

Consultation Draft - FISHERGATE HILL CONSERVATION AREA CHARACTER APPRAISAL

February 2024



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Executive Summary

The last appraisal of the Fishergate Hill Conservation Area was undertaken in 2015.

The Fishergate Hill Conservation Area outlines the special historic and architectural interest of the areas development from meadows and agricultural land into a suburb for the middle and upper middle classes of Preston, beginning in the 1820s.

The Conservation Area Management Plan outlines the key areas of significance of Fishergate Hill, provides an analysis of the streetscape and built environment, highlights elements that make positive and negative contributions to the place, and makes recommendations for its future management. The Conservation Area Management Plan supports heritage-led, informed approaches to the long-term management of change.

This document should be reviewed periodically to capture changes so that the information is accurate, and recommendations reflect the present situation.

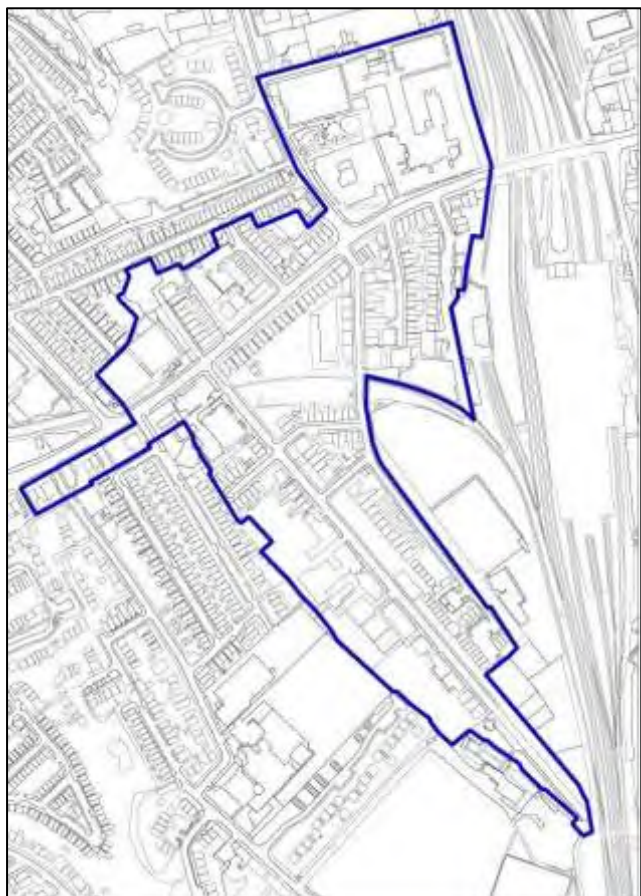
There are two proposed changes to the existing conservation area boundary as part of this appraisal review.



Ordnance Survey Town Plans of England and Wales, 1840s-1890s - Fishergate Hill. Reproduced with the permission of the National Library of Scotland

1.0 Introduction

1.1 The Fishergate Hill Conservation Area



Fishergate Hill Conservation Area Boundaries

Fishergate Hill forms part of Preston city centre and lies on the principal historic route through Preston from the west over the River Ribble towards the direction of Penwortham.

The area has its origins in its change from agricultural land to a fashionable suburb for the middle classes, from the early 1820s, with large late Georgian and early Victorian villas and from later on in the 19th century the denser development of terraced housing.

The Fishergate Hill Conservation Area, was first designated a conservation area in 1994 with the most recent appraisal dating from 2015. This review reassesses its special architectural and historic interest in line with the requirements of the Town & Country (Listed Buildings and Conservation Areas) Act 1990 using the latest best practice guidance produced by Historic England¹.

An up-to-date appraisal provides a sound basis for development management decisions affecting the conservation area and for the development initiatives for improving the area. The review also provides an opportunity to raise public awareness of the city’s historic character and engage the local community in the process. *The final version of the appraisal will set out how the views of the community have been incorporated into the document.*

1. Conservation Area Appraisal, Designation and Management | Historic England Advice Note 1 (Second Edition) | Published February 2019

1.2 Statement of Special Interest

The special character of Fishergate Hill Conservation Area derives from a range of elements:

- The group value and townscape quality of a large number of surviving early and mid-19th century buildings, many of which are designated heritage assets
- Fishergate Hill is a historic route into Preston from a westerly direction and has continued to develop as a main thoroughfare with a strong urban character of townhouses fronting the street.
- The finely grained street pattern reflects the area's development from a rural area in the early 1800s to a fashionable residential area of Preston by 1850.
- Leading just off Fishergate Hill in a southerly direction towards Avenham & Miller Park is West Cliff. Originally built as a carriageway, it became a fashionable suburb for wealthy families. The quality of architecture and landscaping on West Cliff is comparable to Winckley Square and it has the landscaping quality of properties on East Cliff and Ribblesdale Place, which were developed during the same time for a similar clientele.
- There is a distinctive topography where Fishergate Hill rises eastwards towards the city centre and overlooks the River Ribble to the south.
- The properties on the smaller streets of Stanley Place and Spring Bank are slightly older than those on Fishergate Hill and West Cliff many of which are designated heritage assets.
- There is a harmonious use of materials, architectural scale, setting, massing and styles that unify buildings of different dates.
- Historically properties were residential but Fishergate Hill in particular now comprises a mixture of uses including residential, houses in multiple occupation (HMO), offices, shops and hotels.
- Hard surfaces dominate the public realm along Fishergate Hill. There is a small area of green open space to the west side of Lancashire County Council offices and Bowling Green's opposite Spring Bank.
- Traditional craftsmanship and techniques are embodied in the distinctive architectural features.
- The area surrounding the conservation area has a less cohesive character with Preston Station creating a break between the commercial centre of Preston to the west and the top of Fishergate Hill. Towards the north of the conservation area are much smaller terraced houses and a mixture of buildings used for industrial units, workshops and garages that date from the mid to late 20th century. To the south of the area are the grade II* listed Avenham and Miller Parks providing a dramatic change to green open space.

2.0 Planning Policy Context

2.1 Conservation Areas

A conservation area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (referred to as 'the Act') as an 'area of special architectural or historic interest' the character or appearance of which it is desirable to preserve or enhance'. Designation places certain duties on local authorities including the requirement to review the overall extent of designation in their areas regularly and, if appropriate, to designate additional areas. Designation remains the principal means by which local authorities can apply conservation policies to a particular area, which include:

- increasing control over significant or total demolition of unlisted buildings;
- strengthening control over minor development and protects trees within its boundaries.
- the advertisement of planning applications for development that would affect the character or appearance of the area; and
- the requirement for the submission of notifications for works to trees.

Section 72 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'In the exercise, with respect to any building or any other land in a conservation area, of any functions... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

2.2 Review & Updating

Section 69(2) of the Act imposes a duty on local authorities to review their conservation areas from time to time, to ensure that standards remain sufficiently high and their distinctive character is preserved and enhanced. Section 71 requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. When reviewing a conservation area it is important to reassess the special interest identified through surveying and recording the streets, buildings, thoroughfares and open spaces within the area's boundary. If the original outlined area has been so eroded by subsequent changes that its character is no longer special, boundary revisions or even cancellation of designation may need to be considered. Fittingly the assessment should be considered against the current legislation, planning policies and conservation principles. This will provide an accurate and valid appraisal.

2.3 National Planning Policy

The Government's planning policies for England are set out in the National Planning Policy Framework (the Framework), which was first published in March 2012 and updated in July 2018, February 2019 and most recently in July 2021. The policies directly addressing the conservation and enhancement of the historic environment are contained in Chapter 16. The Framework clearly states in paragraph 191: 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'. Furthermore, when determining planning applications local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.

2.4 Local Planning Policy

The Preston Local Plan (2012-2026), adopted by the Council on 2nd July 2015 and the Central Lancashire Publication Core Strategy – Local Development Framework - July 2012; provides guidance on planning and development across the district.

The following planning policy guidance and strategy are relevant to any development proposal in the conservation area;

- a) Policy EN8 - Development and Heritage Assets and Policy EN1 – Development in the Open Countryside of the Preston Local Plan (2012-2026)
- b) Central Lancashire Core Strategy Policy 16 - Local Development Framework, July 2012.

3.0 Location and Setting

3.1 Geographical Location

Fishergate Hill Conservation Area is located immediately to the west of Preston City Centre; it is the 6th largest Conservation Area in Preston measuring 11.81 hectares in size. The historic residential character of Fishergate Hill, found in its buildings and street patterns, changes significantly at the point of the Lancashire County Council Offices and it is visually separated from the city centre largely by Preston Train Station. From here, the commercial nature of the city centre becomes the prevailing urban landscape towards the east. The Conservation Area has the principal route along Fishergate Hill at its core. Towards the south of the Conservation Area, the streets become quieter, where the area meets Avenham and Miller Parks.



Map illustration, demonstrating the geographical location of Fishergate Hill (circled in red) in relation to Preston

3.2 Landscape Setting

The street patterns of the Fishergate Hill Conservation Area are generally linear and follow the lay of the land; in some parts of the Conservation Area, the streets have a gradual slope. The streets are formal and have distinct building lines with prominent styles.

The properties within the conservation area have a variety of plot sizes and the buildings are generally a mix of detached and terraced houses. As many of the rows of terraces were built as planned developments, there are areas within the conservation area with few gaps between the buildings. Numerous detached properties were built with their principal elevations at the back of the pavement and have large gardens to the rear. The Victorian villas towards Fishergate Hill were built set back from the pavement with small front garden areas and small yards to the rear. Other buildings, such as 39-57 West Cliff, have large front gardens with a small yard area to the rear.

There are a limited number of green spaces within the Fishergate Hill Conservation Area. However, the front gardens along West Cliff and the entrance to Avenham Park provide an element of greenery, as well as a small area adjacent to the Lancashire County Council Offices and the bowling greens to the south of Stanley Terrace. Outside of the conservation area, additional public open space was provided following the purchase of land south of West Cliff in 1852 by Preston Corporation and its subsequent development of Avenham and Miller Parks in the early 1860s.

Overall, the built environment creates a clear sense of enclosure and definition with the buildings and streetscape being the main features of the area.

3.3 General Character, Form & Appearance

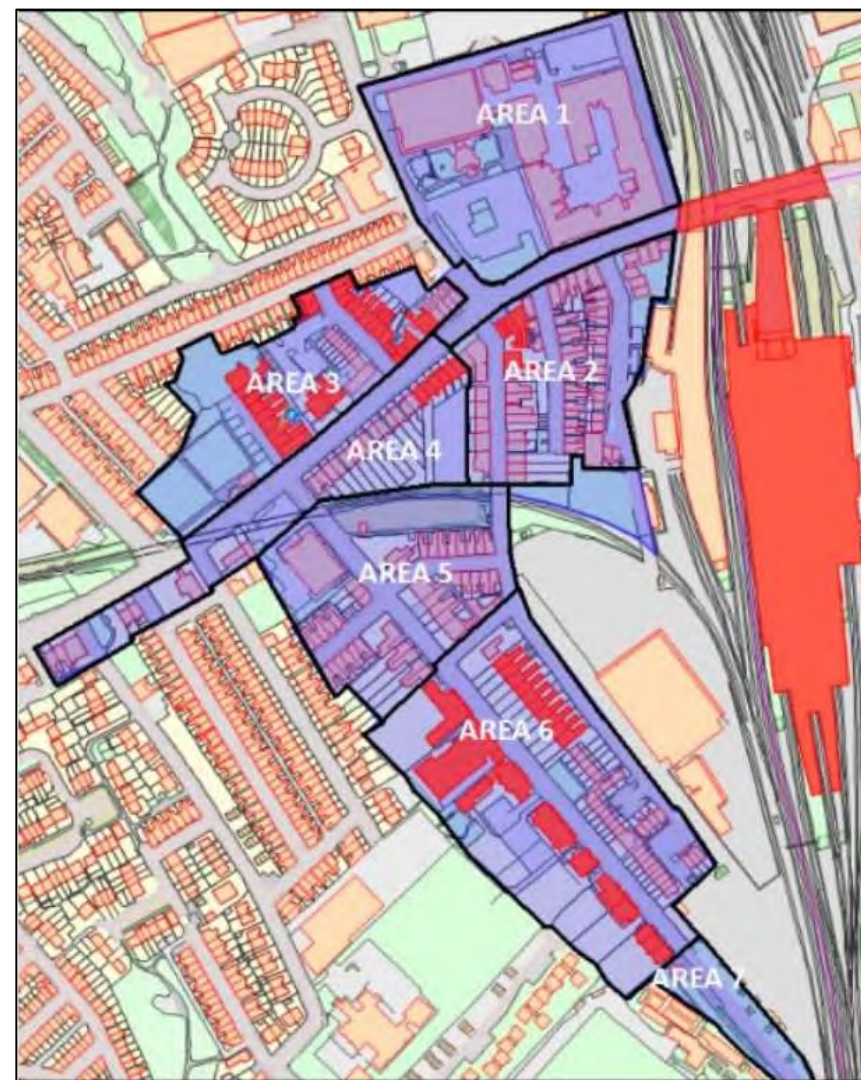
The conservation area is largely formed around the central historic route of Fishergate Hill, this leads on from Fishergate, which is the commercial core of Preston City Centre. From the central axis of Fishergate Hill, smaller and narrower streets have been constructed.

The conservation area can be sub-divided into six coherent smaller areas with a particular set of distinctive characteristics and dates of construction.

