

Case Name: KINGS LYNN HAZ:BRICK KILN, BAINES ROAD DELISTING

Case Number: 1447060

Background

The Historic England Listing Group is undertaking a number of new assessments for listing and amendments to existing List entries as part of the King's Lynn Heritage Action Zone (HAZ) project. The Brick Kiln at Baines Road is one of the buildings which forms part of the project, and is being assessed for de-listing.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1096152	The Brick Kiln	Listing	Delete from List

Visits

None: Data from other sources.

Context

Historic England is leading a nationwide initiative - Heritage Action Zones (HAZ) - by harnessing our extensive and wide-ranging expertise to help breathe new life into historic places and achieve regeneration and sustainable growth. The Borough Council of King's Lynn and West Norfolk applied to become one of the first 10 Heritage Action Zones in the country. The King's Lynn HAZ aims to:

- * research the history of key sites in the town to help inform future development;
- * review the List entries of listed buildings within strategic parts of the town to help improve knowledge and understanding of their importance;
- * design new developments to reinforce the importance of historic King's Lynn;
- * find economic uses for underused historic town centre buildings;
- * bring historic buildings back into use.

In support of these efforts, the Historic England Listing Group is carrying out a review of listed buildings in strategic parts of the town, updating existing List entries, and assessing a small number of buildings for listing. In addition, King's Lynn Borough Council has asked for the remains of the brick kiln adjacent to Baines Road to be re-assessed for de-listing. The kiln remains were first listed in 2003, and are now almost completely covered in vegetation, much of which is growing out of the kiln structure itself. There is no legal action in hand relating to the kiln, or any current Listed Building Consent applications.

Assessment

CONSULTATION

The owner, the local planning authority, and the Historic Environment Record (HER) officer were invited to comment on the factual details of the case as part of the consultation process. No responses relevant to a designation decision were initially received. However, the King's Lynn Civic Society was not included in the consultation process, and when this oversight became apparent, the Society was invited to comment, and made a detailed response to the Consultation Report. The following points were considered to require further comment:

COMMENT 1: The Society felt that the information concerning the King's Lynn Heritage Action Zone project 'gave no indication..... that properties may be recommended for de-listing'.

HE RESPONSE: In instances where an HAZ project includes a review of existing designations, listed buildings which have undergone significant change or for which new information relating to their architectural or historic interest has become available since the time of listing, the re-assessment process may result, where appropriate, in a range of outcomes, including the amendment of the List entry, changes to the listing grade, or the de-listing of a building where it is deemed no longer to be of special architectural or historic interest in a national context.

COMMENT 2: The Society understands that the brick kiln at Baines Road satisfied the criteria for listing in 2003, and that the Secretary of State 'will remove a building from the List only if it no longer meets those criteria'. The Society therefore does not understand why the building no longer fulfils the criteria for listing.

HE RESPONSE: The kiln was first listed in 2003, on the basis of what was then known about its date, type and context. Since that time, detailed information on the significance of a wide range of historic building types, including those which form parts of integrated or multi-component sites such as brick and tile works or textile factories has been produced by Historic England in the form of Listing Selection Guides which offer guidance on designation assessments. In instances where we believe sufficient justification exists for a different evaluation of special interest - as in this instance, in respect of the dating of the kiln, the incompleteness of the site and the relative significance of the kiln type in a national context - Historic England will make a recommendation to the Secretary of State which reflects that changed evaluation.

COMMENT 3: The Society considers that, despite the fact that the kiln is now believed to date to several decades later than 1867, the kiln remains 'part of the wider story of important contemporary town developments which took place around it, and which presumably created the need for it'. The Society further believes that the kiln is the sole survivor of a number of kiln sites in and around King's Lynn, in a county 'synonymous with brick building'.

HE RESPONSE: The later date is a factor which will be taken into account in the re-evaluation of the kiln, and whilst it may form an important element in the development of its locality, within a wider area where brick construction forms a significant element of the historic environment, these characteristics are shared by many areas of England. These production sites may have a strong local significance, representing historic, evidential, aesthetic and communal values at a local level. However, this does not necessarily translate into special interest in a national context, which Historic England believes to be the case in this instance. But where brick manufacture is of a significant scale, and is a notable characteristic of an industrial region, as it is, for example, in Bedfordshire, or in the coalfields of Nottinghamshire and Derbyshire, well-preserved examples of brickworks of different scales and types are considered to be of special interest in a national context.

