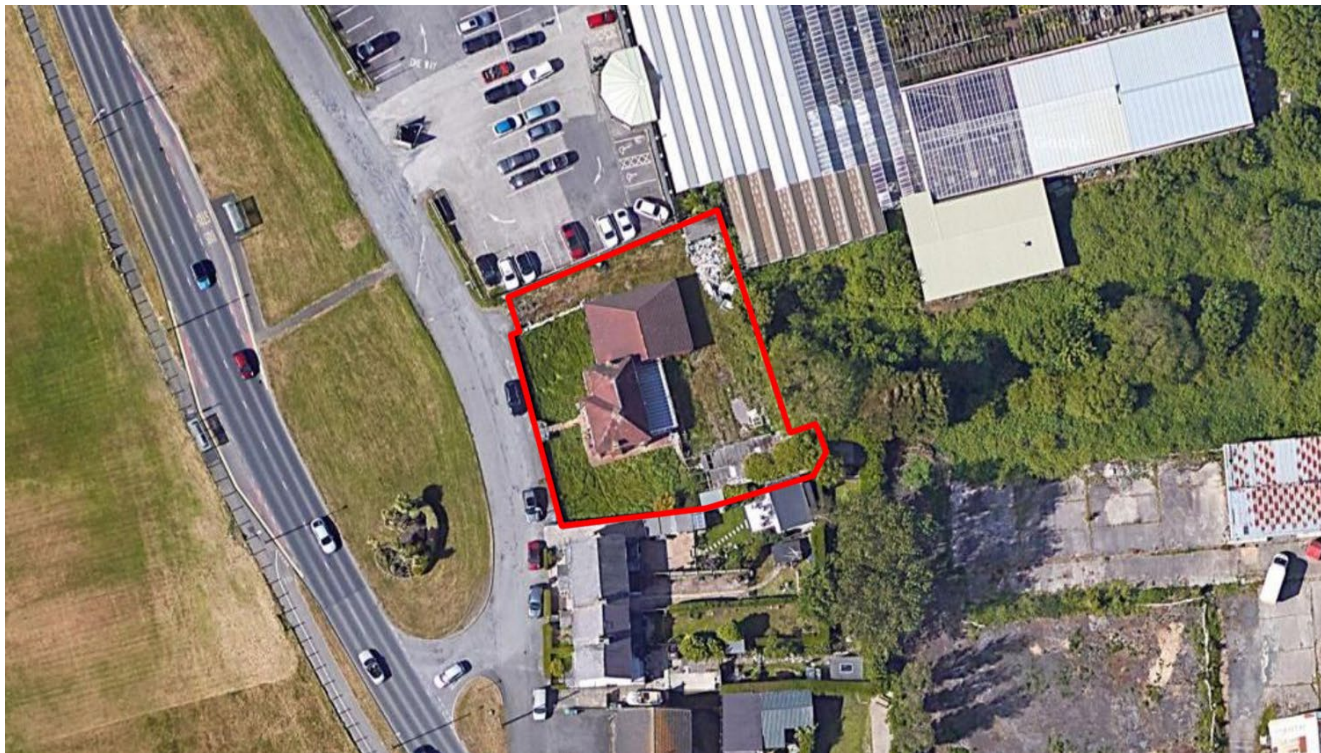


Figure 6: Aerial view of the Application Site

Common Edge Road is a popular residential location on the edge of the open countryside with easy access to the centre of Blackpool and its associated amenities, and is just a short distance from the North West Motorway Network.

To the north, Common Edge Road is chiefly urban in character and features a variety of residential properties, which are bounded by industrial works to the west and Green Belt to the south. The Application Site, which is located to the south of Common Edge Road, is bounded by the Trebaron Garden Centre to the north; residential properties to the south; industrial works, residential properties, and open fields to the east; and Green Belt to the west.

The Application Site, which can only be viewed from Common Edge Road, measures 1,124.6 sq.m (Figure 1 – Red line Boundary), with the existing footprint of the existing dwelling measuring 209.3 sq.m.

