



Acland
Bracewell

Appendix 7a

Heritage Assessment



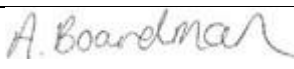
137 Preston New Road
Blackpool
FY3 9NG

February 2023

Report Details:

Document	Heritage Assessment
Site Address	137 Preston New Road, Blackpool, FY3 9NG
Client	G. Hitchen
Reference	X569.157.003

Authors:

	Name	Initial	Signature
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Issue:

Issue	Date	Approved By
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1. Executive Summary

- 1.1 This report has been prepared by Acland Bracewell (“Agent”) in response to a letter dated 6th January 2023 issued to the owners and occupiers of 137 Preston New Road, Blackpool, FY3 9NG (the “Property”).
- 1.2 The letter advises that my clients, Mr. & Mrs. Hitchen, property will be considered at Planning Committee on 7th March 2023 to be added to the Local Heritage List for Blackpool Council. The Council have provided a copy of their Historic Asset Record sheet, setting out where the Council consider the properties heritage value to derive from.
- 1.3 Following receipt of the letter, this firm has been instructed to consider the properties heritage value and to make representations as necessary in response to the current consultation.
- 1.4 Having reviewed the Historic Asset Record for the property and undertaken further research it is not considered there is sufficient evidence of heritage value at this property to warrant a local listing. For the reasons set out within this report, it is not considered the property has local heritage value and therefore it is considered the property should not be included on the Local Heritage List.
- 1.5 This objection is made on the basis that whilst the Site has a history of development over the past 100 years, the building itself has been extensively altered. This decreases its heritage value significantly and obscures the original dwellinghouse, including its original design.
- 1.6 Blackpool Council’s assessment of 137 Preston New Road states that the site is suspected to have been built around 1906 and was occupied by Ernest Gill, son of local ironmonger John Gill, in 1911. The Council’s assessment continues that E. Gill passed away in 1921, leaving his wife, Helen, in residence of 137 Preston New Road up to 1934. Having undertaken our own research, we do not consider the property to have an extensive and convoluted history.
- 1.7 Furthermore, the assessment of the physical properties of 137 Preston New Road as set out within the Council’s assessment are fundamentally incorrect in parts and this raises questions as to the accuracy of the assessment at the current time.

- 1.8 The purpose of a local listing is to recognise and offer a degree of protection to heritage assets that are of interest to the community within which they reside. This report demonstrates that while the site is clearly of some note, modern additions and inconclusive history to the property have overwhelmed any historic character the building may be considered as possessing.
- 1.9 It is considered therefore that the property does not meet the heritage criteria established by Blackpool Council for local listing and therefore should not be designated as such.

2. The Site

- 2.1 137 Preston New Road is a detached dwellinghouse (Use Class C3) located within the settlement of Blackpool, to the north of Preston New Road (A583). It stands within a large corner plot and benefits from a number of detached outbuildings and a detached garage. Whilst the outbuildings and garage are detached buildings, they are linked to the main dwellinghouse with a wall, which is also rendered and painted white with black copings, in keeping with the main dwellinghouse. This creates a 'courtyard' effect off Clifton Crescent. From a review of historic OS Maps it is clear that the outbuilding, garage and connecting walls are all later, non-original, additions to the property.
- 2.2 There are two accesses to the property, both with abilities to be vehicular access, one being off Preston New Road to the properties frontage and the second off Clifton Crescent to the east.
- 2.3 The property is set back from the highway and footpath with a generous front garden, as is commensurate with other residential properties within the vicinity. A tall, close board timber fence, painted black, runs along the boundary of the property and, along with the existing dense vegetation, obscures the property from some street level views.
- 2.4 The wider setting of the property is decisively urban, with residential properties surrounding as well as retail, public house and fast-food outlets within close proximity.

3. Report Objective

3.1 Instructions

- 3.1.1 The scope and purpose of this report is to support an appeal by the owner of 137 Preston New Road against the proposals by Blackpool Council to add the building to their list of local heritage assets. The basis of the objection is that whilst the site has local historical associations, the building lacks sufficient original architectural and historic interest to warrant designation.
- 3.1.2 The Heritage Asset Record received from the Council includes images from Google Maps. It is therefore understood that Blackpool Council have assessed the property by means of a desk-top assessment, albeit this is unconfirmed.
- 3.1.3 Acland Bracewell have been appointed by the owner of the 137 Preston New Road to support their objection and for this an Inspection of the property was undertaken by this firm. Two members of Acland Bracewell (Chartered Surveyors, Land Agents and Planners) attended the property in January 2023 and inspected both the external and internal of the property.
- 3.1.4 This report has been prepared using information obtained during the property inspection, findings from desktop research, a review of the properties Title Deed and a conveyance and an Assignment of Title in relation to the property, provided by the client.
- 3.1.5 This report has been prepared by Abigail Boardman. I am a planner and non-professional historian, having obtained an undergraduate degree in History and a masters in Planning. I have 4 years' experience working in planning, including heritage and conservation. I also reside in the neighbouring Borough and I'm therefore familiar with the Site, Blackpool Borough and surrounding areas. Robert Rawlinson, Director of Acland Bracewell, Chartered Surveyor and planner with 26 years' experience has also contributed to this report.

