

GRAEME IVES
HERITAGE PLANNING

Heritage Statement

Blackpool Central

Nikal Ltd and Media Invest Entertainment

May 2021

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf Nikal Ltd and Media Invest Entertainment in respect to a hybrid planning application and a Listed Building Consent application for the Blackpool Central Mixed Use Leisure Development (the 'Proposed Development') on land between New Bonny Street, Central Drive, Chapel Street and Bonny Street, in Blackpool (the 'Application Site'). This Heritage Statement should be read in conjunction with the Built Cultural Heritage Technical paper and is an Appendix to that paper.
- 1.2 From a heritage perspective the Application Site incorporates the grade II listed King Edward Picture Theatre and two 'locally listed' buildings, comprising the King Edward Flats and the King Edward VII Public House. The application site is located to the south of Blackpool Tower (Grade I Listed) and is close to the Blackpool Town Centre and Foxhall Conservation Areas. A series of non-designated heritage assets are also located within the vicinity of the site.
- 1.3 In determining the proposals Blackpool Council, the Local Planning Authority (LPA), has 'statutory duties' under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed buildings or their settings or any features of special architectural or historic interest that they possess and also to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.
- 1.4 National planning policy in respect to the conservation of the historic environment is set out in the National Planning Policy Framework (revised 2019) (NPPF) and places the following requirements on applicants:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understanding the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." (NPPF Paragraph 189)
- 1.5 Given the above legislative and policy requirements Chapter 2 of this Heritage Statement identifies the relevant heritage assets that could be affected by the proposal. Chapter 3 reviews the historic development of the Application Site and adjoining area and Chapter 4 describes the significance of the heritage assets, proportionate to the potential impact of the Proposed Development. Chapter 5 provides an assessment of that potential impact and Chapter 6 makes a series of conclusions with reference to the relevant legislation and policy requirements.

2.0 The Relevant Heritage Assets

Introduction

2.1 The NPPF defines a heritage asset as follows:

“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).”

Designated Heritage Assets

2.2 The NPPF confirms that designated heritage assets comprise, World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.

2.3 The designated heritage assets that are relevant in considering the proposed development are identified below:

Listed Buildings:

2.4 Listed buildings are designated for their special architectural or historic interest in accordance with the DCMS Principles for Selection of Listed Buildings (2010). The listed building identified in Table 2.1, and the Heritage Asset Plan provided in Appendix 1, are relevant with respect to the Proposed Development:

Table 2.1: Listed buildings relevant to the Application Site:

| Asset Plan Reference: | Listed Building: | Grade: |
|-----------------------|---|--------|
| 1 | Coral Bingo and Social Club (King Edward) | II |
| 2 | Tower Buildings | I |
| 3 | Grand Theatre | II* |
| 4 | The Winter Gardens | II* |

2.5 The Grand Theatre and Winter Gardens are physically separated from the Application Site by considerable intervening townscape, it is unlikely to be affected by the Proposed Development and has been included in the supporting ES study area for completeness.

Conservation Areas:

2.6 Conservation areas are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

2.7 The Application Site is located to the south of the Blackpool Town Centre Conservation Area and immediately to the north of the Foxhall Conservation Area. The boundaries of the two conservation areas are identified on the Heritage Asset Plan provided in Appendix 1.

Non-Designated Heritage Assets

- 2.8 Historic England guidance in Decision-Taking in the Historic Environment Good Practice Advice Note 3 (2015) advises that non-designated heritage assets may be identified through the following mechanisms:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

- 2.9 Blackpool Council has published a comprehensive local list, which has been consulted to identify non-designated heritage assets that may be relevant to the Proposed Development.
- 2.10 The Lancashire Historic Environment Record (HER) was consulted on 8th December 2020, which identified several further potential non-designated assets. The non-designated heritage assets included in the supporting ES Cultural Heritage study area are identified in Table 2.2 and the Heritage Asset Plan provided in Appendix 1.

Table 2.2: Non-designated Heritage Assets relevant to the application site

| Asset Plan Reference: | Non-designated Heritage Asset: | Asset Type: |
|-----------------------|---|----------------|
| A | King Edward Flats and Shops, 35 Central Drive | Locally Listed |

| | | |
|---|---|----------------|
| B | The King Edward VII, 39 Central Drive | Locally Listed |
| C | George Hotel, 174 Central Drive | Locally Listed |
| D | Revoe Library, Central Drive | Locally Listed |
| E | Grasmere Road Methodist Church | Locally Listed |
| F | Life Boat Inn, 58 Foxhall Road | Locally Listed |
| G | Central Pier, Promenade | Locally Listed |
| H | Huntsman Building, 91-101 Promenade | Locally Listed |
| I | Stanley Arms, 7 Chapel Street | Locally Listed |
| J | Former Methodist Church, Chapel Street | Locally Listed |
| K | Pump and Truncheon, 7 Bonny Street | Locally Listed |
| L | Edith Centre, 76-84 Bank Hey Street | Locally Listed |
| M | Former Woolworths Store | Locally Listed |
| N | 43-47 Market Street | Locally Listed |
| O | Burtons Buildings (former Albion Hotel) Church Street and Promenade | HER Monument |
| P | The Ardwick and Blackpool Hotel | HER Monument |
| Q | Princes Parade, adjoining the Metropole Hotel | HER Monument |

3.0 The Historic Development of the Application Site

Introduction

- 3.1 The Application Site and adjoining townscape developed dramatically during the mid to late C19th and continued to evolve during the C20th. The urban morphology of the area between Central Drive and Bonny Street is therefore summarised below to help gain an understanding of the setting of the heritage assets.

Historic Map Regression

- 3.2 Greenwood's Map of Lancashire (surveyed 1818) illustrates the limited extent of Blackpool at that time. The alignment of Church Street/Newton Drive appears to have been established and a coast road extended south from the settlement.
- 3.3 Foxhall and Blackpool were ostensibly two separate settlements at that time, with sporadic development along the coast.

Figure 3.1: Greenwood's Map of Lancashire (surveyed 1818)

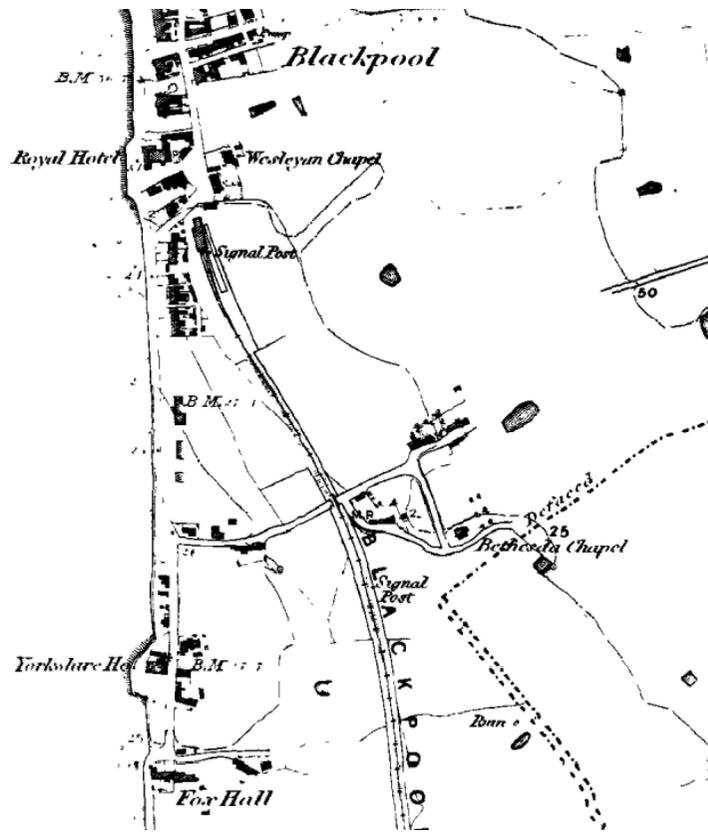


- 3.4 The first edition Ordnance Survey map of 1847 illustrates a key development on the Application Site, with the arrival of the Lancashire Railway. Central Station is not named, however a 'signal

box' and railway terminus had been constructed on the Application Site by that time.

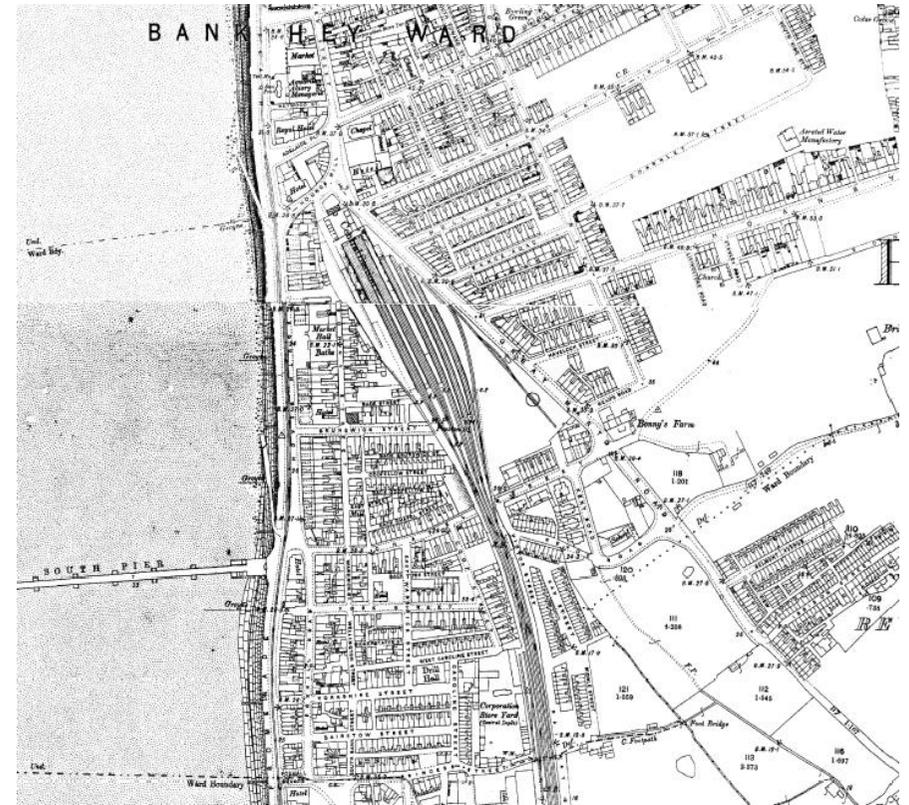
3.5 The initial development of a more formal pattern of development on the eastern side of the coast road between Blackpool and Foxhall had also emerged and the 'Royal Hotel' is identified in the approximate location of Tower Buildings.

Figure 3.2: Ordnance Survey Map (1847) (1:10,560)



3.6 The 1893 Ordnance Survey map confirms the expansion of the railway and the dramatic expansion of the coastal resort following the arrival of the railway.

Figure 3.3: Ordnance Survey Map (1893) (1:2,500)



3.7 Central Station is named and comprised a series of platforms and a formal frontage to the north, with a siding and turntable along the Great Marton Road frontage (now Central Drive). A dense

townscape of terraced streets had developed along the coastal frontage and 'south pier' had been constructed.