2.2 SITE PHOTOGRAPHS



Figure 7: View from Common Edge Road. From left to right: 352 Common Edge Road; the 19th Century 'Mad Nook' terrace; and a 20th Century detached property.



Figure 8: View of the front (west) and side (south) elevation of 352 Common Edge Road.



Figure 9: View of the front (west) elevation of 352 Common Edge Road.



Figure 11: View of the rear (north) and side (west) elevation, including views of the 1989 extension and conservatory.



Figure 10: View of the rear (north) and side (east) elevation of the 1989 extension.



Figure 12: View of the driveway to 352 Common Edge Road.

3 DESIGN

3.1 APPEARANCE: THE EXISTING BUILDING

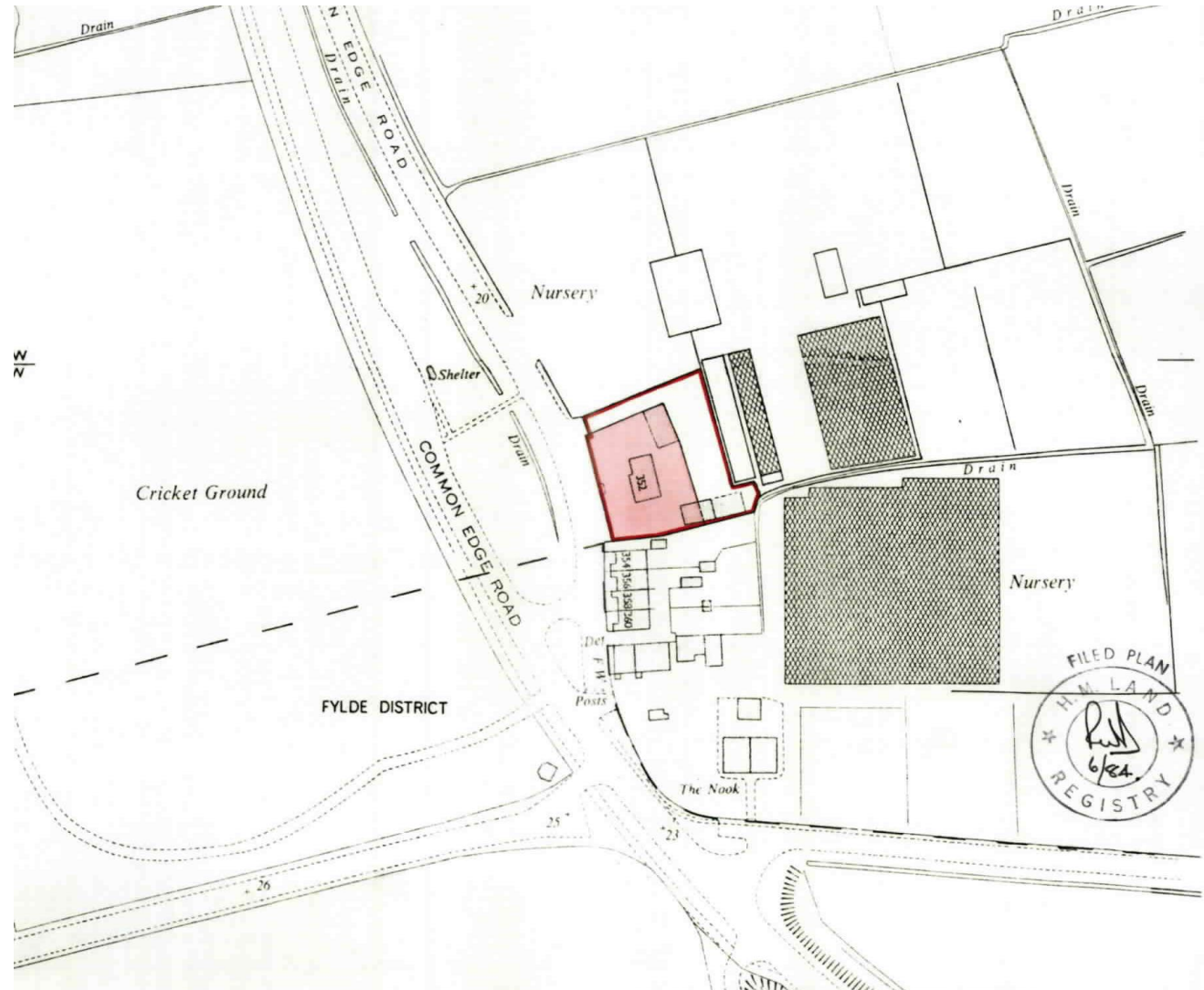


Figure 13: Extract from the Title Plan showing the footprint of the original house and its original outbuildings.

The original house has a simple footprint with a tiled, hipped roof, and is split into three principal rooms on each floor level. The layout at ground floor level, however, is compromised by the addition of an out-of-character sun lounge / media room extension and the orangery / conservatory connecting the extension to the original house.

There is an enclosed garden to all sides of the property, which is bound on three sides by neighbouring properties, including the Trebaron Garden Centre. The site also features a number of outbuildings, including a garage, which have recently been removed.

3.1.1 EXISTING GROUND FLOOR PLAN

The ground floor plan currently comprises an entrance hallway, two lounges, a kitchen, an orangery / conservatory, a sun lounge / games room, and a media room.

The current layout is deemed overly complicated and relatively unusable, with access to the sun lounge extension via the conservatory only. In terms of layout, this large extension is not considered to be a functional part of the house.