COMMENT 4: With reference to the neglected state of the building, the Society expressed the view that the condition of the kiln should no more be a relevant consideration for de-listing than for listing.

HE RESPONSE: The condition of the kiln is not in itself a reason for supporting a de-listing application. However associated factors such as the loss of, or damage to, the fabric of the kiln, its structural integrity, its legibility in respect of function as expressed in design and detailing, and incompleteness in terms of evidence of industrial processes can all legitimately be taken into account where they impair our understanding of the building's significance and special interest.

The Ancient Monuments Society was also invited to comment on the factual details of the case at this stage. No other responses to the consultation were received.

DISCUSSION

In order to be listed, buildings must demonstrate special architectural or historic interest in a national context. The Principles of Selection for Listing Buildings (DCMS, March 2010) stipulate that to be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; and to be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing. Before 1700, all buildings that contain a significant proportion of their original fabric are listed; from 1700 to 1840, most buildings are listed; after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have

survived, progressively greater selection is necessary; and particularly careful selection is required when assessing buildings constructed after 1945.

The Brick Kiln on Baines Road was listed in 2003. It is now considered appropriate to review the designation to take account of changes which have occurred since the time of listing and which relate to its special architectural or historic interest.

At the time of listing in 2003, the kiln was recorded as being 'dilapidated' and 'much overgrown'. Fifteen years later, the structural damage caused by tree root penetration of the kiln brickwork is likely to be severe, and a lack of maintenance and remedial work over the period will not have helped, resulting in the loss of historic fabric.

In reviewing the designation, it is also appropriate to consider the guidance set out in Historic England's Listing Selection Guide for Industrial Structures (April 2011, revised December 2017). The guide refers to integrated sites, where an industrial process involves numerous stages of production requiring various component structures in which different stages of production take place. The guidance makes clear that completeness of process evidence is of high significance, and that 'on an integrated site that is relatively incomplete, a single surviving building is unlikely to justify listing unless it is important in its own right (for instance it is an innovative structure or is of architectural quality)'. The brick kiln stands in an area of open ground, now surrounded by C21 housing development. There is no surviving evidence of any other elements of the former brickworks to provide historic context, such as a clay pit, buildings where clay was prepared and moulded, or of the means of transporting material to, around and from the site.

Additionally, the kiln structure itself appears to be incomplete. The Ordnance Survey map 6" (1905 edition) depicts a kiln on the Baines Road site as a three-cell structure, whereas the present structure is single-celled in form. The presumed lost sections of the kiln may have been lean-to structures covering the firing arches and forming storage areas for fuel. This factor, which appears not to have been known, or taken into account, at the time of listing, together with the issues of site completeness and the loss of historic fabric, significantly weaken the justification for listing.

CONCLUSION

After examining all the available records and other relevant information and having carefully considered the architectural and historic interest of this case, it is considered that the criteria for listing are no longer fulfilled. The remains of the Brick Kiln adjacent to Baines Road, King's Lynn should therefore be removed from the List as they are no longer considered to be of special interest in a national context.

REASONS FOR DESIGNATION DECISION

The remains of the Brick Kiln adjacent to Baines Road, King's Lynn are recommended for de-listing for the following principal reasons:

Architectural interest:

- * the kiln structure appears to be incomplete. The Ordnance Survey map 6" (1905 edition) depicts a kiln on the Baines Road site as a three-cell structure, whereas the present structure is single-celled in form;
- * the kiln was dilapidated and overgrown at the time of listing in 2003 and has further deteriorated since that time with the consequential loss of, and damage to, the structure's historic fabric.

Historic interest:

- * there is no surviving evidence of other components of the former brickworks which might otherwise provide contextual evidence for the kiln, such as a clay pit, buildings where clay was prepared and moulded, or of the means of transporting material to, around and from the site.

Countersigning comments:

Agreed, the brick kiln on Baines Road does not have the interest it was thought to have at the time of listing and should be removed from the List. Tony Calladine. 08 Aug 2018

Annex 1**Factual Details****Name:** The Brick Kiln**Location:** The Brick Kiln, Baines Road, King's Lynn, PE30 5BS

County	District	District Type	Parish
Norfolk	King's Lynn and West Norfolk	District Authority	Non Civil Parish

History

The Brick Kiln located near Baines Road in King's Lynn is the sole surviving element of a small C19 brickworks located to the south of the town. The brickworks is not shown on the OS Map 6 inch (1887 edn) but is present on the 1905 edition. The kiln is believed to be shown in a drawing of 1867 by the artist Henry Baines, in the collections of Lynn Museum, but it may be a similar kiln located in a brickyard a short distance to the north which is shown on the OS Map 6 inch (1886 edn).

