

## **APPENDIX 4**

### **PROPOSED LOCAL LIST OF BUILDINGS FOR BLACKPOOL**

#### **REVIEW OF BUILDINGS FOR WHICH REPRESENTATIONS HAVE BEEN RECEIVED**

##### **Undertaken by Paul Drinnan, Fylde Borough Council**

The review scheme for determining value for local listing has been done by taking the nine criteria set out in the paper Criteria for Selection for Local List, and scoring each of these out of 10. This gives a total of 90 and, whilst somewhat subjectively, the bar has been set at 60 and above for the building to qualify for local listing, the idea here is to offer some form of objective measurement. In the event a building excels under fewer criteria and falls below this threshold, a measure has also been applied that the building should score at least 8 in two or more variables to be considered suitable for local listing. English Heritage guidance for local listing suggests that buildings should meet at least one of the criteria which are devised for the purpose.

##### **BLACKPOOL AND FYLDE COLLEGE, PALATINE ROAD**

1936 by Borough Architect JC Robinson. Beaux Arts with Art Deco features. Splendid interior.

##### **Age**

1936 – 8. A period of significant public sector building. Purpose built as a college. Significant in the development of Blackpool, as an educational establishment and a significant scale and form on a key site.

**Score: 8**

##### **Rarity**

In view of the form and function of the building this is a rare example – indeed a one off – educational establishment of this scale demonstrating the importance of this educational establishment within the Blackpool context dating from the inter war years. A significant commission at the time and demonstrating the ambition to create a municipal college for the town tied to its growth and expanding population. **Score: 8**

##### **Aesthetic**

A building of monumental scale with the interior plan expressed on the facades. A symmetrical composition with the entrance forming the centre piece with the classical order inspired design including giant columns, entablature and pediment. Flanking wings and two bay projections highlighting the symmetry. Vertically proportioned windows in a multi pane arrangement complement the overall composition. Railings and boundary walls compliment the facades in terms of materials employed. Excellent interior with art deco flourishes and overall design theme carried through from the outside. Building not altered significantly. Considered to be a fine example of civic design. **Score: 9**

##### **Group Value**

Whilst designed as a single composition the building occupies a substantial frontage occupying a significant length of street frontage. The form and façade is broken into section but within an overall symmetrical plan and frontage. In terms of 'group' value, therefore this is considered to be significant. **Score: 8**

##### **Archaeological Interest**

Not known so a 'neutral' 5 is given.

### **Historical Interest**

A purpose built building commissioned by the Corporation to cater for the demands of the population for educational purposes. A significant public building and one of a significant collection dating from this period. Evokes the spirit of modernism with the elegant classically inspired detailing and the popular art deco references linking it with a wider national architectural movement. **Score: 8**

### **Landmark Status**

A purpose built design prominently located and would have been well known as a reference point within the town and would probably have been viewed as a significant development in its time. Designed with palatial proportions to reflect its importance within the built hierarchy of the town. **Score: 8**

### **Social Significance**

Highly important from a social point of view with free access to the public and views as a very important part of the educational establishment of Blackpool. **Score: 9**

### **Significance**

Its history is well recorded and its function dominated in its external expression, form and scale. **Score: 7**

### **Total 70 - Recommended for Local Listing**

### **PALATINE SCHOOL**

Dated 1912 and purpose built as a school.

### **Age**

Dated 1912 and an early school within Blackpool. Little known about its role in the educational hierarchy of the development of schools. **Score: 6**

### **Rarity**

Considered to be an early school and functional in its form and appearance. In the local context, there are thought to be little other comparable buildings of this era and of this scale. Perhaps many other examples in other geographical areas. **Score: 6**

### **Aesthetic**

Functional in plan form and resultant form. Customary red pressed brick with tall vertically proportioned windows to allow plenty of light into the interior spaces. S late roof clad, typical of the era and the locality. The use of gables accentuates the projecting sections of the plan and pediments included to emphasis entrances to the school. Rather a functional appearance with little by way of relief and decoration. **Score: 5**

### **Group Value**

A stand-alone building designed as a school with space around it. The form of the building gives the impression of a collective group value united through form, style and materials. **Score: 6**

## **Archaeological Interest**

Not known so a 'neutral' 5 given.

## **Historical Interest**

The precise historical development of the building is not known but it is assumed that the school was a forerunner constructed when Blackpool was of a much more modest size. It differs considerably from other schools built in the inter war era. In this way the building has considerable interest expressed in its form, plan and location. Its interior plan would probably evoke the educational practices of the era in which it was constructed and so probably has significant historical interest. **Score: 7**

## **Landmark Status**

A key building and well known as a public facility and thus had a landmark function in view of its use and scale/presence. It would form a centre piece for the community. **Score: 8**

## **Social Significance**

Developed as a purpose built school and a centrepiece of the community. Thus the building would have social significance to large elements of the local community for decades. It would have been publicly accessible to large elements of the community. **Score: 8**

## **Significance**

Its status as a purpose built school would presumably be well documented as well as its historical development. **Score: 7**

**TOTAL 58 – However, two '8' scores therefore recommended for Local Listing**

## **BARNARDO'S BENNETT AVENUE**

Designed by eminent architect JC Robinson in 1926 as a school clinic

## **Age**

Noted as 1926. Constructed during a significant period of growth in the development of Blackpool. A public building associated with education. Contemporary with other buildings of various types and scales by JC Robinson. Considered therefore to be important. **Score: 8**

## **Rarity**

Whilst public buildings were not a rare phenomenon during the inter war years the approach to design was rather varied. Some monumental and others of a more modest scale. This building is considered to be quite unique and differs considerably from much of the other work of Robinson. A low scale cottage form of development perhaps related to its use as a school clinic a friendly non intimidating solution almost of a domestic scale. **Score: 8**

## **Aesthetic**

A simple yet pleasing design modestly proportioned with a hipped roof and modest doorway. The bull's-eye windows to the frontage support the cottage characteristics. Interesting frontage with recessed doorway. Some unfortunate alterations in an ad hoc way but the integrity of the original building is retained. Interesting

frontage boundary treatment with matching gate piers in a stripped down formal and decorative railings. Rear wings are presumably part of the original with replacement windows. **Score: 7**

### **Group Value**

The buildings stand on their own and have a reasonable identity as a group although consciously designed for public use. **Score: 6**

### **Archaeological Interest**

Not known so a neutral **5** given.

