

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PLANNING & HOUSING	PLANNING COMMITTEE	18 APRIL 2018	7
<b>APPEAL AGAINST ADDITION OF TWO PROPERTIES TO THE LOCAL LIST OF HERITAGE ASSETS</b>			

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

### SUMMARY

Appeals have been received following proposals to add two properties to the Local List of Heritage Assets. These related to: St Thomas School, St Thomas Road, St Annes and St Annes Hebrew Synagogue, Orchard Road St Annes.

In summary, the appeals were submitted on the grounds that:

1. St Thomas School Trustees criticised the photograph on the datasheet that showed the historic part of the school but did not indicate that the historic part was only a small part in a large modern school of low architectural merit. They considered that the Expert Panel, who did not visit each candidate property, could have made their decision without a full appreciation of the total building as it stands today.
2. St Annes Hebrew Congregation synagogue Trustees contended that undue emphasis had been placed on the building's rarity at the expense of a rounded consideration of evidential, historic, architectural and communal value and that the Expert Panel's decision was not properly balanced.

The two properties were placed before an appeal panel for consideration. The appeal panellists comprised the NW representation of IHBC (Crispin Edwards), the conservation officer at Rossendale Borough Council (Sebastian Pickles) and architect at Croft Goode Partnership (Mick Goode). The panellists met on 21st March to consider the heritage merits of the assets and to recommend the asset is either added to the local list or is not added to the local list, in respect of both properties. Their report is attached as appendix 1.

Members are requested to consider the report of the appeal panel and add the properties to the Local List as appropriate.

### RECOMMENDATIONS

1. That St Thomas School is added to the Local List of Heritage Assets
2. That St Annes Hebrew Congregation synagogue is added to the Local List of Heritage Assets.

### SUMMARY OF PREVIOUS DECISIONS

These particular assets have not been considered for inclusion on a Local List committee meeting agenda previously.

On 13 September 2017 Planning Committee resolved:

1. To approve and adopt the local list of buildings as set out within Appendix 2 of the report contained within the Ansdell and Fairhaven Heritage Zones.
2. To authorise officers to undertake further research, as appropriate, to inform whether the principle of conservation area designation, within the area as delineated on the plan, as shown at Appendix 1 of the report.

3. To grant delegated authority to officers to consider the necessity for the introduction of Article 4 Directions, as may be relevant, to each locally listed building and thereafter, and following appropriate consultation, introduce such directions.

4. To authorise the making of an Article 4 Direction to restrict the demolition of boundary walls along Commonside/ Rossall Road, as appropriate, without the requirement to obtain planning permission.

5. To extend the local listing project into the rural wards of the Borough and that the appropriate level of consultation be authorised.

On 17 January 2018 Planning Committee resolved:

#### **RECOMMENDATIONS**

1. That, with the exception of The Synagogue, Orchard Road and St Thomas School, St Thomas Road, St Annes which shall be removed from the schedule pending their consideration at appeal against local listing, the local list of buildings as set out within Schedule 1 (appendix 1) of the report contained within the seven remaining zones be approved and adopted.

2. That authority be delegated to officers to consider the necessity for the introduction of Article 4 Directions, as may be relevant, to each locally listed building and thereafter, and following appropriate consultation, introduce such directions.

#### **CORPORATE PRIORITIES**

Spending your money in the most efficient way to achieve excellent services ( <b>Value for Money</b> )	
Delivering the services that customers expect of an excellent council ( <b>Clean and Green</b> )	
Working with all partners ( <b>Vibrant Economy</b> )	√
To make sure Fylde continues to be one of the most desirable places to live ( <b>A Great Place to Live</b> )	√
Promoting Fylde as a great destination to visit ( <b>A Great Place to Visit</b> )	√

#### **REPORT**

- Members will note that the two properties put forward for consideration were originally proposed to be considered for adding to the Local List of Heritage Assets at the Planning Committee on 17 January 2018, but consideration was deferred pending consideration by the appeals panel.
- The appeal panel met on 21<sup>st</sup> March 2018 and discussed the architectural and historic merit of both assets using the Protocol document, the datasheet, photographs, and OS map provided. In order to ensure the independence of the appeals panel, no Fylde Council officers have been involved in the appeals process.
- The report of the appeals panel in respect of each property is reproduced as appendix 1 to this report, but in summary the Panel found:

##### Asset 1 - St Thomas School, St Thomas Road, St Annes

- The panel noted that the design of the original school building is similar to the two golf club buildings and it had group value with the golf club. Although the extensions have dwarfed the original building the original part has not been altered and it continues to contribute to the streetscene. Indeed the modern extensions serve to highlight the detailed architectural style of the historic building and it can be argued that they allow the passer-by to appreciate the pleasing historic building and see that it is a similar style to the golf club buildings.
- In conclusion, the panel considered that the building meets several of the selection criteria for inclusion on the Local List, although the entry could be enhanced to slightly better elucidate the historic interest, group value and setting.

