

- Architects
- Structural Engineers
- Quantity Surveyors
- Developers

**Project: 271 Midgeland Road, Blackpool,
FY4 5JA**

**HERITAGE STATEMENT
30.01.24**



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HERITAGE STATEMENT

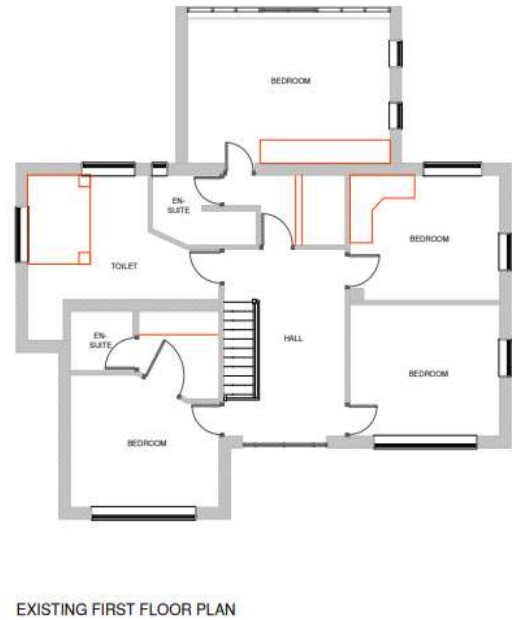
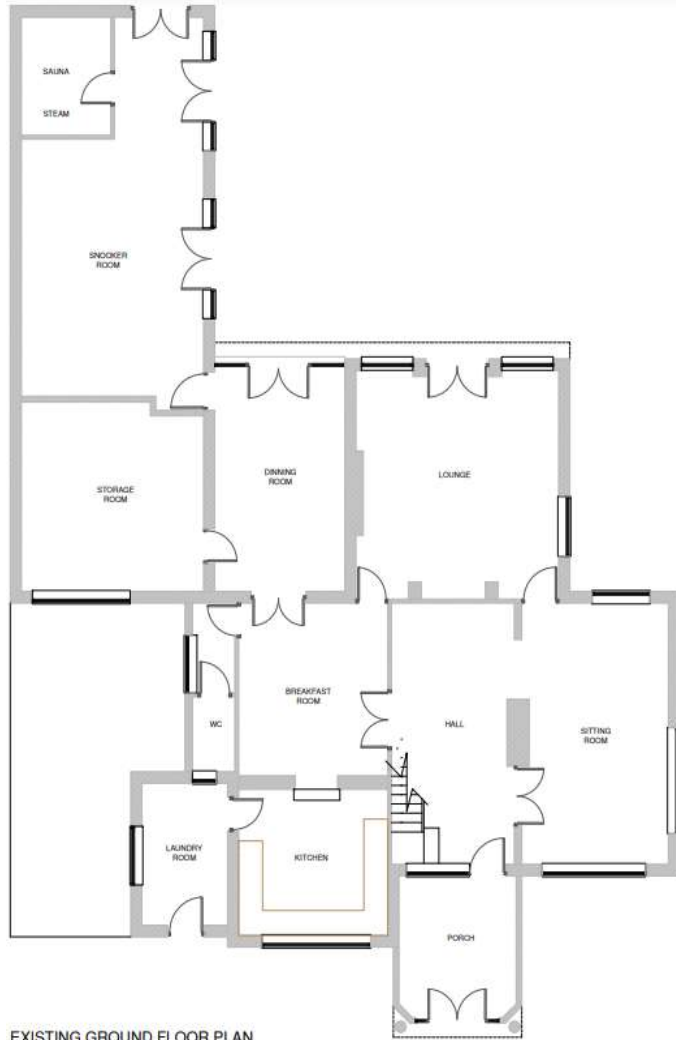
INTRODUCTION:

This Heritage Statement has been prepared in support of the Heritage statement for a UK Planning application at 271 Midgeland Road, Blackpool, FY4 5JA site. The architectural design for the project has been undertaken by Mr. Reuben Ramelize of Arch Designs, located at 118 Dudley Road, Manchester. The proposed development seeks to enhance and adapt the existing property at 271 Midgeland Road, while introducing site-wide improvements in accordance with PPS5 Planning for the Historic Environment. Recognizing the historical and architectural significance of the surrounding area, this Heritage Statement aims to comprehensively assess the potential impact of the proposed changes on any heritage assets present. The proposed development, encompassing side extensions, a house and loft conversion, and general site enhancements, signifies a commitment to revitalizing the property within the context of Blackpool Heritage.

