



HERITAGE / DESIGN + ACCESS STATEMENT

PROPOSED DEMOLITION OF EXISTING OUTHOUSE/GARAGE AND ERECTION OF A NEW SINGLE STOREY REPLACEMENT GYM FACILITY.

**KHANJRA HOUSE
6-8 EAST PARK ROAD
BLACKBURN
BB1 8AT**

INTRODUCTION

This Heritage Statement has been prepared by Compass Architectural + Consultants Ltd in support of a Planning Application for the 'Proposed Demolition of Existing Outhouse/Garage and Erection of a New Single Storey Replacement Gym Facility' at Khanjra House, 6/8 East Park Road, Blackburn. The current outhouse/garage is in a very dilapidated condition which shows scars from neglect and with structural cracks appearing which is detrimental to the occupant's safety. Also, the current outhouse does not do justice in a wider context to the host dwellings within the site curtilage and the applicant wishes to completely demolish this and pave way for a new replacement building which will serve a long-standing need form his and his family. The proposed outhouse will add character to the host dwelling and enhance the wide 'Corporation Park Conservation Area' in line with the adopted Local Plan as specified in the 'Corporation Park Conservation Appraisal'.

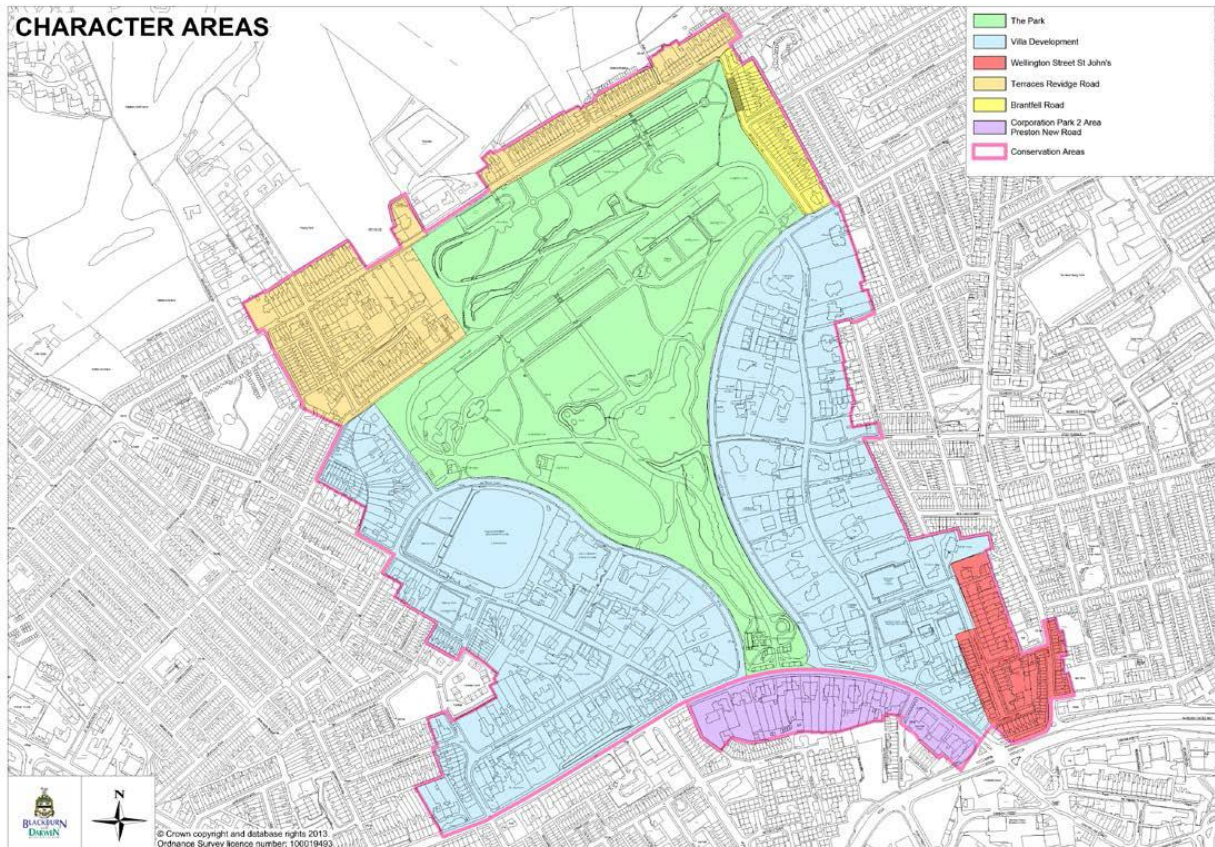
This report has been compiled in relation to the Council's 'Corporation Park Character Appraisal' and relevant references have been made to this publication in terms of historical significance, rationale, historical interest, impact and archaeological interest.