3.2 Report Structure

3.2.1 The report structure is as follows:

1. A brief summary of the historical background relating to the site (Section 4)
2. Description and analysis of the building, based upon a fabric survey (Section 5)
3. A summary of Blackpool Council's local listing criteria (Section 6) and an assessment of how 137 Preston New Road meets these criteria (Section 7).

4. Historical Context

4.1 Background

4.1.1 The Historic Asset Record ('HAR') produced by Blackpool Council with a view to potential local designation states that the property was erected in c. 1906 but is first recorded in the 1911 Census, which states that Ernest Gill resided at 'Dromore'. The HAR suggests that Ernest Gill was the son of local ironmonger, John Gill of Hallmark & Gill. The HAR states that Ernest Gill married Helen Eccles in June 1906 and had two daughters with her, all of whom are detailed in the 1911 Census. Ernest died in 1921 and the HAR suggests Helen remained in the property until 1934. The HAR does not state whether Helen moved away from the property or passed away in 1934.

4.2 Development of the Site

4.2.1 The OS mapping of the mid-1840s and 1890s show this site as absent from development. The maps from this period suggest that the land at this time was undeveloped agricultural land associated to one of the many scattered farmsteads found in this area during this period. Preston New Road is not shown on either of these maps sets.

4.2.2 The period between 1890 – 1909 saw significant development within this area, including extension of 'Great Marton' to the west.

4.2.3 A property is first visible at this site on historic OS Maps from 1909/10 (Published 1913), where Preston New Road is also shown for the first time. OS Maps from this date show a broadly square parcel of land with a rectangular building within, referred to as 'Dromore'. The name 'Dromore' has its origins in Ireland. A review of an Assignment of Title for the property show that Ernest Gill did not own the land but leased it from John Talbot Clifton. Clifton was an avid traveller and had links with Ireland, eventually buying Kylemore House in Connemara following the end of the first world war.

