

## Appendix A

### Key Historic Buildings within the Conservation Area - Listed Buildings

#### **19-20-21 Ribblesdale Place**

[19,20,21, RIBBLESDALE PLACE, Non Civil Parish - 1279769 | Historic England](#)

#### **22-23 Ribblesdale Place**

[22,23, RIBBLESDALE PLACE, Non Civil Parish - 1291721 | Historic England](#)

#### **24-25 Ribblesdale Place**

[24 AND 25 AND ATTACHED PUMP, Non Civil Parish - 1291723 | Historic England](#)

#### **1-4 Camden Place (4 Camden Place-Rubicon House)      Grade II listed buildings**

[1-4, CAMDEN PLACE, Non Civil Parish - 1209659 | Historic England](#)

#### **13 Ribblesdale Place (Vicarage)      Grade II listed building**

[THE RECTORY, Non Civil Parish - 1207320 | Historic England](#)

#### **8, 9-9a Ribblesdale Place Grade II listed buildings**

[8,9A,9B,9C AND ATTACHED RAILINGS, Non Civil Parish - 1279808 | Historic England](#)

#### **3 Ribblesdale Place      Grade II listed building**

[3 AND ATTACHED RAILINGS, Non Civil Parish - 1207319 | Historic England](#)

**1-2 Ribblesdale Place    Grade II listed buildings**

[1 AND 2 AND ATTACHED RAILINGS, Non Civil Parish - 1279807 | Historic England](#)

**30-33 Ribblesdale Place    Grade II listed buildings**

[30-33 AND ATTACHED RAILINGS, Non Civil Parish - 1207322 | Historic England](#)

**34 Ribblesdale Place    Grade II listed building**

[34 AND ATTACHED RAILINGS, Non Civil Parish - 1218907 | Historic England](#)

**35-36 Ribblesdale Place    Grade II listed buildings**

[35,36, RIBBLESDALE PLACE, Non Civil Parish - 1279770 | Historic England](#)

**3-6 Starkie Street    Grade II listed buildings**

[3-6 AND ATTACHED RAILINGS, Non Civil Parish - 1207335 | Historic England](#)

**1 Regent Street (Baptist Chapel/Catholic Apostolic Church)    Grade II listed building**

[CHAPEL, Non Civil Parish - 1279805 | Historic England](#)

**2-8 Regent Street    Grade II listed buildings**

[2-8, REGENT STREET, Non Civil Parish - 1207316 | Historic England](#)

**Harris Institute (includes Regent House on Regent Street)    Grade II\* listed building**

[HARRIS INSTITUTE, Non Civil Parish - 1207231 | Historic England](#)

**11-12 Regent Street    Grade II listed buildings**

[11,12, REGENT STREET, Non Civil Parish - 1207317 | Historic England](#)

**13-14 Regent Street    Grade II listed buildings**

[13,14, REGENT STREET, Non Civil Parish - 1279806 | Historic England](#)

**15-16 Regent Street      Grade II listed buildings**

[15,16, REGENT STREET, Non Civil Parish - 1207318 | Historic England](#)

**6-7 Chaddock Street      Grade II listed buildings**

[6,7, CHADDOCK STREET, Non Civil Parish - 1292552 | Historic England](#)

**10-11 Chaddock Street      Grade II listed buildings**

[10,11, CHADDOCK STREET, Non Civil Parish - 1207250 | Historic England](#)

**17-18 Chaddock Street      Grade II listed buildings**

[17,18, CHADDOCK STREET, Non Civil Parish - 1292514 | Historic England](#)

**19 Chaddock Street      Grade II listed building**

[19, CHADDOCK STREET, Non Civil Parish - 1279812 | Historic England](#)

**20 Chaddock Street      Grade II listed building**

[20, CHADDOCK STREET, Non Civil Parish - 1209683 | Historic England](#)

**21 Chaddock Street      Grade II listed building**

[21, CHADDOCK STREET, Non Civil Parish - 1207251 | Historic England](#)

**45-46 Chaddock Street and 1 Bairstow Street      Grade II listed buildings**

[45,46, CHADDOCK STREET, 1, BAIRSTOW STREET, Non Civil Parish - 1209688 | Historic England](#)