The areas are as follows:

1. County Hall Council Offices dating from 1882 that incorporated the Police Headquarters and the forensic laboratory;
2. Christian Road, Stanley Place & Walton's Parade;
3. 88-89 Fishergate Hill, Spring Bank & Stanley Terrace;
4. The properties on Fishergate Hill;
5. The area of Cliff Street, North Cliff Street & South Cliff Street; and
6. West Cliff & West Cliff Terrace.
7. Entrance to Miller Park (West Cliff Road)

The buildings along Fishergate Hill are generally terraced and are of a variety of scales and sizes. It is visually evident from the overall design of the buildings that they were constructed at different stages and in different time periods. Often built a few properties at a time, many buildings share architectural features with neighbouring properties in clusters of two, three or four. The northeast corner of Fishergate Hill is dominated by the Lancashire County Council offices. This building is significantly larger and more imposing than those elsewhere and is visually distinctive in design.



Distinctive character areas of Fishergate Hill Conservation Area

The south east of the conservation area is largely made up of two-storey terraced housing. However, much like elsewhere in the conservation area, buildings of a different scale and design can often be found along the same streets. The architectural design of the buildings is markedly different on Walton's Parade than on Stanley Place and Christian Road; here the buildings are large, three-storey terraced properties, which are more imposing. Many buildings along Walton's Parade have a gable-fronted elevation, which is not found elsewhere in the Conservation Area.

To the south of the conservation area, the buildings have a significant range of architectural styles. This is particularly evident along West Cliff, which has a wide variety of building types, all with different scales and massing. Again, the buildings have been constructed at different points throughout the 19th, 20th, and 21st century and as such, there is a visual distinction between the properties along the street. The buildings have a range of plot sizes and terraced, semi-detached and detached houses can be found throughout.

To the northeast of the conservation area, some of the first developments can be found, such as along Spring Bank and Stanley Terrace. The buildings here are generally early 18th century terraced townhouses of a similar architectural design. The streets are shorter than those found elsewhere in the conservation area and are visually similar throughout.

4.0 Historical Development

An overview of the history and development of Fishergate Hill is described below.

4.1 There is no known early prehistoric activity at Fishergate Hill.

4.2 Post Roman and Early Medieval Period

Whilst the name of Preston is derived from Priests' Town, suggesting an early settlement of religious origin dating back to the Anglo-Saxon period and that there is evidence that Preston had become an important market town and administrative centre via the 1086 Domesday survey; there is no known post Roman and early Medieval activity at Fishergate Hill itself.

Preston was founded on a low ridge on the north bank of the River Ribble. The date of its first settlement is uncertain, however, there is evidence of a significant settlement by the time of the Norman Conquest in 1066, which suggests that it must have served as an important market centre well before then. The Ribble itself would have provided an important communication route for the Scandinavian communities in Dublin and York. The Borough of Preston was probably created in the early 1100s, its earliest surviving charter dating from 1179. It was a free borough, not subject to manorial control but governed by an elected body drawn from the local citizens. The charter stipulated that burgage plots or building sites must have frontages at least 12 feet wide. The Borough was established along both sides of Church Street and Fishergate in a two-row plan form, with the church at one end.

The east and west extent of the town was marked by barrs or gates which survived until the 1600s. The original market was probably held in the Church Street / Fishergate area but a purpose-built market place was soon established on the north side of Fishergate.

Preston became one of the richest boroughs in Lancashire and it made early improvements to the streets, including paving and the construction of a stone bridge over the Ribble; there was also a school by around 1230. During the Civil War, in the 1640s, Preston was a centre for Royalist sympathisers and the town was fortified with two brick walls but was nevertheless captured by

Parliamentarian forces. The town appears to have remained largely within its medieval boundaries and was little changed by the 1770s, although the backs of burgage plots had become subdivided and filled with courts. Preston's role was mainly that of a market, agricultural, legal and administrative centre and middle class people were attracted to the town. They had good quality houses built in fashionable architectural styles.

From the 1600s there was a significant amount of new building in brick and stone, the most imposing being the Earl of Derby's new house on Church Street: Patten House. In general, the buildings on the main streets were thought to be very handsome and Preston's status as a fashionable place was reflected in the establishment of public places where the gentry could meet and take the air. The first was Avenham Walk, laid out as a tree-lined avenue in 1696. Another of Preston's finest features was the Market Place and its Town Hall. There was also early development of civic amenities, including the provision of piped water to public taps in 1729. However, disposal of sewage was a problem, made worse by roaming animals such as pigs. Local businessmen formed Turnpike Trusts to charge tolls for using important roads and use the money to improve them. The first road through Preston to be turnpiked was the road south to Wigan in 1726 but the main period of development of turnpike roads, was in the 1750s. Preston became part of the canal system with the official opening of the Lancaster Canal from Preston to Tewitfield, on the Lancashire / Cumbria border, in 1797².

4.3 Industrial Revolution and the 19th Century

At the beginning of the 19th century, Fishergate Hill was made up of meadows and agricultural land. Development of the land into a suburb for the middle and upper middle classes of Preston began in the 1820s. During this time, large late Georgian and early Victorian villas were built. The housing was constructed from a range of local materials and consisted of neo-classical designs and detailing at a domestic scale. Around 1850 better quality terraced houses appeared, with back yards accessed from the street by a passage between the front doors of a pair of houses. The middle classes began moving to grand new houses on the fringes of the town including Winckley Square, the Avenham area and the Fishergate/West Cliff area.

The first areas to be constructed were Spring Bank, Stanley Terrace and Walton's Parade and they were developed following the original field pattern of the area. The first streets in the area lead off Fishergate Hill, facing away from this central route, and tended

to have their principal frontages and gardens facing in a south-westerly direction in order to maximise the amount of sunlight they received.

Preston began expanding rapidly in around 1850 and the Local Board of Health was able to improve the standard of housing provided. The Preston Improvement Act of 1880 led to the introduction of back roads to service yards with their outside toilets. Towards the end of 19th century, more ordinary terraced houses were constructed and development began along Fishergate Hill itself, the housing here is denser and faces onto the principal route.

Preston Train Station, which lies immediately to the east of the conservation area, was first established as a goods depot in 1838, it was then extended and became a passenger train station. In 1882, tramway lines from Ribbleton through to Fishergate Hill and Ashton were opened, however they have since been removed. The Lancashire County Hall was also opened in 1882; it was constructed with purpose built offices for a range of administrative and legal functions such as the Police Headquarters. The building is in a Queen Anne revival style, which was popular towards the end of the 19th century. It is different in both design and proportion to buildings found elsewhere in the conservation area.

4.4 20th Century

Fishergate Hill has seen a variety of changes throughout the 20th and 21st century. One change in particular is the use of properties in the area, dwellings have been converted into hotels, bed and breakfasts, offices and shops, and more recently, many of the houses have been changed into flats and houses of multiple occupancy. There has also been a visible change to the general appearance of the conservation area with the introduction of street furniture, hard landscaping and traffic measures. Some modern buildings have been constructed more recently; this includes buildings such as 1 - 7 Fishergate Court, 10 - 12 West Cliff and a new housing development along West Cliff Terrace, which are of modern, late 20th/early 21st century design.



Lancashire Sheet LXI.SW. Surveyed: 1891 to 1892, Published: 1895



Lancashire Sheet LXI. Surveyed: 1844 to 1847, Published: 1849

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Scotland



Lancashire Sheet LXI.SW. Revised: 1909, Published 1913



Lancashire Sheet LXI.SW. Revised: 1938, Published 1947

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5.0 Character & Appearance

5.1 Overview

Fishergate Hill is visually separated from the city centre primarily by Preston Train Station, Butler Street and Corporation Street.

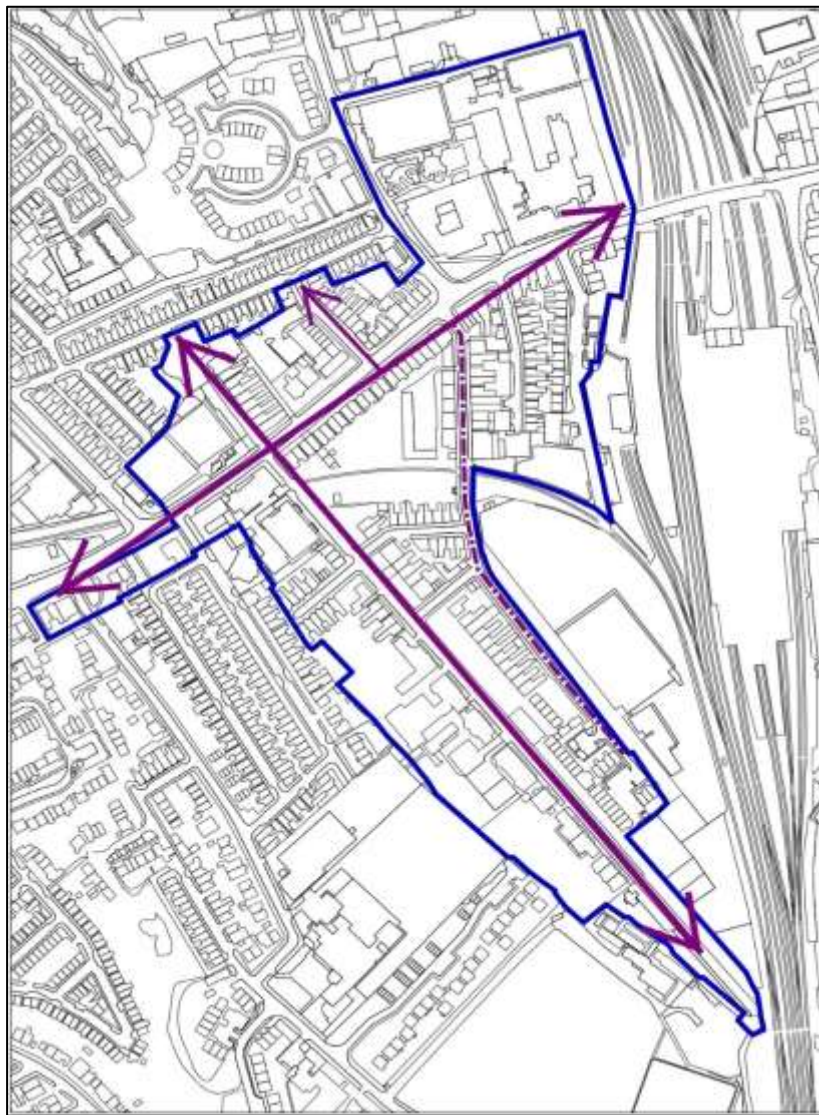
Whilst there are clear character areas within the conservation area, the character and appearance is largely replicated throughout the building types, scale, mass and architectural style; with the occasional variation (particular to each character area). For example, the Lancashire County Council offices, the former stables on South Cliff and Miller Park Gate Lodge.

The Fishergate Hill Conservation Area includes the principal historic route through Preston from the west over the River Ribble towards the direction of Penwortham. The areas origins lie in its change from agricultural land to a fashionable suburb for the middle classes, from the early 1820s, with the spread of development gradually expanding southwards from the historic principal route. The development included large late Georgian and early Victorian villas and from later on in the 19th century the more dense development of terraced housing.

The historic residential character of Fishergate Hill, including the buildings and street patterns change almost totally at the point of the Lancashire County Council Offices with the commercial nature of the city centre becoming the prevailing urban landscape towards the east.

To the south of Fishergate Hill are narrower, quieter streets with mainly terraced housing of varying sizes that lead down towards Avenham and Miller Parks, both 'registered' Grade II* that meet the River Ribble.

5.2 Setting, Views and Approach



Key



Significant View/Panorama

The conservation area has long winding views along Fishergate with the County Hall featuring as a key landmark. The views along this stretch of the conservation area consist mainly of hard urban landscape with primarily terraced buildings on either side with very little green features to speak of (exacerbated with the loss of front garden boundaries and their use for parking).



View east along Fishergate Hill, looking towards the County Hall



Key views and vistas throughout the conservation area

The views gradually change along Fishergate Hill at the junction of West Cliff / Stanley Terrace down towards the route to Penwortham, from where the EFL buildings car park is located on the south side and the mature trees bordering two bowling greens on the east. The views change from a dense urban grain to greener spaces, where detached or semi-detached buildings are set in larger plots, providing wider and greener views.

Straight long views down West Cliff towards Miller Park, which apart from the EFL building, is primarily defined by residential buildings that form the back of the pavement on the western side, whilst the eastern side is more characterised with terraced or semi-detached houses with front gardens featuring mature trees, hedges, lawns, shrubs etc. This creates a view where, when walking towards Miller Park, the left side has a more green/leafy character, whereas the opposite side has a hard urban character

to it. In addition, beginning with 38 West Cliff, the scale of the buildings increases substantially to further create an imbalanced enclosure.

There are long, winding and descending views down Waltons Parade towards West Cliff Terrace to the south, which is characterised by a hard urban landscape without any greenery on either side, due to two to three storey residential buildings fronting the pavement.

Walking towards West Cliff Terrace, this pattern is broken by the green of the disused railway line on the right and the masonry wall enclosing the Preston Train Station on the left – the latter continues to form a side boundary until the end of West Cliff Terrace. This presents another long, narrow and unfolding view along the rear of the terrace houses (West Cliff 39-57), reaching the open spaces / courtyards and the terrace houses of the Parkside View Mansions on West Cliff Terrace / West Cliff.



View down Stanley Place

Short and less significant views include North Cliff and South Cliff streets where both streets effectively end with a masonry wall; in the case of the former, the street is bordered with West Cliff and West Cliff Terrace. Whereas, South Cliff is a cul-de-sac that terminates with a brick wall, which together with the setted road and the existence of trees creates a more intimate space and view.

Another view is down Stanley Place, which forms a short but slightly winding and descending view, where the road is terminated with a brick wall, where the road meets the railway line. West Cliff Terrace, at the end of Waltons Parade provides a glimpsed view, albeit through vegetation, of the Walton's Parade Bridge and tunnel of the disused railway line.

5.3 Architectural Built Form

The conservation area is largely characterised by 19th century residential buildings of modest scale, with notable exceptions including:

- 20th century modern expansions of County Hall, which are monumental in comparison,
- the substantially large mid - to late 19th century houses along West Cliff,
- and the EFL building in the eastern part of the conservation area, which dates to the late 20th century.