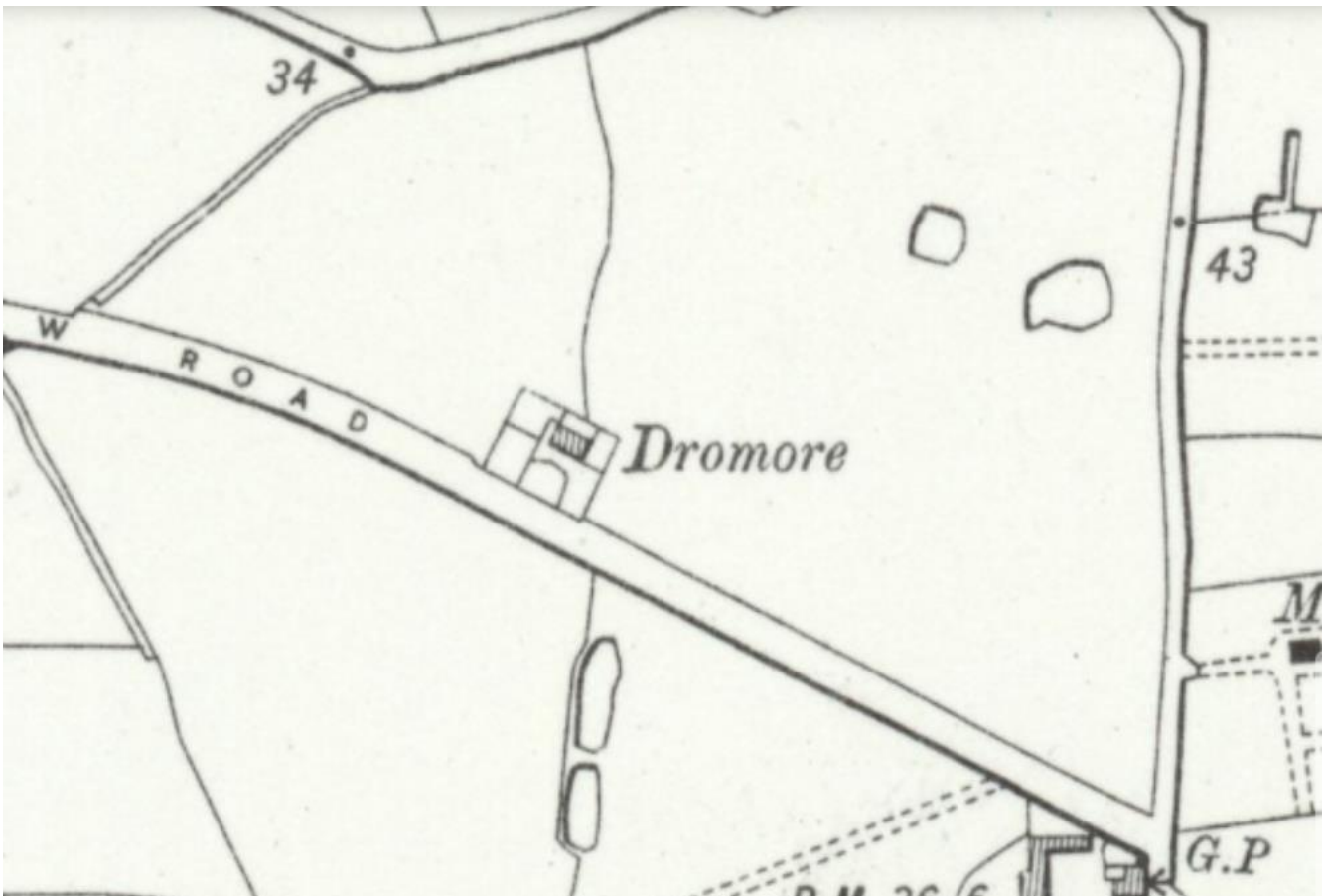


Figure 1: OS Map 1909/10, Published 1913 (Lancashire Sheet LI.SW)

- 4.2.4 The 1930/31 OS Maps (Published 1933) shows a property, again referred to as 'Dromore' at the site. Significant development has also taken place within the surroundings, including the creation of a number of streets, including Clifton Crescent immediately east of the property. This map again shows a rectangular property, however, this is now set within a larger plot with a diagonal rear boundary. From a review of the Conveyances in relation to this property, it can be seen that this additional land was purchased by Helen Gill in 1922.



Figure 2: OS Map 1930/31, Published 1933 (Lancashire Sheet LI.SW)

- 4.2.5 By 1938, the plot to the west saw development, with a large rectangular shaped property having been erected. At this date, 137 Preston New Road remains unaltered to the 1930/31 OS Map, however, as of 1938 the property is no longer detailed as 'Dromore' and no subsequent records refer to the property with this name. It has not been possible to confirm why the property name was abandoned, however, it is noted that the registered address for this property is '137 Preston New Road' and not 'Dromore'.



Figure 3: OS Map 1938, Published 1945 (Lancashire Sheet LI.SW)

4.2.6 By 1951, the adjacent property to the west has been subdivided and there is an additional development to the west also. 137 Preston New Road remains shown as a rectangular property.