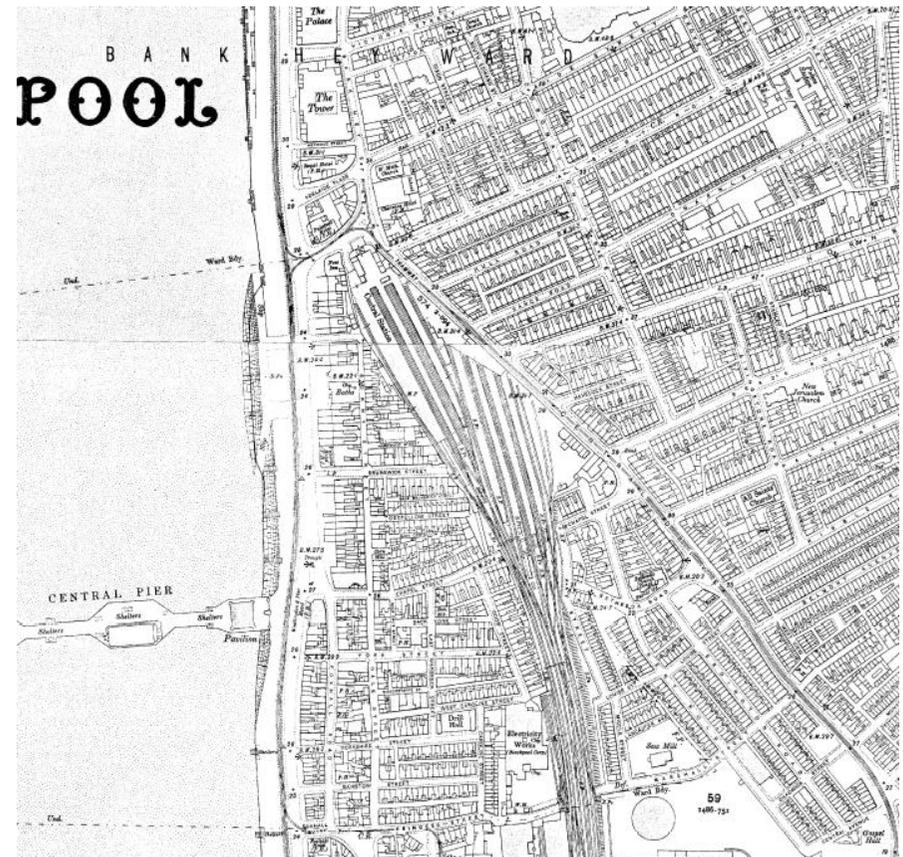
3.8 To the west of Central Station, the frontage to South Beach comprised a terrace of high-status residences, set back behind relatively deep forecourts. Bonny Street and Brunswick Street to the west of the Application Site had also been constructed and were enclosed with a high-density townscape similar to that found in Foxhall today. That form of townscape extended across the south-west corner of the Application Site in the area now occupied by the court complex. The south-eastern corner of the site was occupied by a small ad hoc cluster of buildings, prior to the construction of the King Edward VII Public House, and a more formal terrace enclosed the northern side of Chapel Street to the east of the railway line.

3.9 By 1912 the railway station had expanded further, the railway line had been widened on the approach to Central Station, requiring the removal of part of the terrace on the northern side of Chapel Street.

3.10 The King Edward VII Public House had been constructed and the King Edward Apartments had been constructed over the location of the earlier turntable. However, the King Edward Picture House had yet to be constructed at that time.

3.11 Central Pier had been constructed by 1912 and The Tower is also evident. The rapid expansion of the informal grid-pattern of terraced streets had continued in dramatic fashion. Several of the higher-status properties to the South Beach frontage had been replaced with larger footprints including a hotel and baths.

Figure 3.4: Ordnance Survey Map 1912 (1:2,500)



3.12 The Ordnance Survey map of 1932 confirms the construction of the King Edward Picture Theatre and also suggests that a row of narrow frontage properties extended north-west from the King Edward Flats in the position of the current 'joke and costume' shop. The evolution of South Beach continued as the replacement of the original finer grain of domestic scale properties gained momentum.

Figure 3.5: Ordnance Survey Map 1932 (1:2,500)



3.13 The station was rebuilt to incorporate 14 platforms in 1900 and was ideally located to serve the rapid development of Blackpool as a coastal resort from the late Victoria to the inter-war period and was reputedly the busiest railway station in the World.

Figure 3.6: Central Station 1937 (www.disused-stations.org.uk)



Figure 3.7: Central Station 1956 (www.britainfromabove.org.uk)



3.14 However, in 1964 the station was suddenly closed and the function of the Application Site within Blackpool has been largely unresolved since that time. Initially the track and platforms were cleared but the entrance building remained in situ. The law courts complex was constructed at the southern end of Bonny Street and a new diagonal road was constructed from the northern end of Bonny Street to link with Chapel Street. The remainder of the site was largely set out as surface car-parking.

Figure 3.8: The application site following the clearance of the railway station (1970)



Figure 3.9: By 1975 the entrance building had also been demolished and the law courts had been extended to provide a larger multi-storey car park



3.15 In parallel with the removal of the railway station, the character of the South Beach frontage had also changed markedly by the mid to late C20th, with the removal of the domestic scale frontage and its replacement with the large entertainment-based buildings as found today. The multi-storey car park is evident on the 1992 Ordnance Survey map but had been cleared by 2000 and following its

demolition the Application Site has remained largely cleared, resulting in an open and fragmented townscape just to the south of Tower Building.

Figure 3.10: Ordnance Survey Map (1992 (1:10,000))



Summary

3.16 The Application Site, located on the southern edge of Blackpool town centre, has had a dramatic history and a key role in shaping the internationally renowned coastal resort. The key phases of development can be summarised as follows:

- A rural hinterland to a small coastal village.
- The mid C19th arrival of the railway on the southern edge of the original settlement.
- The unprecedented rise of the late C19th coastal resort and rapid development of a high-density townscape.
- The continued development of railway infrastructure and the fundamental importance of Central Station as a key arrival point.
- The dramatic impact of closing Central Station, the removal of the railway and station infrastructure during the late 1960s and 1970s.
- The replacement of the fine-grain townscape to the south-western corner of the site with the law court complex and development of the large multi-storey car park.
- The removal of the multi-storey car park and ongoing use of the site as an open, surface car park.

4.0 The Significance of the Heritage Assets

Introduction

- 4.1 The NPPF defines significance (for heritage policy) as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 4.2 The setting of a heritage asset is defined by the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 4.3 The National Planning Practice Guide (NPPG) further advises, that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the

vicinity, and by our understanding of the historic relationship between places.”

- 4.4 Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 4.5 The Historic England Good Practice Advice Note provides a non-exhaustive checklist of potential attributes of setting, concerning the ‘physical surroundings’ and ‘experience of the asset’, that may help to elucidate the contribution of setting to significance and have been used to help inform this Heritage Statement.

- 4.6 In respect to the contribution of views to the significance of heritage assets, the guidance also advises:

“30. An assessment of the contribution to significance of a view does not depend alone on the significance of the heritage assets in the view but on the way the view allows that significance to be appreciated ...”

- 4.7 The description of the significance of the heritage assets, provided below, is proportionate to their importance and the likely impact of

the proposed development on their significance, including their setting.

Listed Buildings

Coral Bingo and Social Club (King Edward) (Grade II Listed)

- 4.8 The King Edward Picture Theatre is located within the south-eastern corner of the Application Site and forms part of the Proposed Development.

Special Architectural and Historic Interest

- 4.9 The Picture Theatre was originally designated in October 1983, and the list entry describes it as follows:

“Picture Theatre, dated 1913, now a bingo hall. Accrington brick with stone-coloured dressings. Rectangular plan. A single-storey building with barrel-vaulted roof giving a basically semi-circular section to a faced of 2 storeys. Ground floor level has been altered or concealed. Above ground floor, symmetrical façade with central pedimented gable of crude form, flanked by 3-sided banded pilasters, and between them a Venetian window (now blocked), the panel above it filled with lettering “CENTRAL PICTURE THEATRE” and foliated patterns in moulded terracotta; gable boldly chequered in red and white, with date “1913” at apex. Large bullseye window with archivolt each side of central bay, and banded pilaster surmounted by octagonal drum and ball finial at each corner. Interior: small foyer with decorated cornice (swags etc); auditorium with balcony; moulded cornice with egg-and-dart decoration;

ceiling braces have moulding of crossed straps and interposed leaves and flowers; seating banks have end-panels with moulded garlands. Projection room probably original, paybox altered.”

Figure 4.1: The front elevation of the King Edward Picture Theatre



- 4.10 While the list entry refers to the “crude form” of the gable, Pevsner Buildings of England Lancashire: North (Hartwell and Pevsner, 2009) is more enthusiastic:

“Attractively bold motifs, prettily polychromatic, eye-catching but not garish. Three bays, framed by outer stripped piers topped by stone urns. Entrance with a fluid curved parapet and paired

columns, chequerwork shaped gable. Central Venetian window, flanking oculi."

Figure 4.2: Details of the chequered gable, urn and framed entrance



- 4.11 The rear part of the building comprises an undecorated, functional 'box', housing the auditorium, which has been extended to the rear, in a comparable style, with a small sub-station adjacent to the northern elevation.

Figure 4.3: The auditorium of the Picture Theatre and adjoining sub-station



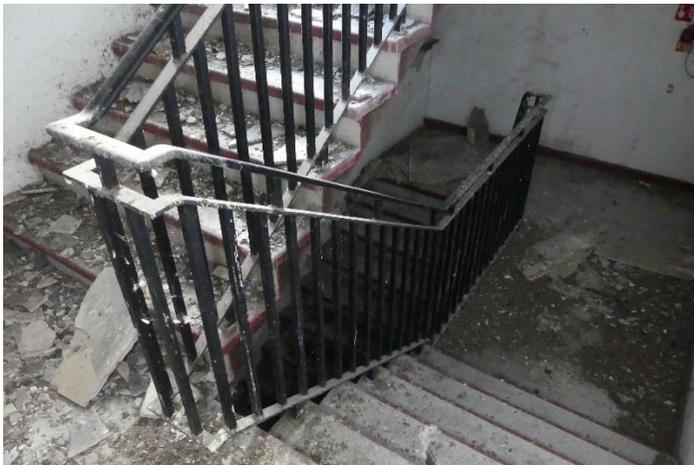
- 4.12 The original interior comprised a simple floor plan, with a shallow front foyer extending across the width of the front elevation and incorporating the entrance, ticket box and staircase; and to the rear a full height auditorium under a barrel-ceiling.
- 4.13 The foyer remains largely intact, although the condition of the detailing has suffered from a long period of vacancy. The altered

ticket box remains in situ and the ceiling above the entrance retains the decorative cornice.

Figure 4.4: The ticket box and decorative cornice to the foyer



Figure 4.5: the staircase on the southern side of the foyer is functional in design



4.14 The list entry, dated October 1983, describes the ground floor as being “*altered or concealed*”. This is likely to be a reference to the insensitive horizontal sub-division of the auditorium. A first floor, supported by a series of iron columns had been inserted across the whole of the auditorium, effectively creating a two-storey building. This was clearly a crude adaptation of the building to maximise the floorspace and prevents the original volume of the auditorium from being appreciated.

Figure 4.6: The ‘upper floor’ of the auditorium below the barrel-ceiling



Figure 4.7: The current 'ground floor' below the inserted first floor structure



Figure 4.8: Detail of the moulded ceiling braces



- 4.15 Cinema played an important role in the development of the seaside resort, and the wider historic context is summarised in Blackpool's Seaside Heritage (English Heritage, 2014):

“Cinema was one of the most obvious applications of electricity and new technology to entertainment. The first films seen in Blackpool were shown using Thomas Edison’s Kinetoscope in November 1894, a year after it had been invented and a month after its first demonstration in London. These early films were not meant to be shown in purpose-built facilities, but in any room that could be blacked out and hold a paying audience. The earliest purpose-built cinemas probably appeared between 1904 and 1906, but the Cinematography Act 1909 seems to have prompted an explosion of cinema construction. By the outbreak of World War I hundreds had been built and Blackpool had more than a dozen such venues. The earliest surviving purpose-built cinema in Blackpool is the Royal Pavilion. It opened in 1909 on Rigby Road as a venue for A1 Animated Pictures, which used to be in the nearby Colosseum. The Imperial Picture Palace on Dickson Road opened in July 1913 and could hold 731 customers in its two-tier auditorium. The Central Picture Theatre, a single-storeyed building with a barrel-vaulted ceiling, opened in the same year on Central Drive.”

- 4.16 A Conservation Statement for the King Edward Cinema, prepared on behalf of Blackpool Council (Richard Wilson Conservation, March 2018) identifies the architect:

“It was built in 1913 to the design of John Butcher Mather, a prominent local architect and property developer, who also held various positions of authority in the town, including a period as mayor.”

4.17 Mather also designed the Baroque influenced Victory Hotel on Victory Road in Blackpool in 1898 (Hartwell and Pevsner, 2009). However, it is his design of the Blackpool Synagogue (1916) that is most relevant to the Picture Theatre given the similarities of the front facades.

Figure 4.9: Blackpool Synagogue, Leamington Road



Contribution of Setting and the Application Site to Significance

4.18 The setting of the Picture Theatre has changed markedly over time. Its construction took place soon after the reconstruction of Central Station and the Picture Theatre would have occupied a site close to an incredibly busy gateway into the coastal resort. The building would have been experienced against the backdrop of the multiple platforms of the railway station and the railway bridge that crossed Chapel Street. That aspect of setting vanished in the late 1960s and

early 1970s with the closure and clearance of Central Station. The setting to the rear of the Picture Theatre changed significantly with the construction of the long multi-storey car park in the space between the auditorium and law courts, however that structure was also removed, culminating in the open aspect of the surface car park that remains to the rear of the listed building today.