**41-44 Chaddock Street      Grade II listed buildings**

[41-44, CHADDOCK STREET, Non Civil Parish - 1207253 | Historic England](#)

**40 Chaddock Street      Grade II listed buildings**

[40, CHADDOCK STREET, Non Civil Parish - 1292526 | Historic England](#)

**38-39 Chaddock Street    Grade II listed buildings**

[38,39, CHADDOCK STREET, Non Civil Parish - 1207252 | Historic England](#)

**36-37 Chaddock Street    Grade II listed buildings**

[36,37, CHADDOCK STREET, Non Civil Parish - 1209687 | Historic England](#)

**32-35 Chaddock Street    Grade II listed buildings**

[32-5, CHADDOCK STREET, Non Civil Parish - 1279813 | Historic England](#)

**28-31 Chaddock Street    Grade II listed buildings**

[28-31, CHADDOCK STREET, Non Civil Parish - 1209684 | Historic England](#)

**34-36 Avenham Road      Grade II listed buildings**

[34,35,36, AVENHAM ROAD, Non Civil Parish - 1208223 | Historic England](#)

**37-38 Avenham Road      Grade II listed buildings**

[37 AND 38, AVENHAM ROAD, Non Civil Parish - 1293257 | Historic England](#)

**39-40 Avenham Road      Grade II listed buildings**

[39 AND 40, AVENHAM ROAD, Non Civil Parish - 1207234 | Historic England](#)

**41-45 Avenham Road (Goldthread Works) (1-14) and 1-8 Simpson Court    Grade II listed buildings**

[STEPHEN SIMPSON LIMITED, Non Civil Parish - 1208234 | Historic England](#)

**8-10 Great Avenham Street    Grade II listed buildings**

[8,10, GREAT AVENHAM STREET, Non Civil Parish - 1207288 | Historic England](#)

**14-18 Great Avenham Street    Grade II listed buildings**

[14,16,18, GREAT AVENHAM STREET, Non Civil Parish - 1217959 | Historic England](#)

**20-24 Great Avenham Street    Grade II listed buildings**

[20,22,24, GREAT AVENHAM STREET, Non Civil Parish - 1279790 | Historic England](#)

**26-28 Great Avenham Street    Grade II listed buildings**

[26 and 28 Great Avenham Street, Non Civil Parish - 1217984 | Historic England](#)

**30-32-34 Great Avenham Street Grade II listed buildings**

[30,32,34, GREAT AVENHAM STREET, Non Civil Parish - 1218014 | Historic England](#)

**36-42 Great Avenham Street    Grade II listed buildings**

[36,38, GREAT AVENHAM STREET, Non Civil Parish - 1279791 | Historic England](#)

**40 Great Avenham Street Grade II listed buildings**

[40, GREAT AVENHAM STREET, Non Civil Parish - 1292178 | Historic England](#)

**42 Great Avenham Street Grade II listed buildings**

[42, GREAT AVENHAM STREET, Non Civil Parish - 1207290 | Historic England](#)

**23-25 Great Avenham Street    Grade II listed buildings**

[23,25, GREAT AVENHAM STREET, Non Civil Parish - 1207289 | Historic England](#)

**21 Great Avenham Street Grade II listed buildings**

[21, GREAT AVENHAM STREET, Non Civil Parish - 1217974 | Historic England](#)

**1-8 Frenchwood Street    Grade II listed buildings**

[1-8, FRENCHWOOD STREET, Non Civil Parish - 1292338 | Historic England](#)

**9-15 Frenchwood Street    Grade II listed buildings**

[9-15, FRENCHWOOD STREET, Non Civil Parish - 1279825 | Historic England](#)

**27-28 Frenchwood Street Grade II listed buildings**

[27,28, FRENCHWOOD STREET, Non Civil Parish - 1210101 | Historic England](#)

**29-29a Frenchwood Street and 1, 2 Avenham Place      Grade II listed buildings**

[29, FRENCHWOOD STREET, 1,2, AVENHAM PLACE, Non Civil Parish - 1207275 | Historic England](#)

