



01423 313353

info@elgplanning.co.uk

www.elgplanning.co.uk



Our Ref. 21/294

Heritage Assessment of 18 Springfield Road, Blackpool

This assessment has been prepared to accompany a planning application for the Change of Use of a Bed and Breakfast to form 3no. 2 bedroomed self-contained flats.

Springfield Road leads from the seafront and Promenade to Dickson Street within the Town Centre Conservation Area of Blackpool. The Conservation Area Appraisal notes the bend in the road north where it joins the Promenade as belonging to a historic field boundary which the current road alignment follows. Number 18 is located two blocks back from the seafront in a row of 10 terrace properties. The strong grid-iron street pattern is still ever present in this area, with small alleys serving the rear of these large terraces, in the case of Springfield Road, Walker Street lies behind and directly north of it. This street pattern was established by 1890, and Springfield Road was one of the later roads to be developed in this area.

The streetscape of Springfield Terrace has a strong form and remains largely intact, hence its inclusion in the Town Centre Conservation Area, and specific mention in the Appraisal of February 2015. Both sides of the road are dominated by three storey terraces with basements, stairs to the front door, ornate fascia boards, and each a double height bay frontage. 18 Springfield Road is very typical of this style of property, and retains all features. Most of the properties retain a small walled front garden, although historic boundary treatments rarely survive. 18 Springfield Road retains its historic gate piers and low front wall, the piers are carved with gothic motifs and the wall finished with stone capping.

Blackpool grew in size and popularity during the 19th century to cater for the workers of the Lancashire and Yorkshire textile industries to take their summer holidays. The Preston and Wyre railway to Blackpool North station opened in 1846 and holiday makers sought affordable lodgings close to the bright lights. Springfield Road is one of the most intact examples of a terrace of lodging houses in the Conservation Area, this usage has continued until relatively recent times with Bed and Breakfast businesses on the north side of the road. With such a trade comes advertising, vacancy signage, and canopies adorning the building frontages.

Princes House, 8 Princes Street, Harrogate, HG1 1HN



England & Lyle Ltd trading as: ELG Planning

www.elgplanning.co.uk

VAT Registration No: 660033965
Registered in England No: 3409505
Registered Address: Gateway House, D'ton, DL3 7EGH

The proposals at 18 Springfield Road seek to change the property into 3no. self-contained flats. Consequently, the somewhat cluttered frontage, used to advertise the buildings previous use as a Bed and Breakfast, will be removed. The colour scheme will be returned to a palette more sympathetic to the age of the property, whereby the stone detailing of the bay windows, sills and lintels, and door surround maybe more easily appreciated. A new door is proposed which will be closer in style to the original panelled doors of the age, and will befit the ornate door surround far more than the modern UPVC example currently in place.

Overall, the proposal seeks to return the attractive Victorian frontage of 18 Springfield Road and by doing so reflect the unity of the frontages seen on the south side of the road. This will have a beneficial effect on the streetscape of Springfield Road and special character of the Town Centre Conservation Area.