

BUILT HERITAGE REVIEW 2016

THE PROTOCOL FOR IDENTIFYING HERITAGE ASSETS

Introduction

The Built Heritage Strategy for the Borough was adopted in November 2015, following extensive research and consultation. It is now fully updated and published, taking account of legislative changes and Historic England Practice Notes. It contains an extensive Action Plan, which describes a significant number of projects that will be implemented over the lifetime of the Strategy. One of the principal objectives of the Strategy is one of identifying, appreciating and protecting the built heritage of the Borough. There are various means of achieving this, including the national lists of buildings, conservation areas, historic parks and gardens, and archaeologically important sites. Planning policies to be contained within the emerging Local Plan set out how these historically important assets should be managed and protected.

The National Planning Policy Framework (NPPF) sets out the Governments planning policies, including those relating to the protection of heritage and the built environment. The NPPF advises that local authorities should set out a positive strategy for the conservation and enjoyment of the historic environment. The Council's Built Heritage Strategy fulfils that ambition.

The NPPF advises that local heritage can be significant and go well beyond nationally designated assets. This is probably the case as much in Fylde as anywhere else. One means of identifying such heritage assets is through the compilation of a local list of buildings. This would be in addition to other means of protection such as conservation area designation. Historic England strongly supports local listing and has published guidance on how this might be achieved. Local listed buildings would not, by definition, be as important as those contained within the national list but, nonetheless, would be valued for their importance to the local area, perhaps being good examples of a particular national style or local building tradition. Historically important buildings may be appropriate for local listing in view of their particular associations with the locality, including socially important events, notable individuals or use of the particular building.

The Borough is fortunate in that it has a wealth of heritage assets and this is already recognised through current designations including nationally important buildings, parks and locally designated conservation areas.

Within the context of the Heritage Strategy, the production of a borough-wide local list of buildings was one of the suggested early projects. The Council, by way of its Development Management Committee, has now resolved to undertake this exercise. In reaching this decision, it accepted the generous offer of the Lytham St. Anne's Civic Society (LSACS), which offered to provide some complimentary funding to the Council's in houses resources, to expedite the delivery of the project.

As the activity and interest of the LSACS is primarily confined to the two coastal towns, of necessity it was then agreed that the focus of this work should initially be confined to these areas. However, it should be noted that a major part of the work is one of creating an appropriate system for selection, which can be used for identifying particular buildings in the general sense. The advantage of this initial part of the work is that once a system and process is agreed as to how buildings can be selected for the initial area, this allows for the same system to be used across the Borough as a whole.

The early stages of the project have involved considerable thought as to how the method of implementation of the project can be rolled out. To assist in the process, established methods of establishing the criteria by which buildings might be selected have been considered. This includes taking account of the advice of Historic England on local listing, through its publication 'Good Practice Guide for

Local Heritage Listing’. This essentially lists the type of criteria that can be applied to identify heritage significance. It is, in fact, similar to that used in assessing whether particular buildings are appropriate for ‘national listing’.

This document essentially sets out a narrative of the process that has emerged following discussion with individuals and groups who have been through the local listing process. In addition, the advice of Historic England has been reviewed and taken into account, particularly as regards the selection criteria, which is to be used in the process. However, it is clear from research that the process should be tailored to the individual circumstances of the locality in question. This is particularly important in assessing the issue of the ‘quality bar’, that is, the quality of buildings, due to their architectural or historic interest, that should be considered suitable for heritage protection. Fylde is fortunate that it contains a very extensive legacy of such buildings.

As a result, the local list of buildings will be selective and representative of particular types and styles of buildings. However, following due consideration, the scope of the review has been broadened from its original remit, which was aimed solely at assessing the scope for individual buildings. It is some time since there has been any review of the general built heritage of The Borough, including conservation area designations. Therefore, there seemed to be the potential for assessing the scope for built heritage protection on a basis that is broader than individual buildings. This will be outlined in the protocol.

