

24 Stanley Park Close, Heritage Statement.

Introduction

The Stanley Park Conservation Area is centred on Stanley Park itself. The Park is listed as Grade II* on the Historic England Register of Parks and Gardens and was constructed between 1924 and 1926 to designs by Thomas Mawson. The park and surrounding streets were designated a conservation area in January 1984. The Park is a superb example of an early 20 Century public park with contemporary integral sports and leisure facilities. The Park is relatively untouched with few changes to the overall layout, and little change to the built structures within it.

The streets around the Park contain intact and well preserved examples of high quality interwar housing, many on a large scale with attendant gardens, boundary treatments and public realm features such as wide grass verges and street trees, all laid out to a street plan specified by Mawson. All are contemporary with, and complementary to, the park.

These streets represent all that was good in town planning in the interwar period, demonstrating new thought in how recreation and open space were intrinsically linked with residential development and the creation of holistic environments for health and well-being.

Stanley Park is an important resource within the town. It provides a large number of recreational and cultural facilities for residents of the town and is widely used by residents of the whole Fylde coast. Public support for the Park is strong, with an active Friends group organising entertainment and events throughout the year, as well as allowing the public an important channel of input into the day-to-day running of the park.

In 2005 a £5.5m Heritage Lottery Fund-aided programme of repair, conservation and enhancement was undertaken to help restore the park to its former glory. In addition it enhanced the appeal of the facilities (sport and leisure) within it, bringing an increased number of visitors and a wider appreciation of the beauty, historic and recreational value of this key open space in the town.

The document is an update of the 2006 Conservation Area Appraisal and Management Plan. It is supported by a number of key documents that have relevance to the historical development of the town and park, and the strategies adopted by the local authority in order to manage change in the conservation area.

East Park Drive is the least developed of the Park's peripheral streets. It divides the Park from the Zoo, Golf Course and the Herons Reach Hotel and Golf Course. The houses on the Drive are akin to those on West Park Drive, tending to be semi-detached. These all follow the established material and stylistic palettes used on North and West Park Drives, and also benefit from long front gardens. Again, driveway widening is a feature on this busy main road although most gardens have retained planting to some degree.

Proposal

This Heritage Statement is in support of a house holder Planning Application for new access onto East

Park Drive from 24 Stanley Park Close FY3 9TR, as per attached plans.

The site lies within the Stanley Park Conservation Area, the existing property was built in 1987 and therefore is of a newer style build to other properties overlooking Stanley Park. The property sits in a prominent position within an estate of detached domestic properties adjacent to East Park Drive.

Access is required due to a long history of obstruction issues on gaining entry/exit to the property across a right of way and obstructive parking across the driveway on the Close itself. Documented over 5 years by the Police and Council.

Fully aware of the issue the former suggested this application as a permanent solution some time ago, this being the main property affected.. On contact highways agreed in principle after viewing the site and recommended this planning application.

The access would have no effect on the architecture of the main property, and any alterations on garden walls will be using the existing bricks, with a view to keeping changes to a minimum. To keep the character, gates installed will be of a design and material to complement the garden wall and hedgeline. With the same being maintained to a continued high standard with the improved open access to public side. This includes any footway waste removal required at times to improve standards on a personal aesthetic level and an appreciation of the conservation area appeal.

The open access will be for one vehicle & one property, with no highway reversing necessary as the property has a turning T driveway, plus the new access will not effect parking as it is a no parking area. Approach will be from the East currently and on the most part for a preferred access. With an approach from West being assisted by a wide hatched area if it was ever necessary to prevent any traffic flow problems as per highway code.

The view of a well lit generally quiet footpath is open in both directions at all times.

This assessment is submitted to comply with the LPA's requirement as set out for properties in the conservation area.

Reference should be made to drawings that are accompanied to the Planning Application.

1281.01.24 PL B.1 Ground Plan.pdf

1281.01.24 PL B.4 Existing Elevations.pdf

1281.01.24 PL B.5 Proposed Elevations.pdf