**40-41 Frenchwood Street Grade II listed buildings**

[40,41, FRENCHWOOD STREET, Non Civil Parish - 1207277 | Historic England](#)

**42-43 Frenchwood Street Grade II listed buildings**

[42 AND 43, FRENCHWOOD STREET, Non Civil Parish - 1279827 | Historic England](#)

**44-45 Frenchwood Street Grade II listed buildings**

[44,45, FRENCHWOOD STREET, Non Civil Parish - 1207278 | Historic England](#)

**46-47 Frenchwood Street Grade II listed buildings**

[46,47, FRENCHWOOD STREET, Non Civil Parish - 1279828 | Historic England](#)

**48-52 Frenchwood Street Grade II listed buildings**

[48-52, FRENCHWOOD STREET, Non Civil Parish - 1207279 | Historic England](#)

**53-54 Frenchwood Street Grade II listed buildings**

[53,54, FRENCHWOOD STREET, Non Civil Parish - 1207280 | Historic England](#)

**55-56 Frenchwood Street Grade II listed buildings**

[55,56, FRENCHWOOD STREET, Non Civil Parish - 1279789 | Historic England](#)

**57-59 Frenchwood Street Grade II listed buildings**

[57,58,59, FRENCHWOOD STREET, Non Civil Parish - 1292268 | Historic England](#)

**60-62 Frenchwood Street Grade II listed buildings**

[60,61,62, FRENCHWOOD STREET, Non Civil Parish - 1207281 | Historic England](#)

**63-67 Frenchwood Street Grade II listed buildings**

[63-67, FRENCHWOOD STREET, Non Civil Parish - 1217826 | Historic England](#)

**1 Bushell Place (Bushell House) Grade II listed buildings**

[BUSHELL HOUSE AND ATTACHED RAILINGS, Non Civil Parish - 1209026 | Historic England](#)

**2-12, 12a Bushell Place, 1 Porter Place Grade II listed buildings**

[2-12, 12A, BUSHELL PLACE, Non Civil Parish - 1209506 | Historic England](#)

**2 Porter Place, 14-16, 16a Bushell Place Grade II listed buildings**

[14,15,16, BUSHELL PLACE, Non Civil Parish - 1279809 | Historic England](#)

**4-6-8 Avenham Lane Grade II listed buildings**

[NUMBERS 4,6 AND 8 AND ATTACHED RAILINGS TO 4, Non Civil Parish - 1207229 | Historic England](#)

**29 Latham Street Grade II listed building**

[29, LATHAM STREET, Non Civil Parish - 1218369 | Historic England](#)

**22-28 Latham Street (Cuerden Place) Grade II listed buildings**

[CUERDEN PLACE \(TERRACE\), Non Civil Parish - 1279800 | Historic England](#)

**12-14 Avenham Lane, 1-2 Latham Street 1-2 Latham Street Grade II listed buildings**

[2, LATHAM STREET, 12, AVENHAM LANE, Non Civil Parish - 1279841 | Historic England](#)

**3 Latham Street Grade II listed buildings**

[3, LATHAM STREET, Non Civil Parish - 1279797 | Historic England](#)

**5-5a, 6-7 Latham Street Grade II listed buildings**

[5,6,7, LATHAM STREET, Non Civil Parish - 1207299 | Historic England](#)

**8 Latham Street Grade II listed buildings**

[8, LATHAM STREET, Non Civil Parish - 1279798 | Historic England](#)

**9-11 Latham Street Grade II listed buildings**

[9,10,11, LATHAM STREET, Non Civil Parish - 1207300 | Historic England](#)

**12 Latham Street Grade II listed buildings**

[12, LATHAM STREET, Non Civil Parish - 1218321 | Historic England](#)

**13 Latham Street Grade II listed buildings**

[13, LATHAM STREET, Non Civil Parish - 1279799 | Historic England](#)

**14 Latham Street Grade II listed buildings**

[14, LATHAM STREET, Non Civil Parish - 1218337 | Historic England](#)

**15 Latham Street Grade II listed buildings**

[15, LATHAM STREET, Non Civil Parish - 1207301 | Historic England](#)