4.19 The wider context of the coastal resort also plays an important part in understanding the historic context of the Picture Theatre, particularly the rapid development of cinemas in the early C20th as part of the entertainment and leisure offer of the resort. The architectural language of the King Edward Picture Theatre also contributed to the pre-WWI context of Blackpool.

Figure 4.10: An image of the Waterloo Picture House, constructed in 1912 (www.cinematreasures.org)



- 4.20 The current frontage to Central Drive, with the King Edward Flats and King Edward VII Public House to either side of the Picture House, provides a visually diverse and characterful setting that gives an impression of the original setting of the building and makes a positive contribution to its significance.
- 4.21 However, the open aspect of the Application Site to the rear of the Picture Theatre is considered to make a negative contribution to its special interest.

Tower Building (Grade I Listed)

- 4.22 Tower Building is located approximately 200 metres north of the northern boundary of the application site.

Special Architectural and Historic Interest

- 4.23 The Tower Building was originally designated in October 1973, the list entry was amended in October 1983 and summarises the principal external elements of the building as follows:

“Entertainment complex of 1891-94; architects Maxwell and Tuke, engineer R.J.G. Reade [Pevsner Buildings of England Lancashire: North, Hartwell and Pevsner, 2009, advises that the involvement of the engineer is disputed], contractors Heenan and Froude. Consists of imitation of Eiffel Tower, surrounded by brick-faced quadrilateral block of three unequal storeys containing principally: Ballroom over ground floor café at north end; Circus; and aquarium (altered) on ground floor and Roof Gardens on top floor of south end.

Tower of open steel girders. Square plan; four concrete foundation blocks 35 feet square and 12 feet thick with rolled steel joists and steel bedplates support four square-braced stanchions, each consisting of four pillars braced together with lattice girders, tapering in the height from 100 feet width at base to 30 feet width under main gallery, which is enclosed in glass, with three open galleries above. Ogee shaped cap, topped with flagmast terminating 518 feet above ground.”

Figure 4.11: The western elevation of Tower Building

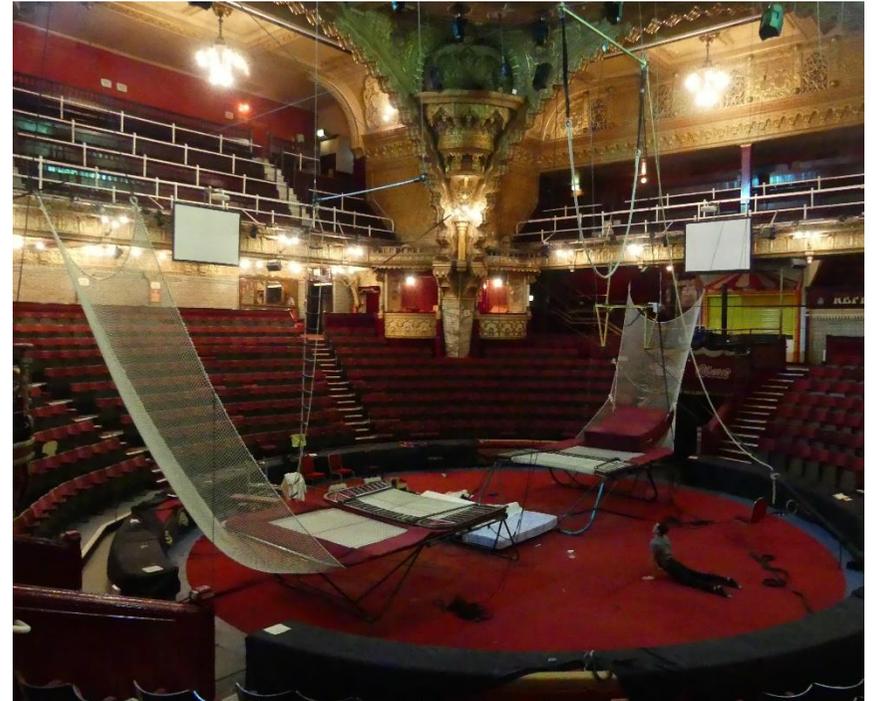


Figure 4.12: The north-eastern corner of Tower Buildings



4.24 The principal spaces include the Circus arena (1891-4) which is placed between the 'feet' of the Tower with the stanchions of the Tower rising through each corner of the Circus. The interior was probably decorated by Fank Matcham in "Islamic Style" (National List).

Figure 4.13: The sumptuous Circus of Tower Building



4.25 The Ballroom (1899) was also decorated by Matcham and restored following a fire in 1956.

"... the opulent double-height Tower Ballroom of 1899, another of Matcham's commissions, prompted by the opening of the competing Empress Ballroom in the Winter Gardens. It was restored by Andrew Mazzei following a fire in 1956. What a room. The palette is rich cream, gold and brown. The proscenium is framed by glorious turret-like boxes topped with onion domes, with latticework openings, while the top is crowned by enormous figures

representing the Three Graces. The Wurlitzer organ on stage faces a backdrop of a romantic seaside scene (wholly unlike Blackpool).” (Hartwell and Pevsner, 2009)

Figure 4.14: The Ballroom, Tower Building



4.26 The entrance foyer provides elevated views of the coast from the western front of the building. The grandeur of the space is reinforced by the central arcade. However, the decoration of deep red/brown glazed bricks and contrasting panels of bright blue ceramic details feels almost subdued in the context of the Ballroom and Circus.

Figure 4.15: The western Entrance Foyer, Tower Building



Contribution of Setting and the Application Site to Significance

4.27 The term ‘iconic’ can be over-used, however it seems entirely appropriate in respect to Tower Building. Pevsner (Hartwell and Pevsner, 2009) simply describes it as “*The trademark of the place.*” The Tower Building was in direct competition with the Winter Gardens and Alhambra and was remodelled and adapted soon after construction. However, it quickly became the symbol of the coastal resort.

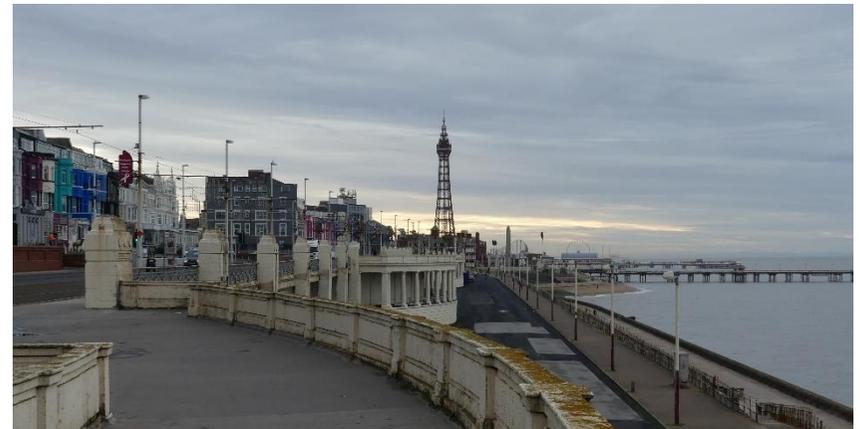
Figure 4.16: Tower Building c.1920



Figure 4.17: The current view from the South Prom. Observation wheels continue as an ephemeral part of the townscape



Figure 4.18: Views from North Prom enable the Tower to be enjoyed in the context of the piers and distant South Beach



- 4.28 Tower Buildings is experienced in a wide range of long-distance views, the coastal panorama and many kinetic glimpsed views throughout Blackpool.
- 4.29 Important views of the Tower area gained from the North and South Promenade. Although the frontage of buildings that encloses South Beach has changed over time, the building heights fronting the Promenade have remained largely consistent and the Tower remains unchallenged as the pre-dominant landmark.

Figure 4.19: Glimpsed views from the town centre



- 4.30 Unsurprisingly, dramatic views are gained from the viewing platform at the top of the Tower. Long distance views are available to the Lake District, to the north, and to the south across Merseyside and as far as North Wales. A 'birds-eye' view is gained looking down onto the Blackpool townscape, particularly the key resort features of the beach, piers and South Beach.
- 4.31 In this context the Application Site comprises a largely empty space between Tower Buildings and the football stadium, which provides a further prominent landmark from the elevated vantage point. The large surface car park and low tower element of the law courts complex are clearly evident from the Tower viewing gallery.

Figure 4.20: The view southwards from the Tower



- 4.32 Due to the current site conditions, open views are gained across the Application Site towards Tower Buildings. The sheer height of the Tower is such that it would have been clearly prominent above Central Station prior to the clearance of the Site. However, it would have been experienced within a far more active foreground setting, in views from the south, with the multiple station platforms extending south from the main concourse and entrance to the station.

Figure 4.21: The view northwards from a station platform



Figure 4.22: A view northwards across the application site



Figure 4.23: The rear of the King Edward Apartments



- 4.33 Views across the Site are now dominated by the large surface car park, with the poor quality buildings on the northern edge of the car park providing a weak townscape in the foreground to the Tower.
- 4.34 The rear elevations of the three buildings included in the Heritage Quarter, in the south-eastern corner of the Application Site, which have been subject to adaptation, also gained unintended prominent in views across the car park.

Figure 4.24: The law courts provide a more enclosure to the south western corner of the Application Site



4.35 In this context the open and fragmented form of the Application Site is considered to make a negative contribution to the setting of Tower Building despite the visibility of the Tower in the backdrop to the north of the Site.

The Winter Gardens (Grade II* Listed)

4.36 The Application Site is located approximately 250 metres south-west from the Winter Gardens and is separated from the designated heritage asset by the high-density townscape that occupies the area between Coronation Street and Central Drive. It is unlikely that the significance of the Winter Gardens would be affected by the Proposed Development and it has been included in the supporting ES study area out of caution. The description of its special interest is therefore proportionate to that context.

Special Architectural and Historic Interest

4.37 The list entry summarises the Winter Gardens as follows:

“A Winter Gardens seaside entertainment complex built 1875-8 to a design by Thomas Mitchell with later alterations and additions by Mangnall & Littlewood and JM Boekbinder in 1894, Wylson & Long in 1897, JC Derham and Andrew Mazzei in 1930-1 and Charles McKeith in 1939. It is of two, three and four storeys with an extensive basement beneath. The entire Winter Gardens complex is included in this designation except the car park on Leopold Grove.”

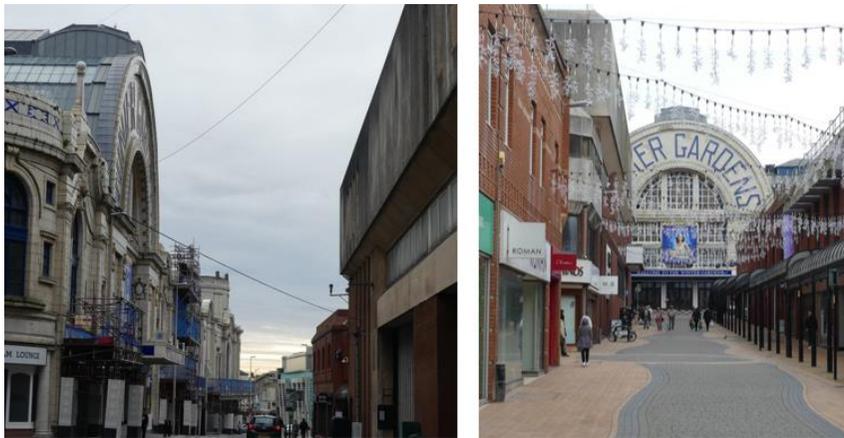
4.38 The reasons for designation are as follows:

- *“Blackpool Winter Gardens is listed at Grade II* for the following principal reasons:*
- *It is the earliest, most ambitious and most complete surviving Winter gardens in the country.*

- *The complex contains many well-preserved original features together with numerous high quality late Victorian and C20th additions.*
- *The Winter Garden complex has been at the forefront of tourist development in Blackpool for over 130 years and has assisted greatly in making the town England’s premier seaside resort.”*

4.39 The Winter Gardens incorporates most of an urban block, with entrances and contrasting forms of architecture facing Coronation Street, Adelphi Street and Church Street. The closest element to the application site is the 1930s Coronation Street frontage, which is clad in white faience. The principal feature is the monumental horse-shoe shaped entrance bay.

Figure 4.25: The Winter Gardens Coronation Street frontage



Contribution of Setting and the Application Site to Significance

4.40 The Winter Gardens has a complex setting, enclosing several of the key streets and spaces in the town centre. The southern part of the complex, located closest to the Application Site, combines the formal 1930s frontage to Coronation Street and the service elevation to Adelaide Street.

