

Lindsay F Oram BA(Hons), BArch, ARB, RIBA

Chartered Architect

FYCreatives, Unit 7, 154-158 Church Street, Blackpool. FY1 3PS
T: 07479 194983
E: oramarchitect@gmail.com

HERITAGE STATEMENT

OUTLINE PLANNING APPLICATION FOR THE ERECTION OF A DETACHED DWELLING AND GARAGE, LAND ADJACENT 285 MIDGELAND ROAD, BLACKPOOL. FY4 5JA

This heritage statement has been prepared in support of the Outline planning application for the above application Ref:22/0163.

PROPOSAL

The site is located in the Marton Moss Conservation Area and as such special consideration needs to be given to any proposed alterations or remodeling or any new build proposal within the curtilage of the site to ensure that any original existing features can be retained and enhanced while making sure that any alterations/ new build proposals are sympathetic with surrounding buildings in the conservation area.

The conservation area stretches to Progress Way to the north, the rear boundaries of buildings fronting Bambers Way to the east, Division Lane to the South and Common Edge Road/ Queensway to the West.

The proposal seeks Outline permission for the construction of a new detached dwelling and garage with associated access. Outline approval has been sought for the scale, access and layout with appearance and landscaping reserved.

The current site fronts a former nurseries site and is accessed via a shared driveway from Midgeland Road. The site frontage has a masonry wall with piers and metal railings sat on a dado height wall. The gated access to the site is set back some 6m back from back of footpath which allows a vehicle to park full off road in order to operate the gates.

The proposed dwelling would be positioned on the site to respect the neighbouring houses building line and would have a generous front garden as the neighbouring houses. The front garden would also include an access driveway leading to a double garage.

To the rear of the proposed dwelling and garage would be landscaped gardens and patio area. Although landscaping is not sought under this application, any proposed landscaping would be in addition to the retention of any existing trees and hedgerows to the northern and western boundaries.

The submitted elevations are indicative but illustrates that the applicant wishes to pursue a quality contemporary design with much of the first floor accommodation sunk into the roof space. The applicant intends to construct the new dwelling in a quality facing brickwork that would be harmonious with the better quality established houses on Midgeland Road and the surrounding roads.

The scale of the proposed dwelling is again comparable to some of the larger houses fronting Midgeland road and would be in keeping in the Marton Moss Conservation Area.

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