The northern part of the conservation area, north of Fishergate, was already densely inhabited in the early 19th century, and contains some of the oldest buildings in the conservation area, whilst the southern part of the conservation area began to see new development along the newly opened West Cliff and several smaller streets off Fishergate Hill.

The construction of Lancashire County Council – County Hall and associated later buildings and the expansion of the railway line are two of the most significant factors that shaped the spatial layout of the conservation area. The County Hall stands out in the conservation area in terms of its style and scale. The red brick building has stone dressings, and the roof is characterised by its intricate gables and ribbed chimneystacks.

The elevation on Fishergate Hill is more elaborate than that facing Pitt Street. The County Hall (1882) and the adjacent Police Headquarters (1878) were designed by Henry Littler of Manchester, whose son (Henry Littler II) designed the extension along Fishergate in 1903, which required the demolition of Jordan Street. A further extension was built towards the north in 1934, which involved the demolition of a large number of terrace houses and other buildings.

The construction of the Lancashire Records Office (LRO) / Lancashire Archives and associated car parks in Bow Lane in 1975 by Roger Booth saw the demolition of a considerable number of industrial buildings and the partial demolition of Christ Church. Built in 1863, only the front elevation of Christ Church, with its two octagonal towers were kept and integrated into the LRO buildings design through a cubical porch. The remains of the former Christ Church, in terms of its stone construction material and style, is markedly different amidst the otherwise largely domestic buildings in the conservation area. One of the rare survivals of this expansion is the former Christ Church Vicarage located at No.2 Stanley Terrace (now known as Stanley House).

The expansion of the railways on the other hand, impacted upon the eastern part of the conservation area; as the early 19th century buildings immediately to the east of the County Hall and a Charles Street, south of Fishergate (which used to be immediately east of Christian Road and in fact preceded the latter), were demolished to make way for the increased number of lines.

Most properties in the conservation area were built as private houses and remain in residential use but 20th century conversions have created hotels, bed and breakfasts, offices and shops; and more recently flats and Houses of Multiple Occupancy. Various residential buildings have also served other purposes since their construction, such as the Sorting House (42 West Cliff), which has since been converted into residential use, and the Vajravaraḥi Kadampa Meditation Centre (38 West Cliff).

Several buildings are also noteworthy for their social welfare use, such as No.2 Stanley Terrace, which was used by Y.M.C.A, and 37 West Cliff, which was used as a hostel providing temporary accommodation for mothers and children in distress during the late 20th century. Some buildings on West Cliff were used as nursing homes in the 20th century; as in the case of 68 West Cliff (Parkinson House), used as a refuge for mothers and babies from 1950 until 2015 when it closed down (this building is also associated with a former Mayor of Preston, Thomas Parkinson, in whose name the refuge was opened).

A striking non-residential use in the conservation area concerns the building at the junction of Fishergate Hill and Grafton Street, possibly built in the 1910s, which used to be the premises of Jewsbury and Brown (a Manchester firm producing mineral waters and cordials; the J&B sign painted on the roof can be vaguely seen). The detached building is significantly different in its layout and architectural features, from others in the conservation area, and remains largely unchanged. This building is currently used by the local Muslim community.

Residential buildings are usually two to three storeys, sometimes with attic dormer windows (usually gabled) that are set in terraces or are either semi-detached or detached. Detached houses are either built in prominent plots (such as 60 West Cliff and 29 Fishergate Hill) and in other cases have been built as infill housing to fill in plot gaps (as in the case of 26 and 37 West Cliff), where terrace houses already existed. The primary building material is brick, mainly in Flemish bond but also in stretcher and English garden wall bond; with sandstone detailing on the elevations. The common use of these two materials creates a cohesion in the area.

An exception, other than modern buildings, is the former Christ Church, which is an ashlar building, constructed of limestone. In the conservation area, rendering is not very common, again with only a few exceptions, such as, the detached building on

No.1 South Cliff. Roofs are generally laid with slate, although some have been replaced with other tiles. Windows vary in style, but most are timber-frame vertical sliding sashes (with variations in the number of panes), and casement windows in later buildings, as well as a small number of mullion windows. There has been a gradual shift towards replacing timber windows into uPVC double-glazed windows (various colours), an incremental change that can be observed across the entire conservation area, including those on listed buildings. Leaded windows are not very common, again with a few notable exceptions on West Cliff and elsewhere. Doors vary in style and include timber panelled doors, sometimes with transom windows / overlights and moulded stone surrounds; occasionally with hood moulds; and in the case of paired entrances these can have stone cornices. The roof scape is largely dominated by brick chimneystacks with the occasional use of stone; despite the variations observed in chimney pots, they remain a key roof scape feature.



Detached houses at 60 West Cliff (left) and 26 West Cliff (right)

The first houses in the conservation area are those built along Stanley Terrace, Spring Bank and Walton's Parade. The houses on the first two streets date to the 1820s-30s and are stylistically very similar. These Georgian houses with single-fronted elevations are characterised by timber sash windows, wedged lintels and raised cills, arched transom windows, with

doorways accentuated by engaged Tuscan columns with entablature and cornice. The buildings on Stanley Street are three storeys over cellar, while those on Spring Bank are two storeys. Some of the houses on Walton's Parade show very similar features (such as No.1, 2 and 6 - 10) while others are distinctly different in character, especially due to their front facing gables (No.3 - 5 Walton's Parade); an uncommon feature in the conservation area. They have mullion windows on the ground floor, moulded stone lintels and cills with brick segmental arches above.

On the opposite side of the street, No.11 - 12 Walton's Parade also feature front facing gables, but have flat arched mullion windows on the ground floors, and pointed arched doorways accentuated with hood moulds; another not very common feature seen also observed in the pointed arched hood moulds of No.1 South Cliff. There are other instances where buildings on different streets have very similar features. The houses on Christian Road and North Cliff, for example, are almost identical, with features such as flat-arched stone lintels, raised cills, door casings with consoles and cornices, as well as the two different styles of door casings in different sections of the terrace.

The majority of the buildings in the conservation area have remained largely unchanged from the early 20th century until the 1960s with few exceptions, such as, the major annex construction to No.42 West Cliff to accommodate the Lancashire offices of the NHS. The more major alterations occurred in the 1960s with the introduction of large-scale modern buildings to the northern and southern parts of the conservation area. Other than the changes associated with the County Hall; in the south, on West Cliff, annexes began to appear in the extensively large rear gardens of the large houses and the new Sorting Office building was constructed in the space created by demolishing a late 19th century substantial semi-detached house. The new modernist building served as the Sorting Office until the late 1990s when it was demolished. This space, going as far as the southern end of the conservation area, was redeveloped as Park View Mansions in 2000; the area was also the location of the 19th century West Cliff House, which appears to have survived at least until the mid-1960s.

Contemporary architectural developments in the conservation area include the 1960s Lancashire Archives and the EFL building, which, mainly due to their size, are out of character with the conservation area. Replacing a row of 19th – early 20th century buildings, No.1-7 Fishergate Court (opposite the County Hall) is a late 20th century redevelopment that replicates the architectural features of the historic urban fabric in the vicinity. A more recent development is Park View Mansions located in the south of the conservation area. Built in 2000, the redevelopment consists of modest terrace houses with front gardens. As a modern interpretation of the existing urban fabric, the houses are stylistically, as well as in terms of size, scale and building materials, in keeping with the character of the conservation area.

Increase in housing demand in recent years has meant that the houses in the conservation area have seen conversions into flats. Spatially and visually, this has largely manifested itself in roof extensions, as well as loss of various architectural features such as, replacement windows from timber to uPVC, loss of boundary walls and green areas to introduce hardstanding and make way for car parking.

Roof extensions vary in style, with some more appropriate than others. A relatively positive example is No.48 West Cliff, where the use of new materials creates a subtle look, and the elevation design, which follows the window sequence of the original building, presents a more harmonious appearance. More problematic roof extensions that detract from the character of the conservation area are those that are too close to the edge of the roof, in a way that dominates original buildings.



Multiple doorbells



Various roof extensions in the conservation area



Roof extension of 48 West Cliff



Different window colours on Cliff Street

Conversion of traditional timber-frame windows with uPVC windows is a widely common intervention observed in the entire conservation area. The replacement windows do not usually maintain original window colours or partitions, which results in a variety of windows along the same street.

5.4 Archaeology

There is no archaeological evidence of an ancient settlement within the boundaries of Fishergate Hill Conservation Area. The site has been mainly agricultural fields until inhabitation began in the early 19th century. Lidar data has revealed that the coastal north-south Roman road in Lancashire passed through Walton-le-Dale, immediately south of River Ribble and through Preston's historic centre, much further to the east of Fishergate Hill Conservation Area, reaching Lancaster in the north.

5.5 Key Historic Buildings within the Conservation Area - Listed Buildings



Key:

- Conservation Area Boundary
- Listed Buildings (shown in red)



1, 2, 2A, 2B, 2C Fishergate Hill - Grade II Listed (List Entry 1279823) - Early C19 3-storey properties, with basement, designed in a classical style. Constructed from red brick in Flemish Bond, and parapeted roof, with stone dressings, including wedge lintels, cornice band and stone door surrounds with columns and a modillion cornice under an elliptical-arched head. The properties retain a mix of 6 over 6 and six over 9 timber sash windows and one has been converted to a shop.

[1,2,2A,2B,2C, FISHERGATE HILL, Non Civil Parish - 1279823 | Historic England](#)



5, 6 Fishergate Hill - Grade II Listed (List Entry 1210014) - GV - Pair of three-storey over basement townhouses, converted into flats. Constructed c.1840, in red brick in Flemish bond and slate roof, with sandstone dressings, including a 1st floor sill-band, plain frieze and moulded cornice and has a double-depth plan. The property retains one over one timber sash windows with and a doorcase of engaged Ionic columns and entablature with cornice and blocking course, deep cavetto jambs and moulded lintel.

[5,6, FISHERGATE HILL, Non Civil Parish - 1210014 | Historic England](#)



7 - 10 Fishergate Hill - Grade II Listed (List Entry 1207272) - GV II - Row of 4, two-storey town houses with a double-depth plan. Constructed c.1836-40 from red brick in Flemish bond and slate roof, with sandstone dressings including 1st floor sill-band, plain frieze, moulded cornice and doorcases of engaged Ionic columns, plain entablatures and cornices. The properties retain timber sash windows, and large stone canted bay windows at ground floor.

[7-10, FISHERGATE HILL, Non Civil Parish - 1207272 | Historic England](#)



88, 89 Fishergate Hill - Grade II Listed Townhouses (List Entry Number 1207273) GV II - Pair of three-storey over basement townhouses with a double-depth plan, now used as offices. Constructed c.1830-40 from red brick in Flemish bond and slate roof, with sandstone dressings including, wedge lintels, 1st-floor sill-band, plain frieze, moulded eaves cornice. Each has a central doorway protected by a porch with fluted Doric columns (and unfluted pilasters), with deep entablature, moulded cornice and blocking course and retains one over one timber sash windows.

[88,89, FISHERGATE HILL, Non Civil Parish - 1207273 | Historic England](#)



91, 92, 93 Fishergate Hill (Includes No.19 Spring Bank) - Grade II Listed (List Entry Number 1292344) - GV - A group of three properties (townhouses and a shop), consisting of two-storeys over basement, with a double depth plan. Constructed c1820s, from red brick in Flemish bond and a slate roof, with sandstone dressings including, wedge lintels, simple moulded eaves cornice, central round-headed doorway, with gauged brick voussoirs and set-in wooden doorcase of Tuscan semi-columns and cornice, and a fanlight. There is a rear extension to Nos 91 and 92 which now includes No.19 Spring Bank. The Western end of the row has a traditional style timber shopfront with angled fascia and decorative corbel ends.

[91,92,93, FISHERGATE HILL, 19, SPRING BANK, Non Civil Parish - 1292344 | Historic England](#)



95 Fishergate Hill - Grade II Listed Town House (List Entry Number 1279824) - GV II - Three-storey over basement Double-depth double-fronted plan Townhouse, formerly a bank, now offices. Constructed c1820s, from red brick in Flemish bond and a slate roof, with sandstone dressings including wedge lintels, a 1st-floor sill-band, plain frieze, moulded cornice and blocking course, a wide elliptical-headed doorway with a fine doorcase of set-in fluted Greek Doric columns and pilasters, dentilled frieze and mutuled cornice, and fanlight with Greek-key surround. The property retains six over six timber sliding sash windows to the ground and 1st floor and the 2nd floor has three over three timber sash windows.

[95, FISHERGATE HILL, Non Civil Parish - 1279824 | Historic England](#)



7 & 8 Spring Bank – Grade II Listed Town Houses (List Entry 1207332). Pair of small two-storey over basement town houses with double-depth interlocking plans. Constructed in the mid C19 from red brick in Flemish bond, with slate roof and sandstone dressings including 1st-floor sill-band, plain frieze and moulded eaves cornice, doorway with Tuscan pilasters, dentilled entablatures, cornices with blocking courses, 3-light canted bay window with pilasters. The properties retain two over two timber sash windows to the ground floor and six over six timber sash windows to the 1st floor.

[7,8, SPRING BANK, Non Civil Parish - 1207332 | Historic England](#)



9, 10 & 11 Spring Bank - Grade II Listed Town Houses (List Entry 1219098). Group of 3 small two-storey over basement, double depth plan town houses. Constructed mid to late C19, from red brick in Flemish bond and a slate roof, with sandstone dressings including, wedge lintels, plain frieze and moulded eaves cornice, doorways in architraves with one moulded cornice on consoles and 2 shallow triangular upstands. The properties have retained eight over eight timber sash windows.

