

Heritage Assessment

Proposed alterations
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1. INTRODUCTION

The subject of the Planning application is number 187 School Road, Blackpool, a terraced property, assumed to have been constructed in the early twentieth century. The Applicant of the property wishes to improve accessible parking facilities by forming a car hardstanding at the front of the house.

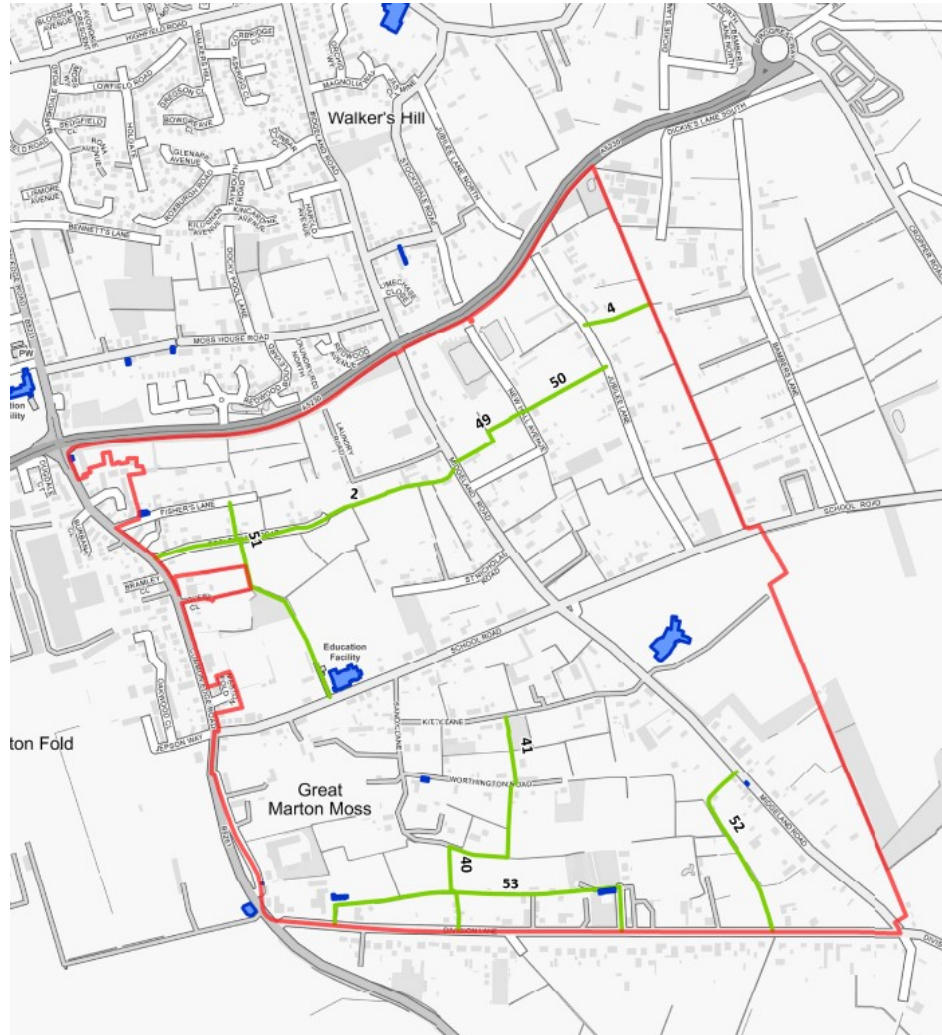
The submitted plans indicate this through the removal of the low garden wall to the public highway and footway, insertion of a drop-kerb, and paving of the front garden space to support the parking of a private vehicle within the curtilage.



Picture courtesy of Google

2 SIGNIFICANCE OF THE SETTING

The house is sited in School Road as indicated on the site location plan, and which is within the Marton Moss Conservation Area,



The Marton Moss Conservation Area was designated by Blackpool Council in 2018.

An extract from the area map indicates the extent of the designated area and the location of the Grade II Listed buildings and 'locally listed' buildings (in blue).

The corresponding Conservation Area appraisal identifies the area as being characterised as 'small piecemeal post-medieval enclosure surrounded by busy arterial routes'.

The buildings making up the area today comprise those ranging from early cobbled buildings (which no doubt would have been thatched originally) to modern detached bungalows, although there are a significant number of two storey dwellings.

Over the twentieth century the presence of glasshouses in the landscape has diminished considerably as horticultural practices have changed.

The Applicant's property is believed to have been constructed in the 1930s and lies within a terrace of eight houses on the north side of School Road. There is undeveloped land to the east and north of the site, and there are several larger detached properties to the west with a piece of undeveloped land separating them from the terrace. To the south side of School Road, facing the terraced row are larger detached properties with undeveloped land to the east and west. All of the other neighbouring properties appear to have been constructed or substantially altered in the period from 1980 to the present day.



3 IMPACT OF THE PROPOSALS

There are no listed buildings within a short distance of the Applicant's property and none within direct sight of the house.

The closest listed property is the pair known as 1 & 2 Fishers Lane, comprising traditional late eighteenth century thatched cottages which are now listed Grade II (listing entry 1205761). These properties are approximately 750 metres from the applicant's house as the crow flies, and approximately 1.17 km when travelling via Common Edge Road.

In our view the cottages would be totally unaffected by the current proposals.

There are three properties closer to the house than Fisher Lane which are identified in Blackpool Council documents as being of heritage value and are designated as 'locally listed'.



Midgeland Farm

The closest of these is Midgeland Farm, some 310 metres to the south-east. It is an early nineteenth century farm cluster, though now much dilapidated and surrounded by more modern farm buildings and overgrown vegetation, both of which serve to mask the building from the adjacent land and highway. There is no direct line of sight from the applicant's house to the relevant parts of Midgeland Farm.



St Nicholas School

A similar distance away from No 187 is St Nicholas School, which is a prominent building lying on the same road and to the west of No 187. With obvious Victorian characteristics as well as more modern interventions the school forms a beneficial focal point on the road, which is otherwise a typically straight moss road with isolated houses, many of them recently constructed or altered and surrounded by walls and security gates. Numerous modern houses between the applicant's house and the school negate any relationship between the two.



Butchers Farm Cottage

A third locally listed property is Butchers Farm Cottage on Worthington Road, a traditional low-rise moss cottage which lies approximated 365 metres away as the crow flies, although the property is not visible from No187, nor vice versa.



It is clear that, given the scale of the proposed changes at No 187 and the geographical dispersal of the properties around the Conservation Area, these three properties, although within the wider vicinity of No 187 School Road, will not be affected by proposed changes to the applicant's house.

The changes proposed are at ground level, apart from the removal of a low garden boundary wall. The wall itself as it is illustrated on the enclosed 'Streetview' image is not consistent with others on the front boundary of neighbouring properties, and some walls have already been removed to provide access for a parking space.

4. MITIGATION

Having reviewed the impact proposed extensions at 187 School Road may have on the surrounding built environment and heritage we are of the view that the changes will have no impact. The changes proposed are minimal in the context of the whole terrace and not inconsistent with changes already made to neighbouring properties.

In our view it is not possible to provide further mitigation of the proposed development, and it is clear that other parts of the conservation area and its listed buildings will not be affected by the proposed development.

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