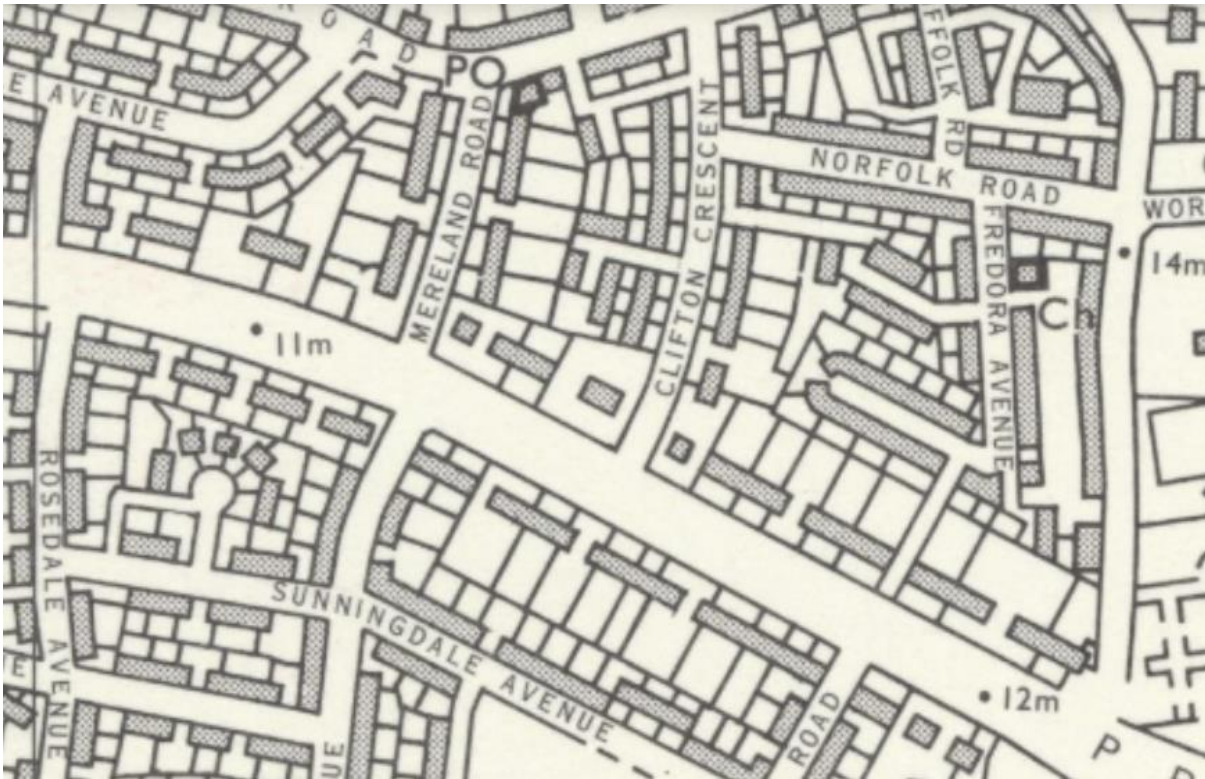


Figure 4: OS Map 1851/71, Published 1971 (SD33SDW - Part of SD23SE-A)

5. Analysis of the Building

5.1 Historic Asset Record

5.1.1 The HAR produced by Blackpool Council provides a brief description of the property 137 Preston New Road and reads as follows:

“Substantial detached two storey dwellinghouse probably constructed from brick, rendered and painted. Steeply pitched slate roof swept at eaves. The main elevation has two large gabled bays; the right-hand gable breaks forward and has a double height bay window, and the main entrance with an arched doorway adjacent. Left-hand gable as a bay window to the ground floor. There is a slate canopy above the ground floor windows to the left of the entrance which continues down the side elevation. Small swept dormer to the centre of the front roof slope.”

5.1.2 Its significance is summarised as follows:

“A good and locally rare example of an Arts and Crafts style house constructed c. 1906”.

5.2 Arts and Crafts Movement

5.2.1 As set out above and within the HAR, it is considered the heritage value of this property derives from its Arts and Crafts style. In order to fully assess whether the property is in keeping with Arts and Crafts style architecture, it is important to understand the defining features of such style.

5.2.2 The Arts and Crafts movement emerged in Britain following the Great Exhibition in 1851. The movement in Britain is generally accepted as lasting from 1860 up to around 1905. By this time, Britain had already experienced its Industrial Revolution and cities were heavily developed with factories and terrace housing. Some people didn't like how plain developments like housing had become and felt a lot of buildings looked the same. The style of the British Arts and Crafts movement is often accredited to architect and interior designer William Morris (1834 – 1896), as well as many other artists, writers, philosophers and theologians.

- 5.2.3 The Arts and Crafts movement favoured quality over quantity and hand-crafted items rather than mass produced, machine made goods. A key feature of the movement was the desire to replace machine with specialised craftsmen, hand painted ornamentation and human personality in design. The resultant dwellings by and large emphasised natural materials and recalled medieval cottages with sloping roofs, small windows and expansive gardens.
- 5.2.4 Arts and Crafts style houses were built with features left exposed to explain and tell the story of its construction. This is because the craftsmanship and construction of the buildings were so integral to the style and movement as a whole.
- 5.2.5 Small, multipaned windows were often used, as was stained glass due to its medieval feel.
- 5.2.5 White, rough cast render was often used externally, however, features would be left exposed, including wooden pegs in beams, bare stone and brick, pebble dash, stone dashed window and door openings and low rooflines. The exposure of features and materials was purposeful and synonymous with the Arts and Crafts movement, showcasing the craftsmanship of those involved in the build.
- 5.2.6 Fireplaces were also a popular feature in Arts and Crafts style architecture, with multiple usually being installed within a single property. Internally, fireplaces would have wide hearths and carved or ornamental fireplaces. Externally, multiple chimney stacks would be visible, and these were usually oversized to create a prominent roof feature.

