

HERITAGE STATEMENT

REINSTATEMENT OF BAY WINDOW TO FRONT OF PROPERTY

26 COOP STREET, BLACKPOOL FY1 5AJ

INTRODUCTION

This statement is being made in accordance with the Town & 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 the issue of accessibility.

The application for listed building consent is for the rebuilding of bay windows to the front of the property.

The site is located within the Foxhall Conservation Area. This statement seeks to support the application in the context of the setting and heritage.

SITE ASSESSMENT

Context of Town

The site is located at 26 Coop Street, Blackpool as recorded in photograph no 1 below. This is also located in the Foxhall Conservation Area. A copy of the CA Assessment and Management Plan is attached, setting out the context and history of the area.



Photograph no01: Ariel View of 26 Coop Street, Blackpool

Current Land Use

The site comprises of a three storey property situated at 26 Coop Street, Blackpool. This property is currently vacant, however, it was previously used as a guest house.

Neighbouring Properties

The properties on Coop street are a mixture of residential properties, commercial, and guest houses. Several of the properties have been converted into flats. Blackpool Town centre is located approximately 0.5 miles east of the proposed site.

The proposed site is approximately 1.2 miles from Blackpool North Train Station and approximately 1.0 miles from the Winter Gardens

PROPOSAL

Description

The application is for the reinstatement of the bay windows to the ground and first floors at the front of the building, which have previously been removed. These will be like for like and constructed in materials to match the existing building.

Amount & Scale

The plot area is 145 sq.m.

The development is to be constructed to the same design and in the same area and location as the previously removed bay windows.

Site Layout & Landscaping

The property is located at 26 Coop Street and fronts onto the highway.

Landscaping is not required for this development as it already exists.

DESIGN PRINCIPALS

Appearance of Development

The proposal will consist of external alterations, they will be in keeping with the current appearance of the building, improvements will be made to the standard of the current building where they have fallen into disrepair. The area is currently an empty space covered by tarp.

CONSULTATION

Council Officers

No formal consultation has been undertaken.

Resident Associations

No consultation has been undertaken.

ACCESS

Access to Development

Access is from Coop Street, Blackpool.

Adjacent Road Infrastructure

Speed limits are 30mph to Coop Street and surrounding roads.

Transport Links

The site is located within the settlement of Blackpool, and Blackpool, Thornton-Cleveleys, Lytham St Annes and Poulton-le-Fylde can be accessed on foot by well lit pedestrian footpaths.

Within walking distance of the site, there are over 10 schools, convenience stores, churches, as well as the array of public amenities in Blackpool.

There are bus stops located near to the site, the closest being approximately 0.2 miles from the application site. Bus service 1 route is Fleetwood to Blackpool town centre via the promenade, and bus service 3 is Mereside Tesco to Cleveleys Park via Blackpool.

The area offers a wide range of public transport choices and there are ample public parking spaces in the vicinity, both on-street and off-street.

HERITAGE ASSESSMENT

This assessment is submitted to comply with the LPA's requirement as set out below for properties in Conservation Areas:

"Name and nature of the conservation area e.g. residential, commercial

Age of the building, and its contribution to the character of the conservation area

Is the building one of a kind or part of a group of buildings of similar style and age? Is it one of a pair of semi-detached or part of a terrace in which the single house forms a unit within a larger entity?

Main characteristics of style, building materials and architectural features of the building itself, and the wider conservation area.

An explanation of the design concept for the proposed development: for small scale alterations what are the design and proposed materials?

For extensions to buildings or proposals for new development, what is the amount of development, layout, scale, landscaping, architectural details and building materials?

Describe the impact e.g. would the development be visible from any public viewpoint, would there be a loss of architectural features, what would be impact on the character of the building, and would it preserve or enhance the character of the conservation area?"

The property was a former guest house within the Foxhall Conservation Area.

The CA assessment does not mention the property specifically but does include architectural features highlighted in the CA Assessment. The CA Assessment is attached.

The property is a residential property. The neighbouring properties are not identical but exhibit complementary styles and similar materials.

The main characteristics of the style, building materials and architectural features of the wider conservation area are dealt with at length in the attached assessment. The design and materials of this property conform to the same plan although the assessment does not deal with this building specifically.

The details of the proposal are set out in the Design & Access Statement above.

The development would not be visible from the highway. We do not consider that there would be a loss of any significant architectural feature or any material change in the character of the building or of the CA.