Scope of the Review

In the context of the Built Heritage Strategy, the primary objective of the review is one of providing recognition and protection for the appropriate heritage assets that presently do not have such protection. As a result, the review will not, at this stage assess the scope for locally listed buildings within designated conservation areas since these buildings have the statutory protection of being within a designated area. The scope for assessing the value of individual or groups of buildings within conservation areas will be assessed when appraisals and management plans are prepared, which is also a specific action contained within the Built Heritage Strategy. However, within this specific review, the potential scope for conservation area extensions or new areas will be identified along with groups of buildings or buildings considered appropriate for ‘local listing’ – see below.

Project Board

The principal objective of the Project Board is one of overseeing the heritage review and ensuring the processes and procedures associated with it are applied in the correct way. It will also be a sounding board for discussing the progression of the review and making informed alterations to the way in which it operates, by for example, making the procedures more efficient. An important constituent part of the Project Board will be the inclusion of selected elected members (councillors) who can ensure that the remit granted by the parent Development Management Committee of the Council, is fulfilled. The Project Board will meet as and when required and will make the recommendations to the Councils Development Management Committee as the project progresses.

The Creation of Heritage Zones: Mapping

The first stage of the process has been one of creating a series of ‘Heritage Zones’. This designation does not signify any particular status but is simply a way of sub-dividing the urban area of Lytham and St. Anne’s into a series of zones that can be isolated due to their particular character. These areas or ‘zones’ will then be the subject of assessment to ascertain whether they have specific buildings, groups or areas within, that justify recognition and protection for their heritage value. The particular zones may be identified for a number of reasons including:

- The street plan or layout of the area

- The type of building that gives the area a particular character e.g. the properties were built around the same time or have the same form or style
- The area has a recognisable identity and contained by defining features such as open space, roads or other edges
- The area has a defined 'centre' with a recognisable form of development that surrounds it
- Areas with a particular type of use supported by building form e.g. an industrial site
- Combinations of any of the above

Discounting

As a result of this 'mapping' exercise the two towns have been divided into zones and from that point some areas will have been discounted as having the potential to become Heritage Zones for a number of reasons, including:

- The defined area contains development that does meet heritage criteria e.g. the age of the development i.e. Post 1939.
- The type of development is of a form that would not qualify for heritage zone designation in view of its use and building typology e.g. industrial and employment sites
- The areas are presently protected for their present quality i.e. conservation areas, that will be the subject of a separate review
- The areas generally lack any specific significance and anything out of the ordinary.

A map of Lytham and St Anne's has been produced that identifies a number of Heritage Zones following this mapping exercise.

Heritage Zones Identified

The term 'Heritage Zone' does not imply that the defined area has, of itself, any particular value that will necessarily result in its recognition through some form of designation. This is rather a way of isolating zones that have the potential to contain buildings, groups or areas that have heritage value. The principal reason for the recognition of the zones is so that a more detailed assessment can be made that will identify such assets. The stages in that particular process will be considered later in the Protocol.

Range of Protection and Types

Some initial analysis work undertaken in the creation of this protocol and based on experience and knowledge of the area, strongly suggests that in fact there are three types of 'heritage asset' that are likely to result from this heritage review. These are summarised as follows.

Locally Listed Buildings or other Artefacts

As a result of an analysis of the particular Heritage Zone, the initial characterisation field work, based on the *selection criteria*, will identify buildings of particular note that can be considered candidates for local listing designation. In addition to 'buildings', historic structures or artefacts might be considered suitable for protection, in the same way as national listing can include features that would not normally be referred to as 'buildings'. To be eligible, locally designated listed buildings would be required to meet at least three of the selection criteria (Appendix 1).

Conservation Area designation

As a result of the analysis of the defined Heritage Zones, the quality of individual or groups of buildings may suggest that area based protection, in the form of a conservation area (or an extension to an existing area), might be appropriate, rather than locally 'list' numerous individual buildings. This conclusion would result from the initial characterisation study for each heritage zone where buildings are given a value. (See

Characterisation below). The essence of a conservation area is that it has a particular identity as a 'place', of distinctive character where buildings enclose spaces in the form of streets or squares or form a setting for open spaces. To warrant conservation area designation, the area would need to have special architectural or historic interest. The initial characterisation work would identify areas as having the potential for designation and if this recommendation was accepted, then further detailed study should follow.