5.3 Analysis

Form

- 5.3.1 The building is an oddly shaped and asymmetrical two storey building.
- 5.3.2 From an inspection of the property it is clear that it has been subjected to two rear extensions off the original dwellinghouse as well as a side extension to the east. As the sloping roof is found to the east elevation is suspected this could be a non-original feature of the property. From internal inspection, there does appear to be an outer wall in line with the edge of the roof beams, suggesting that the large slope to first floor level with gable at the east is a later extension to the property. This is also intimated through an unusual protrusion of the roofline around this area.

5.3.3 In addition, there are three outbuildings to the rear of the property, erected originally as 2.no stores and a sauna. There is a large detached double garage, which has been subject to extension. The outbuildings and garage are all understood to be late 20th century additions to the dwellinghouse and none are visible up to the 1951 OS Maps.

5.3.4 Also within the rear garden of the property is a large, unenclosed swimming pool, which is understood to have been completed in December 2006.

Walls

5.3.5 The HAR states that the property is probably of brick construction, rendered and painted white. We agree with this assessment of the property.

5.3.6 During the investigation, no render was removed from the property, and it was not possible to confirm the underlying construction. It's thought that the property is rendered with cement and has been painted white.

5.3.7 Whilst the white render is an attractive feature of this property and a feature found within Arts and Crafts style architecture, it is uncommon to find Arts and Crafts style developments that are fully rendered. Usually only the upper storey, sometimes set within a mock timber frame, would be rendered, as the material was used to help the developments break away from the revival styles of the Victorian era, such as Gothic and Classical.

Roof

5.3.8 The HAR states that the property has a steeply pitched slate roof, which is swept at the eaves.

5.3.9 Fundamentally, the HAR is incorrect in its description of the roofing material. It is confirmed that no element of this property is roofed in slate. The roof tiles are of a clay material, suspected Rosemary clay. This material is consistent through the dwellinghouse, outbuildings and garage. The roof tiles also appear to be the same as those used on the adjacent 135a Preston New Road. 135a is a c.1970s dwellinghouse, erected within the grounds of 137 Preston New Road before the title was severed and 135a was sold as a separate dwellinghouse.

5.3.10 A fundamental feature of Arts and Crafts houses was their emphasis on the handmade and craftsmen trades. Indeed, a rejection of industry and machine made products is how the Arts and Crafts movement was born. The clay roof tiles have been assessed and are not handcrafted, but are a machine made tile. The roof material therefore possesses no historical significance, nor is it reflective of Arts and Crafts development.

- 5.3.11 The roof is steeply pitched to the east elevation and to the gables to the front and east. However, the main ridge and roof is not considered to be 'steeply' pitched and is comparative to other dwellings locally, including 135a Preston New Road, adjacent. The roof does sweep slightly at the eaves. However, the roof at 137 Preston New Road is neither as steep, nor as interesting as the steep, swept roofs found on the properties at 78 – 80 Lomond Avenue and 29 – 35 Preston New Road and 68 West Park Drive to name just a few local comparisons.
- 5.3.12 The HRA acknowledges a 'slate canopy' however, this canopy is also clay tiled to match the roof. The canopy is present above the ground floor window to the left of the entrance and continues approximately halfway down the west elevation of the property. The pillar holding this canopy also appears to be a non-original feature when inspected and so the canopy may not be an original feature of this property.
- 5.3.13 From a review of the local vernacular, the canopy above ground floor windows is clearly a common feature and so this is not considered to give the property any particular architectural interest. In fact, upon a review of the residential properties surrounding 137 Preston New Road, the canopy features to ground floor are extremely common across both older and new build properties. Therefore, the canopy, whilst an aesthetically interesting feature in keeping with the local area, is not a feature of any historical merit or significance.
- 5.3.14 The swept eaves are a less common feature within the local vernacular. However, swept eaves are more akin to Edwardian street shelters (like the Grade II Listed shelters along Princess Parade) than the Arts and Crafts movement.
- 5.3.15 From internal inspection it is suspected that the original property contained three fireplaces, however, these have been blocked up/taken out of use and their chimney stacks have been removed. Externally, there is no evidence of fireplaces at the property and this is a clear indication of roof alterations at the property. Given the likely extension to the east side, where the large slope is present, it could be possible that the chimney stacks were removed and the large slope to the side extension were implemented as part of a renovation of the property.
- 5.3.16 Furthermore, and as shown in the imaged dated to c.1980s, there has been significant alteration to the roofline of the property on the east elevation. The image shows the roofline continuing north with a white rendered chimney stack present, the other two chimney stacks already removed. The roofline on the property today is cut back in this location at an unusual angle and this last chimney stack has been removed. It's also noted from the photograph that the chimney stack that was in situ is not oversized, as was common with Arts and

Crafts style properties. This chimney shown in the photograph is more in keeping with surrounding 20th century properties.