[9,10,11, SPRING BANK, Non Civil Parish - 1219098 | Historic England](#)



12 – 18 Spring Bank – Grade II Listed Town Houses (List Entry 1279773). Terrace row of 7 small two-storey over basement, double depth plan town houses. Constructed c.1825 in red brick in Flemish bond and a slate roof with sandstone dressings including, wedge lintels, 1st-floor sill-band, plain frieze, moulded eaves cornice; elliptical-headed doorways and doorcases with engaged Tuscan columns, entablatures and moulded cornices; canted bay windows to Nos 14 and 18. The properties retain six over six timber sash windows and some with fanlights with radiating glazing bars above the door.

[12-18, SPRING BANK, Non Civil Parish - 1279773 | Historic England](#)



1- 4 Stanley Terrace (Includes Nos.86 and 87 Fishergate Hill; No.86 being the returned end of the terrace). - **Grade II Listed Town Houses (List Entry Number 1279774) - GV II** - Terraced group of 5 three-storey over basement, double depth plan town houses. Constructed c.1820 from red brick in Flemish bond and a slate roof, with sandstone dressings including, wedge lintels, plain frieze, moulded cornice and low blocking course carried round, round-headed doorways with doorcases with engaged Tuscan columns, entablature and cornice. The properties retain timber sash windows, mainly six of six, with three over six (smaller windows) to the 2nd floor.

[1-4, STANLEY TERRACE, Non Civil Parish - 1279774 | Historic England](#)



5 Stanley Terrace - Grade II Listed Town House (List Entry 1219114) - GV II - Three-storey over basement, double depth plan Townhouse. Constructed c.1830 from red brick in Flemish bond, slate roof and a plain brick parapet with stone coping, with sandstone dressings including wedge lintels, doorcase of engaged Tuscan columns with entablature and cornice. The property retains an elliptical-headed doorway, six over six timber sash windows, on the ground floor these are flanked by round-headed lights.

[5, STANLEY TERRACE, Non Civil Parish - 1219114 | Historic England](#)



6 & 7 Stanley Terrace – Grade II Listed Town House (List Entry 1207334) GVII

- Pair of small two-storey over basement with attic, double depth plan townhouses. Constructed c.1830, in 2 builds, from red brick in Flemish bond and a slate roof with sandstone dressings including, wedge lintels, plain frieze and moulded eaves cornice, doorcases of engaged Tuscan columns with entablature and cornice. The doorways, are round-headed, but only one property has retained six over six timber sash windows.

[6,7, STANLEY TERRACE, Non Civil Parish - 1207334 | Historic England](#)



8 Stanley Terrace - Grade II Listed Town House (List Entry 1219117) - GVII -

A single two-storey over basement, double fronted, double depth plan Townhouse. Constructed c.1830 from red brick in Flemish bond and a slate roof with sandstone dressings including wedge lintels, plain frieze and moulded eaves cornice, engaged Ionic columns, entablature with moulded cornice and blocking course. The property has large rectangular bay windows and retains six over six, four over four and one over one sash windows.

[8, STANLEY TERRACE, Non Civil Parish - 1219117 | Historic England](#)



1 Walton's Parade - Grade II Listed Town House (List Entry 1207337) - GVII - a two-storey over basement, double fronted, double depth plan Townhouse. Constructed c.1830, from red brick in Flemish bond and a slate roof, with sandstone dressings including wedge lintels, 1st-floor sill-band, plain frieze and moulded cornice; elliptical-headed doorway with doorcase of engaged Ionic columns with plain frieze, moulded cornice with blocking course, cavetto surround and plain fanlight. The property retains a mix of one over one and two over two timber sash windows.

[1, WALTONS PARADE, Non Civil Parish - 1207337 | Historic England](#)



38 West Cliff - Grade II Listed Town House (List Entry 1207338) - GVII - Large detached two-storey, over basement with altered attic, double fronted, double depth plan Townhouse. Constructed in the mid C19 from red brick in Flemish bond and slate roof, with sandstone dressings including, wedge lintels with raised keystone, stone plinth, interrupted string-course, plain frieze and moulded cornice with blocking course, stone porch composed of panelled square columns and pilasters, mounted on plinths, linked by simple balustrading, with anthemion and palmette decoration to the caps and a dentilled entablature with egg-and-dart frieze to the cornice, and a parapet. The property retains six over six timber sash windows.

[38, WEST CLIFF, Non Civil Parish - 1207338 | Historic England](#)



39-57 West Cliff - Grade II Listed Town Houses (List Entry 1207339) - GVII -

Terrace of 10 three storey over basement, double depth Townhouses, some converted to flats/apartments. Constructed c.1850-60 from Sandstone ashlar at ground floor, red brick in Flemish bond above and slate roofs (some now tiled), with sandstone dressings including channelled ashlar ground floor, 2nd-floor sill-bands, plain frieze and moulded eaves cornice. The properties include brick detailing in narrow round-headed slots between the houses on the upper floors, Each house has a large tripartite sashed window at ground floor; the row retains some timber sash windows but also has some uPVC. In addition, many of the iron balconies remain. No. 51 now rendered.

[39-57, WEST CLIFF, Non Civil Parish - 1207339 | Historic England](#)



42 West Cliff - Grade II Listed Town House (List Entry 1279778) - GVII - Large detached two-storey over basement with altered attic, double fronted, double depth plan former Townhouse. Most likely constructed c1840s; from red brick in Flemish bond and a slate roof, with sandstone dressings including chamfered rectangular lintels, simple pilasters, plinth, interrupted 1st-floor band, plaster frieze with roundels and cornice, bracketed eaves, shallow porch with panelled square pilasters, which have foliated caps, and entablature with dentilled cornice and blocking course. The property retains an ornamental cast-iron balcony above the entrance porch and has altered six over six sash windows. One of the first 4 houses built on West Cliff.

[42, WEST CLIFF, Non Civil Parish - 1279778 | Historic England](#)



48 West Cliff - Grade II Listed town House (List Entry 1219138) - GVII - Detached two-storey over basement with attic (Large C20 altered attic), double fronted double depth plan Townhouse, with side wings. Constructed c.1840, from red brick in Flemish bond and slate roof, with sandstone dressings including wedge lintels, stone plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course, Ionic doorcase with engaged columns and entablature with cornice and blocking course. The property has six over six sash windows.

[48, WEST CLIFF, Non Civil Parish - 1219138 | Historic England](#)



54 & 56 West Cliff - Grade II Listed Town Houses (List Entry 1207340) - GVII - Pair of two-storey over basement with attic (now modern), double fronted, double depth plan Townhouses, with a side bays. Constructed early 1840s from red brick in Flemish bond and a slate roof, with sandstone dressings including. stone plinth, 1st-floor bands in the panelled bays, small moulded frieze to prominent projected eaves, doorcase of panelled square pilasters, frieze with rosettes, cornice on consoles (1st floor) and cornice with blocking course. At each end of the range is a ramped brick screen wall, with blind windows.

[54,56, WEST CLIFF, Non Civil Parish - 1207340 | Historic England](#)



60 West Cliff - Grade II Listed Town House (List Entry 1291611) - GVII -

Detached two-storey over basement, double fronted, double depth plan Townhouse. Constructed c.1830-36 from red brick in Flemish bond and a slate roof, with sandstone dressings including wedge lintels, plain frieze and moulded cornice; central doorway with Ionic doorcase. The property was the first house built on West Cliff and retains six over 6 timber sash windows.

[60, WEST CLIFF, Non Civil Parish - 1291611 | Historic England](#)



66 & 68 West Cliff - Grade II Listed Town Houses (List Entry 1279779) - GV II -

Pair of two-storey over basement, double fronted, double depth plan Townhouses. Constructed c.1850 from red brick in Flemish bond, slate roof with stone chimneystacks and sandstone dressings including, banded quoined corner pilasters, plinth, 2 bands between the floors, small moulded frieze and prominent projected eaves with plaster coving, large panelled pilastered doorcase including cornice on coupled consoles. All the windows are recessed and segmental-headed; those at ground floor with panelled stone aprons, and have either one over one or six over six sash windows. Later additions at each end.

[66,68, WEST CLIFF, Non Civil Parish - 1279779 | Historic England](#)



72, 74 & 76 West Cliff - Grade II Listed Town Houses (List Entry 1219158) - Terrace row of 3 two-storey houses, with attic. Constructed in the mid C19 from red brick in English Garden Wall bond and a Welsh slate roof with wide eaves, and stone dressings including cambered lintels, door cases with arched opening, Pilasters, entablature, moulded cornice and blocking course, sill band to first floor. The properties retain small roof Dormers, timber two over two sash windows and iron railings³.

[72,74,76, WEST CLIFF, Non Civil Parish - 1219158 | Historic England](#)

There are no additional buildings within the Fishergate Hill Conservation Area, which have been identified as of being of such value and significance that they should be considered to be put forward for consideration for Statutory Protection.

³ Historic England Official Listing

5.5 Positive Buildings of Note

In addition to the listed buildings, there are other buildings less significant in their own right, but which together contribute to the special character, interest and integrity of the conservation area and make a positive contribution to the character and appearance. They are of key importance for their ‘townscape’ quality and wider historic role in the development of Fishergate Hill and should be regarded as non-designated heritage assets.



Lancashire County Council - County Hall, Fishergate - Opened in 1882, purpose built as the offices for various administrative and legal functions such as the Police Headquarters. With the passing of the Local Government Act in 1888, Lancashire County Council was established in 1889 after which the building was used for the varied roles brought about by this new formation. The building is markedly different in style and proportions from the majority of buildings in the area. The architecture can be described as revival Queen Anne style with intricate Dutch gables, ribbed chimneystacks, asymmetrical frontages and deeply shadowed entrances. The building is constructed in red brick with stone dressings and is built to the back of the pavement with railings to guard the basement level. The principal entrance is not on Fishergate Hill but on Pitt Street on the north facing elevation. The Fishergate Hill elevation is significantly more decorative than the Pitt Street elevation that overlooks the train lines. The County Hall offices have been enlarged over time, the western section of the building was added between 1893 and 1911 to make way for a County Police Station.



Remains of former Christ Church - County Hall, Fishergate - Truncated remains of Christ Church 1835-6 by John Lathom in a Norman Style, constructed in pale grey Limestone (also has fat Norman Gatepiers located on Bow Lane). Only the west facade remains, with two octagonal towers. The remains of Christ Church are incorporated into a 1975-6 extension (west side) by Roger Booth, with a 1970's front porch, in matching stone and glazed doors with large bronze sculptural handles designed by Peter Strong and Leslie South.

Pevsner Architectural Guides - The Buildings of England - Lancashire: North - Clare Hartwell and Nikolaus Pevsner



Stanley House, 2 Stanley Place - A C19 three-storey building over a basement, its front elevation is on Stanley Place, whilst its north elevation is on Fishergate Hill. The building is constructed from red brick with stone detailing and is in good, uniform condition.

The building is constructed from brick in Flemish bond, with stone detailing, including a stone surround with columns and an elliptical-arched window. The north elevation has a large, square bay window on the ground floor level. There is a second, smaller door on the front elevation. The building has retained many of its external features, with the exception of modern windows and reflects the expansion of Preston during this period.

The building has some collective character with the other three-storey buildings along Fishergate Hill.



4-6 Stanley Place - A pair of C19 semi-detached houses, which are double fronted, in a Classical style. The buildings are constructed from red brick in English garden wall bond, with stone detailing, including the chamfered door surrounds, cills, wedge lintels and a moulded eaves cornice; the properties have retained their one over one timber sash windows.

They have an arched window of the first floor above the doorway and one positioned between the houses. The buildings have retained most of their original features and appear to be in their original form and use as dwellings. The buildings have collective character and as such, they have group value as a pair.



2 Waltons Parade - A C19 two-storey semi-detached building in a Classical style. The building is constructed from red brick in Flemish bond, with stone dressings. The building has some good detailing; the door case includes a fanlight, engaged columns, a plain frieze and moulded cornice. The property retains timber six-over-six sliding sash windows. The building appears to be largely in its original form, retaining most of its original features externally.

The buildings reflect the expansion of Preston during the 19th century. The building does not have group value with buildings found elsewhere on Walton's Parade, however it has collective character with buildings found elsewhere in the conservation area.



3-5 Waltons Parade - C19 terrace row containing three separate properties, which are three-stories over basements, with front facing gables. The buildings are constructed from red brick, in English Garden Wall bond and stone dressings. The buildings have a good level of detailing found in both the stonework and the brickwork. The stone work includes moulded stone door cases, two-light mullion windows on the ground floor; all the windows have moulded stone lintels and cills and a brick segmental arch above. The stone and brickwork compliment buildings found elsewhere in the conservation area.

The buildings have retained most of their original features, reflect the expansion of Preston during the 19th century and have collective character as a row of three, as well as with the gabled-fronted houses, which sit on the opposite side of Walton's Parade.



11-12 Waltons Parade - A pair of C19 two-storey terraced properties, with front and side facing gables that form part of a wider row. The buildings are constructed from red brick, in English Garden Wall bond, with stone dressings. The buildings have a good level of detailing found in both the stonework and the brickwork. including moulded stone door cases (pointed arches) two-light mullion windows, moulded stone lintels and cills and brick segmental arches.

The buildings reflect the expansion of Preston during the 19th century and have collective character as part of wider row, as well as with the gable fronted houses, which sit on the opposite side of Walton's Parade.



13-15 Waltons Parade - A group of three, C19, gable fronted, three-storey over basement properties that form part of a wider row. The buildings are constructed from red brick, in English Garden Wall bond, with stone dressings. The buildings have a good level of detailing found in both the stonework and the brickwork, including moulded stone door cases (pointed arches), two-light mullion windows, moulded stone lintels and cills and a brick segmental arches. The buildings reflect the expansion of Preston during the 19th century and have collective character as part of wider row, as well as with the gable-fronted houses, which sit on the opposite side of Walton's Parade.