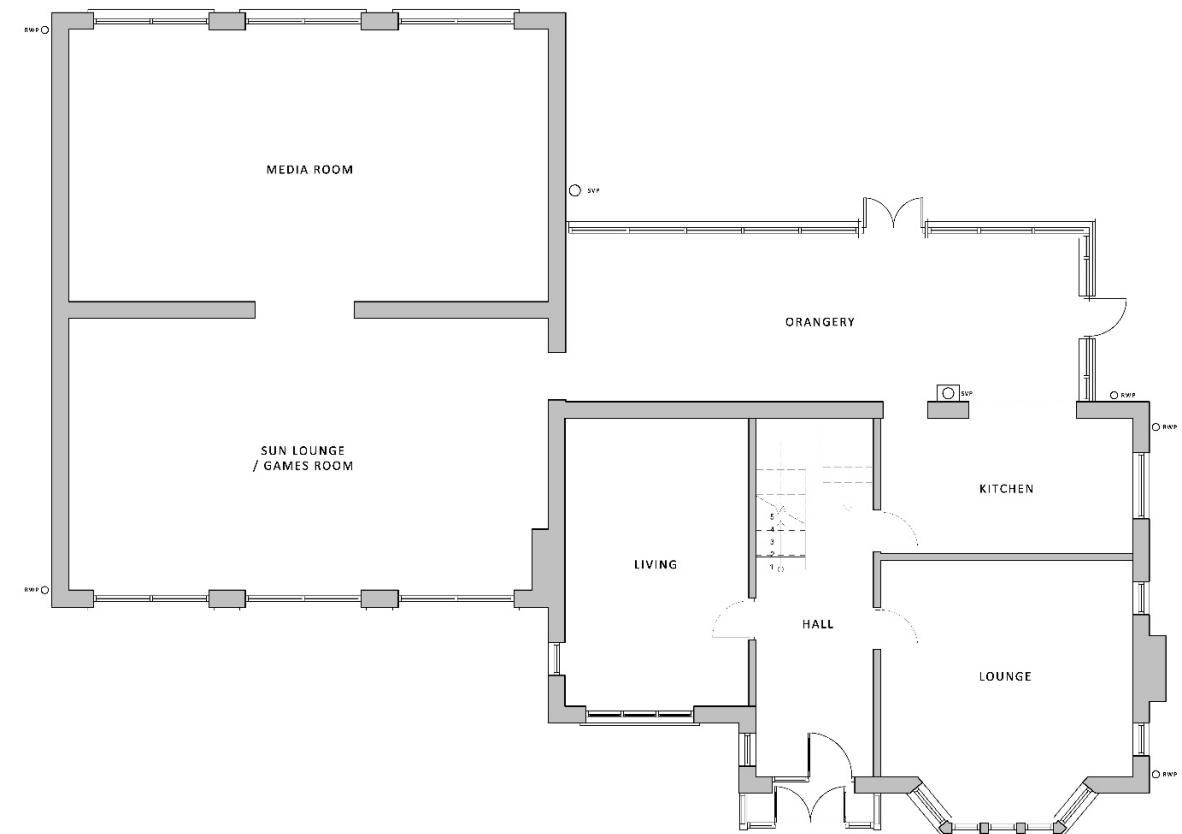


Figure 14: Existing Ground Floor

3.1.2 EXISTING FIRST FLOOR PLAN

The first floor layout currently comprises three bedrooms and a bathroom, however, the smallest bedroom does not meet current National Space Standards.

Further to this, the first floor layout does not suit the needs of the Applicant, who requires additional sleeping accommodation for their multi-generational family.