## Asset 2 - The Synagogue, Orchard Road

6. The panel discussed the role the asset played in the development of the town. They decided that in the case of the synagogue the building serves as a reminder that there was a large congregation in the town when it was built and a large congregation demanded a large building. It was designed to suit the congregation and not to suit the streetscape. That it jars with the buildings in the immediate area demonstrates that the congregation's design was more important than blending in and thus the significance of its role in the town is elevated. The town has no other Jewish landmark.
7. In conclusion, the panel considered that the building meets several of the selection criteria for inclusion on the Local List, although the entry could be enhanced to slightly better elucidate the historic interest, and felt that setting is not a factor which contributes strongly to its interest

### **Conclusions**

8. The two buildings have been considered by an independent appeal panel made up of members who were not involved in the original consideration of the buildings for inclusion in the list. In regard to each property, the appeal panel considers that the buildings meet several of the selection criteria for inclusion on the local list and so members are recommended to add the buildings to the list.
9. In doing so, Members should be aware that there is currently a planning application before the council for consideration that proposes the demolition and redevelopment of the Synagogue site. Adding the Synagogue to the local list would be a material consideration in the determination of the application for redevelopment.

IMPLICATIONS	
Finance	No direct implications arising from this report
Legal	none
Community Safety	none
Human Rights and Equalities	none
Sustainability and Environmental Impact	none
Health & Safety and Risk Management	none

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Appeal panel report	28/3/18	Attached as appendix 1

### Attached documents

1. Report of Appeals Panel
2. Local List Protocol document
3. Datasheet for asset 1
4. Datasheet for asset 2

# Appendix 1

## 1. St Thomas School

### Comment on historic and architectural significance

A well-designed, attractive and little-altered Edwardian school which illustrates the growth of the town and provision of facilities by the Clifton estate

### Selection Criteria met

Age, architectural merit, historic interest, group value and setting.

### Explanation of how asset meets selection criteria

Age:

- as a building of 1905, the school does not require the exceptional features for post-1939 buildings.

Architectural interest:

- the C17 Revival style is not thought to be particularly resonant with the period for St Annes but was a popular choice for buildings of this type and scale at the time.
- the school has uniqueness in the context of the town as a small school building.
- the school retains substantial integrity, the original form still being largely unaltered and readable; extensions are low and do not intrude substantially on the elevations, from a distance reading as potentially detached. Even on the E elevation where the extension comes forward of the midline, the upper portion of the window is readable. The replacement of the windows in uPVC is regrettable but the pattern is appropriate for the style and probably replicates the original wooden windows.
- features of interest include the palette of natural materials, shaped (Flemish) gables with kneelers, roof ventilator, stone and brick bands, blocks and hood moulds to the arched window heads, stone sill band and other dressings, use of contrasting colours in a way that reflects the Fylde tradition of cobble-galleted walls, date stone with scroll supports, windows breaking the eaves line, and buttresses.

Historic interest:

- this is felt to derive from the way in which the school, paired with the church, illustrates the growth and development of the town and provision of facilities by the Clifton estate. The description could tease this out better.
- schools also often have strong resonance with local people who attended or had friends who did so.

Group Value:

- the school forms a harmonious visual group with the nearby golf club buildings which are in similar revival styles and have a similar palette of materials, the three buildings being viewed together from several vantage points.

Setting:

- the way in which the school is set back from the road and is visible in long views from the east, and elevated views from the railway bridge to the west, contributes to its architectural interest.
- the low height of extensions and the large amount of open space around the school and golf club buildings, particularly between the road and the building line of the school, also contributes to this and the group value.

### Conclusions

The school meets several of the selection criteria for inclusion on the Local List, although the entry could be enhanced to slightly better elucidate the historic interest, group value and setting.

## 2. Synagogue

### Explanation of how asset meets selection criteria

#### Age:

- as a building with exceptional features that satisfies most other criteria, it has the additional requirements expected of post-1939 buildings.

#### Architectural merit:

- uniqueness as a visual reminder of the Jewish community in St Annes, and as a building with few comparators in terms of style and period.
- it is very little-altered since construction, inside and out (there is one minor extension)
- strong features of interest particularly in the front and side elevations and to a lesser extent the rear; tall parapets, vertical windows with concrete dressings, use of two colours of concrete, use of buff brick, stepped brick door surround. The expression of the unusual planform with the schul to the side and the ark on the same wall as the entrance. Tripartite front elevation to the synagogue, in the International style.

Historic interest: (some info included here which wasn't discussed at the meeting but was available from my assessment for statutory listing)

- A congregation was established in the area during the 1920s (following the pattern elsewhere of migration of Jews from cities to the suburbs, and possibly with links to Greater Manchester as there is a GM Jewish housing association in a nearby street), and was formally declared as St Anne's Hebrew Congregation during the early 1930s. They met in Union Bank Chambers on Park Road from this point until they moved to the Orchard Road site in the 1940s, using the former St Mary's Mission Church (previously occupied by the St Anne's Women Conservative and Unionist Association). The Mission Church was demolished and replaced with the present synagogue building between 1959 and 1964.
- The synagogue reflects the Jewish presence here and its development to a point where there was a desire to have a purpose-built place of worship, and the means to achieve this.

#### Rarity:

- the only synagogue in the borough

#### Landmark quality:

- terminates the view along Richmond Road.

### Conclusions

1. The synagogue meets several of the selection criteria for inclusion on the Local List, although the entry could be enhanced to slightly better elucidate the historic interest, and we feel that setting is not a factor which contributes strongly to its interest