16 Waltons Parade & 3-4 Fishergate Hill - A group of three C19 3-storey properties that appear as two properties and that form the end of a long row of terrace properties. Constructed from red brick in Flemish bond and a slate roof in a Classical style, with stone detailing (painted cream), including cornice, still band to the first floor, wedge lintels, sills, and Ionic columns and entablature with cornice to the front facing entrance doors. The properties retain timber 6 over 6 sash windows, with small 3 over 3 on 2nd fl.



There is an additional entrance on the splayed elevation on the corner of Waltons Parade and Fishergate Hill (No.16), accompanied by a series of blind windows.

The buildings reflect the expansion of Preston during the C19 and have collective character as part of wider row along Fishergate Hill.



6-10 Waltons Parade - A row of five, three-storey C19 terraced houses over basements. The buildings are constructed from red brick in Flemish bond with stone dressings. The buildings have a good level of detailing mainly found in the door cases, which have a moulded frieze, cornice and blocking course on consoles. The buildings have timber two-over-two sliding sash windows, to the front elevation, with wedge lintels to the ground and first floor windows. The materials compliment those found elsewhere in the conservation area.

The buildings retain many of their original features and reflect the expansion of Preston during the C19 and have a substantial amount of collective character and as such, have group value as a row of terrace houses.



96, 97 and 98 Fishergate Hill - Are a group of three early C19 2 storey, double depth townhouses that form part of a of varied terrace row of properties in differing architectural styles. They are located on the north side of Fishergate Hill and sit at the northern end of the row (discounting the corner property No.99, which is much altered). All three properties are of different builds, however, the roof and eave lines tie in with the adjoining property with a slight stepping down at eaves level.

The properties are either two or two and a half storeys (having basement level and attic with small front dormers). They are constructed from red brickwork in Flemish bond, with slate roof and sandstone detailing to the windows, bays and doorways and include sliding sash windows. The properties have retained many of their original features including stone wedge lintels, cills pedimented porch, simple circular columns, splayed bays and semi-circular stone door surrounds.

The row illustrates the C19 expansion of Preston middle classes and this group of three properties typify the appearance of C19 domestic architecture and form part of wider view on the principal street into Preston centre.



29 Fishergate Hill - Large detached Victorian Villa, constructed in the mid-late 19th century. The property was formerly known as Lauderdale, identified on an early OS map, and had landscaped gardens to its eastern side. It is a double fronted building with two-storeys, attic and rear outrigger/range.

The property is constructed from red brick in Flemish bond, with decorative stone detailing including, door & window surrounds, cornice/bands and bays to the ground floor. The building has retained many original features, including timber sash one over one windows, a large timber panelled double entrance door, with a transom window above, which adds to its significance within the conservation area.



1 South Cliff - One storey L-shaped detached building, with modern alterations (restored in 2015). Constructed in the mid-late 19th century; most likely the property was originally constructed from brick, now rendered and painted white (the bottom four courses of brick work are visible, in Stretcher bond) and a Slate pitched roof. The building retains features including sandstone dressings, a pointed arched window and a cobbled yard.

The footprint of the current building is not the same as that seen in the 1840s - 1890s OS map, at some point between 1890 and 1914, the garden wall on the corner of South Cliff Street and West Cliff Terrace must have been demolished (or incorporated) for the original building to be extended. The current building/footprint is visible in a 1925 aerial photograph from the Historic England archives.

Historic mapping suggests that the building was originally stables, and may have served nearby buildings; it has similar architectural details as No.31 West Cliff, with its pointed arched windows. This building is one of the few remaining ancillary buildings in the area.



17-19 West Cliff - Are a pair of late Victorian Semi-detached properties of two storeys over a basement. They are constructed of red brick in Flemish bond, with a slate roof and decorative brick and stone detailing and splayed bay windows. The decorative sandstone detailing includes hood moulds over the windows and doors, dentilled eaves cornice, accentuated keystones above the central window of the bay windows and dentilled detailing to the ground floor bay window to No.19.

The properties have retained many original features, including arched transom windows, chimneystacks, roof finials and stone gateposts, with decoration inside quatrefoil shape; No.19 has also retained its dwarf wall and coping stones.



31 West Cliff - A late C19 two and a half storey, over basement, end terrace property. Constructed from red brick in Flemish bond, with brick and sandstone detailing and a slate roof. The building has retained most of its original features including bow and splayed bay windows, with sash (with horns) and fixed timber windows, shouldered arch lintels, brick and stone detailed pointed arch transom window above main door with palmette, roof finial, decorated air vents, trefoil arch attic windows, dwarf boundary wall with stone copings and stone gateposts.

The building is possibly associated with No.1 South Cliff located to its rear, which has been identified on early maps to have been stables; they have similar architectural details. The property with its attractive brickwork and other architectural features contributes to the character and appearance of the area.



Gate Lodge at the West Cliff entrance to Miller Park - A mid-late Victorian Gate Lodge, located at the northern entrance of the Grade II* Miller Park, off West Cliff. It is a two-storey property, constructed from red brick in Flemish bond, with a steeply pitched slate roof and two-storey gabled feature. The lodge's architectural style is a fine mid C19 detailing in domestic gothic style, with carved sandstone and decorative timber detailing features.

It is off a different scale and design from the other Townhouses on West Cliff. The gate lodge itself is prominent and clearly signals the entrance to the park, and visually connects West Cliff and the C19 Townhouses with the park. Its setting includes a tree-lined path, along the railway embankment where it divides; to the east, there is an entrance to Miller Park beneath a railway bridge with a decorative cast-iron parapet.

The park was developed by Preston Corporation for recreational purposes taking in the earlier walks, the railway alongside, which was provided with ornamental structures. Miller Park was laid out in 1864 to the design of Edward Milner (1819-84), on land acquired for the purpose by Alderman Miller, and the work was supervised by George Rowbotham.

5.6 Negative Buildings of Note

Largely, there are no buildings that are deemed to be particularly negative within the Fishergate Hill Conservation Area. However, there are a limited number of buildings that whilst contributing to the Conservation Area with a low level of significance; derived from their special interest as a group of terraces, or materials and architectural style, for example; but may have undergone some insensitive modern alterations that may conflict with the prevalent design and materials, are a contrast to the overall character, and visually detract from the Conservation Area.



Ashwood Hotel - Is a two-storey mid terrace property, with attic; formerly three separate properties now one hotel. The building forms part of a long row of terrace properties. Whilst the property contributes special interest to the wider terraced row, embodied in its architectural form, materials and its association with the C19 expansion of the area. The modern alterations include the painting of bricks and rendering that disguise its original details and materials, modern roof alterations (including white uPVC casement windows to the roof dormer and grey cladding), large modern porch, modern signage all visually detract slightly from the wider row and the wider conservation area.



15 Fishergate Hill (Turkish Barbers) - Forms part of a terrace row and is another two-storey mid terrace property, where the ground floor has been converted to a Turkish barbershop. Whilst the property retains a lot of its special interest, including its polychrome brick design, traditional materials such as timber sash windows and its association with the C19 expansion of the area. The modern shop front, containing dated aluminium windows and a modern internally lit box sign, visually detract slightly from the architectural detailing of the property, the wider row and the wider conservation area.

The Preston Shopfront Design Guide notes that internally illuminated box signs will not be permitted in a conservation area.



18 Fishergate Hill (Kazee) - Further south-west along Fishergate Hill is another two-storey mid terrace property, where the ground floor has been converted to a fabric shop.

Whilst the property retains a lot of its special interest, including its brick and stone details, and its association with the C19 expansion of the area. The modern shop front, containing white uPVC windows and a modern damaged shop sign, visually detract slightly from architectural detailing of the property, the wider row and the wider conservation area.



99 Fishergate - A C19 two-storey, double depth, corner property with ground floor retail unit (laundrette). Constructed from red brick in English Wall bond on the end gable, with modern refaced red brick on the front elevation and slate roof.

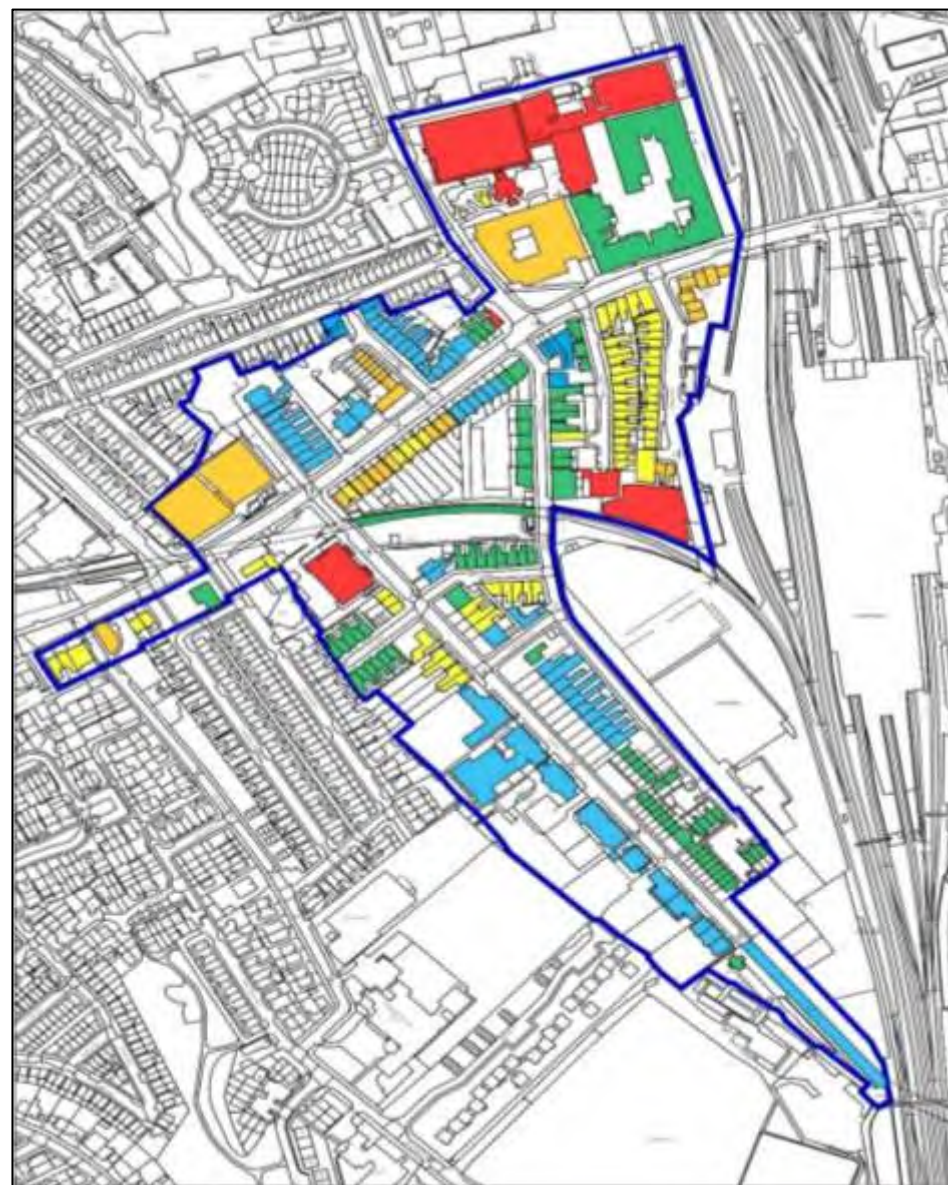
Whilst the building is an end terraced property, forming part of a wider row, it has been substantially altered and retains very little architectural detailing. The roof and eave lines tie in with the adjoining property; however, the windows on the first floor have been reduced in size, but have retained the wedge stone lintels. There are some remnants of polychrome brick edging to the eastern end; the end gable has a C19 door with simple stone surround and pediment.

Whilst the row illustrates the C19 expansion of Preston, the property is not a good example and is of low quality in comparison to other properties in the conservation area. The appearance of the modern alterations, including the modern shop front of the front elevation appears at odds with the adjoining buildings along the row and detracts from the overall appearance.

5.7 Building Significance

The conservation area generally has a good building stock, many of which provide a positive contribution to the collective character of the conservation area. However, there are a number of buildings and areas of public realm that detract from the character and appearance of the wider significance of the conservation area. The following map highlights the level of significance each individual building contributes to the conservation area.

<u>Negative Buildings</u> Detracts/takes away from the area
<u>Neutral Buildings</u> Neither detracts or adds to the area
<u>Positive Buildings of a Low Significance</u> Slightly adds to the wider area
<u>Positive Buildings of a Moderate Significance</u> Moderately adds to the wider area
<u>Positive Buildings of a High Significance</u> Significantly adds to the wider area – Listed Buildings



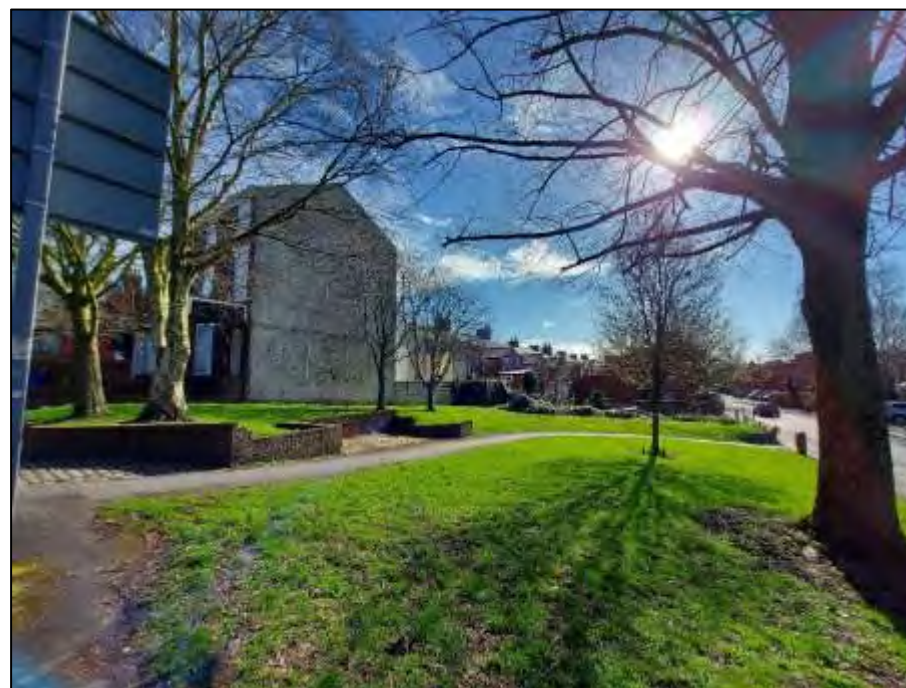
5.8 Open Spaces & Trees

Fishergate Hill is typically urban in nature and representative of the 19th Century expansion of Preston and the development of the area from agricultural land into a suburb for the middle and upper middle classes of Preston. As such, the area is densely grained with buildings often opening out to the street and as a result, there are a limited number of open spaces within the Fishergate Hill Conservation Area, particularly open spaces that make a significant positive contribution.

