

Heritage Statement for 37 Wellington Street, Blackburn



INTRODUCTION

Scheme Designs are submitting a Full Planning Application to Blackburn with Darwen Borough Council on behalf of the applicant Mr S Patel. This Heritage statement is submitted to support the application proposals as illustrated on Drawing No. 0342/001-002.

Property Location & Description

The Property is located on the corner of Wellington Street St. Johns and Clarence Street. The property is situated within a designated Conservation area. The main property has a mixed use with the ground and first floors as a family dwelling and the second floor as an independent flat. The plot has a coursed stone wall, with vehicular access onto Wellington Street St John.

The Planning Proposals

The main purpose of the application is to obtain consent to:

- Construct a detached double garage for domestic use
- Part demolition of garden wall and widening of the existing vehicle access

This application seeks permission for the partial removal of a brick garden wall and widening of an entrance. The stone entrance wall faces Wellington Street St Johns. The existing entrance is 2.4m approximately and it is proposed to be widened to 5.0m. The existing stone gate post will be carefully relocated so to maintain the current feature.

Design Considerations

The impact of the partial removal of garden wall will have a negligible effect on the character of the Corporation Park Conservation Area. The wall is not visible from the street scene as there is a significant level difference between the pavement and ground level. The removal of the wall will create access to the rear of the property.

Given the limited width increase of the vehicular access, the inclusion of the stone gate post and the extensive remaining boundary along Welling Street St John, the proposal would only be glimpsed very briefly in the street scene and would replicate the form of other accesses.

The development is very minor in nature, affecting only a very small part of the designated area. The removal of the wall would comprise of only a small alteration to the appearance of the front of the property.

Conclusion

It is considered that the effects of this very minor level of alterations on the character and significance of the Corporation Park Conservation Area are negligible and that planning consent should therefore be granted for this work.