**17-18 Latham Street Grade II listed buildings**

[17,18, LATHAM STREET, Non Civil Parish - 1291995 | Historic England](#)

**19-20 Latham Street Grade II listed buildings**

[19,20, LATHAM STREET, Non Civil Parish - 1207302 | Historic England](#)

**21 Latham Street Grade II listed buildings**

[21 Latham Street, Non Civil Parish - 1218359 | Historic England](#)



**Bank House, Latham Street      Grade II listed buildings**

[BANK HOUSE, Non Civil Parish - 1207303 | Historic England](#)

**Tower House, Avenham Tower, 15 Avenham Lodge      Grade II listed buildings**

[TOWER HOUSE AND AVENHAM TOWER, WITH ATTACHED RAILINGS, Non Civil Parish - 1279811 | Historic England](#)

**1-14 Bank Parade      Grade II listed buildings**

[1,2,3, BANK PARADE, Non Civil Parish - 1279846 | Historic England](#)

[NUMBER 4 AND ATTACHED RAILINGS, Non Civil Parish - 1207236 | Historic England](#)

[NUMBER 5 AND ATTACHED RAILINGS, Non Civil Parish - 1207237 | Historic England](#)

[6 AND 7, BANK PARADE, Non Civil Parish - 1279847 | Historic England](#)

[8, BANK PARADE, Non Civil Parish - 1207238 | Historic England](#)

[9, BANK PARADE, Non Civil Parish - 1207239 | Historic England](#)

[10, BANK PARADE, Non Civil Parish - 1207240 | Historic England](#)

[11, BANK PARADE, Non Civil Parish - 1208962 | Historic England](#)

[12,13,14, BANK PARADE, Non Civil Parish - 1207241 | Historic England](#)

**Avenham Terrace, 1 Frenchwood Street      Grade II listed buildings**

[AVENHAM TERRACE, Non Civil Parish - 1292278 | Historic England](#)

**36-37 Frenchwood Street/Avenham Terrace      Grade II listed buildings (half of 36 not marked as listed on LA Map)**

[36, 37, FRENCHWOOD STREET, Non Civil Parish - 1207276 | Historic England](#)

**38-39 Frenchwood Street/Avenham Terrace      Grade II listed buildings**

[38,39, FRENCHWOOD STREET, Non Civil Parish - 1279826 | Historic England](#)

**Railway Viaduct over River Ribble    Grade II listed building**

[RAILWAY VIADUCT OVER RIVER RIBBLE, Non Civil Parish - 1218908 | Historic England](#)

**Railway Bridge over drive between Avenham Park and Miller Park**

[RAILWAY BRIDGE OVER DRIVE BETWEEN AVENHAM PARK AND MILLER PARK, Non Civil Parish - 1279844 | Historic England](#)

**Bridge at south end of railway embankment Grade II listed building**

[BRIDGE AT SOUTH END OF RAILWAY EMBANKMENT BETWEEN AVENHAM PARK AND MILLER PARK, Non Civil Parish - 1279843 | Historic England](#)

**6 East Cliff (Vicarage)    Grade II listed building**

[6, EAST CLIFF, Non Civil Parish - 1209912 | Historic England](#)

**7 East Cliff    Grade II listed building**

[7, EAST CLIFF, Non Civil Parish - 1279820 | Historic England](#)

**8 East Cliff    Grade II listed building**

[8, EAST CLIFF, Non Civil Parish - 1292411 | Historic England](#)

**Avenham Walk**

[AVENHAM WALK, Non Civil Parish - 1001451 | Historic England](#)

**Avenham Park**

[Avenham Park, Non Civil Parish - 1000944 | Historic England](#)

**Miller Park**

[Miller Park, Non Civil Parish - 1001450 | Historic England](#)

## Appendix B

### Positive Buildings of Note

#### 6-10 Camden Place

Five properties on a terrace, two-storeys over basement. Similar to others on Camden Place, particularly those opposite. Constructed of red brick (Flemish bond) with a slate roof. Stone detailing (painted). Mostly timber 1 over 1 sash windows, with the exception of 6 over 6 to ffl of No.8 & 10 and modern timber casements to ffl of No.9. Traditional style timber doors, with transom windows. Repetitive style, with decorative stone details, including canted bay windows, door surrounds, cornice, band to FF, sills. Arched brick lintels to FFL. Retained chimney stacks and some pots. Small stone boundaries retained on all but No. 6. Occasional concrete steps replace original stone, No.6 tiled. All appear to have office/commercial use.