The structure is a Dutch Kiln, an enclosed kiln with a keel-shaped perforated brick vault within which the bricks were fired. The kiln was listed in March 2003 and identified as 'a rare surviving example of a mid-C19 Dutch-type kiln'. At the time of listing, it was recorded as being 'much overgrown'. It now stands in isolation in an area of open ground, around which are new housing developments. The kiln is now almost completely covered in vegetation, much of which appears to be growing out of the kiln structure itself.

Details

A small brick kiln, identified as a 'Dutch Kiln' a type of enclosed kiln originating in Holland. The kiln is the sole surviving structure of a small brickworks located to the south of King's Lynn, and is depicted on the OS Map 6 inch (1887 edn).

MATERIALS: Red brick, with iron banding to the kiln corners.

PLAN: The kiln is rectangular on plan.

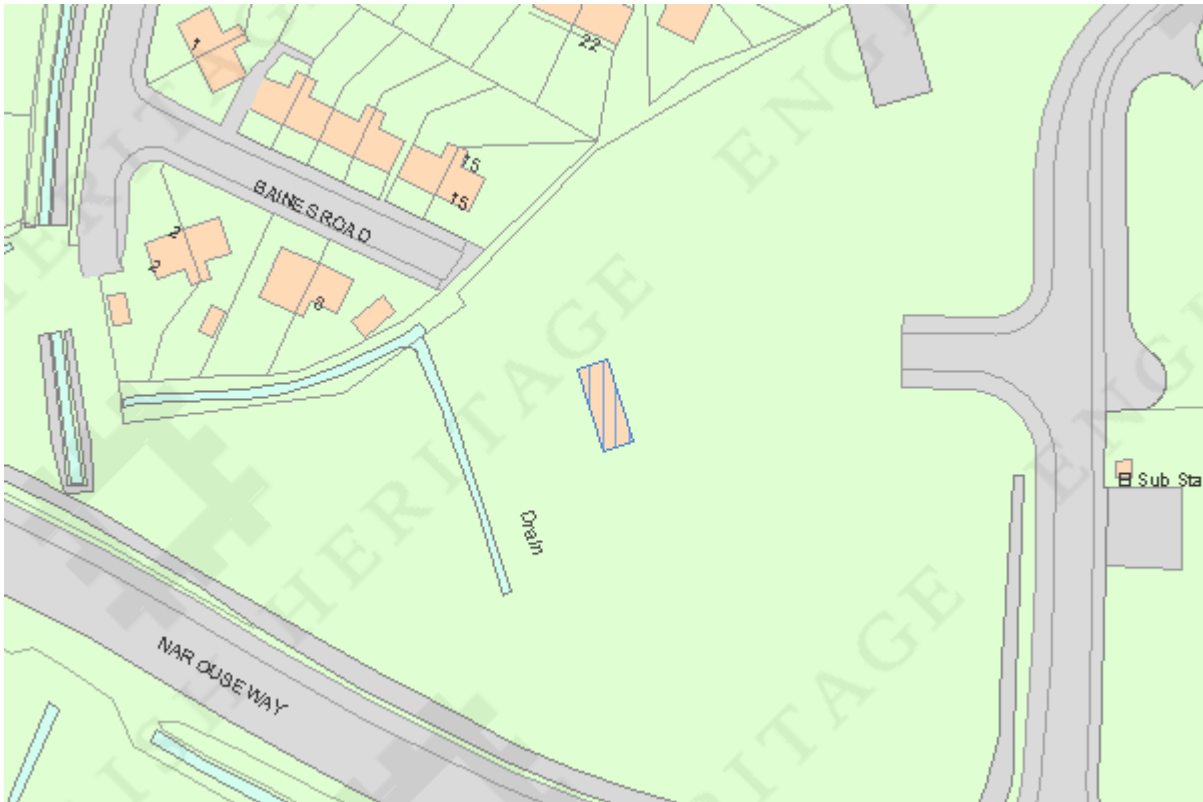
EXTERIOR: The kiln is a low, single-storey structure with tall semi-circular arch-headed openings at either end giving access to the kiln chamber. The long side walls of the kiln each incorporate ten semi-circular arch-headed firing holes to allow the external fuelling of the kiln during the firing process. The upper corners of the kiln body are reinforced with metal strapping.