Groups of Buildings of High Townscape Value

In addition to conservation areas and potential locally listed buildings, the Borough often contains groups of buildings that have particular merit from a heritage perspective. Such groups, by definition would not be individual buildings but, perhaps a number clustered together in the form of a terrace or 'run'. As such these groups would not be appropriate for conservation area designation, but may be imposing or attractive in their own right and evocative of the stage of development associated with the locality - being good examples of a particular type or style of development. They would be required to make a significant contribution to the character of a street or location. Such buildings would be required to meet at least two of the selection criteria to be considered appropriate for the High Townscape designation.

Rapid Area Characterisation : Historic Overview

The heritage value of a particular location – and its buildings – will be determined by the characterisation study. Initially this will result from a rapid visual survey of the zone – hence the title Rapid Area Characterisation. However, prior to this undertaking, it will be appropriate to assess whether the zone in question contains any particular historic significance. This may be in view of its age, type of development, its use and layout, the origins and significance of particular streets or the area as a whole. There may be an element of significance deriving from the designer, architect or developer involved in its development. This aspect of research will draw out any historical significance, which will be in addition to the visual survey.

Rapid Area Characterisation : Visual Survey and Mapping and the Traffic Light System.

This aspect of the characterisation is essentially a visual survey of the area with the aim of mapping individual buildings (and any other features/artefacts), with the objective of assessing whether the buildings, individually or collectively are considered to have any special architectural or historic interest that would warrant their protection. This part of the process requires an on-site survey by 'walkabout', with a map. The means of recording the findings are based on a '*Traffic Light System*'.

Each property is 'scored' as either 'positive' (green) or 'neutral/negative' (red), based on an assessment of their quality by applying the Selection Criteria. Any buildings that appear to be of exceptional quality will be highlighted in yellow. This will be the first stage in the process of identifying potential local listed buildings, groups of buildings of High Townscape Value or as a potential Conservation Area, where there is a large concentration of important groups. As a general rule, buildings considered to be potentially listed should meet at least three of the Selection Criteria and those that may be amalgamated into groups or a conservation area, at least two of the criteria.

The field survey work will also allow for the boundaries of the Heritage Zone to be confirmed: namely that they reflect the appropriate boundaries for the Zone or, whether it needs minor adjustment to include buildings or land that naturally should form part of the Zone.

The Stage Following Rapid Characterisation

Following the site survey, a map will be produced highlighting the following:

- Any significant relevant aspects to the Heritage Zone that have been highlighted from the Historic Overview.
- Buildings considered to be 'positive' i.e. that have heritage value, to be coloured green on the base map.
- Buildings considered neutral or negative, to be coloured red on the base map.
- Particularly important buildings, which are likely candidates for local listing to be coloured yellow on the base map.
- As a result of this process, the map will indicate buildings to be 'put forward' for local listing, groups of buildings that are suitable for recognition as having High Townscape Value and identifying areas appropriate for potential conservation area status or, as an extension to a presently designated area, if appropriate.

LOCALLY LISTED BUILDINGS

Local Listed Buildings : Process for Designation

The potential for buildings to be locally listed will emerge from the area characterisation as described in the text. The initial field survey work will highlight particularly important buildings that will be described on a data sheet (see below) and placed before an expert panel. The Panel will consider candidate buildings and a recommendation will be made to the Project Board and subsequently to the Council's Development Management Committee, when a decision will be made. This will follow consultation with property owners and other interested parties.

