

## Design & Access Statement

At: No. 75 North Park Drive, Blackpool, FY3 8NH.

For: Mr. & Mrs. Rushton

JBA577-PL-D&A

April 2022

### Introduction

This Design & Access Statement forms part of the application for Planning permission for:

*Demolition of existing rear conservatory and erection of single storey rear extension and side garage extension.*

This document is to be read in conjunction with the following drawings:

JBA577-PL-001	Site Location Plan
JBA577-PL-002	Existing Plans
JBA577-PL-003	Existing Elevations
JBA577-PL-004A	Proposed Plans
JBA577-PL-005A	Proposed Elevations

### The Site

The site is located on North Park Drive overlooking Stanley Park Golf Course and sits within the Stanley Park Conservation area. The dwelling is a detached residence built around the 1920's.



The property is set back from the road within landscaped gardens with access to the basement garage directly from the driveway.

Joseph Boniface Architects Ltd

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# Joseph Boniface Architects Ltd

## Use

This application relates to an C3 dwelling house. No Change of Use is required.

## Amount

Existing ground floor internal floor area: 194 sqm

Proposed ground floor internal floor area: 194 sqm

## Layout

The existing property is laid out over three floors with a garage to the lower ground floor, main living accommodation at ground floor and bedrooms at first floor. The proposals seek to remove the existing conservatory and create an open plan living arrangement as the existing plan is broken up into smaller inefficient spaces.

## Scale

The single storey extension will replicate the existing scale of the conservatory. The side garage will be recessed from the front elevation to appear subservient.

## Appearance

The appearance of the extension aims to create a modern addition to the existing 1920s host building however the roof finish will remain consistent between existing and proposed.

## Access

Access into the applicants' home will remain as existing through the main entrance to the front.

## Heritage Statement

The existing dwelling is located on North Park Drive within the Stanley Park Conservation Area. It is in a row of detached properties built in the same era but of differing styles creating a varied appearance to the main street frontage. Each dwelling has separate vehicular access and off-road parking.

The style of the dwelling is different to the adjacent properties to each side as is the common theme to North Park Drive.

The front elevation accommodates a lower ground floor access to the garage. The front face of the side garage will be recessed from the front elevation to appear subservient.

The proposals are as follows:

- i. Demolition of existing conservatory
- ii. Creation of new rear single storey extension
- iii. Creation of side extension to form additional garage
- iv. New materials used will match the existing materials where appropriate and complement with modern materials elsewhere