4.41 Despite the relatively elevated position of the eastern part of Adelaide Street, looking down the secondary / service elevation, the Application Site remains obscured by the intervening townscape.

4.42 The Winter Gardens therefore occupies a key location in the town centre, however the Application Site is considered to make a neutral contribution to its setting and significance.

Figure 4.26: The view south-westwards along Adelaide Street



Grand Theatre (Grade II* Listed)

- 4.43 The Grand Theatre is located almost 400 metres north of the northern boundary of the Application Site. It occupies a corner in a dense street pattern that is characterised by a high sense of enclosure and is unlikely to be affected by the proposed development. However, it has also been included in the supporting ES Cultural Heritage Technical Paper for completeness and is described proportionately to that context.

Special Architectural and Historic Interest

- 4.44 The Grand Theatre was first designated in Jan 1973 and upgraded to II* in October 1983. The list entry describes the exterior of the building as follows:

“Theatre, 1894, by Frank Matcham. Stone-entrance block of 3 storeys in flamboyant free Baroque, with drum and dome: 3-sided canted façade with round-arched entrances at ground floor; upper storeys have giant pilasters flanking windows which are paired at each side with bullseye above, Venetian in the centre; attic storey of scrolled gables with finials each side; stone drum with paired classical pilasters and domed roof of copper fish-scale tiles, surmounted by cupola, rises through the centre.”

- 4.45 The list entry refers to the “ingenious” use of a small site to provide so much accommodation.

Figure 4.27: The Baroque corner of the Grand Theatre



Contribution of Setting and the Application Site to Significance

- 4.46 The Grand Theatre forms the corner of Church Street and the incredibly narrow Corporation Street. The theatre gains prominence from the celebration of the corner, with the dome and associated roofscape, ornate detailing and the use of stone to contrast with the adjoining brick façade all combining to create a local landmark in the streetscene.

- 4.47 The Application Site is located well to the south-west of the Grade II* Listed Building and is screened by the intervening high-density townscape. In this context the Application Site is considered to make a neutral contribution to the setting and significance of the Grand Theatre.

Conservation Areas

- 4.48 The application site is located on the opposite side of Chapel Street from the Foxhall Conservation Area. Glimpses are gained across the site from the north-south orientated roads within the conservation area and the proposed development could therefore cause change within the setting of the designated heritage asset.
- 4.49 The Blackpool Town Centre Conservation Area is located further north. The conservation area is largely screened from the Application Site by the townscape to the east of Central Drive. However, a view into the northern end of the Application Site is gained from Market Street and so the Town Centre Conservation Area has been included in this Heritage Statement for completeness.
- 4.50 The boundaries of both conservation areas are included on the Heritage Asset Plan provided in Appendix 1.

Foxhall Conservation Area

Summary of Character and Appearance

- 4.51 The Foxhall Conservation Area was designated in 2015 and incorporates a broadly rectangular area formed by Chapel Street, Dale Street, Princess Street and Caroline Street / Seaside's Way.
- 4.52 The tight grid-like street pattern developed after the opening of Central Station (1862) and Central Pier (1868). The conservation area is characterised by a tight, urban grain of predominantly three storey houses that combine workers housing with holiday accommodation.
- 4.53 Singleton Street, Coop Street and Dale Street are the principal north-south aligned streets, although the enclosure to Singleton Street is weakened by a prominent gap site. The principal streets are interrupted with a series of junctions formed by secondary residential streets, with a further layer in the hierarchy formed by narrow, service lanes.
- 4.54 The secondary streets have a more uniform domestic character, with fewer commercial uses and associated buildings to interrupt the more repetitive residential frontages. The secondary streets retain a high sense of enclosure. The Conservation Area Appraisal (Blackpool Council, 2014) describes a further residential typology that has helped shape the character of the Foxhall area:

“The town’s requirements for affordable, mass holiday accommodation resulted in a distinctive range of specialised housing known as ‘company housing’, built to provide lodging

houses for working class holiday-makers. These were similar in appearance to Lancashire urban terraced housing but were planned and built on a larger scale, with long outshuts filling most of the rear yards, and with large single or two-storey bay windows to the front. Streets characteristic of this development include those around Yorkshire Street, Shannon Street and Coop Street.”

Figure 4.28: The view south along Coop Street



4.55 Dale Street and Foxhall Street, the principal north-south streets in the western part of the conservation, are more varied in character due to the mix of commercial uses amongst the residential properties.

Figure 4.29: The view westwards along Yorkshire Street



Figure 4.30: The northwards along Dale Street



- 4.56 The northern boundary of the conservation area follows the curved alignment of Chapel Street. The buildings are a relatively consistent two-storeys in height, punctuated by the tower of the former Methodist Church. The former domestic properties have been converted into a variety of commercial uses and create a more complex visual character in comparison with the interior of the Foxhall area.

Figure 4.31: The view eastwards into Chapel Street from the Promenade



Contribution of Setting and the Application Site to Significance

- 4.57 The Foxhall Conservation Area is experienced as quite a well contained townscape, largely as a result of the tight street pattern and its high degree of enclosure.
- 4.58 Following the arrival of the railway the triangular shaped area formed between Bonny Street and the railway line was occupied by a similar fine grain townscape to that found today in the conservation area. However, that area was cleared following the closure of Central Station to make way for the law courts. The court buildings now terminate views northwards out of several of the north-south aligned streets in the western part of the conservation area.

Figure 4.32: The view north from Singleton Street



- 4.59 The original residential frontage to the Promenade has also evolved over time to create a more commercial frontage of entertainment uses. Given the above context setting is considered to make a neutral contribution to the significance of the conservation area.

Blackpool Town Centre Conservation Area

Summary of Character and Appearance

- 4.60 The first Town Centre Conservation Area was designated in 1984 and following reviews and extensions to the boundary in 2004 and 2014, a revised Conservation Area Appraisal was published for the current boundary, which is illustrated on the Heritage Asset Plan provided in Appendix 1.
- 4.61 The current boundary extends north from Tower Building to include the North Pier and Metropole Hotel on the seafront, and extends eastwards along Church Street as far as the corner with Regent Road, which is occupied by the grade II listed Regent Picture House.
- 4.62 The conservation area incorporates the resort's key group of entertainment buildings, as well as the commercial centre and several streets of lodging houses. The Conservation Area Appraisal (Blackpool Council, 2015) summarises the character and appearance of the conservation area:

“The spatial character of the north of the area is uniformly dense, with a regular, tight urban grain and strong sense of enclosure in the streetscene. The spatial character of streets is related to the

role of each street in the street hierarchy with Dickson Road being the widest street reflecting its role as a through route and local centre. East-west streets leading to the sea and close to the town centre tend to be wider than those further inland, with funnel shaped spaces towards the sea particularly at the west end of Queen Street; these ‘squares’ provide valuable open spaces, connecting to the Promenade with views to the sea. Most of the grid-pattern of streets have a homogenous spatial character, narrower in width than principal routes and with well-defined building lines created by uniform terraces.”

Figure 4.33: The view westwards towards the coast along Clifton Street



Figure 4.34: The public space on Church Street



4.63 The architectural character of the Town Centre Conservation Area reflects the wide range of uses as well as the historic development of the town and is summarised as follows by the Conservation Area Appraisal:

“The architectural character of the town centre is varied, representing architectural styles from the mid to late C19th to the present day. The buildings exhibit an eclectic mix of styles and finishes, with many C20th and C21st characteristics, typical of a busy town centre. Typical architectural styles from the late C19th are fairly well represented, including Renaissance, Baroque and classical styles, while Gothic Revival is largely confined to places of

worship. Quite a few buildings exhibit interwar features, reflecting a spike in activity during this period when re-building and re-fronting of existing properties occurred. Styles adopted are typical of the period and include free classical compositions, and others of Art Deco inspiration such as the former Woolworth’s building and the former Burton’s Building. There is also a good collection of faience-clad buildings on Topping Street. ...”

Figure 4.35: Faience is prominent amongst key entertainment and commercial buildings in the conservation area



Contribution of Setting and the Application Site to Significance

4.64 The setting of Blackpool Town Centre Conservation Area is complex, as would be expected for most town centre locations, and yet is also unique. The western edge of the conservation area is formed by the Promenade, which extends south towards South Beach and north into the North Promenade, which is recognised by

a separate conservation area that is characterised by the Promenade structure and frontage of hotels and guest-houses. Inland, the town centre adjoins dense areas of residential streets, reflecting the dramatic late C19th development of the seaside resort.

- 4.65 The Application Site is to the south of the conservation area boundary and is separated from the boundary by the block of buildings between New Bonny Street and Bank Hey Street. The only direct view from the conservation area into the Application Site is southwards along New Hey Street, and that view is terminated by the tower of the law court complex.

Figure 4.36: The view towards the Law Courts from Bank Hey Street



- 4.66 The historic role of Central Station was crucially important to the development of the town centre, however the fragmented townscape associated with the cleared condition of the Application Site is considered to make an adverse contribution to the setting of the conservation area.

Non-Designated Heritage Assets

- 4.67 The south-eastern corner of the Application Site incorporates two locally listed buildings, comprising the King Edward VII Public House and the King Edward Flats, which are described below.
- 4.68 A wide range of non-designated heritage assets, identified on the local list and HER, have been identified in the vicinity of the Application Site and their significance is summarised in Appendix 2.

The King Edward VII Public House (Locally Listed)

Summary of Heritage Value

- 4.69 The Edwardian public house was constructed between 1893 and 1912 to replace an earlier residential property. It is thought to have been constructed by Magee, Marshall and Co. Ltd (www.breweryhistory.com)
- 4.70 The pub wraps around the corner of Central Drive and Chapel Street with a series of two storey and gabled three-storey bays that create an eclectic composition. The two principal bays to Chapel Street incorporate two-storey canted bays in ashlar stone and a third, narrower bay that forms the principal entrance. The entrance

is framed by a pair of Tuscan columns that support an entablature above the doorway. The first-floor parapet incorporates a pediment above the mullioned and transomed window.

Figure 4.37: The front elevation of the King Edward VII Public House



- 4.71 A longer, recessed bay with a ground floor arcade of five mullioned and transomed windows extends into Central Drive and connects to a further gabled three-storey bay that projects forward to establish the building line to Central Drive. A later dormer has been added above the longer recessed bay.
- 4.72 A further three bay range, with repetitive gables bays separated by shallow, recessed brick pilasters, encloses the Chapel Street frontage and had been added by 1912.

Figure 4.38: The later addition to Chapel Street



- 4.73 The pub retains most of its original fenestration, rainwater goods and tall chimney stacks. The interior of the ground floor has been subject to considerable re-ordering over time as trends in pub layouts have evolved, for example by opening up the original cellular room plan. A small fragment of ceiling plaster and the glazed bricks to the entrance foyer from Central Drive provide a sense of the original decoration.
- 4.74 The floorplan to the first and second floor is largely intact, particularly to the attic floor. The floor plan comprises a corridor towards the rear of the building that provides access to a series of rooms that overlook the corner of Central Drive and Chapel Street.

Figure 4.39: An original ceiling and the sub-divided glazed tile entrance foyer to Central Drive



Figure 4.40: The adapted open-plan ground floor



4.75 The upper floors retain the original joinery and fire places, although the attic floor is unused and the condition of the building is deteriorating. The plaster detailing and proportions of the first floor rooms elude to the higher status of the spaces on that floor.

Figure 4.41: The staircase and landing to the first floor



Figure 4.42: An attic room to the rear of the King Edward pub



Figure 4.43: The rear courtyard has gradually been infilled with a series of ad hoc single storey additions.



Contribution of Setting and the Application Site to Significance

- 4.76 The tight enclosure and fine grain of the buildings to the junction of Central Drive and Chapel Street has remained largely consistent since the construction of the King Edward VII pub and represents a positive aspect of its setting.

- 4.77 The setting to the rear of the public house has changed considerably. Central Station had been expanded greatly by the time the pub was constructed and the setting of the locally listed building would originally have been dominated by the extensive railway infrastructure, including the bridge crossing over Chapel Street. The rear of the public house could not have been intended to hold such prominence as it currently does in views across the surface car park. The cleared condition of the Application Site is considered to represent an adverse aspect of setting.