DESCRIPTION OF THE HERITAGE ASSET:

The property, situated within the broader historical context of Blackpool, holds a Modern Heritage value due to its architectural features, setting, and cultural significance. The purpose of this Heritage Statement is to elucidate the considerations undertaken in developing a design that respects and, where possible, enhances the heritage value of the site. The existing building stands as a testament to its historical and architectural heritage, and will be renovated to fit the modern Heritage Statement purpose and significance. The existing Building includes a Ground floor level with Sauna and Steam room, snooker room, storage room, dining room, lounge, wc, breakfast room, hall, sitting room, kitchen, porch. First floor Level with four bedrooms two ensuite and Common Toilet. Roof is made of a large pitched roof. The proposed ground floor level will include sauna and steam room, snooker room, lounge, dinning, kitchen, proposed play

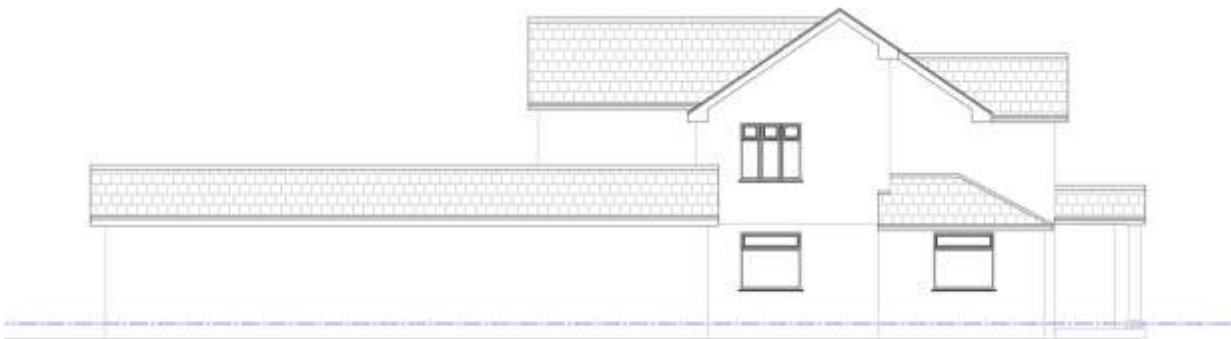
room, proposed toilet, proposed utilities, proposed study, hall, sitting room and porch. First floor Level will remain unchanged. The roof level will be converted to a new loft with proposed bedroom 1, ensuite, proposed bedroom 2 and ensuite.



Existing Ground floor plan and First floor plan.