Public nomination area by area basis

A major aspect of this heritage review is one of engaging the public thereby promoting an understanding and appreciation of the significant heritage value of the Borough. It follows that there should be an opportunity for the general public to input into the process. This would best be done on an area by area basis, when a particular 'Heritage Zone' was under consideration. The advantage of asking for building nominations in this way would ensure that the process would be set to a relatively short timescale; in other words, individuals nominating buildings would see a decision made on their suggestions quite quickly. In suggesting particular buildings, those nominating candidates would be required to explain their reasoning, based on the selection criteria that is applied. However, a simplified application form with a straightforward explanation of the criteria would be available so as not to discourage the public from participating in the overall project. The application form and explanatory note would be available 'on line'

Quality Bar Issue

As essential aspect of the listing of buildings will be one of verification. This part of the evaluation will be the responsibility of the Built Heritage Panel. For each of the candidate buildings a Data Sheet will be compiled by the case officer undertaking the field survey. This will be verified by the Regeneration and Design Manager. The Data Sheet will contain the following information. (An example is given at Appendix 3).

- The location of the building, the name of the Heritage Zone and the Ward.
- A brief summary of the significance of the Building i.e. why it is important in respect of the Selection Criteria, which is set out at Appendix 1.
- A more detailed description for background outlining the architectural and or historic importance of the building (or artefact).

- Photographs of the building
- Selection Criteria Checklist. This will identify the particular criteria that the building identifies (a minimum of 3 for a locally listed building).

The Expert Panel

The process provides for the use of a panel of 'experts' that will be used to assess whether the buildings suggested for the List are justified. The principal aims of The Panel are as follows:

- To provide a forum for considered debate as to whether the building proposed meets with the criteria specified. This will ensure that the merits of the buildings and their potential for listing are provided with a critical appraisal, notwithstanding a recommendation to the panel.
- To provide for a mix of expertise including architectural, planning, historic analysis and an archaeological input, where appropriate.
- To provide checks and balances to maintain a consistent approach to selection.
- To provide a forum for Member involvement both to understand the process and oversee the work of the Panel.

It is proposed that the Panel will meet as required to consider a number of buildings at a time. The Panel should provide for a minimum of 4 members. The Panel, overall, will comprise of:

- An Architect with experience if historic building issues
- An Architect with specialist local knowledge of the area or able to research, as appropriate.
- A Town planner with Conservation Experience
- A Town planner with Urban Design Experience
- A local Historian
- An Archaeologist
- An elected Member(s) from the Project Board as observers.
- Members of the Development Management Committee and Ward Councillors will be notified of Panel meetings as a courtesy, which may include buildings within their area.

Procedure Following Draft Selection

Following due consideration by the Panel, owners of the buildings and interested parties will be notified of the *intention* to locally list the particular building, citing the reasons why and what the implications are. At this point anyone who wishes to make representations in respect of the proposed listing will have 21 days to make comments. If the owner, or interested party wishes to object they will be able to do so. However, an appeal could only be made on the grounds that the building in question does not meet the Selection Criteria. The reasons for objection should be couched in these terms and a standard form will be made available for this purpose.

Appeal against Local Listing

If an interested party wishes to object to a proposal to locally list a building, they will be required to set out the reasons why. The reasons for challenging the proposed listing should be on the grounds that the building in question does not meet the selection criteria that is used by Council. In other words, the appeal would be made on the basis that the Council and its advisors may have made an error of judgement or relied on facts that are unsound, which has led to its decision to list based on the architectural or historic significance attributed to the building. In such cases, the grounds for appeal should be clearly stated with evidence used, where appropriate to challenge that produced by the Council. It would not be sufficient

simply to state that the building should not be listed and such an objection would not be treated as an appeal.

In the case of an appeal the matter will be considered by a conservation expert(s), who will take account of all of the matters that led to the conclusion of listing and then consider the reasons for objection. This will result in a recommendation to the Council's Planning Committee being made as to whether the appeal should succeed or not.

Planning Safeguards

Buildings that are locally listed would not automatically benefit from additional planning protection. As a result, it may be appropriate to consider the introduction of additional planning controls. This has been the case in some of the Borough's conservation areas. Proposals to demolish most buildings in a conservation area require planning permission. However, outside these areas planning permission is not required, rather, a simplified notification procedure of the intent to demolish. A planning authority may only object on certain grounds but this does not include reasons in respect of the architectural quality of the particular building. More recently, applications have been made to demolish buildings where the land owner may aspire to redevelop a particular site. Such applications could be made in respect of locally listed buildings or where buildings are considered to form part of a group having group value.