The Corporation Park Conservation Area was designated in 1975, and Corporation Park 2 was designated as a separate Conservation Area in 1990. Both areas are combined here in one appraisal and referred to as the Corporation Park Conservation Area. The Corporation Park Conservation Area lies northwest of Blackburn town centre, on the north side of Preston New Road and covers approximately 18ha? The Conservation Area is focused upon Corporation Park itself which is an English Heritage designated Park and Garden of Special Historic Interest, and the surrounding high quality residential area which developed on its fringe in the mid-late C19th. The principal streets within the Conservation Area are West Park Road and East Park Road, Dukes Brow to the west and Shear Bank Road to the east.

Guidance was received from English Heritage which gave more detail to the heritage and conservation policies set out in the Blackburn with Darwen Borough Council Local Plan (2002) and the emerging Local Development Framework (LDF) and this is used as a reference point when making decisions on applications for planning permissions and Conservation Area Consents.

1. LOCATION AND SETTING

The centre piece of the Conservation Area is undoubtedly the Park which forms a distinctive landscape setting to the streets surrounding it. It also dominates vistas from outside the conservation area. The prevailing townscape character of the area is of nineteenth century villas set in landscaped grounds bordering serpentine roads flanked by stone boundary walls as characterised by East and West Park, and Shear Brow.



East Park Road lies in a prominent juxtaposition with Preston New Road and is linear with a sloping gradient accessed from Preston New Road and is located on the southern edge of the Conservation Area and has close links to the park with the park being opposite the gateway from Preston New Road. Properties on this stretch are lined by red brick with stone bays and window heads and cills dating from the late nineteenth century and early twentieth century. East Park Road forms the spine road to this area with the Park boundary on its western side, along its length are also clusters of earlier stone/brick villas which represent the former farming folds that existed prior to the development of the Park such as Red Rake. These are modest rows of two story Victorian dwellings which contrast with the more elegant later larger terraces with stone window bays. The terraces are set back from the footway with small front gardens and dwarf boundary wall, the larger terraces have stone bay windows.



Typical individual designed villas
along East Park Rd, Blackburn

2. CORPORATION PARK STATUTORY LISTED BUILDINGS AND FEATURES

There are seven listed buildings within the Conservation Area, other than the park itself which is Grade II* designated Park and Garden. There are many unlisted buildings within the area which are historically and architecturally significant. The mature landscape and ancillary structures such as distinctive boundary walls are also of significance. The most dominant building is the grand entrance to the park which creates an important gateway to the area. The rising topography within the park and the conservation area gives rise to significant views across the whole of the town and beyond.

3. PLANNING IMPLICATIONS OF CONSERVATION AREA STATUS

Conservation area status is not intended to stifle new development nor preserve areas as museum pieces. Conservation areas should evolve to meet changing demands as in this particular 'change of use application with no modifications internally'. Local Planning Authorities are, however, legally obliged to ensure that the special architectural and historic characters of their conservation areas are not eroded when taking planning and development control decisions.

4. PROPOSED DEVELOPMENT AND RATIONALE

The terraces along East Park Road have been adopted as part of the 'Corporation Park Conservation Area Appraisal' and it is with this intention to maintain the character of the roads in and around the park. The proposed new outbuilding is located to the side and hidden behind the host dwelling as seen from East Park Road, the set back from the host dwelling which will have minimal/no impact whatsoever on the streetscape. The proposals are side facing and has vistas towards the occupier's property to form a natural link. The materials proposed on the new development are sympathetic to the

host dwelling and we have indicated matching bricks to supplement old v new. The Corporation Park Conservation Area Appraisal has indicated this property to be 'Medium Significance'.

7. CONCLUSION

This statement has been prepared to support an application for the 'Proposed Demolition of Existing Outhouse/Garage and Erection of a New Single Storey Replacement Gym Facility' at 6/8 East Park Road, Blackburn. We have considered the significance of the heritage asset and the impact this application would have on it.

It was also considered that the heritage asset has little historical significance in that it is not a rarity and that the proposal represents a material benefit in that it would secure the future use of the building. Conservation area status is not intended to stifle new development nor preserve areas as museum pieces. Conservation areas should evolve to meet changing demands as in this particular application to insert a slate hung dormer to the rear of the host property with sympathetic materials to match other properties in the vicinity'.