EXISTING REAR ELEVATION

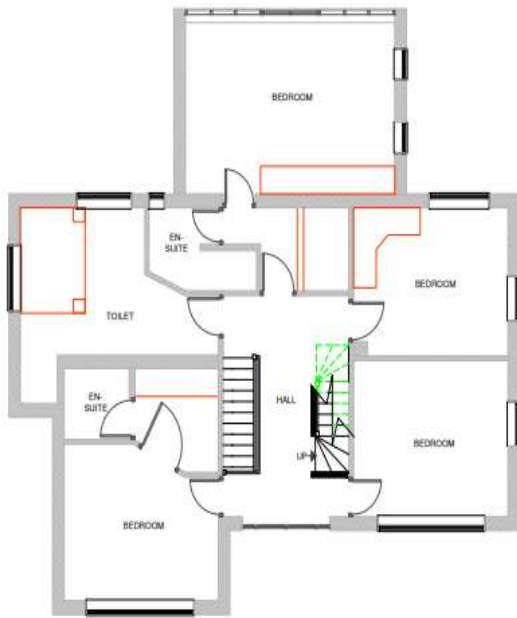


EXISTING SIDE ELEVATION

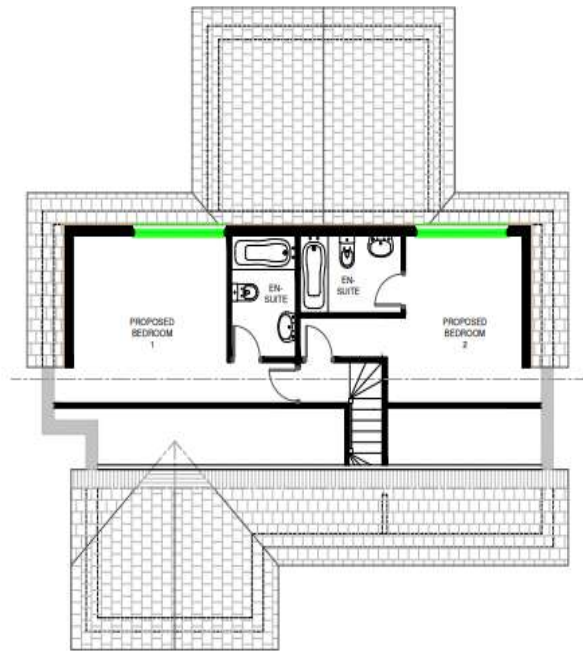
The storage room, dining room, lounge internal walls will be demolished and renovated to a larger lounge with an open kitchen. The wash room next to the Breakfast room will be demolished and renovated to a new Larger dining room. The existing Kitchen will be renovated to be the proposed study room and a new extension will be constructed to accommodate the proposed prayer room, proposed toilets and utilities. No changes will be done on the first floor but a new staircase will be introduced as a continuation of the existing to access the new Loft Conversion. The proposed building total height is 8.430 Meters.



Proposed Ground Floor Plan.



PROPOSED FIRST FLOOR PLAN



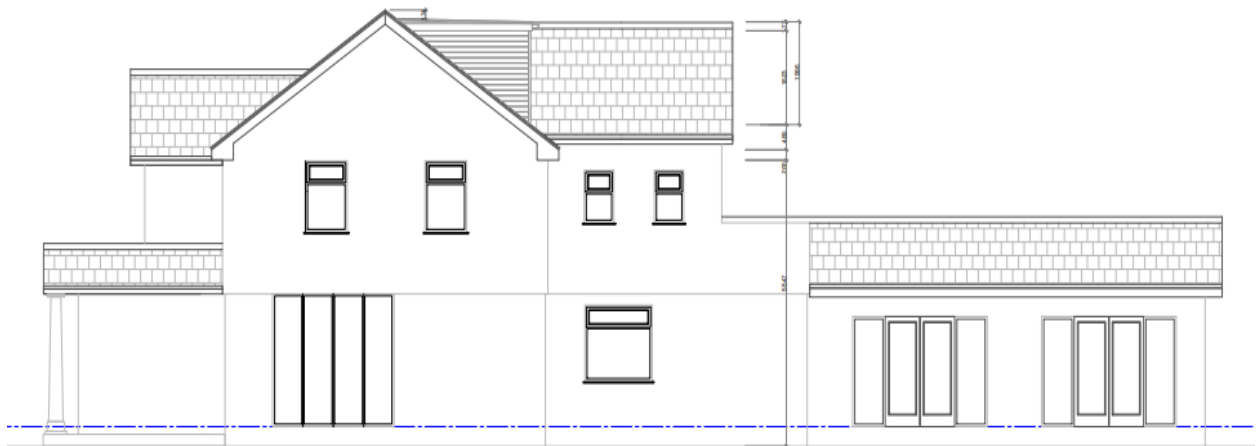
PROPOSED LOFT

Proposed First floor plan and Loft.



PROPOSED FRONT ELEVATION

Proposed front elevation



PROPOSED SIDE ELEVATION

Proposed side elevation.

RELEVANT LOCAL PLAN POLICIES

Blackpool Local Plan 2001 - 2016 (June 2006)

Policy LQ14: Extensions and Alterations

Applications for extensions or alterations will be considered in relation to the existing building, adjoining properties and to the surrounding area.

A. Overall design – extensions and alterations must be well designed, sited and detailed in relation to the original building and adjoining properties. Past, unsympathetic alterations and extensions of adjoining properties should not be regarded as a precedent for further similar proposals.

B. Materials will need to match or be complementary to the original building.

C. Roof extensions will be acceptable where they will not:

(i) be detrimental to the appearance or undermine the unity, roofscape or the townscape quality of the original and nearby buildings

(ii) result in over-intensive development of a property with inadequate levels of private amenity space. Roof lifts will not be permitted

D. Rear extensions will not be permitted where they would result in inadequate levels of private amenity space being provided.

E. Front extensions beyond the main front wall of a property will not be permitted where they would disrupt a uniform building line.

Extensions and alterations to existing buildings account for a significant proportion of planning applications in the borough. Well-designed extensions and alterations that are in keeping with the scale and character of the original building and neighbouring properties will be acceptable. In assessing how a proposal relates to neighbouring buildings consideration will be given to the

original design and form of those properties. Some areas of Blackpool, particularly the resort neighbourhoods and other inner area neighbourhoods, are intensively developed with little or no private amenity space to the rear of properties. Proposals should not result in an inadequate level of private amenity space or exacerbate an existing deficiency. creation of additional flat units by extensions to the rear or side of properties, or into the roof space will not be permitted in the defined inner areas.