The means of preventing demolition would be by way of introducing an Article 4 Direction to prevent demolition, without first obtaining planning permission. The Council may consider the potential for issuing such directions when buildings or groups are first identified or on an 'emergency' hoc basis when consent applications are made to demolish. The 'emergency' provision would probably be necessary since the local authority only has a timeframe of 28 days in which to consider the demolition request.

Development Management Committee

Ultimately, it is the duty of the Council's Development Management Committee to determine whether a building is locally listed. This decision will take account of a recommendation on each candidate building, placed before Committee as a 'block'. An accompanying report will highlight all of the buildings, including those supported by the Panel and any recommendations made as a result of an appeal. The decision of the Development Management Committee will be final.

CONSERVATION AREAS

The review points to a system whereby a series of Heritage Zones are to be created. From this evaluation, a method of historical appraisal is undertaken to assess how the particular zone might be considered to have historic merit, perhaps due to the history of the development of the area, its layout, planning and pattern of uses. The historical appraisal will then be supplemented by the Rapid Characterisation survey, which is primarily engaged with assessing the architectural quality and integrity of the buildings within the zone. This combined study will isolate particular buildings of quality, but it may also lead to conclusions about the extent of building quality where they are grouped together within a discernible area that possesses a special architectural and historic character. In such cases, it may be recommended that the particular Heritage Zone, or part of it, has the potential to be designated as a conservation area. It may also be the case that particular part of the zone adjoins an existing designated area and might form an appropriate extension.

In cases where conservation area designation has resulted from the review, a recommendation would be made that the Development Management Committee authorise a specific detailed review of the potential designated area and undertake the appropriate appraisal, in detail and bring this matter back to

Committee for further assessment. The designation of conservation areas, where they are justified is a recognition of the special value of the area and a signal of the intent of the Council, as local planning authority, to safeguard its special character into the future.

Conservation Area designations or the alteration of boundaries would be defined locally but declared through national legislation. As such the Act provides for specific planning powers in these areas as well as the potential for justifying additional planning controls by way of Article 4 Directions or additional controls in respect of outdoor advertising.

GROUPS OF HIGH TOWNSCAPE VALUE

As outlined, the characterisation stage may well identify groups, comprising of a number of buildings (in special cases as few as two) which contain buildings of quality with at least two of the Selection criteria being met, in addition to the 'age' bar. Such groups would not readily fall into what might be considered an 'area', sufficient to be a candidate for conservation area designation. Nonetheless, such buildings will be seen as important, having significant heritage merit. It may be appropriate to consider additional planning controls in the case of particularly important groups. These groups would be identified and be taken into account in the determination of planning applications.

APPENDIX 1

THE SELECTION CRITERIA

AGE

The age of a building or other notable feature should be of a particular vintage so as to fit the definition of 'architectural or historic interest' – the two generally being taken together as a measure of the potential qualification.

Buildings, artefacts or other historic features dating from before 1939 unless there are some exceptional features of a particular building e.g. a unique example of its type and that satisfies all or most of the designation criteria.

ARCHITECTURAL MERIT

The value of a building as normally recognised by the public usually includes its visual qualities that support its form and scale and is related to its purpose as designed. In the context of the Borough of Fylde – as is the case nationally – there are a number of 'styles' that are often evocative of the period in which they were commissioned and built. This factor is important as it can in turn be a reflection of the development of a particular street, neighbourhood or settlement as a whole. Architectural merit can be further illustrated as follows.

STYLE

Individual buildings, groups or a street/area that are representative of a particular 'style' that was developed in an era e.g. in a philosophical sense e.g. Vernacular, Classical, Gothic or Modern. Within these

broad definitions, particular styles associated with certain 'eras' e.g. Georgian, Victorian, Inter-War or Post war can be generally identified. Large areas of particular places may have been developed during certain of these eras. Beneath these broader descriptions particular 'styles' have been developed in response to fashion or as a response to a client's design brief – more recently as a requirement of planning authorities. These may include as examples, Neo Gothic, Classical, Arts and Crafts, Queen Anne, Moderne and Art Deco. These adapted styles can be evocative of important historical events or associated with the development of particular localities. Style will, therefore, be an important consideration alongside 'age'. A compendium will be produced that will assist in the identification of particular 'styles'.

