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## **INSTALLATION OF BOUNDARY FENCING**

**30 BEECH AVENUE, BLACKPOOL FY3 9AY**

### **DESIGN AND ACCESS STATEMENT & HERITAGE ASSESSMENT**

#### **INTRODUCTION**

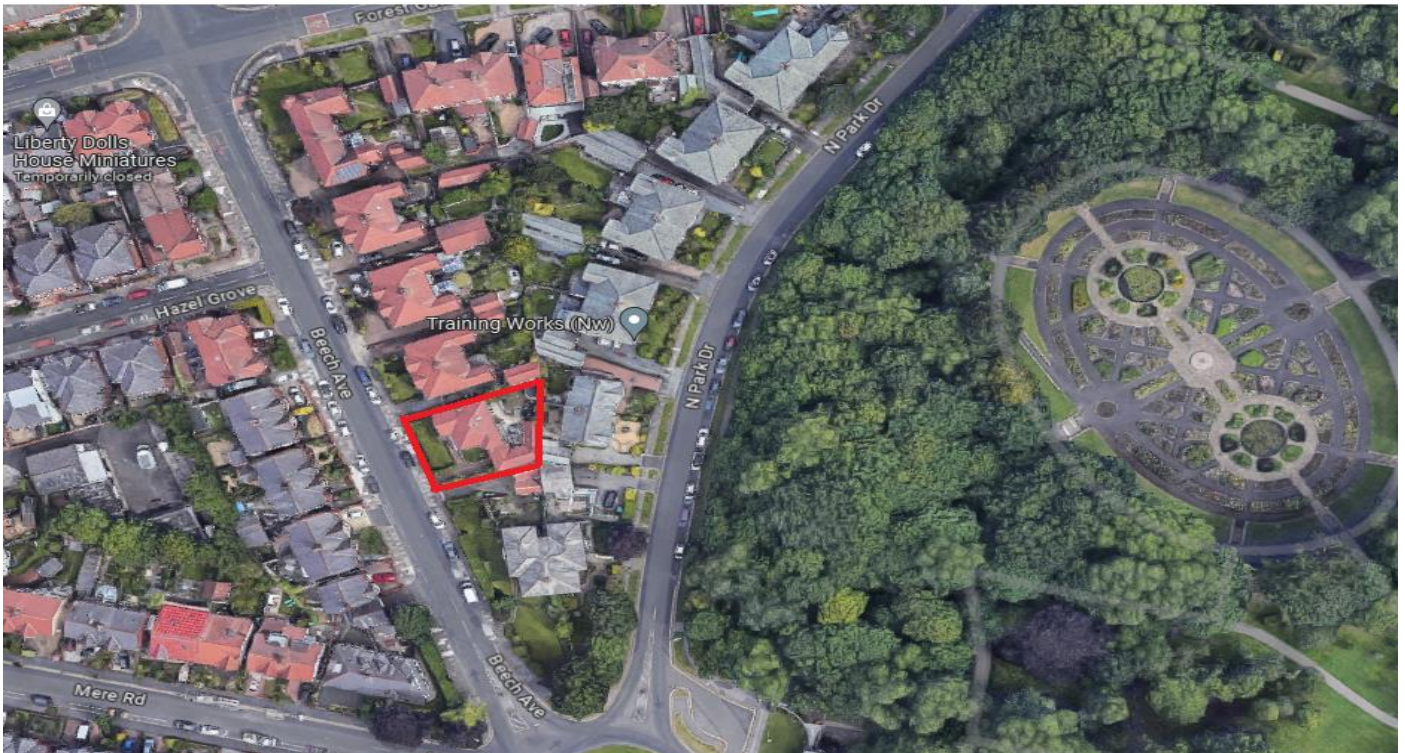
This statement is being made in accordance with the Town & Country Planning (Development Management Procedure)(England) Order 2015. It sets out the proposed development's context in terms of planning policy, the design of the proposal and the issue of accessibility.

The application is the installation of replacement windows from single glazed with white painted timber frames to double glazed white UPVC to match existing.

#### **SITE ASSESSMENT**

##### **Context of Town**

The site is located at 30 Beech Avenue, Blackpool as recorded in photograph no 1 below. The property is located within the Stanley Park Conservation Area. A copy of the CA Assessment and Management Plan is attached, setting out the context and history of the park and adjacent residential development.



**Photograph no01: Ariel View of 30 Beech Avenue, Blackpool**

**Current Land Use**

The property is an existing detached house between Forest Gate and West Park Drive.

**Neighbouring Properties**

All of the properties in this length of road are residential. The majority of houses are semi detached at the northern and southern ends.

**PROPOSAL****Description**

The application is for the installation of new boundary fences to the front and the right side of the property and the installation of gates to the driveway.

**Amount & Scale**

The plot area is 437 sq.m.

**Site Layout & Landscaping**

The house is set back a little from the road with the garage set back to the right rear.

Landscaping is not proposed as it is existing.

**Design Principals****Appearance of Development**

The proposal is to replace the stepped existing front boundary fencing to be uniformed in height, introduce fencing to the right of the property on the existing boundary walls and install gates to the driveway.

The fencing is to match in with existing.

**CONSULTATION****Council Officers**

No formal consultation has been undertaken although the application is prompted by contact with enforcement officers.

**Resident Associations**

No consultation has been undertaken.

**ACCESS****Access to Development**

The access is from the frontage of the building on Beech Avenue..

**Adjacent Road Infrastructure**

Speed limits are 30mph to all roads. The site is close to A583 and A587 and other, more minor, routes. There is no issue in this case.

**Transport Links**

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

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 100 feet from the application site. Bus service 18 route is Mereside to Blackpool Town Centre via Marton, Common Edge and South Shore. 0.07m away is bus service 2c which is Knott End to Blackpool Town Centre via Poulton.

## **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 is a semi-detached house within the Stanley Park Conservation Area. It was constructed, as was most of the housing in the CA, in the early 1920's.

The CA assessment does not mention the property specifically. It does, however, set out the context of the development of the residential plots within what has become the CA. The CA Assessment is attached.

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

The materials and the various changes, whether retrospective or proposed, are consistent with works to other comparable houses in the vicinity.