The King Edward Apartments (Locally Listed)

Summary of Heritage Value

- 4.78 The apartment building was constructed in 1910 to provide accommodation for train crews from the adjoining Central Station.
- 4.79 The original building comprised three storeys of residential accommodation above a commercial ground floor. A crude rooftop floor was subsequently added with the current mansard roof. The front elevation comprises fifteen bays in three stages. The three bay stages to each end of the front elevation are articulated with brick pilasters that incorporated raised bands of dark terracotta and support a capital just below the deep oversailing eaves cornice. The window cills are supported by small brackets, while the flat arches are formed in flush terracotta. A simple string course extends across the front elevation at second and third floor level. However, despite the above details the building presents an austere character to Central Drive.

Figure 4.44: The front elevation of King Edward Apartments



Figure 4.45: The rear elevation of King Edward Apartments



4.80 Sadly, the window frames have all been replaced and the shopfronts to Central Drive have been adapted overtime to remove the uniformity of the original design. The rear elevation incorporates a vertical circulation core and has been adapted at ground level. Curiously, the three bays to the right-hand side of the elevation project forward in a pavilion style, however this form is not repeated to the left-hand side of the building.

4.81 The interior of the upper floors comprises a central spine corridor that accesses small apartments that look out over Central Drive and the Application Site to the rear. The apartment interiors are simple and have been upgraded over time. The detailing to the staircase is similarly functional.

Figure 4.46: The rear staircase to the King Edward Apartments



Contribution of Setting and the Application Site to Significance

- 4.82 The King Edward Apartments were constructed to serve Central Station and that key aspect of setting was removed following the closure of the station in the 1960s.
- 4.83 The scale and architectural style of the apartment building provides a sense of status in contrast with the finer grain of properties that enclose the eastern side of Central Drive and the building combines with the adjoining Picture Theatre and King Edward VII Public House to create an eclectic, yet characterful enclave of townscape. Otherwise, the setting of the King Edward Apartments makes an adverse contribution to its heritage value.

5.0 Impact Assessment

Introduction

- 5.1 The Proposed Development has been assessed in accordance with the relevant legislation, national and local planning policies.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 The 1990 Act incorporates several 'statutory duties' for decision-makers, including the following:

"S. 16 (2): In considering whether to grant Listed Building Consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses."

"S. 66 (1): In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- 5.3 Case law has determined that 'preserve' means 'to do no harm'.

National Planning Policy Framework

- 5.4 Paragraph 190 requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal, including development affecting the setting of a heritage asset, taking account of available evidence and any necessary expertise. LPAs should take this into account when considering the impact of a proposal on a heritage asset.

- 5.5 In determining applications, Paragraph 192, requires LPAs to take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

- 5.6 When considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. *"This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."* (Paragraph 193)

5.7 Paragraph 194 states that any harm to, or loss of, significance to a designated heritage asset, should require clear and convincing justification. Paragraph 196 requires that in circumstances that would lead to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

5.8 With respect to non-designated heritage assets, NPPF paragraph 197 is as follows:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

5.9 LPAs should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably (Paragraph 200).

Blackpool Local Plan

5.10 The Blackpool Local Plan comprises the Core Strategy (2012-2027) that was adopted in 2016 and the ‘saved policies’ of the Blackpool Local Plan of 2001-2016.

5.11 The following Core Strategy is relevant to the historic environment:

Policy CS8: Heritage

“1. Development proposals will be supported which respect and draw inspiration from Blackpool’s built, social and cultural heritage, complementing its rich history with new development to widen its appeal to residents and visitors.

2. Proposals will be supported that:

a. Retain, reuse or convert, whilst conserving and enhancing the significance of designated and non-designated heritage assets and their setting.

b. Enhance the setting and views of heritage assets through appropriate design and layout of new development and design of public realm.

c. Strengthen the existing townscape character created by historic buildings.

3. Developers must demonstrate how any development affecting heritage assets (including conservation areas) will conserve and enhance the asset, its significance and its setting.”

5.12 The following ‘saved policy’ is relevant in respect to the proposed development:

Policy LQ9 Listed Buildings

(A) Demolition of a Listed Building

“Listed Building Consent for the total or substantial demolition of a listed building will not be granted, other than in exceptional circumstances. Applications will be considered having regard to the following criteria:

- (i) The importance of the building, its intrinsic architectural and historic interest and its contribution to the local street scene.*
- (ii) The condition of the building and the cost of repairing and maintaining it in relation to its importance.*
- (iii) The adequacy of efforts made to retain the building in use.*
- (iv) The merits of alternative proposals for the site and whether they bring substantial public benefits for the community which decisively outweigh the harm resulting from demolition.*

(B) Development Affecting the Setting of a Listed Building

Development which adversely affects the character and appearance of a listed building, or its setting will not be permitted.

(C) Alterations and Extensions to a Listed Building

Proposals for the repair, alteration or extension of a Listed Building will only be granted consent where:

- (i) The essential character of the building is retained, including any features of architectural or historic interest which contribute to the reasons for its listing.*
- (ii) The works proposed make use of original and/or sympathetic materials which match or are in keeping with those found on the Listed Building.”*

The Proposed Development

- 5.13 The proposed development is subject to a hybrid planning application and an application for Listed Building Consent as follows:

Matters in Full:

- 5.14 The full application will comprise:

- **Demolition and removal of all remaining structures, substructures and hard standing and remediation and restoration of the site to facilitate future development;**
- **Multi Storey Car Park (MSCP) and associated infrastructure, including details of vehicular access and egress road from Seaside Way and Chapel Street;**
- **Re-use of Grade II Listed former King Edward VII Cinema Building for sale of food and drink uses (Sui generis use with E (b) use class), including Listed Building Consent for alterations, remodelling, partial demolition and extension of the building; alterations to the King Edward Public House to provide an enhanced food and drink establishment (Sui generis use with E (b) use class) and apart-hotel and alterations, partial demolition, extension and remodelling of King Edward VII Apartment Building for use as apart-hotel with ground floor retail and food and drink uses (mixed A (a), E (b) use class).**
- **Upgrade to existing sub-station to rear of King Edward Picture Theatre.**

Matters in Outline:

- **Three branded Indoor Theme Park (IDP) (Sui generis) incorporating ancillary retail (E (a) use class), food and drink (E (b) and drinking establishments sui generis).**
- **Car park and coach station.**
- **Hotel (C1 use class), with ground floor and adjacent restaurants (E (b) use class) and drinking establishment (sui generis); and**
- **New public realm and spaces to provide pedestrian linkages through the Application Site, including a new Public Square to be used as a space for live public events, incorporating units for sale of food and drink (E (b) use class) and drinking establishment (sui generis).**
- **Associated infrastructure including electrical substations.**

Pre-Application Consultation

- 5.15 In parallel to the formal consultation undertaken through the ES Scoping Opinion process, a direct pre-application consultation was undertaken with Historic England due to their role as a statutory consultee in respect to development with the setting of a Grade I Listed Building (Tower Building) and the substantial demolition within a Grade II Listed building (i.e. partial removal of the later first-floor structure from within the King Edward Picture Theatre).
- 5.16 The Historic England pre-application advice was received on 1st April 2021 (Reference: PA01154325) and included the following:

“A comprehensive visual impact assessment informed by heritage considerations has been prepared from several key sites around the town. This along with wire frame drawings depicting the maximum scale and height of proposed buildings demonstrates that the impact of the development will have negligible impact on the setting of The Winter Gardens (II), the Grand Theatre (II*) or the contribution setting makes to the significance of the conservation areas the site sits between.*

The development will impact on views of Blackpool Tower from the site and the immediate environs which currently are largely unimpeded due to the open nature of the surface car park. However, it is considered that this sense of openness is artificial and is a result of its current use as an open-air surface level car park, whereas historically and relatively recently it would have contained upstanding multi-level structures limiting views.

The scale of change will be far more appreciable from the Tower Buildings / Blackpool Tower due to its height and far-ranging views across the town and wider area. However, considering the applications sites development history (central railway station and multi-storey car park) and the proposed scale of the development we consider the scheme is not out of keeping and would not affect the way in which the Grade I Listed Building is appreciated.”

- 5.17 In conclusion Historic England states:

“Based on the information we have been provided with we do not object to the proposals to redevelop the site to create a new mixed used leisure attraction. We welcome the positive steps taken to

consider heritage from an early stage and tailor the proposals to have a minimal impact.

Whilst proposals will undoubtedly have an impact on the area and alter some perspectives and views of heritage assets e.g. views of Blackpool Tower from the site and involve substantial demolition within a Grade II Listed Building, we consider the impact to be neutral and positive respectively.”

Impact Assessment

- 5.18 In respect to the historic environment the proposals to alter, extend and remodel, the King Edward Picture Theatre, King Edward VII Public House and King Edward Apartments, will each have potential to cause direct change to the significance of the relevant heritage assets.
- 5.19 The proposed MSCP, the Indoor Theme Parks and public realm works would have an indirect impact on the setting of the identified heritage assets due to the potential for change within their setting to affect their significance, or the ability to appreciate that significance.

Direct Impacts:

- 5.20 The Proposed Development would secure the re-use and repair of the Grade II Listed King Edward Picture Theatre, which is currently in a vacant and semi-derelict condition. The front foyer would be

retained in its current form, with the ticket box, staircase and ceiling coving repaired and retained in situ. The ticket box would be converted into a small reception or café booth.

- 5.21 The auditorium, which forms that principal rear part of the building and has previously been subject to insensitive change, would be converted into a market hall for the sale of food and drink. A large opening would be cut into the modern first floor structure to provide a full-height space below the barrel-vaulted ceiling. Individual kitchen / servery spaces would enclose the long sides of the ground floor space, with a first floor gallery above. A new staircase and lift would be inserted towards the rear of the floor plan to provide access to the first floor. The existing rear extension would be replaced with a new extension that would be visually separated from the historic building by a glazed link and would provide a rear entrance into the complex from the MSCP. Large roof-lights, positioned between the barrel vaulting, would allow natural light into the proposed market hall space.
- 5.22 The Proposed Development would allow the original volume of the two-storey auditorium to be appreciated and would provide a dynamic use in a building typology that is notoriously difficult to re-use.
- 5.23 The surviving features of the original scheme of decoration would be repaired, including the ceiling cornice to the foyer and decorative moulding to the ceiling braces of the barrel-vaulted space. External features, including the windows and doors to the decorative front elevation would also be repaired as necessary.

- 5.24 The fabric that would be removed to create the first-floor gallery and atrium comprises a modern concrete floor, supported by steel columns to the ground floor.
- 5.25 The Proposed Development would secure a publicly accessible use for the building and allow the remaining features to be experienced in a new double-height atrium space that would refer back to the original volume of the auditorium. The rear extension would comprise a restrained and thoughtful approach to extending the building and replace the rather crude form of the existing addition. The impact on the significance of the King Edward Picture Theatre is considered to be beneficial.
- 5.26 The internal decoration and fittings to the ground floor bar and servery of the locally listed King Edward VII Public House would be enhanced. The ground floor room plan has been subject to change over time, with a more open plan arrangement and a central bar/servery. The room plan would be largely retained in its current form, although the bar/servery would be 'pushed back' slightly to create a more generous circulation space. However, none of the bar fittings are original. A new opening would be formed to connect the public house with the food and drink establishment proposed for the adjoining picture theatre.
- 5.27 The upper floors of the public house retain their cellular plan form and lend themselves to the proposed apart-hotel. The proposed conversion would have little impact on the room plan. Details, such as the principal staircase and fireplaces would be retained in situ. It is presumed that joinery, such as doors, would need to be upgraded and that the detail could be agreed by condition. The second floor is currently unused and deteriorating in condition and would benefit from a scheme of repair, necessary to achieve the proposed apartment use as an apart-hotel.
- 5.28 Externally, the front elevation would remain unchanged and would continue to provide a characterful curving corner to the junction of Central Drive and Chapel Street. The late ad hoc flat roof infill to the rear courtyard of the public house would be removed.
- 5.29 The Proposed Development would bring the public house back into full use and a good state of repair. It would not harm key attributes, such as the front elevation or floor plan to the upper floors, and is considered to represent a beneficial impact on the significance of the non-designated heritage asset.
- 5.30 The King Edward Apartments is almost entirely vacant, with the exception of several ground floor retail units, and would be brought back to full use.
- 5.31 The current floor plan of the residential upper floors, comprising a central spine corridor with shallow apartments to the east and west elevations, would be removed, in favour of a rear corridor that served deeper apartments with an eastern aspect. The replacement of the entirely functional, and modernised, interior is not considered harmful to the non-designated heritage asset.
- 5.32 The exterior of the existing building would be enhanced through the replacement of the existing, later, window frames with a pattern of glazing bars to match the originals and the enhancement of the shopfronts to Central Drive. The current mansard roof, which forms a clumsy addition to the building, would be removed and replaced with a new rooftop floor that would be set back from the

original eaves parapet and with a flat roof that relates more effectively to the orthogonal form of the building.