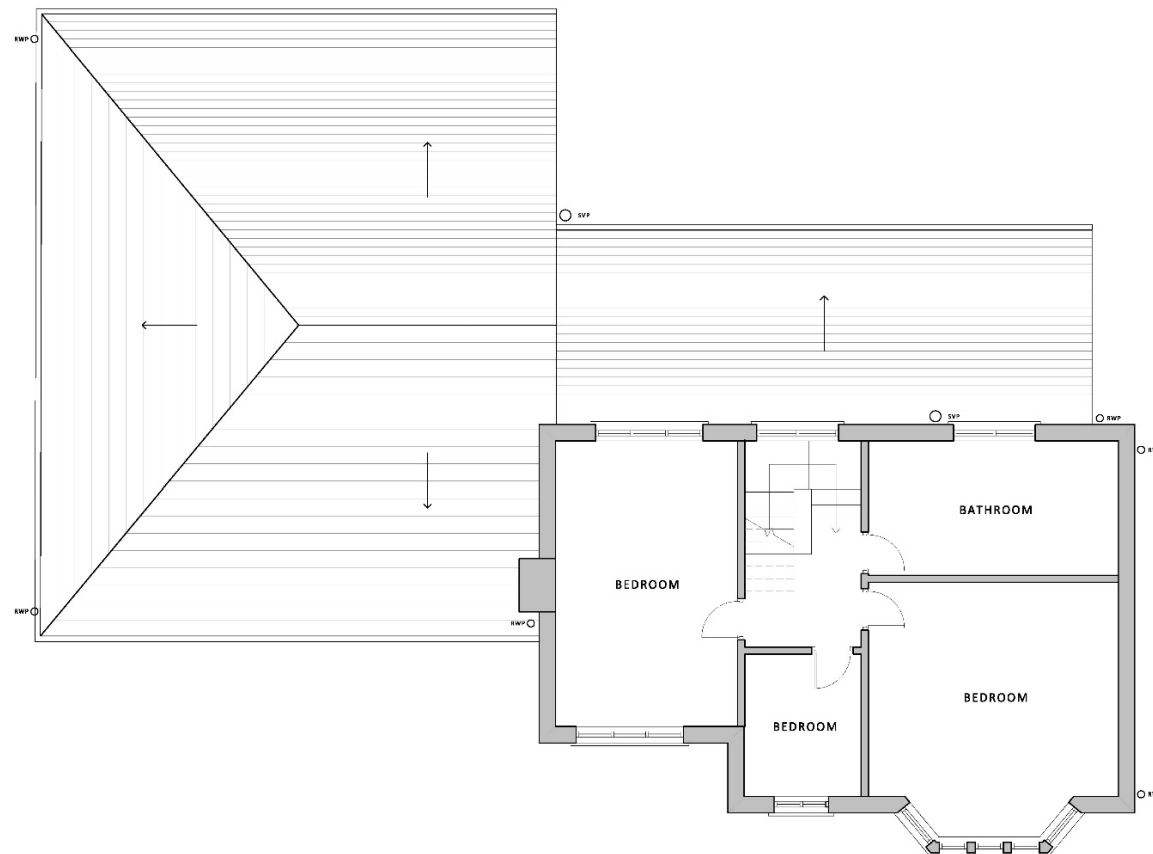


Figure 15: Existing First Floor

3.1.3 EXISTING ELEVATIONS

The existing, original house comprises multi-toned red brick walls, a clay tiled roof, white UPVC windows, and buff stone lintels and cills. The sun lounge extension and conservatory have been formed in a monochromatic red brick, which does not match the existing house, with white UPVC windows and a clay tiled roof. The house also features a white UPVC porch.

The later features of the house are considered outdated, are in a state of disrepair, are out of character with the original property, and do not enhance its setting.

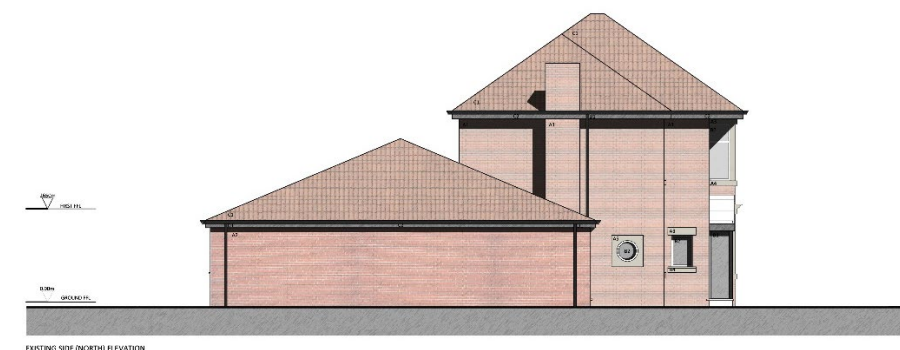


Figure 16: Existing Elevations

3.2 APPEARANCE: THE PROPOSED BUILDING

3.2.1 PROPOSED GROUND FLOOR PLAN

The application seeks to create a functional, single family home by providing living, office, kitchen and dining space at ground floor level, with additional sleeping accommodation for guests. The proposals aim to consolidate the areas of the existing conservatory and sun lounge into functional, useable space, connecting the existing property to the proposed extension by a new corridor.

The majority of the proposed extension occupies the footprint of the existing conservatory and sun lounge, with the proposed footprint of the building measuring 219.1 sq.m, a 9.8 sq.m increase in size.

In addition to this, the footprint of the recently removed outbuildings measures 85.9 sq.m, area which will be landscaped into a functional driveway and large gardens.