UNIQUENESS

The purpose of recognising locally important heritage assets is one of acknowledging their relative significance as a part of the heritage value of the Borough. By using this criteria as a measure, in addition to other qualifying factors, it is likely that buildings and assets that are subsequently locally listed or otherwise protected (through conservation area status for example) are of special quality and not the commonplace. Many buildings, groups or larger areas may have other virtues rather than architectural or historic interest. Uniqueness is a value that will be a determining factor in assessing merit but this should not mean that buildings that have architectural or historic quality, which are not unique are not given the necessary protection. This is where group value or conservation area status may be a more appropriate means of giving certain buildings overall protection with particularly important buildings being identified through the conservation area appraisal.

INTEGRITY

It is assumed that for a building to be worthy of local listing it should have architectural integrity, that is it has completeness, being in a relatively pristine condition expressing its style and syntax (the way the building is put together) in a largely unaltered form. That is not to say that if the building has been altered in some way that it will automatically be seen as having no integrity. However, to meet the 'tests' of integrity it should be primarily in its original form and elevation with any alterations, that are not considered to be sympathetic to the original, being relatively modest when considered against the overall character of the building. The present condition of a building can also be important but as long as the building has overall integrity, such buildings can be reinstated or repaired.

ARCHITECTURAL FEATURES

Research has shown that buildings with a high degree of visual interest are usually more highly valued than those of a simple form. Buildings associated with particular periods of history are often associated with features, decoration or ornament that are evocative of certain building types. Some buildings contain a particular form i.e. symmetrical and have a particular rhythm, for example in the pattern and proportion of window openings. Other important features can include roofs, chimneys, door cases, window detailing (fenestration), string courses, eaves detailing, bays, gables etc.

Materials are an important aspect of the analysis and potential significance of buildings or groups. This is the case as they may represent traditional forms of construction or locally sourced materials based on the geology of the area. Conversely, the material may have been mass produced from particular manufacturers at a point in time or the mixture of facing materials may be associated with a particular

style of building. The material may have a technological relevance e.g. a pioneering use for construction or for its aesthetic value.

SETTING

In traditional areas of townscape, the location of buildings was often determined by its public significance, notably its level of visibility supported by its overall form and appearance. Buildings of public significance, such as places of worship or other community buildings, tended to occupy prominent locations as a centerpiece or were located to be visually prominent i.e. on street corners, set in their own grounds, or rose above buildings that surrounded them. This planning concept is often referred to as 'building hierarchy'. Buildings of this type tend towards being seen as having particular value because they are publically accessible or their setting is accompanied by a striking form and appearance. Buildings of this type are often referred to as having 'landmark quality' although scale and importance is a relative term and depends on the context in which such buildings may be located and how they relate to surrounding development. The setting of a building may be important as it forms part of a larger group. Setting may also be wider than being considered in a purely visual issue, for example where a building or feature might be related by association or theme to other buildings some distance away. In such cases the setting may be considered to be much broader.

GROUP VALUE

All buildings have a particular setting and apart from those in isolation (which would have a landscape setting) each one will relate to neighbouring buildings. That might be as a cluster, a terrace, a street, neighbourhood, district, town etc. Such a context can be applied at a variety of scales. In considering 'Group value' the importance of buildings can be as a result of a variety of factors.

DETACHED AND SEMI DETACHED PROPERTIES

Significance may be derived by the fact that the single building forms part of a purpose built architectural composition. This could be a series of detached properties designed as a group by one developer, to a particular form and style or, as a pair (or grouping of pairs), each designed as a single architectural composition, e.g., to a symmetrical design. The setting of the group, to a building line or within frontage landscaping may add to the significance of the particular group value.