The entrance to Miller Park provides an element of open space, as well as a small area adjacent to the Lancashire County Council Offices, and a modern public realm area on the corner of South Meadow Lane and Fishergate Hill. To the north-west of the conservation area, are the bowling green's, located at the rear of the Empire Services Club. However, from Fishergate Hill the bowling green's cannot be seen due to the intervening hoardings; views of the green open space can only be experienced from Stanley Terrace.



The small open space adjacent to County Hall



Small green space located at the corner of Fishergate Hill and South Meadow Lane



Open space at the entrance to Miller Park, looking south from West Cliff



Driveway and entrance to Miller Park looking north towards West Cliff

Beyond this, there are open spaces at the southern end of Christian Road and Stanley Place, and the car park to the EFL building located on the corner of Fishergate Hill and West Cliff, which are open surface level car parks. These car park sites have been identified as making a negative contribution to the area that detracts from the character and appearance of the conservations area.



Car Park at Christian Road



Car Park located at the south end of Stanley Place

Whilst there are open spaces within the conservation area, they are limited and do not present a space for recreational use. Miller Park itself, where recreational and green space is available, lies outside of Fishergate Hill Conservation Area.

Private gardens in the conservation area, both front and rear are limited, some being yard space or given over to resident parking to accommodate the multi-occupancy use many of the dwellings have become. Where they exist, they are valuable for providing space for mature trees particularly along West Cliff.



Gardens along West Cliff, providing much needed space for mature trees

Although Fishergate Hill Conservation Area, due to the dense built environment lacks major urban green spaces, it nevertheless, contains intended rows of trees and spontaneous trees, which aide in softening the urban appearance of the area. A range of trees are evident throughout the Conservation Area, and can be found in areas including:

- north end of West Cliff,
- Cliff Street
- boundary of County Hall's front facing car park,
- landscape borders to the pavements of Christian Road,
- northern end of Grafton Street,
- public realm areas,
- blossoms along Christ Church Street,
- boundary treatments of Stanley Place and gardens located along West Cliff
- along the disused former Ribble Branch Railway Line, adjacent to Walton's Parade Bridge;
- and the West Cliff entrance to Miller park, which is flanked by a long row of trees.



Trees lining the pavement and flanking Cliff Street



Blossom trees in bloom on Christ Church Street



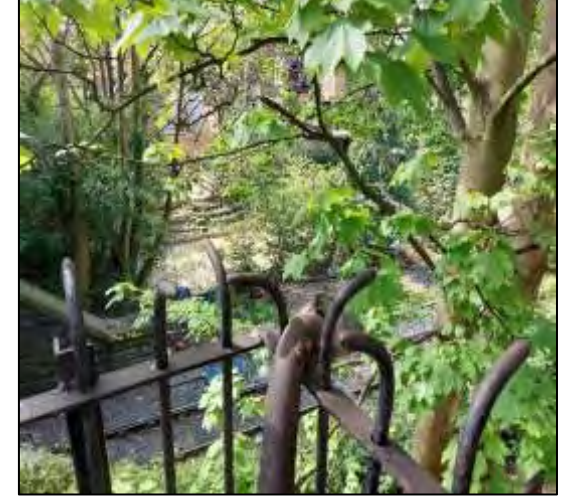
Trees bordering and screening the front car park of County Hall



Trees bordering the pavement on Christian Road



Trees lining the disused Ribble Branch railway line



These mature trees are much needed within the conservation area as they break up and soften the dense urban grain and dominant hard surfacing. The lack of green space and landscaping could perhaps be improved by introducing planters and increasing the amount of landscaped borders along all the residential streets.

There are two Tree Preservation Orders within the Fishergate Hill Conservation Area:

- grounds of the EFL Building,
- 38 West Cliff

It should be noted that, trees in a conservation area that are not protected by a Tree Protection Order, are usually protected by the provisions in section 211 of the Town and Country Planning Act 1990.

5.9 Boundaries

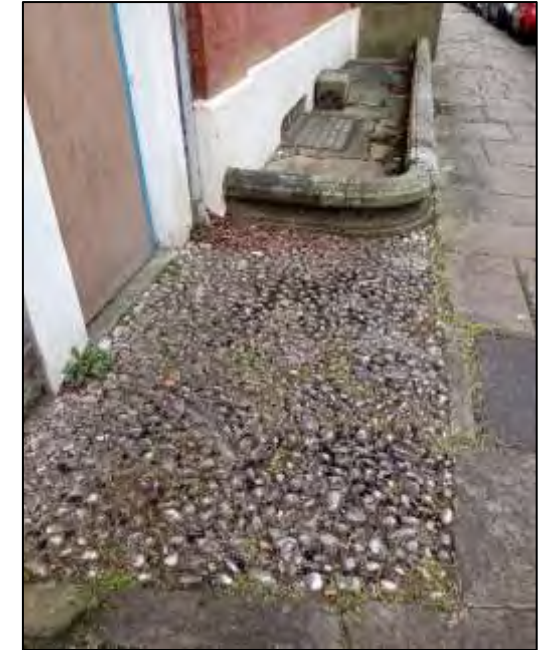
Fishergate Hill Conservation Area lies on the fringe of the city centre, being a dense urban area the properties typically (in most cases) face directly out onto the street pavement with no boundary space, or the original front gardens have been lost and now provide off street parking. Whilst there are some exceptions, properties with gardens are limited and largely associated to the larger properties within the conservation area, predominantly located on the east side of West Cliff. On the west side of West Cliff, the houses here have some very small boundary space, enclosed by with low stone walls and in some cases Duck-stones.



Properties along Stanley Place that directly front the pavement.



Properties on the north side of Fishergate Hill that have lost their gardens to off street parking.



Larger properties on the east side of West Cliff that have front gardens and retained brick boundary walls, with stone copings and gateposts

Stone boundaries and Duck-stones along the west side of West cliff.

Additionally, a few properties along Fishergate Hill have retained all of their boundary walls and a garden area, however; in most cases, the garden area has succumbed to modern hard surfacing. It is here on Fishergate Hill where the majority of front gardens have been lost and are now used as resident parking for the multi-occupancy dwellings. In some cases, parts of the boundary walls have been retained, providing clear separation from the neighbouring properties.

The most common boundary feature is brick dwarf walls with stone copings, many of which have lost the original ironwork; some ironwork has been replaced with modern replicas and some walls built up a little higher. Some of the interwar and later 20th century dwellings, along West Cliff have brick boundary walls and gateposts, with terracotta copings. In contrast, some of the properties dispersed throughout the conservation area have boundary treatments formed by railings on stone bases including some along Fishergate Hill and at County Hall, and although not a dominant feature, some stone walls can be identified. Within the conservation area, where boundary walls are extant, most of the original stone gateposts are in situ. Such stone gateposts can be seen along West Cliff and Fishergate Hill.



Retained garden on Fishergate Hill with modern hard surface



Gardens along Fishergate Hill lost to off-street parking, losing some boundary walls, with some dividing walls retained



Brick dwarf walls with stone copings, a common boundary feature that would have originally had iron railings



An example of replacement ironworks



A former dwarf wall along West Cliff built up and higher than its neighbour



Interwar Terracotta boundary treatment on West Cliff, which are less common in the conservation area



Iron railings mounted on stone bases at County Hall



A stone boundary wall, located on the corner of North Cliff Street and West Cliff; stone boundary walls are a less common feature within the conservation area



Original gateposts, many of which have been retained throughout the conservation area

Along West Cliff, associated to the properties on the west side, are much taller brick boundary walls with stone copings, some of which are ramped screen walls, with the addition of access gates and garage doors. Tall brick boundary walls are also experienced along West Cliff Terrace, where the rear of the properties on West Cliff form part of the streetscene.

The nearby Preston Railway Station and former brick boundary walls provide additions to the boundary treatments in the conservation area. Along the eastern boundary of the Conservation Area, situated along the east side of Christian Road and West Cliff Terrace the high brick and mix of brick and stone walls are dominate features of the streetscene. In addition, at the junction of Walton's Parade and West Cliff Terrace, and at the northern end of West Cliff, opposite the EFL building, the stone railway bridges traversing the disused Ribble Branch railway track create a contrast to the dominant brick used in boundary treatments.



Tall boundary wall on West Cliff



Ramped screen on West Cliff



Tall boundary walls with gated entrances



Brick and stone boundary treatments located on West Cliff terrace, associated with the Railway



Brick and stone boundary treatments located on West Cliff terrace, associated with the Railway



Stone treatments to the bridges that traverse the disused Ribble branch railway

Hedgerows are used as boundary treatments within the conservation area, mostly where there are front gardens and are most widely seen along West Cliff. Whereas, common timber garden, concrete, and Palisade fencing, timber knee rails and concrete boundary bollards are a much less common feature in the conservation area. In addition, on Bow Lane, the boundary treatments to the former Christ Church include the Limestone wall and Gatepiers, which is unique to the conservation area.



Example of a hedgerow boundary treatment



Concrete fencing located in a front garden on West Cliff



Palisade fencing and gate located at the north end of West Cliff



Knee rails located on West Cliff Terrace, highlighting the boundaries on the modern developments



Limestone wall and Gatepiers associated to the former Christ Church located on Bow Lane



Modern concrete bollards fronting properties on Fishergate Hill

5.10 Public Realm

In the context of the conservation area, public realm is described in terms of floorscape (street and pavement surfacing) and street furniture.

Tarmac is used for the majority of the street surfaces in the conservation area. These are in various degrees of physical condition, and mostly as a result of repairs to utilities in many locations, and are not visually attractive.



Stone flag pavement with tarmac street surface (Walton's Parade)



Unmaintained street surface with evidence of repairs (West Cliff).

Setted surfaces are not common on streets, with only one example in Cliff Street, where the setted street is flanked by flagged pavements on either side. Setts are more frequently used to pave garage entries across the conservation area and in some cases, particularly along West Cliff and West Cliff Terrace, to denote car-parking areas on streets.



Setted street and pavement with stone flags on Cliff Street



Setted strips to differentiate parking areas on both sides of the West Cliff



Setted pavement in front of some of the gates located on West Cliff



This feature adds a distinct character to the conservation area. There are instances where the setted surface remains intact despite the loss of a related garage door/entrance.

Left: Setted surfaces in front of the garage entrances located along West Cliff Terrace); note the setted surface marking a garage entry despite the removal of the garage door.

Pitt Street, a pedestrianised street that runs along the northeast side of the County Hall Offices, is the only case where block paving has been used as street surfacing material. Otherwise, block paving is used in uncontrolled pedestrian crossings.



Pitt Street pedestrian area, block paving with bollards, planters and tree grills

Block paving on an uncontrolled pedestrian crossing on Fishergate looking towards Pitt Street (note the variety of paving materials)



The predominant pavement surfacing materials are tarmac and flagstones. Tarmac is used with granite kerbs along the main thoroughfare, Fishergate and Fishergate Hill, as well as several smaller streets such as North Cliff and South Cliff. Most of the tarmac pavements do not compliment the conservation area and detract from the character, primarily due to the traces of multiple repairs or service works, which have resulted in a patched appearance.

Asphalt/tarmac pavement with granite kerb on North Cliff Street & repairs to the pavement along Fishergate

The majority of the other pavements in the conservation area, historic features continue to be prevalent, with the use of flagstones, mostly sandstone, and stone kerbs, like those found in Stanley Place and West Cliff, which create a more traditional appearance. Flagstone pavements are usually in good condition but lack maintenance. Concrete flagstones are also used. In some cases, interventions to repair flagstones appear to have involved the use of asphalt/tarmac as an infill material, which is visually and physically incompatible. Although not substantially harmful, this type of repair intervention, as with the adverse visual impact caused by multiple utilities repairs, results in a degraded visual impact on the character of the conservation area.



Example of stone flags with stone kerbs (West Cliff); Concrete flagstones on West Cliff, and tarmac infills on West Cliff (also note use of setts around trees)

A distinct feature in the conservation area is the use of river cobbles (sometimes referred to as *Duck-Stones*) at the edge of pavements where they meet a boundary wall or the building itself, which is especially prevalent along West Cliff and West Cliff Terrace. This feature makes a positive contribution to the character and appearance of the conservation area and therefore, should be preserved and/or their condition improved. A more recent paving material is seen in the use of tactile paving in pedestrian crossings. The crossing on Pitt Street, however, has an array of different paving materials, which is visually confusing.