Roof lifts have been used as a way of extending holiday accommodation by the addition of a further storey. Usually they consist of building up the outer walls of a property and replacing the pitched roof with a flat roof, sometimes at a higher level than the original ridge. Roof lifts are generally out of scale and character with the original property and, particularly when used on front elevations, have a detrimental effect on the street scene. Where upward extension of a property is acceptable, roof extensions should take the form of a dormer, where the use of roof space is allowed by the introduction of windows set within and framed by the existing roof. The dormer's materials and design should be in character with the existing building and roof style.

Fylde Borough Local Plan 1996-2006: Alterations Review (October 2005)

‘Enlargement and Replacement of Rural Dwellings’

As a result of a strong policy presumption against new housing development in the open countryside, the Council from time to time is presented with proposals to enlarge or replace an existing rural dwelling

where the extension or replacement substantially overwhelms the original. Modest extensions and replacements (defined as normally not exceeding 25% of the volume of the original premises but in no circumstances exceeding 33%) will normally be acceptable when carried out in the right way. The Council is concerned to avoid over-large dwellings and dwellings of an urban design and appearance in the countryside where they clearly conflict with the established building traditions of the area. The original building will be considered to be that which existed on 1 July 1948.

Policy HL4: Enlargement and Replacement of Rural Dwellings

Proposals to enlarge substantially or to replace an existing dwelling with another substantially larger dwelling will not be permitted in countryside areas where the resulting development, by virtue of its scale, design or materials would be out of keeping with the rural character of the area or other traditional dwellings in the location.

Implementation

Fylde Borough Council: Through Development Control Target 100% of rural dwellings enlarged or replaced under policy HL4 should be within the 25-33%

Limitation.

House Extensions

House extensions are a popular way of providing additional living space for families without the complexities of moving house. A large proportion of the planning applications determined by the Council are for house extensions and for most people involvement with the planning process is made in respect of this type of development. Poor designs can have a significantly detrimental effect on the locality and if repeated, the cumulative impact can be severe. For this reason, the house extensions are designed in such a way as to respect the form of the original building, maintain the character and appearance of the street scene, and maintain residential. Amenities for neighboring residents in terms of privacy, loss of sunlight or daylight and general outlook were not overlooked.

Policy HL5: House Extensions.

House extensions will be permitted provided the following criteria can be met: -

- (i) the proposal in terms of its scale, design and external appearance is in keeping with the existing building and does not adversely affect the street scene.
- (ii) the amenities of adjacent and nearby residents are not unduly prejudiced by loss of privacy, loss of sunlight or daylight, or by the creation of dominant or overbearing development.

(iii) sufficient garden area remains to serve the reasonable needs of the occupants of the dwelling.

(iv) the proposal does not reduce the availability of private off-street car parking to a level below the currently adopted car parking standards.

(v) the proposal does not prejudice the safety of vehicular access to the site.

Dormers and Roof Extensions

i) In general dormers should:

a) Be contained well within the body of the roof, by being well set back from the party/end walls, below the ridge of the roof and above the eave gutter line.

b) Not normally occupy an area which is greater than 35% of the area of the plane of the roof into which it will be sited. c) Line up vertically with the existing fenestration below.

d) Have a pitched roof in matching materials wherever possible.

e) Be constructed with cheeks and pitched roofs clad in tiles or slates of a matching

IMPACT ASSESSMENT:

The proposed changes to the existing building have several impacts, encompassing both positive and potentially challenging aspects. The proposed changes exhibit a thoughtful approach to modernizing the building while attempting to preserve its heritage. Success in execution will depend due to careful planning, effective communication with stakeholders, adherence to heritage preservation principles, and skillful construction management to minimize potential disruptions. Balancing the functional needs of contemporary living with the historical significance of the building will be key to a successful outcome. Here's an impact assessment based on various factors:

Positive Impacts:

Functionality Enhancement:

The ground floor changes, including the expansion of the lounge, introduction of a playroom, and the conversion of existing spaces, enhance the overall functionality of the building. This creates a more adaptive and versatile living environment.

Meeting Modern Needs:

The addition of a study, prayer room, and upgraded facilities such as proposed toilets and utilities caters to contemporary living requirements, making the building more relevant and accommodating for present-day lifestyles.