TERRACES : UNITY

The importance of a building may be the fact that it sits within a group or terrace of similar properties designed as a single composition where each component part of the terrace shares almost identical features that binds it together. In such cases, the terrace should be complete to a high degree with the key features remaining for example, roofline, specific features such as the rhythm of windows, storey heights, materials, chimneys, decoration and ornament, fenestration and door cases. Frontage landscaping and external but unifying features including boundary walls may be important.

TERRACES : ADAPTIVE - VARIETY WITHIN UNITY

In certain situations, the importance of a terrace may be the fact that it has developed not as single composition, by one commission, but as a series of individual component parts (Adaptive). Nonetheless, in some cases the overall terrace may have significant value as a group because the individual elements of the terrace nonetheless share common characteristics that appears to give it a coherent and cohesive

appearance. The terrace may have variety but overall, it has a defined unity. The unity may be the result of a number of factors that could include a common theme such as the width of plot frontage, the verticality of expression by way of window openings, fenestration, and a similarity of other features such as fascia depth, roof slope, materials, the scale and proportion of architectural elements. There is a fine balance involved where this unity is apparent. Where terraces have been altered in an inappropriate fashion, the unity is often disrupted, which devalues the principle.

SETTING

The setting of terraces is often an important feature in a particular street scene, neighbourhood or, town. It will be important to recognise the value of individual buildings with a terrace and the role they play in the general character of the terrace. The value may be enhanced where the terrace itself benefits from a particular setting e.g. fronting gardens or open space. In such cases particular aspects of the setting may accentuate particular features such as the skyline, roofscape, and the symmetry of the terrace or defining features.

HISTORICAL INTEREST

The historic interest of a building may be expressed through its particular style or its importance in relation to the economic, social, environmental or cultural circumstances of the time. Historical interest may also be relevant in the context of:

- A building artefact or other feature (asset) that has strong associations with notable individuals or events.
- An asset that is important for its community associations – e.g. public building used for civic use or entertainment or market cross.
- A building or group of buildings that are important in the development of a particular place or are a good example of town planning.
- An asset that is important overall in the development of a location or in connection with an important feature of an area.
- As asset that is a good example of a particular type of development tied to a notable historical period of development.

ARCHAEOLOGY

An asset that important as it demonstrates the evolution of human activity based on the development of a particular feature, building or locality. This might include a site that contains remnants of previous development, processes and will potentially reveal information about past activity.

DESIGNED LANDSCAPES

An open space, park or garden that has historic or landscape significance. These could include:

- An asset that was designed by a notable designer.
- A landscape asset that is representational of a particular landscape style.
- A landscape that is considered important as an integral part of the development of a notable building, site or town

RARITY

The issue of rarity is a part of the process that will follow on from the evaluation of a locality through field evaluation.

It might be the case that if a building or asset is rare, having attributes that meet the criteria as set out, then its significance will be all the more pronounced. On the other hand, many buildings that are typical of an area may nonetheless, have significance. The field evaluation will identify the importance of rarity as the study progresses.

APPENDIX 2

FAIRHAVEN : HERITAGE ZONE 1

Introduction

Fairhaven is the pilot study area for testing the methodology, which can subsequently rolled out over the Borough. The objective is one of identifying the potential for local listed buildings, Groups of High Townscape Value and any conservation area potential within the zone.

Discounting

The whole of the Lytham St Annes has been reviewed by field survey, local knowledge and utilising the Lancashire Extensive Urban Study, which aims to discount areas of development that could not be regarded as having heritage value. These areas of development effectively postdate 1945, although it is possible that there could be some buildings of heritage value albeit sitting within these later areas of development.

Formation of Zones

Once the areas of discounted development are taken into account the remaining areas are deemed as having potential heritage interest. The objective is then one of characterising them into definable areas or zones which tend to have a particular character. The zone might have particular defining features such as edges (major roads, railways, open spaces, seafront etc.) or a specific character that distinguishes it from another area. It may, for example, have a particular street pattern, type of development, form of enclosure e.g. street width and building height, style of building, land uses or having a particular ambience.

It should be noted that the term Heritage Zone does not imply that it necessarily has heritage value in whole or part. This descriptions rather a definition and means of identification of the particular study area for the means of identifying any heritage assets it possesses.

