

LOCAL LIST APPEAL PANEL DECISION REPORT

Asset: Poor law trio, Kirkham, Wesham

Panel meeting date: 19 September 2019

Comment on historic and architectural significance

Institute, Derby Rd

Distinctive architecture

Highly significant in Fylde as there was not a workhouse in other towns in this part of Lancashire

Axis format – horizontal corridor gives an ordered impression

Architects are Heywood & Harrison 1896 (dissolved 1908) Few surviving buildings including Accrington cottage hospital at Ramsbottom, bowling club at Accrington, Pavilion extensions at Lytham pier, Moss Side hospital at Westby with Plumpton, Free library at Darwen, Ansdell Rd North baptist church at Lytham St Annes

Grandiose offices at front

Coherent architecture across the site

The present car park area was large gardens serving the institute

The architecture is austere but not unbearable, there are softer elements including small roofs (Germanic style)

The building has rarity as most towns would have had a workhouse which has since been lost, most have become hospitals and later demolished when not suitable for modern standards

Although not decorative it is not austere and not purely utilitarian – the attention to detail suggests that the design ethos was to provide a visually interesting design. The non-decorative architectural features does not detract from the architectural interest

Changed windows and the additions have not affected the overall character

Selection Criteria met

Architectural interest should be included for the criteria of the Derby Road site.

Comment on appeal

Disagree with the comments that the Derby Road building has no architectural note on a local level. The former administrative block in particular, is a good quality, well designed example of Edwardian architecture.

Local listing does not 'preclude' future development, it informs it. Whilst local listing does not have the same statutory protection as listing, the NPPF directs decision makers to make an assessment of how a development might affect the significance of a non-designated heritage asset, and confirms that a balanced judgement is required having regard to the scale of any harm.

It is acknowledged that there may be better examples of surviving Cottage Homes elsewhere across England and Wales. However, this is a local listing process looking at buildings in a local area with local significance.

Conclusions

The architecture of the institute is typical for a poor house and alterations have not significantly altered the overall character of the asset.

The architecture of the Superintendent's house and its satellite building, and the cottage home similarly demonstrates the design principles of the original use; the alterations have not significantly altered the overall character of the asset.

Recommendation

to add the asset to the Local List of Heritage Assets