Figure 5: Blackpool Gazette Offices, c.1980s (Source: The Gazette)

Fenestration

- 5.3.17 A key feature of Arts and Crafts style dwellings was the use of small, multipaned windows and sometimes the use of stained glass.
- 5.3.18 The windows within 137 Preston New Road are not small and are of a standard size. To the front elevation, the windows are UPVC mock sash windows, which are reflective of timber sash windows. However, the windows to the front elevation are non-original, including the eyelid window at first floor.
- 5.3.19 To the side and rear elevations non-original UPVC windows are again found, except these windows do not have the mock sash effect.
- 5.3.20 The main dwellinghouse has two small round timber framed feature windows within the east side extension (one facing the east and one the south). However, upon inspection of the property it has been noted that these two windows are identical to the small round timber framed feature window in the garages front elevation. The garage is a non-original outbuilding and so the authenticity of these feature windows is questioned. The east facing round window is currently stained glass, however, review of Google Maps images show that in 2009, this window was not stained, therefore suggesting the stained glass has been inserted at a later date, possibly when the ground floor window on this elevation was replaced with a non-ventilated window.



Figure 6: First-Floor Side Window non-Stained in 2009 (Source: Google Maps)

5.3.21 The HAR acknowledges the presence of bay windows within the property to both ground and first floor. Whilst an attractive feature bay windows are extremely common within the local area, poses no architectural or historical interest and are not features accredited to the Arts and Crafts movement. No heritage value is therefore derived from the bay windows.

5.3.22 The HAR also makes reference to a 'swept dormer' to the centre of the front roof slope. This feature, which is technically known as an 'eyebrow window' does not serve a habitable room (as is usually the case for a 'dormer') and provides a feature and natural light to the first floor hallway. These features are sometimes known as eyebrow dormers but are more akin to a window as they provide natural light and ventilation as opposed to habitable interior space. Eyebrow windows have been used for centuries within British cottage

architecture and so again, are not necessarily synonymous with the Arts and Crafts movement, despite being aesthetically interesting.

5.4 Date

- 5.4.1 The HAR suggests that the property was built in c. 1906 and this date has possibly been derived from the year in which Ernest Gill married Helen Eccles.
- 5.4.2 From a review of the conveyance and assignment of title for this property, a map dated 1908 is included and shows the plot of land as undeveloped. A property at the site is visible on the 1909 OS Maps and therefore it's suspected the property was erected around 1908/09. This is at the late end of the Arts and Crafts movement in England, which is generally considered as occurring between 1860 – 1905, albeit the movement continued with traction in the United States at least into the 1920s. That said, the American Arts and Crafts style is very different to the British style and American Arts and Crafts dwellings are usually known as 'Craftsmen' houses.

5.5 Setting

- 5.5.1 The building stands within a fairly recently developed area of Blackpool. A review of historic OS Maps show that 'Dromore' was one of the earliest properties in this area not associated with an agricultural holding. From around 1900 there has been significant development in this area, including Stanley Park which was created in 1926. Today, this area of Blackpool is undeniably urban, with the property sited on a main and busy A-Road. The property is surrounded to all sides by mid-late 20th century developments and it is not considered the wider setting holds any heritage value. To confirm, the property does not lie within a Conservation Area.
- 5.5.2 Following an investigation of the property, it is considered that the history of its development is too unclear to warrant a local heritage listing and further research should be undertaken to establish a strong timeline of its development, including the later extensions and additions.

5.6 Summary

- 5.6.1 In short, there are simply too many questions surrounding the property at the current time to justify its inclusion on the local heritage list. The property has clearly been extended and altered, including significant roof alteration.
- 5.6.2 Whilst the property at face value appears to be an Arts and Crafts style development, the age and alterations to the property since it first appears on OS Maps in 1909 raise questions as to whether the property was originally erected in such style, or whether it has been altered at a later date to give a 'mock' Arts and Crafts feel. If the property was originally erected in this style (which is not confirmed), then features and materials fundamental to the movement have been lost and with them the historical value of this style of architecture.
- 5.6.3 Furthermore, the property poses many features which simply aren't synonymous or reflective of the Arts and Crafts movement, including the white render to the full extent of the property and associated outbuildings and swept eaves.
- 5.6.4 The property is undeniably a beautiful home, but it is not considered to be of sufficient local heritage value.