Increased Living Space:

The proposed loft conversion introduces new bedrooms with unsuits, contributing to an increase in living space. This can potentially enhance the building's value and appeal, particularly for larger families or those seeking additional rooms.

Seamless Continuity:

The introduction of a new staircase for access to the loft conversion ensures a seamless continuity in the architectural design, maintaining the building's aesthetic integrity while facilitating practical expansion.

Limitations

Heritage Preservation:

While efforts have been made to preserve the heritage of the building, the demolition and renovation of existing spaces, such as the storage room and dining room, may pose challenges in retaining original features and historical character.

Construction and Disruption:

The construction of new extensions and the demolition of internal walls may lead to temporary disruptions and inconveniences for occupants. Noise, dust, and changes to living spaces during the construction phase are considerations.

Cost and Resource Allocation:

Implementing significant changes, including the addition of a new staircase and loft conversion, can entail substantial costs. Proper resource allocation and budget management will be crucial to ensure the successful execution of the proposed changes.

Community and Neighbor Considerations:

Depending on the building's location, the proposed changes may impact the immediate community and neighbors. Engaging with neighbors and ensuring compliance with local regulations can help mitigate potential conflicts.

Architectural Cohesion:

Ensuring that the proposed changes blend seamlessly with the existing architectural style is essential. Any inconsistencies in design could affect the building's overall aesthetic appeal and potentially diminish its heritage value.

CONCLUSION.

The Heritage Statement for the proposed development underscores the intricate balance between preserving the existing building's rich heritage and introducing thoughtful adaptations to meet contemporary needs. Key points highlighted in the statement include the historical significance of the ground floor spaces, the proposed changes to enhance functionality and adaptability, and the meticulous attention to heritage preservation. The proposed changes aim to optimize the building's functionality, introducing new spaces like a playroom, study, and prayer room while respecting the historical character of the structure. Notably, the expansion of the lounge and the introduction of a large porch exemplify an approach that harmonizes modern living with the building's historical charm. The Heritage Statement emphasizes mitigation measures to address potential challenges, including the preservation of heritage features, phased construction to minimize disruptions, detailed budgeting, community engagement, and adherence to architectural cohesion.

Crucially, the proposed development aligns with relevant heritage conservation policies. The documentation of existing features, engagement with heritage experts, and compliance with local regulations demonstrate a commitment to preserving the building's historical integrity. The

introduction of new spaces is carefully integrated, respecting the heritage while meeting the evolving needs of the occupants. In conclusion, the Heritage Statement provides a comprehensive overview of the proposed development, showcasing a holistic understanding of heritage preservation and contemporary adaptation. The proposed changes not only respect the building's historical significance but also contribute to its continued relevance and functionality within the context of heritage conservation policies.

APPENDIX

REF: Heritage Statement Submission for Planning Application Side Extensions,

House and Loft Conversion, And General Site Development.

From:

Name: MR LEE PLATT

Address: 271 MIDGELAND ROAD, BLACKPOOL, FY4 5JA.

Postal Code: .FY4 5JA.....

Date..30.01.24.....

To:

The Blackpool County Council

City, Postal Code:

Dear Sir/Madam,

I am writing to formally submit the Heritage Statement in support of the planning application for Side Extensions, House and Loft Conversion, And General Site Development at 271 Midgeland Road, Blackpool, FY4 5JA, in accordance with the planning policy. The planning application seeks approval for side extensions, a house, loft conversion, and general site development at the aforementioned property. The proposed changes aim to enhance the functionality of the existing structure while respecting its heritage. The accompanying Heritage Statement outlines the historical context of the building, detailing the significance of existing spaces and the proposed changes. It emphasizes the preservation of heritage features, adherence to architectural cohesion, and mitigation measures to address potential challenges.

The proposed development aligns with relevant heritage conservation policies, as Indicated in the Heritage statement. Efforts have been made to document existing features, engage heritage experts, and comply with local regulations to ensure the preservation of the building's historical integrity. The Heritage Statement includes comprehensive mitigation measures to address potential challenges such as phased construction, community engagement, and compliance with architectural standards. These measures underscore our commitment to minimizing disruptions and respecting the concerns of the local community. We respectfully seek the approval of the Blackpool County Council for the proposed Side Extensions, House and Loft Conversion, And General Site Development. We believe that the Heritage Statement, along with the proposed development, aligns with the council's vision for heritage conservation and sustainable development.

We look forward to the council's favorable consideration of our application. If required, we are available for any further discussions or clarifications.

Thank you for your attention to this matter.

Sincerely, Reuben Ramelize on behalf of

MR LEE PLATT