- 5.33 The single storey retail unit to the north of the King Edward Apartments would be replaced with an extension to the apartment building. The proposed extension would adopt the same height and form as the original apartment building. The window openings would be the same rhythm and proportion and the elevational materials would be sympathetic to the host building. However, the Central Drive elevation would feature a double bay of contrasting material to differentiate the original building from the extension. The contrasting panel would be slightly recessed to avoid the brick quoin detail to the northern gable of the host building. The detailed treatment of the extension, such as brickwork details to the window reveals and the window frames themselves would also be simplified to contrast with the slightly more decorative approach to the original apartments.
- 5.34 The impact of the Proposed Development on the significance of the non-designated King Edward Apartments is therefore considered to be beneficial.

Indirect Impacts:

- 5.35 The Application Site contributes to the setting of a range of designated and non-designated heritage assets on the southern edge of the Blackpool town centre. The assessment of indirect impacts has been informed by detailed on-site surveys and has been prepared in conjunction with the Townscape and Visual Impact Assessment (Tyler Grange) ES Technical paper 4, which has

considered numerous view point locations to assessed the visual impact of the proposed development.

- 5.36 In this context, the Historic England guidance on The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017) advises:

“5. Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views.”

“6. Views, however, can of course be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations. The assessment and management of views in the planning process may therefore be partly or wholly separate from any consideration of the significance of heritage assets. ...”

- 5.37 In light of the above guidance the following key heritage views, modelled in the TVIA, have been assessed in respect to potential historic environment impacts:

Photomontage Viewpoint (05) Read’s Avenue:

- 5.38 The view is framed by predominantly three-storey guest houses on either side of Read’s Avenue and is terminated by the King Edward Picture Theatre and the southern end of the King Edward Apartments.

5.39 Part of the proposed MSCP would be seen standing up above the King Edward Picture Theatre, causing a minor change within the setting of the listed building. However, the decorative frontage of the Picture Theatre would remain the focal point of the view, the backdrop to the listed building has previously include a multi-storey car park, development after the removal of the railway station, and the proposed change to the setting of the listed building would preserve its special interest.

Photomontage Viewpoint (08) Kent Road:

5.40 The right-hand side of the view is terminated by the King Edward VII Public House, while the cleared condition of the Application Site provides an open aspect to Blackpool Tower. During the 1970s the large multi-storey car park that previously occupied part of the Application Site would have impacted on the view towards Blackpool Tower from this location.

5.41 The view of the Heritage Quarter buildings would be largely unaffected, and the proposed additions to the King Edward Apartments would sit comfortably within the existing townscape.

5.42 From this location, the view towards Blackpool Tower would be obscured. However, this is one of many glimpsed views of the Tower from many locations throughout Blackpool. The foreground of the view has changed considerably in the past, with the expansion and then removal of Central Station and the construction and subsequent removal of the previous multi-storey car park. The Application Site remains as an artificially open area amongst the high-density townscape to the south of Blackpool Tower and any development of the Site would inevitably change

views towards the Grade I Listed Building. However, those views are appreciated as a kinetic experience, rather from static locations. The specific location of Photomontage 08 does not have particular relevance to the significance of the heritage asset and glimpses would be maintained between the proposed elements of the Blackpool Central master plan from kinetic locations along Chapel Street.

Photomontage Viewpoint (13) Singleton Street:

5.43 The view is orientated north from within the Foxhall Conservation Area, with the tower of the former Methodist Church on the eastern side of Singleton Street. However, the townscape in the view is fragmented due to the surface car park on the western side of Singleton Street, which allows the poor-quality rear elevations of Chapel Street to gain undue prominence. The top of Blackpool Tower is visible over the foreground of the Chapel Street properties to the left of the Law Courts.

5.44 The Proposed Development would replace the Law Court, which is partially visible in the vistas along Singleton Street and above the Chapel Street buildings. The Proposed Development would rise slightly above the foreground Chapel Street buildings but would be slightly lower than the current tower element of the Law Court complex. There would be a minor change in the setting of the conservation area and also the Methodist Church, a non-designated heritage asset. However, it would form part of the urban backdrop to the heritage assets, which has previously comprised a townscape not too dissimilar to the Foxhall area, which was replaced with the current Court complex.

Photomontage Viewpoint (15) South Promenade opposite Foxhall Square:

- 5.45 Blackpool Tower is clearly the dominant landmark in views northwards from South Promenade and is experienced against the eclectic foreground of entertainment buildings that now enclose the eastern side of South Promenade and the associated public realm.
- 5.46 From this viewpoint the Proposed Development would sit below the roofline of the South Promenade buildings and would not impact on the setting of the Grade I Listed Blackpool Tower.

Photomontage Viewpoint (18) Central Pier:

- 5.47 Blackpool Tower is the dominant landmark in views inland from the western end of Central Pier and its seaside setting can be fully appreciated. The townscape to the south of the tower has a relatively consistent datum that is punctuated by the tower of the Law Courts. The right-hand side of the view is framed by the pier itself, including the tall observation wheel.
- 5.48 The top of the Proposed Development would be just visible above the roofscape of the South Promenade frontage, but would be considerably lower than the tall part of the Law Courts. In the view from Central Pier the Proposed Development would maintain the consistent low-level townscape to the south of Blackpool Tower and would sit comfortably within the setting of the Grade I Listed Building.

Photomontage Viewpoint (25) the viewing platform of Blackpool Tower:

- 5.49 Central Station formed a dramatic feature in elevated views looking down from Blackpool Tower. However, with the exception of the Law Courts and Heritage Quarter buildings, the Application Site now forms a large void in the townscape to the south of the listed building between the fine grain of terraced residential streets to the east and larger built forms of South Promenade to the west.
- 5.50 From this vantagepoint, the Proposed Development would cause a considerable magnitude of change within the setting of the Grade I Listed Building. The proposed Indoor Theme Park buildings, hotel and MSCP would appear as significant new built forms to the south of the Tower. The proposed blocks would be larger than those that enclose South Promenade however their form would be articulated with as series of stepped and interlocking elements. The mass of the development would also be relieved by the proposed open space to Central Drive.
- 5.51 The elevated view from the top of Blackpool Tower down on to the Application Site has been subject to several phases of change. Blackpool Tower has witnessed the extension of Central Station, followed, in the 1960s by its closure and subsequent clearance. The townscape that occupied the south-western part of the Site changed markedly with the development of the Law Courts, which was contemporary with a large multi-storey car park that was relatively short-lived. The fluctuating fortunes of the Site provides capacity for further change. The proposed roofscape of the Indoor Theme Park buildings will need to be treated carefully at the Reserved Matters stage. However, the ability to appreciate the

group value of the Tower, Promenade, piers and seaside location would not be affected by the Proposed Development, which would be set back from the seaside frontage.

Photomontage Viewpoint (26) Bank Hey Street:

5.52 The western side of the view is enclosed by the Grade I Listed Tower Building and is the only view of the Application Site from the Town Centre Conservation Area. However, with the exception of Tower Building, the existing townscape is undistinguished, and the tower element of the Law Courts partly terminates the view.

5.53 This view has changed considerably over time and would have been terminated by the grand entrance building to Central Station before its was cleared and the street pattern adapted. In this context a glimpsed view will be gained of part of the Indoor Theme Park buildings. However, this would represent a minor change in the setting of the Town Centre Conservation Area and Tower Buildings.

Photomontage Viewpoint (31) South Promenade between Shaw Road and Alexandra Road:

5.54 This provides a longer distanced view northwards along South Promenade towards Blackpool Tower. The enclosing frontage to South Promenade provides a consistent fine grain, low level townscape that combines with the horizontal form of the pier to act as a foil to the Tower.

5.55 The Proposed Development would be obscured behind the South Promenade townscape and would not be discernible from this viewpoint location.

Viewpoint Summary:

5.56 The overall impact of the proposed development on the setting of the identified heritage assets would be minimal. Key views, such as those along South Promenade would not be affected and the group value of the seaside frontage, piers, promenade and Blackpool Tower would be preserved.

5.57 A greater magnitude of change is proposed within the setting of the Grade II listed King Edward Picture Theatre. However, to the rear of the building, the Application Site changed fundamentally following the clearance of Central Station and currently makes an adverse contribution to its setting. The group value of the former Picture Theatre alongside the King Edward VII Public House and King Edward Apartments would be preserved by the Proposed Development, which would bring new life to the frontage of heritage assets.

5.58 The Proposed Development would not challenge the landmark status of Blackpool Tower. The view towards the Tower from one of the assessed viewpoints would be obscured. However, this is not a significant view and a kinetic experience, including a view from the opposite side of Kent Road, would allow glimpses of the Tower between the proposed townscape to be appreciated. A relatively high magnitude of change would be experienced from the top of Blackpool Tower itself. However, in its current undeveloped and open form the Application Site makes a negative contribution to

the setting of the Tower, the Proposed Development would be set back a block from the South Promenade frontage and with careful detailed design would represent a neutral impact on the setting of the Grade I Listed Tower Building.

- 5.59 Minor change would be caused to one view out from the Town Centre Conservation Area. However, the Application Site has been subject to several phases of change and the Proposed Development would not harm the contribution of setting to the significance of the conservation area.

Construction Phase

- 5.60 The construction phase will inevitably lead to some adverse impacts on some of the identified heritage assets, particularly those located within the Application Site. For example, the three heritage assets that form the Heritage Quarter would be partly screened by construction hoardings and scaffolding while the works were being implemented.
- 5.61 Views across the Site towards Blackpool Tower would be affected during the demolition of the Law Courts and construction of the Proposed Development, including the use of high-level cranes. However, such construction infrastructure would appear diminutive in the context of the 158 metre high Tower and would be clearly legible as a temporary construction phase.
- 5.62 Further construction impacts would include noise, dust and vibration. A Technical Noise and Vibration Paper is included in ES

Chapter 7 and considers most of the constructional impacts, such as groundworks associated with the heritage Quarter extensions, construction traffic and demolition of the Law Courts, would be Moderate Adverse.

- 5.63 However, in respect to heritage significance, all of the construction phase impacts would be temporary, impacts such as noise would be experienced within current baseline conditions and the construction phase would be subject to the requirements of a Construction Environmental Management Plan, which would be agreed with the LPA by condition.
- 5.64 Therefore, the short-term construction phase is considered to represent a neutral impact on the significance of the relevant heritage assets.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.65 The proposed conversion of the Grade II Listed King Edward Picture Theatre would involve the removal of some later, unsympathetic, structure from the former auditorium. However, the original features will be retained and repaired and the removal of part of the concrete first-floor would allow the full volume to the auditorium to be appreciated.
- 5.66 The listed building would be subject to further change, however that change is considered to be commensurate with the special interest of the building, which would be preserved by the Proposed Development.

- 5.67 The conversion of the Grade II Listed King Edward Picture Theatre is therefore considered to be consistent with the requirements of Section 16 of the 1990 Act.
- 5.68 The Proposed Development would have a neutral impact on important views of the Grade I Listed Tower Buildings, for example from the Promenade, Piers and North Promenade, from where the group value of the coastal resort is best appreciated.
- 5.69 Similarly, the many glimpsed and kinetic views from within the townscape of Blackpool town centre would remain unaffected by the Proposed Development.
- 5.70 As noted in the Historic England pre-application advice, the current entirely open views across the Application Site will undoubtedly change. However, while most of the infrastructure associated with the former Central Station, comprised relatively low-level structures, the current cleared condition of the site is entirely artificial. Some kinetic views across the site towards the Tower would be lost as a result of the Proposed Development. However, in return, new framed glimpsed views between the proposed buildings would be created. The Tower would stand high above the proposed events space, to the northern edge of the site and would be experienced by the many people who would use the space.
- 5.71 The Proposed Development would be obscured from the Grade II* Listed Winter Gardens and Grand Theatre and would represent a neutral impact on their setting and significance.
- 5.72 Therefore, the Proposed Development is considered to be consistent with Section 66 of the 1990 Act.