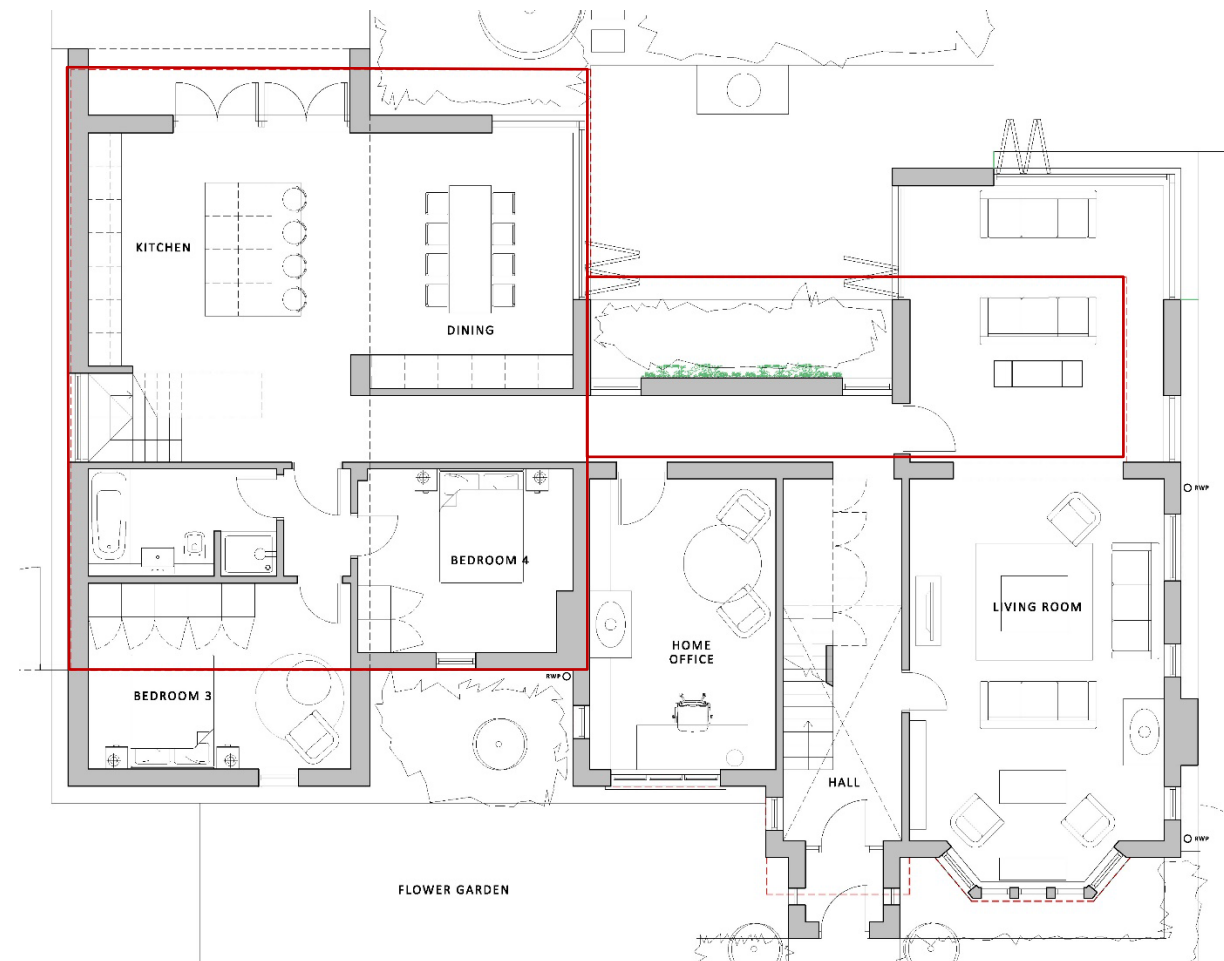


Figure 17: Proposed Ground Floor Plan showing the footprint of the existing sun lounge and conservatory extensions (red line)

3.2.2 PROPOSED FIRST FLOOR PLAN

The first floor layout of the existing house will be reconfigured to provide two large bedrooms and a family bathroom, and create a double height space above the entrance hallway.

The first floor extension layout will provide two en-suite bedrooms with small terraces to the front and rear, and a large garden terrace over the dining room extension. This extension measures 50.3 sq.m GIA, and provides the necessary sleeping accommodation for a large, multi-generational family home.



Figure 18: Proposed First Floor

3.2.3 PROPOSED ELEVATIONS

The existing exterior has been remodelled to improve both the building's appearance and the quality of space within, allowing several generations of family to live comfortably in the same residence. The proposed extensions offer contemporary additions which utilise a blend of modern materials and simple detailing to complement and enhance the existing structure.

The proposed external alterations are as follows:

- To demolish the existing sun lounge extension and conservatory, which are considered outdated and incongruent features of the existing building.
- To provide a partial two-storey contemporary extension in place of the existing sun lounge and conservatory, providing functional living and sleeping accommodation.
- To refurbish the existing house, negating existing damp and waterproofing issues, and provide a consistent aesthetic between existing and proposed features.
- To provide a new porch in place of the outdated, existing one.