Forms part of a row of terrace properties, provides collective character. Properties similar in design, retaining most original features and are part of C19 expansion of the town (now City).



#### 11 Camden Place

Two-storeys (rear part) and two-storey with attic. Constructed mostly of Flemish bond red brick with the exception of the canted bay window on Camden Place, which is Stretcher bond. Two-storey element is finished in render, painted cream. Stone detailing (painted). Slate roof. Timber 1 over 1 sash windows to brick part of building, white modern uPVC casements to rendered part. Traditional style timber door, with fanlight. Built in Classical style, with decorative stone details, including, arched door surrounds, gable pediment, bands and string course to FF, sills, brick lintels. Lunette window to attic on Ribblesdale Place elevation. Retained chimney stacks. All appear in residential use.



Largely retained its external features to brick part but rendered part substantially modernised, which detracts. The larger brick bay window is a later addition and would originally have matched the adjacent square bay, this is evidenced on the early town maps (1840s).

Forms part of row of terrace properties, which front Ribblesdale Place. Similar to others on Camden Place and Ribblesdale Place. Part of C19 expansion of the town (now City). One of the earlier properties on the street, and identified on the first ed, town map (1840s-60s).

### **26-28 Ribblesdale Place**

Two-storeys with attic and basement. Retained most original features. Constructed of red brick (Flemish bond) with slate roof. Timber 1 over 1 sash windows. Traditional style timber doors, with transom windows. Stone detailing, including canted bays, sills, string, band courses, door surrounded with dentilled detail, eaves cornice (some painted). 1 x stone wedge lintel to FFL No.27, rest brick. Retained chimneystacks. No.27 & 28 have small dormer windows. Small stone front boundaries, No. 26 & 27 have iron railings, unclear if original. All appear in residential use.

Forms part of row of terrace properties, one of which also fronts Camden Place. Provides collective character. Part of C19 expansion of the town (now City). One of the earlier properties on the street, and identified on the first ed, town map (1840s-60s)



### **29-29a Ribblesdale Place**

Two-storeys with attic, part of a row of terrace properties, different styles. 2 separate properties. Double fronted. Constructed of red brick (Flemish bond) with a slate roof. Decorative stone detailing. Curved timber 1 over 1 sash windows. Traditional style timber doors, with transom windows. Polychrome brick to attic dormers (red & blue?), vertically hung slates to sides. Decorative stone details, including canted bay windows (all but 1 double), decorative door surrounds with segmental pediment and window hoods, deep eaves cornice, sill band to FF. Retained chimneystacks. Small stone boundaries retained, no railings. Retained most original features. All appear to have residential use.



Forms part of a row of terrace properties, provides collective character, but differ in style. Part of C19 expansion of the town (now City). Later buildings on the row, identified on the 1840s-90s town map, not the earlier 1840s-60s.

### **12 Ribblesdale Place**

Two-storeys with attic, front-facing projecting gable and 1 x attic dormer windows, 4-bay detached property, different in style than majority of other buildings on this street. Most likely built from brick, now rendered with a slate roof. Some stone detailing evident under render to the dormer windows, with arched detailing. Timber 1 over 1 sash windows, curved in attic/dormer. Timber porch with traditional style timber doors, with transom windows. All timber painted blue. Stone details (curved) evident to attic windows under render. Timber finials to timber fascia's on dormer and gable. Retained chimneystacks. Most original features either lost or hidden. Small stone boundaries retained, with box hedges, which clearly define the garden space. Retained timber gate and posts, possibly original.



Use unclear, small sign on front elevation for Society of Saint Pius X. Once the home of Nathaniel Miller and family, who was a dentist but also financed the construction of Preston's Miller Arcade, to who it is named after.