The Fairhaven Heritage Zone

This zone is shown on the Map and is defined quite clearly as a distinctive area with firm edges Fairhaven Lake/Inner Promenade, King Edward fields, the railway line and Ansdell Road South.

Historical Overview

Research undertaken as part of the Heritage Lottery Bid for Fairhaven Lake identified that Fairhaven as a whole was a purpose built planned suburb/resort containing a marine lake, hotel, community facilities and recreational provision. It developed to a grid iron pattern with the Inner Promenade as a coastal road to accommodate building plots that would command views over the lake and associated parkland. The suburb was planned from the turn of the twentieth century and development commenced soon after. During the early 1920's, the noteworthy landscape architects and town planners Thomas Mawson and Sons were commissioned to undertake a review of the site – and adjoining land alongside Inner Promenade – to include a significant expansion of the lake, its parkland and recreational facilities. The outer promenade was an initial part of the overall scheme, designed as a 'marine drive', originally planned to link with St. Annes. The residential frontage fringing the lake was, in fact, developed later and contains inter and postwar development. Nonetheless this is important as it was designed as an integral part of the Fairhaven development.

Rapid Characterisation

A field study has been undertaken by mapping each property within the defined zone on a street by street basis. Using the *Selection Criteria* each building. The traffic light system has been used has been identified as 'Red' – Buildings of no architectural or historic interest based on the criteria, 'Yellow' – buildings of quality and having the potential to be locally listed and 'Green', Buildings collectively forming groups with architectural or historic interest.

Building Assessment

As a result of the characterisation field study and detailed assessment of the Selection Criteria, a number of buildings have been identified that are considered significant enough to be individually locally listed. These tend to be those of high public significance as community assets or of particular historic merit. These buildings are the subject of a more detailed assessment. The characterization stage has also identified a number of buildings identified in green. These buildings have then been reappraised to ascertain as to whether they fall into the description of Groups of High Townscape Value. In assessing the scope for such groupings the individual quality of buildings is important – each one should meet at least two of the Selection Criteria. However, the collective importance is of great relevance and in this regard the relationship of the buildings to each other as a group is important e.g. form, building line, style, materials, roofline, boundary walls, consistent architectural features, trees and landscaping. In the case of Fairhaven, the historic importance of the lake is important as a site, as outlined in the historic overview, above.

In the case of potential locally listed buildings, each candidate will be considered in more detail through the provision of a Data Sheet which contains a full description of the building identifying why in particular it is considered suitable for local listing. Each building will then be considered by the Expert Buildings Review Panel.

Evaluation

Following the process undertaken, the following conclusions can be drawn.

1. That the Fairhaven Zone is generally of historic interest as it was designed as a purpose built coastal resort complete with lake, residential and community buildings and recreational provision.

2. The street pattern is of interest in general terms but the characterization points to many of the frontage buildings being of mediocre quality or have been the subject of significant alteration such that they would not meet the criteria for local listing. In general the area as a whole would not therefore be a candidate for conservation area designation.
3. However, the frontage area to the lake (and the lake itself) can be considered to be historically and architecturally significant and the lake frontage and its setting and were an important feature of the development of the area.
4. Notwithstanding the lack of architectural or historic interest of much of the development, the characterisation study has identified a number of building groups of particular interest.
5. There are a number of individual buildings that appear to be worthy candidates for local listing, in particular, these with community significance.

Conclusion and Recommendations

1. That the buildings shown on the Heritage Zone Map be considered appropriate for Local Listing and that additional Planning control measures are considered as appropriate.
2. That the area shown be the subject of more detailed consideration for potential designation as a conservation area – designated as an area of special architectural and historic importance. In this respect, a full appraisal be carried out and public engagement be an important part of the process.
3. That the buildings shown as specific groups (G1, G2 etc.) be designated as Groups of High Townscape Value and following further consideration additional planning control measures be considered as appropriate
4. Ratification is required by the Project Board and Fylde Council's Development Management Committee.

APPENDIX 3 : DATA SHEET EXAMPLE