6. Local Listing Criteria

- 6.1 Following a 2011 Study in conjunction with Historic England Blackpool Council have been creating a list of local heritage assets with over 300 now identified. National government encourages local authorities to create a local heritage list to protect local assets that may be at risk of unsympathetic alteration or demolition.
- 6.2 Blackpool Council have produced a criteria for the selection of buildings for inclusion on the Local List. The listing criteria is as follows:

Age

(a) Buildings surviving from the earliest phases of development (in Blackpool's case prior to 20th century) and early 20th suburban development and surviving in anything like their original form. Superficial alterations which may be reversed in the future, e.g. reinstatement of timber windows, will not preclude inclusion on the list.

Rarity

(a) Rare surviving examples of a particular type or form of building, material or style.

Aesthetic or design merit

(a) Examples of a particular architectural style.

(b) Use of quality materials and workmanship.

(c) The work of a notable local architect

Group value

(a) Groups which as a whole have a unified architectural or historic value to the local area.

(b) Terraces, enclosing buildings (surrounding squares etc.), uniform rows etc.

Archaeological interest

(a) Although archaeological finds across the borough to date have been scattered and few, they nevertheless indicate ancient settlements, and the possibility of future accidental finds should not be discounted. In addition, there is the possibility that some existing buildings have older foundations, perhaps as yet undiscovered. Where the presence of such archaeology is known, or suspected, to exist,

the building will be included on the list. In all other cases, where planning applications for development in any part of the borough involve work below ground level, it is suggested that a condition be attached that archaeological finds should be notified to the Council for recording in situ, so the location can be added to the Heritage Environment Record.

Historical interest

- (a) Historical association with a notable local person, event or key period of development.
- (b) Figures or events of national interest with a direct association
- (c) Where buildings have later alterations, if the change demonstrates key stages in the town's historical development and are clearly legible, the building will be included

Landmark status

- (a) Buildings which contribute significantly to townscape appearance e.g. pubs, churches, factories, cinemas, banks, etc.
- (b) Buildings that are a focal point of social or visual interest e.g. prominent corner sites.
- (c) Form a landmark, from within or from outside an area.

Social value

- (a) The development of an area is often influenced by an individual building, which may play an integral part in the shape of the area, or in the local social scene. Such buildings may include churches, schools, village and town halls, chapels, public houses, memorials, places of employment and workhouses, which formed a focal point or key social role in the historical development of the area.

Documentation

- (a) The significance of a local historic asset of any kind may be enhanced by a significant contemporary or historic record, although this criterion alone will probably not be sufficient to justify local listing.

7. Assessment and Conclusion

7.1 Application of the Listing Criteria

7.1.1 When Blackpool Council's heritage criteria are applied to 137 Preston New Road, the following conclusions are obtained:

Age

7.1.2 This report has demonstrated that whilst there was a dwelling erected on this site in 1908/09, the original property has been subject to multiple extensions which have obscured, particularly from external review, what is an original feature.

7.1.3 Perhaps most significant is the acknowledgement that the deeply sloping roof, which gives the property that Arts and Crafts feel, is likely non-original and therefore is a mock Arts and Crafts feature. This, along with the other extensions to the main dwelling house and alterations to the roof (including the removal of three chimney stacks) goes beyond superficial alterations and are structural changes, obscuring the original form of the property and preventing its reinstatement to its original form.

Rarity

7.1.4 As has been demonstrated throughout this report, it's questioned whether the property is a surviving example of an Arts and Crafts development from the Arts and Crafts period. Furthermore, the materials used in the building are neither rare nor in keeping with the handcrafted materials found within Arts and Crafts homes and that were fundamental to the movement, for example the machine manufactured clay roof tiles are in complete antithesis to the Arts and Crafts movement.

Aesthetic Design or Merit

7.1.5 At a glance, the property appears to be an example of a particular architectural style, namely the Arts and Crafts style. However, as has been set out within this report, some of the architectural features of the property are out of character for an Arts and Crafts style dwelling, including the full white render to all elevations, the standard sized window openings and the swept eaves. Other features which are synonymous with Arts and

Crafts style properties, such as steep sloping roofs, cannot be proven to be original features and are suspected to be later additions. The property is therefore considered to possibly pay homage to the Arts and Crafts style, as opposed to originally being an Arts and Crafts home.

- 7.1.6 The use of quality materials and craftsmanship is a fundamental element of the Arts and Crafts movement and architectural style. The site investigation has confirmed that the materials used at the property do not hold heritage significance in terms of quality of materials or craftsmanship and the materials used within the building fabric are machine manufactured, for example the clay roof and UPVC window frame and fascias.
- 7.1.7 It has not been possible to confirm whether a notable local architect was involved in the property and therefore no heritage value is derived in this regard.