Detached property, which are limited in number on Ribblesdale Pl, provides collective character, but differs in style. Part of C19 expansion of the town (now City). Earlier building on the street, identified on the 1840s-60s map.

### **10-11 Ribblesdale Place (Burlington House)**

Two-storeys with attic and basement, plus a front-facing gable a later/modern addition and a later extension that also provides access to the rear of the building (now parking area). Constructed of red brick (Flemish bond) except the flanking side extension, which is Stretcher bond. Slate roof. Stone detailing. Timber 1 over 1 sash windows, some with, some without horns. Modern traditional style timber doors, with fanlight to original front doors. Stone details including, sills, wedge lintels, sill band, eaves cornice. Stone double height bays to No.10, most likely a later edition (1860's-90's, according to the town maps). No chimneystacks viewed, possibly lost when roof altered to a Mansard type roof, with large modern front facing rooflights, which detract from the CA. Retains many of its original features and fenestration. In commercial use.

Small stone boundaries retained, railings, which are replacements. One of the modern extensions less visually attractive, vehicle access to rear visually detracts.

Originally semi-detached, now appears more of a terrace due to side extension and additional entrance door. Provides collective character. Part of C19 expansion of the town (now City). Earlier building on the street, identified on the 1840s-60s map.





### **6-7 Ribblesdale Place**

Two-storeys with attic and basement, double-fronted, semi-detached properties. Constructed of red brick (Flemish bond) with a slate roof. Timber 1 over 1 sash windows. Traditional style timber doors, with transom windows. Timber decorative attic dormers, with vertical hung slates to sides. Decorative stone details, including canted double height bay windows, decorative door surrounds and window hoods, deep eaves cornice, decorative stone kneelers, sill band to FF. Retained long chimneystacks, which are constructed from or faced in stone or buff brick? Small stone boundaries retained, with highly decorative iron railings. Concrete steps replace original stone, No.6. Commercial use.

Largely retained most of its external features. Similar in design to those on opposite side, slightly to the west (No.29 &29a).

Provides collective character. Part of C19 expansion of the town (now City). Earlier buildings on the street, identified on the 1840s-60s.



### **5 Ribblesdale Place**

Two-storeys with attic and basement, part of a terraced row. Constructed of red brick (Flemish bond) with a slate roof. Timber 1 over 1 sash windows, 1 white uPVC to dormer. Stone sills and wedge lintels, sill band to FFL. Large Terracotta entrance porch. Render to set back bay and ground floor. Simplistic architectural style, with the exception of decorative terracotta entrance porch. Stone details, including eaves cornice, sill band to FF. Retained chimneystack, no pots. Largely retained most of its external features. Commercial use. Small stone boundaries retained, with decorative iron railings.

Provides collective character. Part of C19 expansion of the town (now City). Earlier buildings on the street, identified on the 1840s-60s.



#### 4 Ribblesdale Place

Two-storeys with attic and basement. Part of a terraced row. Constructed of red brick (Flemish bond) with a slate roof, later extension stretcher bond. Decorative stone dressings. Timber 1 over 1 sash windows and casement windows to central sections of bays, possible white uPVC to dormer, difficult to see, white uPVC to later extension. Stone sills and wedge lintels to side extension, sill band to ffl. Timber period style front door, with leaded transom window. Decorative classical architectural style, with the exception of side extension. Decorative stone details, including door surround with segmental arch, hoods to windows and deep eaves cornice, sill band to FF and stone faced dormer, with vertical hung slates to the side. Retained chimneystack and pots. Small stone boundaries retained, with decorative iron railings. Brick screen with timber entrance gates. Retained most original features. First ffl window altered and partially blocked up with a vent and alarm box detracts slightly. Use unclear, possible commercial use.



Part of C19 expansion of the town (now City). Earlier buildings on the street, identified on the 1840s-60s, at the time was semi-detached property, by 1840s-90s town map, become terraced. Provides collective character.