INTERIOR: The kiln chamber in which the bricks are fired has a perforated keel-shaped brick vault, to allow the passage of the combustion gasses of the firing process.

Selected Sources

Map

National Grid Reference: TF6198618214



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1096152_2.pdf

Former List Entry

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE BRICK KILN

List Entry Number: 1096152

Location

THE BRICK KILN, BAINES ROAD,

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Norfolk	King's Lynn and West Norfolk	District Authority	Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 05 March 2003

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

This section only relates to older records, created before the introduction of the National Heritage List for England in 2011.

Legacy System: LBS

Legacy Number: 490117

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

610-1/0/10004
05-MAR-03

BAINES ROAD
The Brick Kiln

II

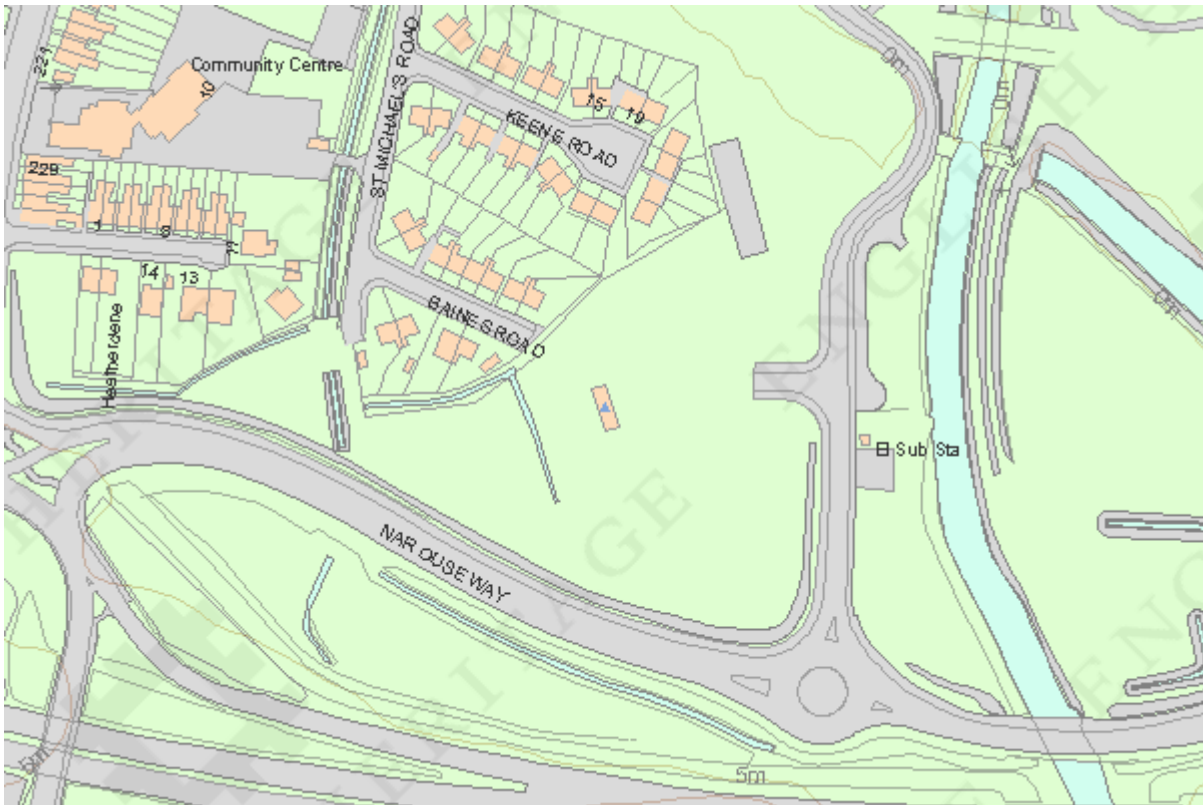
Brick kiln. Mid C19. Red brick. Dutch type on rectangular plan. 12 round-arched flues to either side. Round-arched entrances to either end. Keel-shaped brick vault of 'perforated' type to chamber. Dilapidated condition.

A rare surviving example of a mid C19 Dutch type kiln and at present much overgrown. It is portrayed in drawings by Henry Baines dated 1867 (Lynn Museum). There is one other listed kiln in Norfolk, at Mundesley, of the conical type, and there are only 39 listed countrywide.

Selected Sources

Map

National Grid Reference: TF 61986 18214



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