In various places, where different surfaces of pavements meet, for example, where tarmac and flagstone join, there is a separating line of a row of setts. This enables a smoother transition between different surface materials and is therefore, a positive feature. However, these setted lines have occasionally been partially lost due to subsequent repairs that have disregarded this specific design feature.

Example of stone pavement with cobbled strip; also note the repairs (left) on West Cliff Terrace and West Cliff



Setts that mark different paving surfaces (left and centre); repairs may result in the loss of this feature (right)

Street furniture

Street lighting, signage, telephone kiosks, bus stops, litterbins as well as bollards are examined. Along Fishergate and Fishergate Hill, the main vehicular artery of the conservation area, street lighting is modern and of varying styles (concrete with brackets, steel/aluminium etc.) possibly installed at different times. Most of the streets in the north-eastern and central parts of the conservation area, such as Spring Bank, Stanley Terrace, Walton's Parade, and Stanley Place have traditional, 19th century-style lamp posts, which complement the style and character of the buildings in the conservation area. The southern part of the conservation area has a mixture of different styles, with the occasional traditional lampposts on smaller streets such as, Cliff Street and North Cliff Street, whilst West Cliff and South Cliff Street have modern lighting. On some streets, traditional and modern styles are seen together, which presents a visually incoherent appearance.



Different styles of modern street lighting throughout the conservation area

There is no consistency in the styles of modern street lighting, which when considered as a whole, does not particularly enhance the visual appearance of conservation area. The number as well as different styles of lampposts can also cause visual clutter, as is the case on North Cliff Street.



Traditional style lampposts



Four lampposts and attached signage result in a cluttered appearance on North Cliff Street



Coexistence of modern and traditional lamp posts on Stanley Place (left) and West Cliff Terrace (right)



Street signage is mostly modern and of no special significance except several old street nameplates, such as on Cliff Street, which is in need of repair, and Stanley Terrace; some street signage would benefit from repair. A 1980's telephone box (KX100) can be seen close to a bus shelter on Fishergate Hill, in front of the EFL building, which appears to be used for advertising and does not appear to be maintained. Two bus stops/shelters on Fishergate Hill near the EFL building would also benefit from improvement.



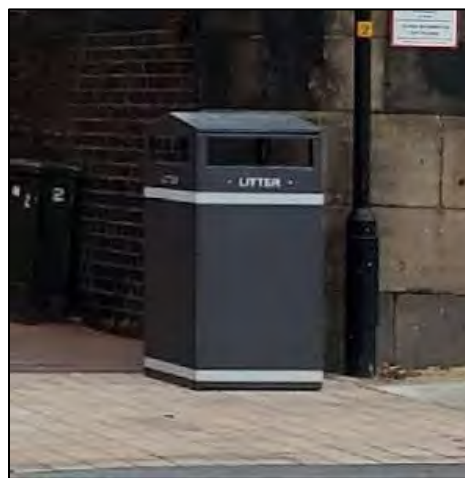
Street nameplates on Cliff Street & Stanley Terrace

A bent parking sign and modern street lamp on the stone pavement (West Cliff)



The telephone box (KX100) close to a bus shelter on Fishergate Hill, in front of the EFL building.

The only post box in the conservation area is the one in front of the old Sorting Office on West Cliff and is in good condition. The conservation area does not have many litterbins for public use. There are a couple located on Fishergate and Fishergate Hill and are of different styles.



Post box in front of the old Sorting Office on West Cliff & Examples of litter bins on Fishergate

Modern bollards are in use throughout the conservation area and are of different materials, styles and physical condition. There is a blue plaque on the western wall of 1-7 Fishergate Court, along Christian Road commemorating Robert Williams Service (poet of the Yukon and socialist) who lived near this site (by the Preston and South Ribble Civic Trust).



Use of concrete bollards (left) and iron bollards (note the telegraph pole)

Blue plaque for Robert Williams Service

Strategies to improve public realm condition:

- existing features that complement the quality, style and character of the buildings in the conservation area such as setts, cobbles and natural flagstones should be preserved. A maintenance scheme could be put in place to ensure that their condition does not deteriorate and to prevent further loss.
- a consistency in the repairs of pavements and respect for the existing material fabric, would be beneficial to maintain the character and appearance of the conservation area.
- street furniture that is no longer in use, such as telephone kiosks, of which there is only one in the conservation area, but several more around Preston, should be considered holistically and preserved and reused appropriately.
- given the proximity of the conservation area to the city centre, which has seen significant changes through the Preston City Centre Public Realm Improvement Projects, enhancing the public realm along important views should be considered.

6.0 Assessment of Condition

Fishergate Hill Conservation Area is on the Heritage at Risk Register and its condition varies throughout; some areas are well maintained and retain much historic character, whilst others have been impacted by a lack of maintenance and unsympathetic alterations. In the previous Fishergate Hill Conservation Area Appraisal (2015) numerous issues were highlighted, since then, some of these issues have been improved upon. Grade II listed No.42 West Cliff was identified as a building at risk at the time of the previous appraisal; it was neglected and had suffered from theft and vandalism. Water damage had caused the onset of dry rot and almost the entire interior was lost. The building has since undergone a substantial amount of repair work and is now an occupied building; as such, it now positively contributes to West Cliff and the wider Fishergate Hill Conservation Area.



No.42 West Cliff after renovation work

In some parts of the conservation area there is a general lack of maintenance, this includes issues such as deteriorated paintwork, damaged rainwater goods causing damp issues on stonework and brickwork, and decayed timber windows. There are areas throughout that are poorly kept, such as car parks and alleyways, which have a significant amount of litter and weed growth.



Damaged rainwater goods



Lack of maintenance of a car park and alleyway

Another prominent issue within the conservation area is the effect of unsympathetic alterations, such as the introduction of uPVC windows and doors, which has had a negative impact on its character and appearance. Whilst some areas have timber windows of an appropriate design, others, such as along Stanley Place, have a significant amount of uPVC. There have been other unsympathetic alterations to buildings, which have had a negative impact on the historic value of the Fishergate Hill Conservation

Area. Along Fishergate Hill itself, there are numerous shopfronts which are of poor design; as a result, the historic character of the road has been somewhat eroded.



uPVC windows along Stanley Place



Poor shopfront design along Fishergate Hill

A widespread threat to the Fishergate Hill Conservation Area is the presence of HMOs and flats. Many of the properties throughout the conservation area have been adapted to accommodate additional tenants and as a result, this has had a noticeable visual impact. This is seen through alterations to windows and doors, for example, access to No.25c Stanley Place is via an alley between No.23 and No.25 Stanley Place, a uPVC door has been introduced to the existing alleyway between the existing front doors of the terraced houses, as a result, this has impacted on the character and appearance of the properties. It is also evident through the presence of bins within the conservation area, to accommodate the multi occupancy of the buildings there are additional bins per property. This is an issue throughout much of the conservation area; its impact is depicted below in an image of the Moose Hotel,

which has been changed into a HMO. To accommodate additional parking, boundary walls of properties have been removed and hardstanding has been introduced. Again, this has had a visible effect on the Fishergate Hill Conservation Area and its character and appearance has been impacted as a result.



The introduction of a uPVC front entrance door between two properties



Additional bins to accommodate the Moose Hotel HMO



Boundary wall removed to create a parking area

Other alterations to properties have also impacted on their appearance and historic value. A common issue is the introduction of satellite dishes, wires, security cameras and external lights to the principal elevations of buildings. There is also evidence of poor repair works within the conservation area, this is most noticeable in the brickwork repairs, which see different bond types being used as well as different brick types. Some brickwork repairs also have poor mortar repairs. Whilst repairs are important to the preservation of the conservation area, poor repair work has had a negative visual impact on the buildings.



Satellite dishes along Christian Road

There are no recent developments in or around the Fishergate Hill Conservation Area, which have had a substantial impact on its character and appearance. However, there is the potential for major development to take place as a regeneration scheme has been proposed to areas adjacent to the conservation area; this includes the Royal Mail and Network Rail Depots to the south of the conservation area and an area to the north adjacent to the Lancashire County Council building. This is known as the *Station Quarter Regeneration Scheme*.

A scheme introducing two pairs of semi-detached houses has been proposed for a plot of land adjacent to number No.8 Stanley Terrace. Between the proposed houses will be an arched access to the rear where there will be a yard area for each house as well as six car parking spaces. The plot of land falls within the Fishergate Hill Conservation Area boundary and was formerly a garden area to No.8 Stanley Terrace. The principal elevation of the houses will face onto Christ Church Street, which falls just beyond the boundary of the Conservation Area. The rear elevation of the houses and yard/parking area will be visible from Stanley Terrace.

7.0 Issues for Further Action

7.1 Opportunities for Enhancement

Based on the issues identified in Section 6 the following have been identified as potential methods of improvement:

- The introduction of an Article 4 Direction to control the number of properties which become Houses in Multiple Occupancy (HMOs)
- The preparation of a Design and Maintenance Guide for owners of properties.
- Adopt a strategy to deal with sites and properties that are considered to detrimentally affect the area and/or have been subject to unauthorised development.
- Adopt a strategy to improve quality of the public realm including reinstatement of more appropriate surfacing materials and consistency in the repair of pavements, introduction of more coherent street lighting, and the enhancement of the public realm along important views.

7.2 Future Management Proposals

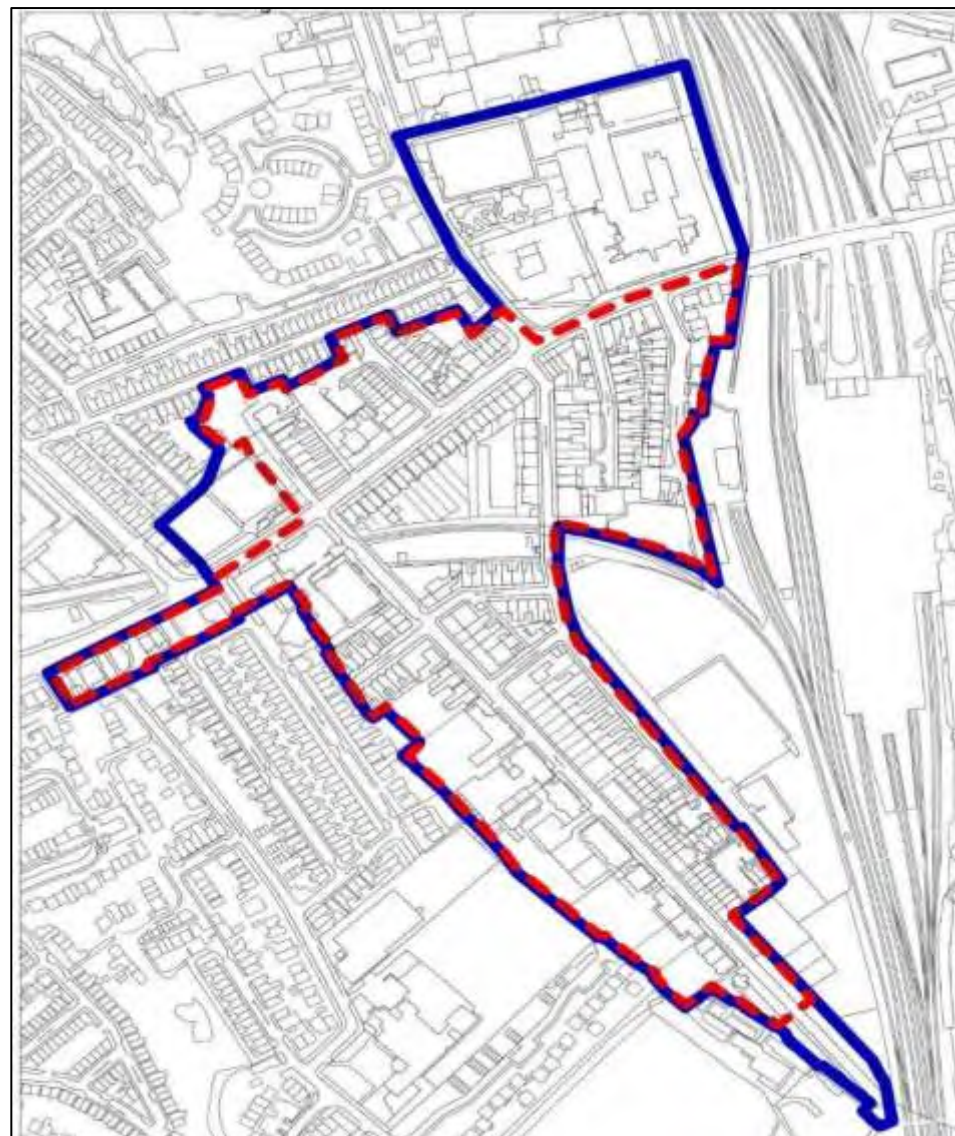
Conservation areas have restricted permitted development rights affecting all properties. There is an Article 4 Direction covering the majority of the Fishergate Hill Conservation Area, the result of which is the need for planning permission for all external changes to single dwelling houses.

The intention of the Article 4 Direction is to encourage the retention of traditional materials and to prevent the unnecessary loss of historic architectural features in order to uphold the character, appearance and historic significance of Fishergate Hill.

As part of one such review in 1999 the Council made a direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order in 1995 (as amended). The effect of that direction was the removal of permitted development rights for homeowners; the main aim of which was to prevent the erosion of the character of the area through insensitive incremental minor changes.

There are also 22 Listed Buildings in the Fishergate Hill Conservation Area and particular areas have a significant concentration, such as along Stanley Terrace, Spring Bank, and West Cliff. Despite the protection afforded to the conservation area through statutory listing and the Article 4 Direction, there are still a considerable amount of unsympathetic alterations found throughout. Largely, this is found in more recent interventions such as, the use of uPVC, but also through the conversion of the buildings from single dwellings to HMOs.

Overall, changes such as these have contributed to the erosion of the historic character of the Fishergate Hill Conservation Area.