#### 6a Starkie Street

Two-storeys with attic and basement, part of a row of terrace properties, slightly different in style. Red brick – Flemish bond and a slate roof. Decorative stone detailing. Timber 1 over 1 sash windows. Traditional style timber door, with fanlight. Decorative stone details, including mullions to GF windows, decorative arched door surround, deep eaves cornice, sills and lintels, band to FF. Small arched access door to rear. Small stone boundaries retained, with railings. Retained most original features. Large modern dormer roof, spanning width of property, detracts. Alarm boxes and electrical wires, which detract very slightly. Largely retained most of its external features. Appears to have residential use.





Part of C19 expansion of the town (now City). Later buildings in the CA, identified on the 1840s-90s town map, not the earlier 1840s-60s. Forms part of a row of terrace properties, provides collective character, but differs in style slightly.

### **7-8 Starkie Street**

Two-storeys with attic and basement, part of a row of terrace properties, slightly different in style. Two separate properties. 2 small dormer windows to No.7. Unclear what material the dormer windows are as difficult to see. Red brick – Flemish bond and a slate roof. Decorative stone detailing. Timber 1 over 1 sash windows. Traditional style timber door, with shaped transom window. Stone details, including, decorative arched door surround, deep eaves cornice, sills and lintels, band to FF. Small stone boundaries retained, with railings. Small access door to rear, larger doorway and full surround to No.8. Fairly maintained properties. Retained most original features.

To let signs that appear to be a permanent feature as showing on google maps since 2020. Alarm boxes and electrical wires, detract very slightly. Bins in front of both properties, but a long row of bins in front of No7, which detract. Stone work on No.8 painted and maintained which detracts. Appears to have residential use. No.7 HMO has a flat style door bell. Largely retained most of its external features.

Part of C19 expansion of the town (now City). Later buildings in the CA, identified on the 1840s-90s town map, not the earlier 1840s-60s. Forms part of a row of terrace properties, provides collective character, but differs in style slightly.



### **9 Starkie Street**

Two-storeys with attic and basement, end terrace property corner of Ribblesdale PI and Starkie Street, different in style. Has a modern dormer roof that fronts Ribblesdale Place. Red brick – English Garden Wall bond and a slate roof. Decorative stone detailing. Mix of windows, mostly modern timber casements with a few small white uPVC and 3 x timber 1 over 1 sash windows. Traditional style timber door, with timber screen in place of a door, with shaped transom windows. Stone details, including, decorative arched door surround, deep eaves cornice, sills, band to FF, stone canted bays facing Ribblesdale Place, with carved mullions and stone keystones to some windows facing Ribblesdale Place. Decorative brickwork, lintels and chimney. Curved brickwork to part of the building, which is full height and includes the entrance door elevation. Blocked up door to side/rear. Small stone boundaries retained, railings lost. Steps to entrance door replaced with concrete. Well maintained properties. Retained most original features. Appears to have residential use.

Non-timber windows detract. Alarm boxes, electrical wires and satellite dish, detract very slightly. Rear/side open and hard surfaced, with patchy brickwork repairs and bin storage, which detract.

Part of C19 expansion of the town (now City). Later buildings in the CA, identified on the 1840s-90s town map, not the earlier 1840's-60s. Forms part of a row of terrace properties, provides collective character, but differs in style slightly.



### **12-13 Starkie Street**

Two-storeys with attic, part of a long row, 2 separate properties. Modern extensions added to the rear. Long rows of windows. Red brick – Flemish bond, modern roof difficult to see, possibly steel panelled. Stone detailing. Timber 1 over 1 sash windows. Traditional style timber doors, with transom windows. Modern sashes, painted positive. Decorative stone detailing, including sills and, lintels - wedge lintels to No.13, base plinth, deep eaves



cornice, band and decorative stone entrance doors, No.13 more impressive than No.12 doorway as runs into decorative FFI window.

Whilst large properties, possibly always of a commercial use, they reflect the long rows of terraced properties elsewhere, not put of place, as street is mixed scale, mass and style. Office use. Largely retained most of its external features Well maintained properties. Both restored, No.11 looks like bricks have been replaced or restored. Alarm boxes and commercial signs, which detract very slightly.

Part of C19 expansion of the town (now City). Later buildings on the row, identified on the 1840s-90s town map, not the earlier 1840ss-60s. Forms part of a row, provides collective character, but differ in style.

