



**Keystone**  
Design Associates Ltd.

Design & Access Statement

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**LAND AT VIRGINIA COTTAGE, BENNETTS LANE,  
BLACKPOOL**

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April 2022

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## DOCUMENT ISSUE RECORD

Revision	Date	Details
Full	April 2022	Issued for action

**LAND AT VIRGINIA COTTAGE, BENNETTS LANE,  
BLACKPOOL**

Report Approved by D.W.Hadwin B.Eng(Hons) C.Eng MICE  
For Keystone Design Associates

Signature.....

Date.....27<sup>th</sup> April 2022.....

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## **1.0 INTRODUCTION**

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- 1.01 This statement is being made in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015. It sets out the proposed development's context in terms of planning policy, the design of the proposal and accessibility.
- 1.02 The application is for the development of land at Virginia Cottage, Bennett's Lane, Blackpool with a residential housing development. Planning consent is being sought for six detached dwelling houses. The works for the development would comprise the building of the houses and installation of the new infrastructure.
- 1.03 The site is located adjacent to Virginia Cottage, Bennett's Lane, Blackpool. This statement seeks to support the planning application.

## 2.0 SITE ASSESSMENT

### 2.01 Context of Town

2.01.01 The site is located on Bennett's Lane, Blackpool as recorded in photograph no 1 below. This site is not included in a Conservation Area.

2.02.02 The site is situated approximately 2.9m south east of the town centre of Blackpool. The site is surrounded by residential properties to the north and west and situated approximately 2.9m from the M55. The site is also located in Marton; Marton is a settlement on the coastal plain of the Fylde, most of which is now part of Blackpool. Marton, which consisted of Great Marton, Little Marton, Marton Fold and The Peel, was originally part of the parish of Poulton-le-Fylde, before the development of Blackpool as a resort.



**Photograph no01: Aerial View of land adjacent Virginia Cottage, Bennett's Lane, Blackpool**

### 2.02 Current Land Use

2.02.01 The site is currently vacant land adjacent to Virginia Cottage, Bennett's Lane, Blackpool south is a newer housing development.

### 2.03 Neighbouring Properties

2.03.01 The site is surrounded by residential properties to the north, east and south, with greenfield land to the west. Blackpool Airport is located to the south west of the proposal site and Blackpool & Fylde Industrial Estate is located to the north east.

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## 3.0 PROPOSAL

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### 3.01 Description

- 1.04 3.01.01 The application is for the development of land at Virginia Cottage, Bennett's Lane, Blackpool with a residential housing development. Planning consent is being sought for six detached dwelling houses. The works for the development would comprise the building of the houses and installation of the new infrastructure.
- 3.01.02 Each dwelling will comprise of four bedrooms, two of which will have ensembles, lounge, kitchen, dining room, bathroom, family room and utility.
- 3.01.04 The proposed houses are to be constructed across the site and will be constructed at, or close to, existing levels & it is not anticipated that major retaining structures or significant changes in levels will be required.

### 3.02 Amount & Scale

- 3.02.01 The plot area is 5854 sqm with the dwelling plots between 529m<sup>2</sup> and 1053m<sup>2</sup>
- 3.02.02 The development will be contained wholly within the site, this includes landscaping and car parking.
- 3.02.03 The proposal will consist of the erection of six two storey dwelling houses with access to the site being provided off Roxburgh Road.

### 3.03 Site Layout & Landscaping

- 3.03.01 The site layout is shown on drawing A021/061/P/01 Revision A.
- 3.03.02 The site is located adjacent to Virginia Cottage, Bennett's Lane, Blackpool.
- 3.03.03 Landscaping is proposed for this development.

### 3.04 Appearance of Development

- 3.04.01 The proposed dwellings will be constructed with red brick to the external walls with the roof to be grey slate tile.
- 3.04.02 All windows are to be double glazed with UPVC frames and doors are to match.
- 3.04.03 Rainwater goods with be UPVC.
- 3.04.04 The development will be contained within the site boundary.

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## 4.0 ACCESS & TRANSPORTATION STATEMENT

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### 4.01 Access to Development

- 4.01.01 The site will be accessed from Roxburgh Road.
- 4.01.02 The access way has adequate space for cars and light goods vehicles servicing the site to turn around and exit in forward gear.
- 4.01.03 The visibility is not obscured by any boundary hedges or other treatments.
- 4.01.04 The level threshold complies with the DDA Regulations and Part M of the Building Regulations.
- 4.01.05 There is room for two cars to pull into the access road, without having to wait on the highway.

### 4.02 Adjacent Road Infrastructure

- 4.02.01 The site is fronted by Bennett's Lane which leads to Common Edge Road, B5261 which leads to A5230, Progress Way/Squires Gate Lane.
- 4.02.02 Speed limits are 30mph to Bennett's Lane, Roxburgh Road and surrounding roads.

### 4.03 Transport Links

- 4.03.01 The site is located within the settlement of Blackpool, and Blackpool, Lytham St Annes and Bispham can be accessed on foot by well lit pedestrian footpaths.
- 4.03.02 Within walking distance of the site, there are schools, convenience stores, churches, as well as the array of public amenities in Blackpool and Lytham St Annes.
- 4.03.04 There are bus stops located near to the site, the closest being approximately 0.3m from the application site. Bus service 5 route is Victoria Hospital to Halfway House via Town Centre and bus service 17 route is Blackpool Town Centre to Lytham (Saltcotes Road) via Common Edge and St Annes.

### 4.03 Consultation

- 4.04.01 **Council Officers**  
No consultation has been undertaken.
- 4.04.02 **Resident Associations**  
No consultation has been undertaken.