National Planning Policy Framework:

- 5.73 The Proposed Development has been informed by a careful consideration of the relevant heritage assets throughout the project development process, allowing the heritage assets to be conserved in a manner appropriate to their significance (NPPF paragraph 184).
- 5.74 The applicant has provided a proportionate description of the significance of the relevant heritage assets in this Heritage Statement (NPPF paragraph 189). The proposals to convert and re-use the Grade II Listed King Edward Picture Theatre and the non-designated King Edward Apartments and King Edward VII Public House will secure new uses for those vacant and under-used heritage assets that will be consistent with their conservation (NPPF paragraph 192).
- 5.75 'Great weight' has been given to the conservation of the designated heritage assets. For example, the proposed use of the King Edward Picture Theatre has been specifically identified to enable the full height of the auditorium space to be opened-up to define the character of the new 'market hall' space (NPPF paragraph 193).
- 5.76 The proposals would conserve the significance of the relevant non-designated heritage assets. For example, the upper floor conversion of the King Edward VII Public House to serviced apartments complements the cellular floor plan and would allow fixtures and fittings such as the staircases and fireplaces to be retained; the proposed extension to the King Edward Apartments

has clearly been informed by an understanding of the scale, proportions and rhythm of the host building (NPPF paragraph 197).

- 5.77 Proposals that preserve those elements of setting that make a positive contribution to the significance of a heritage asset should be treated favourably (NPPF paragraph 200). In this respect, the most important views of Blackpool Tower would be preserved, for example, the views along the Promenade, from the beach and also the piers. The Proposed Development would be clearly visible from the viewing gallery towards the top of the Tower. However, those views once included dramatic views down on to Central Station, were then radically changed by the clearance of the station and, despite a relatively short period that included a large multi-storey car park, the application site has represented a cleared and fragmented part of the Blackpool townscape from the top of the Tower.
- 5.78 The current artificial aspect across the Application Site would become largely enclosed by the Proposed Development. The proposed buildings would be higher than the former railway platforms that sat behind the main station entrance building. However, they will not be out of scale with the buildings that have subsequently developed along the adjoining part of the Promenade and to the south of Adelaide Street and would sit within this part of the Blackpool townscape.

Blackpool Local Plan:

- 5.79 Policy CS8 encourages development that is inspired by Blackpool's heritage. The Policy also supports proposals that retain, re-use and convert heritage assets to conserve their significance.

- 5.80 The Proposed Development includes the thoughtful conversion and re-use of the three heritage assets that form the Heritage Quarter element of the Blackpool Central master plan and proposed parameter plans. The proposed public space would be connected to the Promenade and will sit under the shadow of the Tower.
- 5.81 The Proposed Development would also be consistent with the requirements of 'saved policy' LQ9, as it would bring forward the conversion of the King Edward Picture Theatre in a form that would retain and enhance the essential character of the building, including the retention of the surviving architectural features that contribute to its special interest.
- 5.82 The proposals would cause change within the setting of the Grade I Listed Tower Buildings, however that change would not adversely affect the character or appearance of the listed building.

6.0 Conclusions

- 6.1 The Application Site is located to the south Blackpool Tower (Grade I Listed) and between the Blackpool Town Centre and Foxhall Conservation Areas. The Site incorporates the Grade II Listed King Edward Picture Theatre, and the locally listed King Edward Apartments and the King Edward VII Public House. The Application Site is also located within the settings of various non-designated heritage assets.
- 6.2 The Application Site has had a chequered history following the closure of Central Station in the 1960s. Since that time, the Site has been partially redeveloped but has largely remained used as a surface car park and gives the impression of a fragmented townscape close to the most iconic landmark of the coastal resort.
- 6.3 The Proposed Development would lead to a series of permanent direct and indirect impacts on the identified heritage assets, as well as the temporary impacts associated with the construction phase.
- 6.4 The Grade II Listed King Edward Picture Theatre, the King Edward Apartments and King VII Public House would be subject to direct impacts associated with their conversion, extension and refurbishment. The King Edward Picture Theatre would benefit from securing the active re-use of the building. The insensitive previous re-ordering of the auditorium would be adapted to create a full-height galleried space that would allow the barrel-vaulted ceiling to be fully appreciated. The entrance foyer would be repaired, and the rather functional rear extension replaced with a lighter-touch addition. There would be short-term adverse construction impacts, however the overall impact on the significance of the King Edward Picture Theatre is considered to be positive.
- 6.5 Similarly, the direct impacts on the King Edward Apartments, including replacing the current mansard roof and enhancing the shopfronts to Central Drive, and the proposals to enhance the King Edward VII Public House, including the full re-use of the upper floors, is also assessed to be beneficial.
- 6.6 The Proposed Development would bring forward considerable indirect change within the setting of the three Heritage Quarter buildings. The proposed MSCP would appear above the King Edward Picture Theatre in the view along Read's Avenue and it would appear in the backdrop to all three buildings from the corner of Central Drive and Chapel Street. However, the current cleared condition of the Site is entirely artificial. The rear elevations and service areas of the three heritage assets were never intended to enjoy such prominence, as they do in views across the cleared Site. The proposed MSCP is similar in height to the King Edward Apartments and the upper part of the elevation to Chapel Street has been stepped back to avoid overwhelming the King Edward VII Public House.
- 6.7 Key long-range views of Blackpool Tower will not be affected, while the Proposed Development will sit behind the South Promenade townscape in the many kinetic views of the Tower on the approach from the South Shore and the proposals would sit comfortably

within the existing roofscape in views from the seaward end of Central Pier.

- 6.8 Open views across the Application Site towards Blackpool Tower will change markedly. However, this is primarily a function of the open condition of most of the Site. Much of the Proposed Development would be higher than the original railway platforms that sat behind the main entrance to Central Station however Blackpool Tower will remain dominant above the scheme. Views of the Tower from Chapel Street will become intermittent and will be enjoyed as glimpsed views between the proposed buildings as a new streetscape is created. However, this experience of the Tower is consistent with the many glimpsed views that can be enjoyed throughout the town centre.
- 6.9 In light of the above assessment the Proposed Development is considered to be in accordance with the relevant 'statutory duties' of the Planning (Listed Buildings and Conservation Areas) Act 1990, as the special architectural or historic interest of the relevant listed buildings would be preserved.
- 6.10 The Application Site is considered to make a limited contribution to the visual setting of the Town Centre and Foxhall Conservation Areas, and a neutral contribution to their significance. The Proposed Development would result in a modest change within their settings, but their significance would not be harmed.
- 6.11 The Proposed Development would bring forward beneficial impacts for the King Edward Apartments and the King Edward VII Public House, the two locally listed buildings within the site. The proposals to extend the Apartments and replace the existing poor-quality

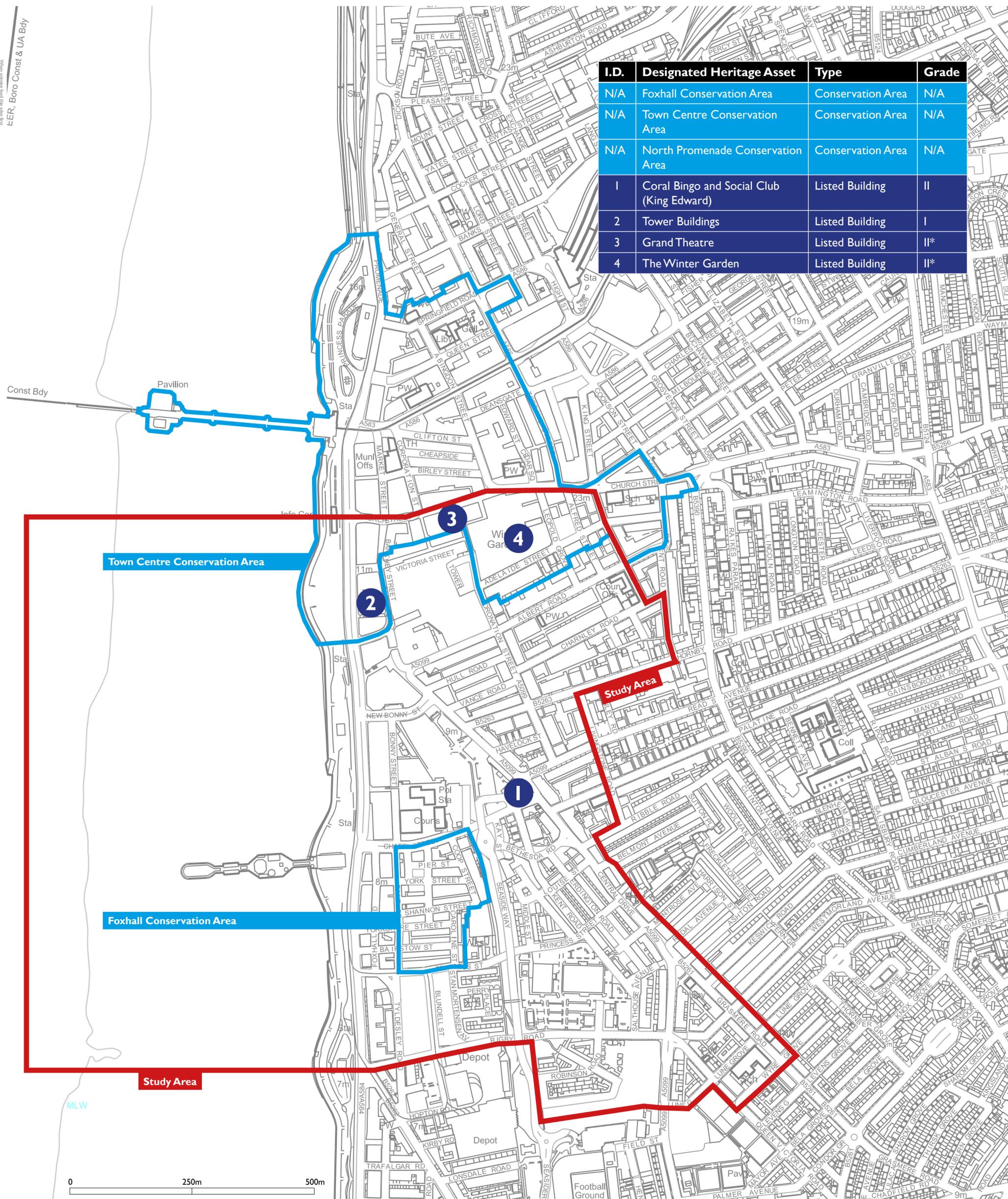
mansard roof have been designed with care and sensitivity to the host building. A 'light-touch' approach is proposed to the King Edward VII Public House to ensure the building is brought back into full use.

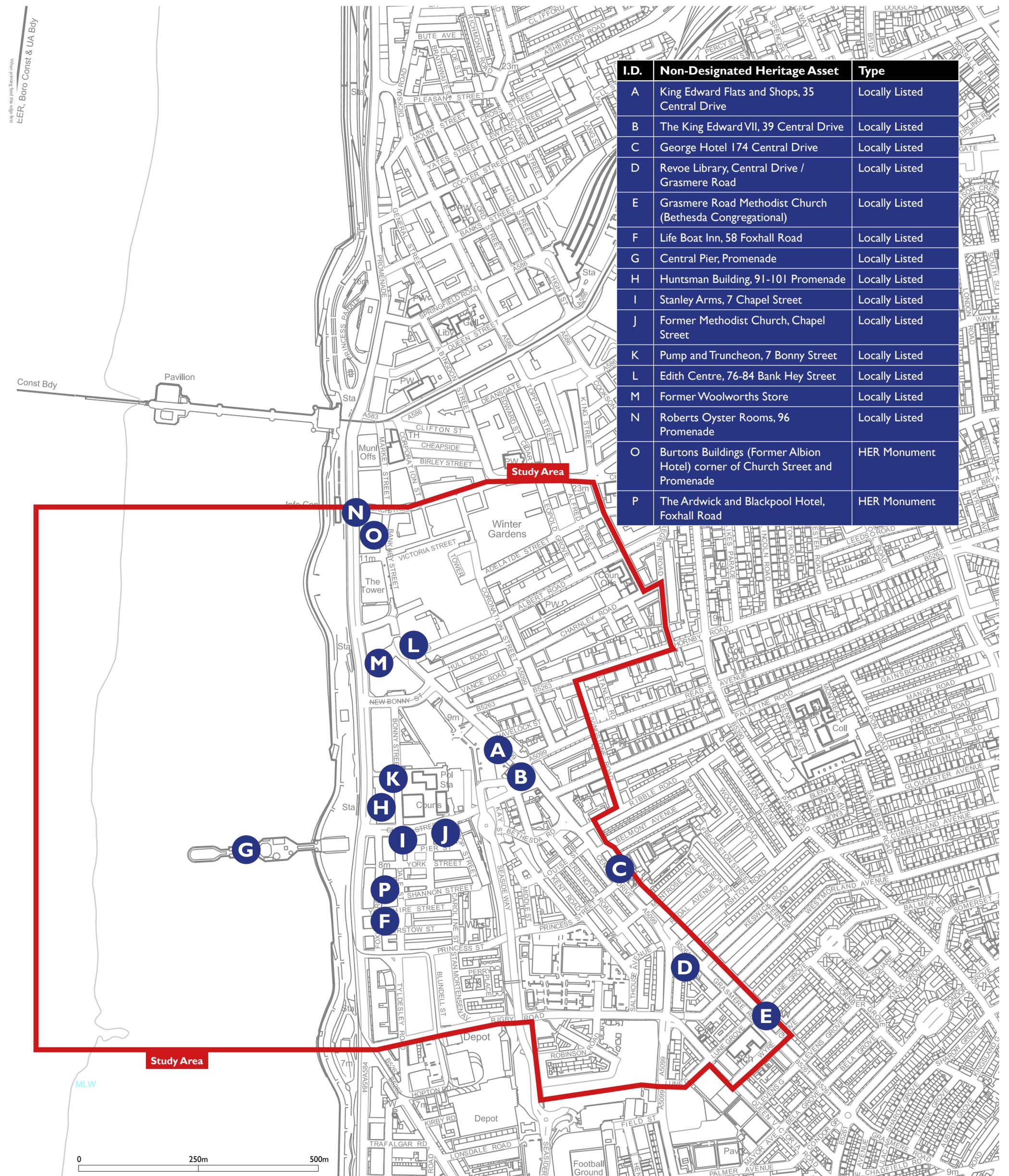
- 6.12 The Proposed Development is therefore considered to satisfy the policy requirements of the NPPF and Blackpool Local Plan.

