

Response to Local Listing Nomination

NHS Offices, Derby Rd, Wesham, Preston, PR4 3BL
(‘the Site’)

1. This note has been prepared by Heritage Collective on behalf of the National Health Service Property Services Ltd. (NHSPS). It draws on the ‘question and answer’ sheets, and accompanying correspondence, issued to the Fylde and Wyre Clinical Commissioning Group (who currently occupy the Site) from Fylde Council, dated 7 November 2017. It is worth noting here that the NHSPS owns the freehold to the building.
2. The purpose of the letter from Fylde Council was to inform the Client (NHSPS) that the sites on Derby Road, Wesham and Moor Street had been nominated for local listing in recognition of their ‘architectural and historic interest’.
3. This Note has been prepared in response to those letters. It is worth noting from the outset that Heritage Collective recognises that both sites are of some local heritage value. However, this Note does attempt to respond to the local listing ‘question and answer’ sheets to demonstrate that despite their local historical interest, they do not ultimately meet the standard for local designation.
4. Local listing does not affect the requirements for planning permission. Some buildings can be demolished without planning permission and local listing does not affect that.
5. Local listing does mean that the buildings in question would be considered non-designated heritage assets in line with the definition of ‘heritage asset’ as set out within the glossary of the National Planning Policy Framework (2018), which reads:

"A building, monument, site, place, area or landscape identified as having

a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."

Former Fylde Poor Law Institution, Derby Road

6. The Site is now the NHS Wesham offices. It is a large development dating to 1907 but much altered. The original pavilion plan is no longer immediately apparent due to most of the original hospital grounds having been redeveloped in recent years, for housing. Some of the original hospital development remains within the southern half of the original Site, including one of the original dormitory ranges and the administrative block.
7. The question and answer data sheet, prepared by Fylde Council, notes that this surviving hospital building is of group value with the remaining children's Cottage Home on Moor Street (located to the south-west – now Kirkham Health Centre) - more of which further on.
8. The Criteria for locally listing includes a building's ability to satisfy one or more of the following: age, architectural merit, historic interest, group value, setting, rarity, designed landscape, archaeological interest and landmark quality.
9. Fylde Council have determined that the Site in question is principally of local historic interest, of group value and a rare survival. It is notable that the Site has not (amongst other criteria) been considered of local interest due to its age or architectural merit.
10. The letter accompanying the question and answer sheet states that the Site has been nominated for local listing due to its 'architectural and historic interest' and therein lies the focus of this note. The letter does not state that the Site is under consideration due to its architectural or historic interest. According to the letter, the Site needs to be of both architectural and historic value and yet Fylde Council has not recognised the development on the Site as such.
11. Taking the Site in isolation, and looking purely at its architectural qualities, it is not a building worthy of national designation and neither is it a building of any particular note on a local level, when architecture alone is considered. The original

pavilion plan has been all but obscured/largely lost due to incremental change and loss over the course of the Site's history. It is a substantial development but not one of any notably architectural significance, which has clearly been recognised and accepted by Fylde Council.

12. The interest in the Site remains predominantly derived from its history and associations within the local context. This is something that can be referenced and celebrated on the Site without necessarily retaining the existing, much altered, buildings on it, through display and interpretation boards along with informed and considered redevelopment in the future.
13. Local listing does not provide any statutory controls over development but it does introduce a presumption in favour of retention (in the same way a conservation area does over buildings within it that make a positive contribution). Given the remaining, original, development on the Site has not been recognised or identified by Fylde Council to be of local architectural merit, then it seems sensible to suggest that local listing may not be the appropriate response and further consideration should be given to how the important aspects of the Site, namely its local historic interest could be celebrated in other ways that do not preclude future development on this land.

Former Cottage Home, Moor Street (Kirkham Health Centre – 'the Site')

14. This small group of 3no. semi-detached cottage homes date to 1913 and were constructed on the Site of the 1843 Fylde Union Workhouse.
15. Fylde Council recognise the Site to be of historic interest and of rarity owing to the fact that it is the 'last remaining of the Cottage Homes'¹, but far better

¹ The use of cottage homes for housing problem children was pioneered at an agricultural colony for delinquent boys at Mettray, near Paris, in the 1840s. The homes were organised on the basis of family groups and proved successful in providing remedial care for juvenile offenders. This idea was taken up by a number of organisations. They were typically built in rural locations and based around the idea of a village with small houses (set around a green or along a street) and each home would accommodate a 'family' between 12 and 30 children. Large cottage homes often included a school, workshops and a chapel. In addition, for Poor Law Unions, cottage homes offered pauper children an alternative to the physical conditions of workhouse accommodation. Between 1874-8 accommodation in a few specific cottage homes was reviewed at unions in West Derby, West Ham and Bolton. At the first two aforementioned sites the homes were erected on existing workhouse sites. At Bolton a more traditional approach was taken and comprised 4no. smaller houses accommodating 30 children and including a school, built around a central green. homes were established in

examples still survive elsewhere across England and Wales. It has also been identified of archaeological potential due to it being constructed on the site of the 1843 Fylde Union Workhouse, which was demolished in 1912.

16. Of the local listing criteria set out within the associated question and answer form, archaeological interest is not ticked and, as previously, neither is architectural merit.
17. The existing building on the Site is unexceptional and has been subject to change. It is a subservient and unremarkable building. It is of local historic interest insofar as it represents the site of the only known poor house facility in Fylde, which the Fylde Council identify as suggesting that Kirkham had 'a high status in social provision at the time'.
18. Similar to the now NHS Wesham Offices (discussed previously) it is not the bricks and mortar/fabric of the development on this Site that is of any particular interest, it is the local historic associations and, in this case, potential archaeological value. To locally list this building would be deceptive and ascribe a greater and disproportionate amount of aesthetic/architectural weight to the existing building than it is deserving of.
19. Recognition of this Site's local historic and archaeological value can be recorded and celebrated in many ways without the need to retain the associated, and unremarkable, existing development.

Summary

20. Heritage Collective acknowledges that both Sites under consideration for inclusion on the local list are of some heritage interest. However, that heritage interest is not derived, in this instance, from architectural qualities found in either of the buildings in question. In both cases, what local value there is in these two hospital Sites, is derived predominantly from local historic interest specific to the area and,

South Wales in the 1870s and these were followed in England by homes in Birmingham and London. Examples survive in a few locations around the country including Aston, Hornchurch, Elham, Stoke-on-Trent, Chipping Ongar and Sidcup.

in the case of the Cottage Home, archaeological potential through its construction on the site of the earlier Fylde Union Workhouse.

21. Heritage Collective consider that local designation, in this particular case, would not be a proportionate response and is of the view that the historic value in both Sites can be adequately celebrated without the need to retain the existing development, by way of interpretation boards and informed future development.