### **Historical Interest**

Purpose built as a school clinic and another public building developed by JC Robinson for Blackpool Corporation. Significant interest related to education and associated health. **Score: 7**

### **Landmark Status**

In line with other public buildings the building would have associations and act as a reference point for the local community. However, the building is not likely to have been intended as a physical landmark due in part to its played down scale **6**

### **Social Significance**

Designed as a school clinic and having been related to the schools it has particular significance and relates to the growth of hospital and clinic facilities of the era. A well-used public building its significance in this regard is quite unique and community based. **Score: 8**

### **Significance**

Its status as a purpose built school clinic would presumably be well documented as well as its historical development. **Score: 7**

**TOTAL 62 - Recommended for Local Listing**

### **FIRST CHURCH OF CHRIST SCIENTIST**

Art Deco decoration with the use of faience dressings designed by Halstead Best in 1929 but built in 1953. A stripped down annex to the former main church since demolished. Symmetrical with attractive façade and semi circular arched window opening.

### **Age**

Not built until 1953 although designed in 1929 so in effect relates to that era in terms of style. Important as a public building. **Score: 6**

### **Rarity**

Quite different in form and plan from traditional church layout and design evocative of Halstead Best's approach to design with brick and faience part of the stock in trade. Rare example of this form. **Score: 7**

### **Aesthetic**

An attractive building but simple in form, not being over elaborate. Some art deco features including the door case and frieze that terminates the ground floor. The contrast between the brick and faience is a striking element and the pedimental roof hinting at its ecclesiastical use. **Score: 6**

### **Group Value**

Previously subservient to the original church and designed as a detached annex and so the original group value has been lost as the building stands in relative isolation. Setting of the building is imposing set within a landscaped grounds. **Score: 6**

### **Archaeological Interest**

Not known so a 'neutral' 5 is given.

### **Historical Interest**

A place of worship of a non-mainstream denomination with the original building being one of its type but unfortunately lost. Church now located in the ancillary annex building. Interesting building type but not considered to be exceptional. **Score: 6**

### **Landmark Status**

An attractive building set in an open frontage setting but now dominated by the adjoining block of apartments which detracts from its setting. Its 'landmark' status is due to its form and architectural character rather than as a prominent building on a key site and has modest landmark status. **Score: 6**

### **Social Value**

A place of worship and as such has significant public value although its use is probably publicly limited at the practical level by members of the congregation. **Score: 7**

### **Significance**

The history of the building is probably well documented and the original building was the centrepiece of the group, which has now been lost. **Score: 6**

**Total 55 – No high level scores – Recommended not for local listing**

### **PUMP AND TRUNCHEON**

J C Dereham. Public House in the town centre. A two storey building with characteristic half timbering common in the era.

### **Age**

Noted as 1932 built on the site of a former hotel. Of itself the date is not necessarily decisive of its historic value but evocative of the building style for many of the public houses built at this time. This is perhaps important in the local context as a purpose built town centre public house. **Score: 7**

## **Rarity**

There are other pubs in Blackpool built to this style such as the Boar's Head and the Old England although the dates for these are not certain. However, in the context of the town centre and in the era when the popularity of Blackpool was so great it is interesting that the particular style should be chosen – many were streamline modern, Art deco etc. etc. and so this would have specially commissioned with an overall effect in mind. The exterior style is perhaps a reflection of the small scale nature of the pub in side – olde England and cosy. For this reason the building is probably rare and unusual in this location and so has a significant rarity value.

**Score: 8**

## **Aesthetic**

An appealing architect-designed composition with the half timbering a significant – the most significant – element to the façade with leaded windows to the first floor in a Tudor style. An interesting use of faience tiling used to visually separate the ground and first floor elements. J ettied gable to the roof carefully designed and proportioned. A good example of this style of architecture and designed to a specific brief and well executed by a local prolific architect. **Score: 8**

## **Group Value**

A stand-alone building within a group but clearly acts as the most pleasing and well deigned building in this part of the street indeed an unusual insertion - in the particular street scene. **Score: 6**

## **Archaeological Interest**

Not known so a 'neutral' 5 is given.

## **Historical Interest**

Considered to be of particular interest of a building type, being a very good example of a modest public house purpose designed for specific aesthetic purposes – to attract custom to its warm and cosy interior. Unique in Blackpool Town Centre. **Score: 8**

## **Landmark Status**

A well know hostelry within the town centre although of itself not particularly conspicuous in view of its location within a narrow street. However, stands out by way of contrast from other buildings within the vicinity for its richness and expression. **Score: 7**

## **Social Significance**

Considerable as a public building appealing to those who use its facilities which is limited but nonetheless it is publicly accessible. **Score: 7**

## **Significance**

Its history is well known from an architectural as well as social context. **Score: 7**

**TOTAL 63 - Recommended for Local Listing**