Group Value

- 7.1.8 The property does not form part of a group and therefore does not possess group value.

Archaeological Interest

- 7.1.9 We are not aware of any suspected archaeological interest at the site.

Historical Interest

- 7.1.10 The HAR alludes to some historical interest being derived from Ernest Gill (1876 – 1921) residing at the property.
- 7.1.11 Ernest Gill was the son of John Gill, ironmonger and co-founder of Hallmark and Gill ironmongers. Ernest married Helen Eccles in Preston in 1906. It's not been possible to identify any further details regarding Ernest or Helen Gill and it has not been possible to confirm whether Ernest worked within Hallmark and Gill or had any association to the business beyond his father being the founder.
- 7.1.12 It is therefore questioned whether it is appropriate to derive heritage value at the property by virtue of Ernest Gill, son of ironmonger John Gill, being a resident. A review of the conveyance and assignment of title has also confirmed that neither Ernest nor Helen owned the site but instead leased it from John Talbot Clifton.
- 7.1.13 Had John Gill resided at the property, greater heritage value could have been attached through historical association.

7.1.14 We are not aware of any figures or events of national interest having any association with the property.

7.1.15 Where buildings have later alterations, if the change demonstrates key stages in the town's historical development and are clearly legible, the building will be included. In the case of this property, later additions are not easily identifiable nor are they reflective of key stages in the town's historical development.

Landmark Status

7.1.16 The property does not contribute significantly to the local townscape.

7.1.17 The building, by virtue of its set back nature, mature boundary landscaping and large perimeter close board fencing, is not a focal point of social or visual interest and despite being a corner plot, within this setting it is not a prominent corner plot.

7.1.18 The property does not form a landmark from within or outside an area.

Social Value

7.1.19 The property is not considered to form a focal point or key social role in the historical development of the area and therefore does not possess social value.

Documentation

7.1.20 There are no significant contemporary or historic records associated with this site.

7.2 Summary and Conclusions

7.2.1 The purpose of this local listing is to recognise and offer a degree of protection to heritage assets that are of interest to the particular community within which they reside. This assessment has demonstrated that whilst this is clearly an aesthetical property with a clear nod to the Arts and Crafts style, the property has been subject to extensive external alteration which has obscured the original dwellinghouse.

7.2.2 Furthermore, initial investigations have revealed that the property in its current form lacks fundamental features of Arts and Crafts style properties, such as small windows, use of handcrafted materials and exposure of different elements of building material. 137 Preston Road possesses machine made clay roof tiles, standard sized windows and full render. Whilst the original property may have contained features more aligned with

the Arts and Crafts movement, they are now lost and with them the heritage value deriving from the architectural style.

- 7.2.3 Ernest Gill, son of ironmonger John Gill did reside at the property until his death in 1921. However, it has not been possible to confirm whether any heritage value can derive from the property's association with Ernest. It's not been possible to confirm whether Ernest was involved with the Hallmark and Gill ironmongers. I therefore question the appropriateness of locally listing a building on this basis. My assessment would have been different in this regard had John Gill resided at the property.
- 7.2.4 In summary, it is considered there is insufficient robust and unambiguous information currently available on the property to confirm it possesses heritage value.
- 7.2.5 The Historic Asset Record provided by Blackpool Council advises the significance is considered to be derived from the property being a *"good and locally rare example of an Arts and Crafts style house constructed c.1906"*.
- 7.2.6 Whilst the property may have been erected in the Arts and Crafts style, as it stands today it is absent of fundamental characteristics of the architectural style, including the loss of original chimneys, non-original roof and multiple rear and side extensions. Furthermore, the integral driver behind the Arts and Crafts movement was the championing of craftsmanship and handmade materials. These would be showcased in the developments by ensuring the different materials were exposed in various places. With this property the full white render obscures all the suspected brickwork (meaning it's not been possible to confirm the construction of the property), the roof tiles are all machine-made clay tiles, the windows and facias are UPVC and there's a clear lack of handmade and crafted material in the surviving dwellinghouse. The property in its existing form therefore falls short in exemplifying the principle aims of the Arts and Crafts movement. Furthermore, the extensive alterations to the roof raise question as to whether the property was erected in the Arts and Crafts style or altered at a later date to mimic said style.
- 7.2.6 We do feel that given the lack of robust and unambiguous information on the history of the property that to seek a local listing on 7th March 2023 would be premature. Further investigation is necessary to confirm whether the property possess heritage value worthy of protection.