Figure 19: Proposed Elevations

3.3 SCALE AND MASSING

The single storey rear extension has been designed to provide an open plan living, kitchen and dining space suitable for a multi-generational family. It also provides a direct connection between the existing house and the proposed extensions via a corridor. This corridor is partially glazed with a feature green wall to the newly created external courtyard.

With a largely glazed façade, it is intended that the new addition becomes an extension of the garden, providing a direct connection between interior and exterior. This connection will be enhanced by the landscaping implemented following the removal of the redundant outbuildings.



Figure 20: The proposed rear facade.



Figure 21: The Proposed side facade.

The two-storey side extension has been designed to provide the necessary space to accommodate several generations of family within the same residence, with sleeping accommodation provided at both ground and first floor level to supplement the accommodation provided within the existing home.

The extension has been designed as a gable structure, which remains subservient to the existing house in both scale, ridge height and external features.



Figure 22: The proposed front (left) and rear (right) facade.

3.3.1 DEVELOPMENT BREAKDOWN

3.3.1.1 SITE DEVELOPMENT

When constructed, the proposed site development will lead to a **26% decrease** in development footprint.

	Footprint	
	sq.m	sq.ft
Existing Site	295.2	3177.5
House	209.3	2252.9
Outbuilding 1	71.9	773.9
Outbuilding 2	14	150.7
Proposed Site	219.1	2358.4
TOTAL DIFFERENCE	76.1	819.1

3.3.1.2 BUILDING FOOTPRINT

When constructed, the proposed extension will lead to a **5% increase** in building footprint.

	Area	
	<i>sq.m</i>	<i>sq.ft</i>
Existing Building Footprint	209.3	2252.9
Proposed Building Footprint	219.1	2358.4
TOTAL INCREASE	9.8	105.5

When discounting the areas associated with the existing extension, this represents a **13% increase** in the footprint of the original house.

	Existing Footprint (Original house only)	Proposed Footprint (Minus the area of the existing extensions)
	<i>sq.m</i>	<i>sq.m</i>
Ground Floor	75.9	85.7

3.3.1.3 FLOOR AREAS (GIA)

Existing Floor Areas

	GIA	
	<i>sq.m</i>	<i>sq.ft</i>
Ground Floor	185.9	2001.0
<i>Original House</i>	<i>64.6</i>	<i>695.4</i>
<i>1989 Extension</i>	<i>121.3</i>	<i>1305.7</i>
First Floor	64.6	695.4
TOTAL	250.5	2696.4

Proposed Floor Areas

	GIA	
	<i>sq.m</i>	<i>sq.ft</i>
Ground Floor	189.9	2044.1
First Floor	114.9	1236.8
TOTAL	304.8	3280.9

Comparison

When constructed, the proposed extension would lead to a **22% increase** in total floor area.

	Existing Floor Area	Proposed Floor Area
	<i>sq.m</i>	<i>sq.m</i>
Ground Floor	185.9	189.9
First Floor	64.6	114.9
TOTAL	250.5	304.8

3.4 PROPOSED MATERIALS AND FINISHES

The proposed palette of materials will be high quality, modern and will complement the existing aesthetic. The choice of materials internally will provide a clean and contemporary feel, to create unified piece of architecture.

The following precedent images demonstrate the look and feel of the proposed extension:



4 CONCLUSION

The planning application seeks to enlarge an existing detached dwelling to better meet the needs of the applicant's multi-generational family. If permitted, the proposals will remove and replace the existing extensions, which are considered outdated, out of character, and not fit for purpose, to create an enhanced, well provisioned family home for use by generations to come.

352 Common Edge Road is located in a residential area with a variety of detached, semi-detached, and terraced properties, many of which have been extended to the side and rear. It is therefore considered that the proposed refurbishment works, and the addition of a part single storey, part two-storey extension, is appropriate to the context.

Ends.