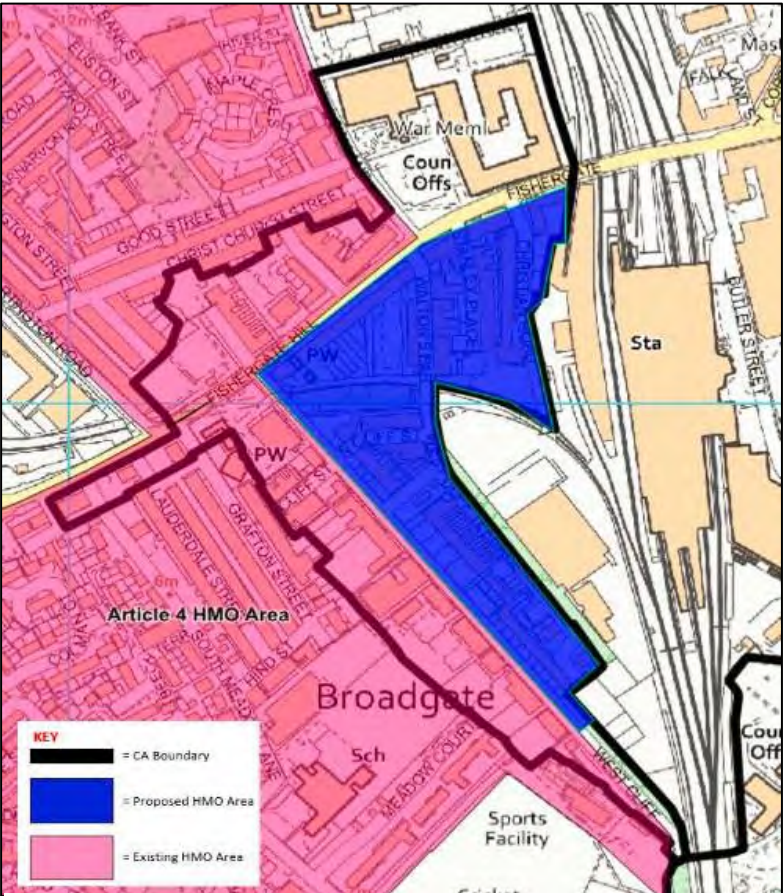
Conservation area highlighted in blue, with a red dashed line detailing the area of the existing Article 4 Direction

In addition to the existing Article 4 Direction covering most of the conservation area, there is also an extant HMO Article 4 Direction that covers a wider area outside of the conservation area, but nevertheless crosses over into the Fishergate Hill Conservation Area along its northern and western boundaries.

On identifying the need for a wider reaching HMO Article 4 Direction, the local authority is currently considering moving forward with a new HMO Article 4 Direction, which will afford protection to the remaining area of the conservation area (with the exception of Area 1 – County Hall) that is not currently covered by the Article 4 Directions.



Extant HMO Article 4 Direction highlighted in pink, with existing conservation area in blue and the existing GPDO Article 4 Direction in red



Map of the recommended area that would be covered by the proposed HMO Article 4 Direction, to cover a wider area of the conservation area

7.3 Boundary Review

As part of the update of the conservation area appraisal, there has been an assessment made of the existing boundaries to the conservation area and whether they still meet the requirements under the Planning (Listed Buildings and Conservation Areas Act) 1990 and in particular, to ensure that all areas of the conservation area are still of special interest.

Paragraph 191 of the NPPF states that Local Planning Authorities should ensure that *'an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'*.

As is typical with urban conservation areas, Fishergate Hill Conservation Area abuts other areas of townscape and as such, defining a coherent boundary is not a simple and straightforward task. Having undertaken building character assessments across the whole of the conservation area it is felt the existing boundary is, on the whole, correctly drawn and still meets the test of having 'special architectural or historic interest'.

However, the review has identified two areas where an amendment to the boundary could be justified. These being:

- **The area of land at the southern end of West Cliff, which includes the entrance pathway into Miller Park, entrance gates and brick Gate Lodge and extending down to the railway bridge**
- **Land at No.37 - 39 Christ Church Street which lies north west of No.8 Stanley Terrace**

The pathway extending up from Miller Park to the entrance gates at the southern end of West Cliff are part of the Grade II* Historic Park and Garden designation for Miller Park (List entry 1001450).

Miller Park was opened in 1864 and is an early example of a municipal park. The park was designed by leading landscape designer Edward Milner and adjoins Avenham Park, which lies to the east. Both Miller Park and Avenham Park form the core of Avenham Conservation Area, which was first designated in 1975. The Avenham Conservation Area Appraisal (2009) identifies the significance of the area and the new parks to the growing town.

There are four entrances into Miller Park, with the principal entrance being from West Cliff, where there is a pair of brick gate piers with stone carvings of the Agnus Dei (from the town's coat of arms) in gabled canopies. Immediately to the west of the gateway, there is a brick-built late C19 gabled lodge. Beyond the gates, the entrance path runs south-eastwards to the railway

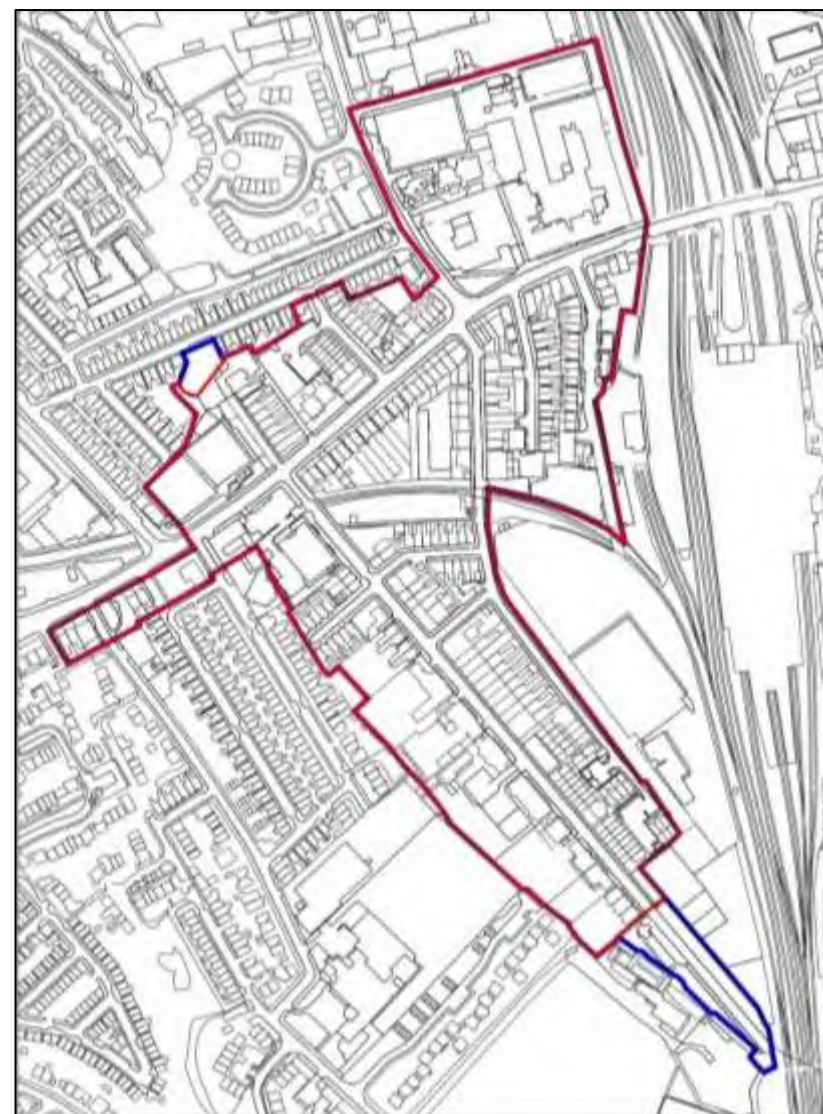
embankment where it divides and there is an entrance to the park beneath the listed railway bridge, which carries the railway over the River Ribble.

Whilst visually the western entrance of the park is connected to the southern end of West Cliff, it nevertheless forms a key part of the historic park, which lies extensively in Avenham Conservation Area. In this regard, it is recommended that the boundaries of both Fishergate Hill and Avenham Conservation Areas are altered to recognise the historic significance of the boundary to Miller Park and include it in the Avenham Conservation Area rather than Fishergate Hill Conservation Area.

Furthermore, to the north of the conservation area, the site on Christ Church Street relates to a gap site within the late C19 terrace development, which has planning approval for infill housing development. The current boundary to the conservation area follows the line of a late C19 enclosure to No.8 Stanley terrace, which included a curved garden boundary enclosure facing west. This enclosure existed before the terraces on the western portion of Christ Church Street were built.

Whilst the historic connection is clear, the visual connection between the site, which fronts onto Christ Church Street and No.8 Stanley Terrace, has been weakened by the later terrace development. As the new properties will effectively sit on the north-western extent of the former enclosure, fronting onto Christ Church Street, the site will lose its visual connection to Stanley Terrace.

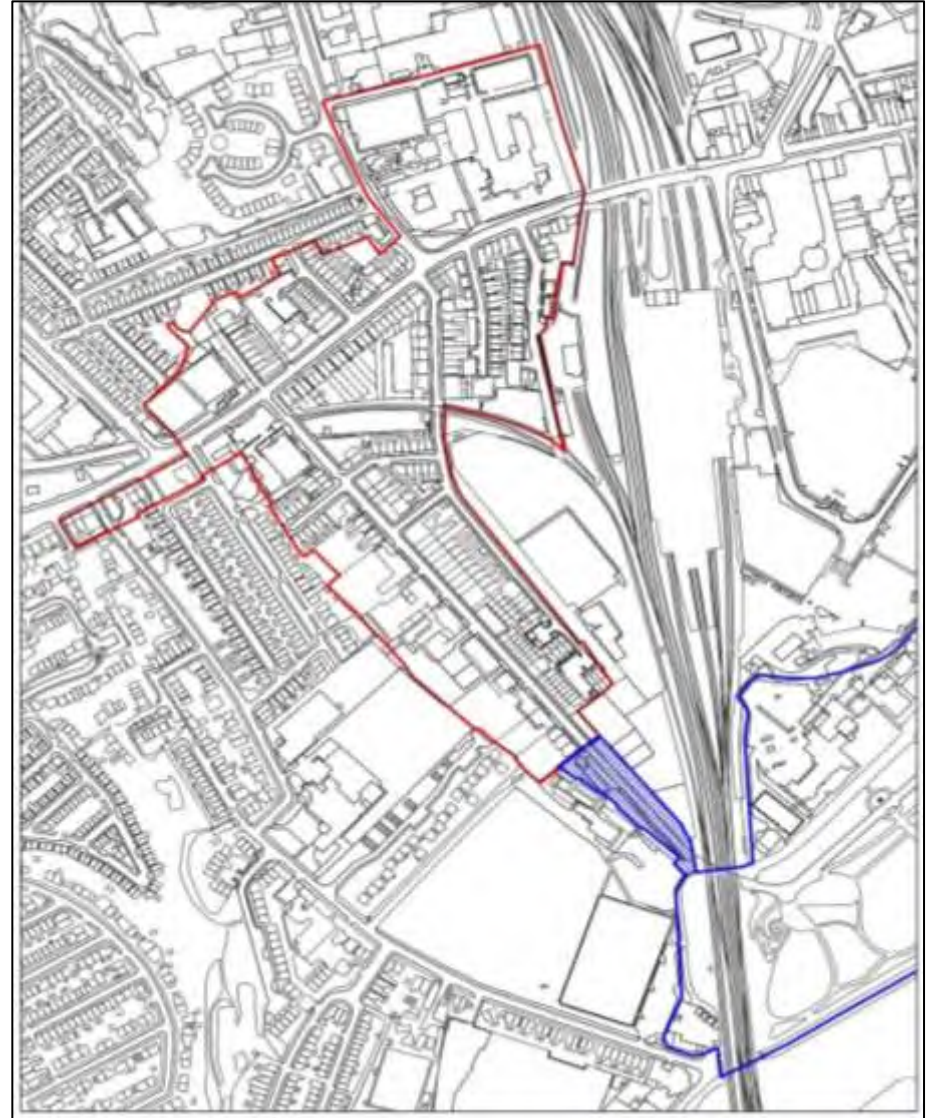
To remedy this fact and ensure that a coherent boundary to the conservation area is retained, which continues to meet the '*special interest*' test as required under the Planning (Listed Buildings and Conservation Areas) Act, it is recommended that a new boundary is drawn to reflect the recent changes and to exclude the new housing site.



The proposed boundary of the conservation area, with the proposed amendment and removal to the existing boundary highlighted in blue



Map of recommended revised conservation area boundary with former boundaries removed



Map of recommended boundary revisions to the conservation area, with the Miller Park entrance moved to the Avenham Conservation Area

8.0 Community Involvement

Public consultation is an important part of the appraisal process, not only to include the community but also to raise awareness and appreciation of heritage issues.

This updated appraisal will be published on the council's website.

Any matters relating to changes to boundaries and/or revisions to the Article 4 Direction will be consulted upon and any comments taken into account prior to a final decision being made.

9.0 References

9.1 Legislation and Guidance

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Town and Country Planning Act 1990
- The National Planning Policy Framework (2021)
- Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management
- Central Lancashire Adopted Core Strategy Local Development Framework – July 2015
- The Preston Local Plan (2012-2026)

9.2 Other Sources

- Fishergate Hill Conservation Area Appraisal (2015)
- Avenham Conservation Area Appraisal (2009)
- National Library of Scotland (maps)
- Oxford Character Assessment Toolkit
- Historic England Official Listings
- The Buildings of England – Lancashire: North, Clare Hartwell and Nikolaus Pevsner, 2009