Appendix 1:

Heritage Asset Plans

| I.D. | Designated Heritage Asset | Type | Grade |
|------|---|-------------------|-------|
| N/A | Foxhall Conservation Area | Conservation Area | N/A |
| N/A | Town Centre Conservation Area | Conservation Area | N/A |
| N/A | North Promenade Conservation Area | Conservation Area | N/A |
| 1 | Coral Bingo and Social Club (King Edward) | Listed Building | II |
| 2 | Tower Buildings | Listed Building | I |
| 3 | Grand Theatre | Listed Building | II* |
| 4 | The Winter Garden | Listed Building | II* |





| I.D. | Non-Designated Heritage Asset | Type |
|------|---|----------------|
| A | King Edward Flats and Shops, 35 Central Drive | Locally Listed |
| B | The King Edward VII, 39 Central Drive | Locally Listed |
| C | George Hotel 174 Central Drive | Locally Listed |
| D | Revoe Library, Central Drive / Grasmere Road | Locally Listed |
| E | Grasmere Road Methodist Church (Bethesda Congregational) | Locally Listed |
| F | Life Boat Inn, 58 Foxhall Road | Locally Listed |
| G | Central Pier, Promenade | Locally Listed |
| H | Huntsman Building, 91-101 Promenade | Locally Listed |
| I | Stanley Arms, 7 Chapel Street | Locally Listed |
| J | Former Methodist Church, Chapel Street | Locally Listed |
| K | Pump and Truncheon, 7 Bonny Street | Locally Listed |
| L | Edith Centre, 76-84 Bank Hey Street | Locally Listed |
| M | Former Woolworths Store | Locally Listed |
| N | Roberts Oyster Rooms, 96 Promenade | Locally Listed |
| O | Burtens Buildings (Former Albion Hotel) corner of Church Street and Promenade | HER Monument |
| P | The Ardwick and Blackpool Hotel, Foxhall Road | HER Monument |

Appendix 2:

Summary of the Non-designated Heritage Assets located outside of the Application Site

| Building and Status: | Photograph: | Heritage Value: | Setting: |
|---|--|--|--|
| A. King Edward Flats and Shops, 35 Central Drive (Locally Listed) |  | Described in Chapter 4 of Heritage Statement | Described in Chapter 4 of Heritage Statement |
| B. The King Edward VII, 39 Central Drive (Locally Listed) |  | Described in Chapter 4 of Heritage Statement | Described in Chapter 4 of Heritage Statement |
| C. George Hotel, 174 Central Drive (Locally Listed) |  | Originally built in 1893 as the Vevoe Inn, renamed the George Hotel in 1894, the pub closed in 2012 and has since been demolished. | Not applicable. |

D. Revoe Library, Central Drive (Locally Listed)



Revoe Library opened in 1904. An almost plan form and two storeys in height. The symmetrical front elevation of seven bays, with the central three bay advanced. The entrance is framed with pilasters that lead to large scrolled brackets under a broken pediment. Square and round headed to the ground and first floors respectively in ashlar, all under a central pediment with cupola.

The building was located to take advantage of the wide junction as Central Drive heads south-west at the junction with Grasmere Road, the library frontage orientated northwards on an axis with Tower Buildings. The upper part of King Edward Flats is visible above the Central Drive townscape, otherwise the application site is obscured from the Library.

E. Grasmere Road Methodist Church (Locally Listed)



The Primitive Methodist Church was built in 1906 of deep red brick and ashlar stone dressings. The front elevation is of three bays with the central principal bay advanced under a pedimented gable that is framed with pilasters that project as finials above the eaves. A larger geometric window stands above the entrance, which is framed with a simple architrave.

The church occupies a prominent corner in a largely residential area and gains prominence by rising slightly above the fine grain of the terraced houses in Lune Grove.

The application site is obscured from the church and makes a neutral contribution to its significance.

F. Life Boat Inn, 58 Foxhall Road (Locally Listed)



The Life Boat forms one of the earlier buildings of the Foxhall area, although has been subject to considerable change. The corner to Yorkshire Street has been raised by a storey, however the pub retains eared architraves to the windows, a fragment of the original modillioned eaves cornice and a steep pediment over the door

The pub forms part of the fine-grain streetscape of Foxhall Road, although the adjoining buildings are varied in quality. It contributes to the enclosure of the grid-like street pattern. The view north is aligned with Blackpool Tower, however the application site is located further east of that vista and is obscured from the pub, making a neutral contribution to its significance.

G. Central Pier,
Promenade (Locally
Listed)



Central Pier was erected 1867-8 for the Blackpool South Jetty Co. The structure includes unusual wrought-iron bowed plate longitudinal girders (Hartwell and Pevsner, 2009).

The Pier forms an important element in the cluster of entertainment buildings along the Promenade. It contributes an important element in the foreground in views of Blackpool Tower from South Beach. It is a key feature of the Promenade, the frontage of which was originally enclosed by large residential properties, while the current entertainment premises obscure the application site.

H. Huntsman Building,
91-101 Promenade
(Locally Listed)



The Huntsman Building was built between 1912-32 and was occupied by the Huntsman Hotel, Ritz Cinema and a waxworks on the 1963 OS map. The faience clad front elevation includes projecting end bays with 2nd floor balconies and a central range of seven bays with a first-floor colonnade of fluted Ionic Columns.

The Huntsman Building replaced part of the frontage of large terraced residences, and continues to form part of the prominent frontage to the Promenade. An adjoining building, occupied by a roller skating rink formed the corner with Chapel Street in 1963, but was subsequently removed to expose the blank gable of the Huntsman Building, which was never intended to be seen.

I. Stanley Arms, 7
Chapel Street (Locally
Listed)



The Stanley Arms was built in 1925 in red brick with ashlar stone dressings in the Baroque style. The asymmetrical Chapel Street elevation is of five bays, the entrance bay includes a heavy segmental arch over the door, with a canted oriel window to the first floor and a round headed pediment projecting through the parapet above.

The pub forms part of the fine grain of the Foxhall area. However, the setting on the northern side of Chapel Street has changed markedly with the replacement of the former fine grain townscape with the current Brutal law court and clearance of Central Station. The application site makes a neutral contribution to the pub's significance.

J. Former Methodist Church, Chapel Street (Locally Listed)



Pevsner (Hartwell and Pevsner, 2009) confirms that the church was designed by Halstead Best in 1936-38 and summarises it as *“Hard red brick and sparing white terracotta. Blunt expressionist SW tower with fins between the bell-openings, but the door is classical, and the W window inclines towards Saracenic.”*

The church tower provides local landmark that punctuates Chapel Street and provides a visually strong corner to Singleton Street. The setting of the church has changed considerably over time, originally it faced a similar townscape to that found in Foxhall, however that was replaced with the current Brutalist court complex.

K. Pump and Truncheon, 7 Bonny Street (Locally Listed)



Recently renamed, the public house presents an almost symmetrical frontage to Bonny Street, with three gabled bays projecting forward slightly. The detailing, including mullioned ground floor windows, is in ashlar stone that has been painted with exposed panels of brick and render to the ground and first floor respectively. The eaves level comprises large timber modillioned brackets under the pedimented gables.

The public house is experienced in a quite brutal setting, opposite the blank ground floor, tower and bridge link of the court complex and within a reconstructed frontage to the western side of Bonny Street.

L. Edith Centre, 76-84 Bank Hey Street (Locally Listed)



Constructed for Marks and Spencer in 1936, Pevsner simply describes it as *“Blunt corner turret and discreet wave and seagull patterns.”* (Hartwell and Pevsner, 2009). The ashlar elevations to Bank Hey Street and Albert Road are symmetrical with an advanced central bay, glazed brick panels are featured at second floor level, the elevations have scalloped-style eaves detail, a large single scrolled bracket sits above the multiple advanced panels of the corner tower.

The three-storey, ‘L’ shaped building creates a strong corner to Bank Hey Street and has group value with the former Woolworths building. The setting of the Edith Centre changed considerably during the late C20th, with the removal of Central Station and the replacement of the station entrance building with the current commercial and leisure block, which separates the application site from the Edith Centre.

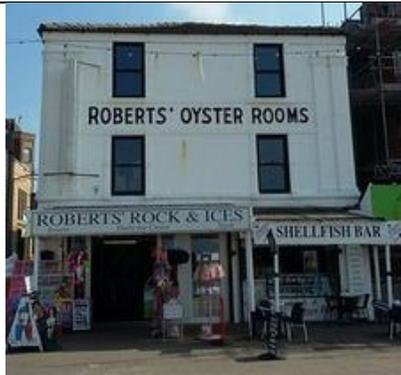
M. Former Woolworths Store (Locally Listed)



Pevsner summarises the former Woolworth's store as follows: *"By the company architect William Priddle, 1936-8. A behemoth of a store in a pale grey faience by Shaws of Darwen with a blocky clock tower to the corner of the Prom and an impressive curve around to the rear and Bank Hey Street. Five storeys, the upper three articulated by a close rhythm of piers with live-coloured panels between the windows, and just a bit of jazzy zigzag at the top."*

The former Woolworths store completes the urban block to the south of Tower Buildings and provides excellent enclosure to Adelaide Street and Bank Hey Street. The planform of the clock tower seems under-sized and its form less well resolved in the context of the mass of the principal elevations. The clock tower is visible from the application site, although the principal elevations are obscured by the intervening block between Adelaide Street and New Bonny Street.

N. Roberts Oyster Rooms, 96 Promenade (Locally Listed)



Three storey and stuccoed, the elevation to the Promenade is symmetrical with two bays of windows in simple architraves. The elevation is framed with paired pilasters with stylised 'Ionic' capitals. One of the few remaining mid C19th buildings fronting the Promenade.

Part of the eclectic mix of styles and periods of building to the north of Tower Building. The opposite corner to West Street is enclosed by a similar scale and provides a finer grain amongst the large entertainment and hotel frontages.

O. Burton Buildings, corner of Church Street and Promenade (HER Monument)



With an upper floor arcade of pilasters that create a curved elevation to the corner of Church Street and the Promenade. The second floor level is clad in a sequence of moulded panels. The original entrance bay is slightly advanced but is now off-set from the current entrance.

Part of the largely consistent three storey frontage that encloses the Promenade. Screened from the application site and included in the ES study area for completeness.

P. The Ardwick and Blackpool Hotel, Foxhall Road (HER Monument)



Identified as a 'hotel' on the 1893 OS map, the double fronted hotel may have originated as a pair of adjoining terraced houses. The first floor features outer, canted bay windows, now as oriels above the pub sign, with an inner bay of paired windows below entablature supported by scrolled brackets. The elevation to Foxhall Road is stucco rendered and includes sill bands similar to those on adjoining buildings.

Contributes to the enclosure and fine grain of Foxhall Road, with one of the least eroded elevations. The opposing side of the street comprises a quite brutal, blank, brown brick elevation.

The vista north features Blackpool Tower. Due to the northerly alignment of Foxhall Road the application site is obscured to the north-east of the locally listed building.