### **1-6 Avenham Colonnade**

Two-storeys with basement, some with attic dormers, part of a row of terrace properties, repetitive styles. 5 separate properties. Fronts pavement. Red brick – Flemish bond and a slate roof. Stone detailing. Mostly timber 1 over 1 sash windows, with some 6 over 6 (No.2). Traditional style timber doors, with fanlights. Stone details, including, decorative rusticated door surrounds with wedged lintels, sills, eaves cornice, bands to FF. Retained chimneystacks.

Properties with repetitive design, retained most original features. Well maintained properties. Alarm boxes and electrical wires, which detract very slightly.

Fronting road setts, visually nicer and runs down to entrance of Avenham Park. All appear to have residential use. Largely retained most of its external features. Adjoins Avenham Park with entrance to the park at the end of the row of Avenham Colonnade.

Part of C19 expansion of the town (now City). Earlier buildings on the row, identified on the 1840s-60s. Forms part of a row of terrace properties, provides collective character.



### 3 Bairstow Street

Two-storey plus basement. Corner of a terrace that continues all along Bairstow Street. Double-fronted. Canted bay windows on ground floor on either side of the central entrance. Rear garden accessed from the side (continuation of Bairstow Street). Very small extension to the rear (not visible from the street; can see from Mario Maps). Red brick (Flemish bond). Classical style sandstone dressings. Slate roof. Red brick chimney stack on left edge with two clay chimney pots (different styles: round base and square base). Timber 2 over 2 sash windows with horns. Three-stepped central entrance with nosings. Canted bay windows on ground floor (principal elevation) with parapets on top. Wedged lintels on all other windows. First-floor raised sill-band. Four-panelled door (red) with transom window (overlight). Doorway has a stone surround with a cornice hood carried on brackets/consols. Plain frieze and moulded gutter cornice. Original chimney stack, stepped with dentils at the top. Black uPVC rainwater goods.



Pale brick section to the right of central window on first floor but no change in brick pattern (possibly closed smaller window?). Building compliments the rest of the terrace. Mock windows but visually in keeping.

The basement windows (3) are blocked on the side elevation. Two metal panels and one timber panel. Brick has black discoloration especially on the ground floor on either side of the canted bay windows. Divided into 3 flats.

Aerial on roof and cables on exterior walls detract. The building is in its original form. Very small extension to the rear but not visible from the street (can see from Mario Maps).

Bairstow Street was developed after the 1850s (there are no roads between Chaddock St and Camden Place in the 1849 OS Map). The buildings on this street consist of terrace houses. Collective character as mid-19th-century terrace housing in central Preston. Identical detailing No3-11.

### 5-7 Bairstow Street

Pair of terrace houses with a through-lobby in between. Two-storey with a basement/cellar. Single fronted with canted bay window on ground floor. Red brick (Flemish bond). Classical style sandstone dressings. Timber 2 over 2 sash windows. Slate roof. Red brick chimney stack over ridge and four clay chimney pots (different styles). Iron rainwater goods (painted red). Iron round lock plate on the ground in front of through-lobby door. Three-stepped entrance with nosings (No.5); two-stepped entrance (No.7) with nosings. Canted bay windows on ground floor with parapets on top. Wedged lintels on all other windows. First-floor raised sill-band. Four-panelled door (red and blue) with transom window (overlight). Doorways have a stone surrounds with cornice hoods carried on brackets/consols. Plain frieze and moulded gutter cornice. Brick chimney stack. Sandstone surround to through-lobby with board door.

Brick has black discoloration around the cornice hoods above doors and to the sides of the canted bay window parapet. No.7 is vacant and in poorer condition with rotten timber window frames, vegetation growth over cornice hood and on moulded gutter cornice. Cables and alarm box detract slightly.

The building is in its original form. Bairstow Street was developed after the 1850s (there are no roads between Chaddock St and Camden Place in the 1849 OS Map). The buildings on this street consist of terrace houses. Collective character as mid-19th-century terrace housing in central Preston. Identical detailing throughout No3-11. Identical to No.10-28 on the opposite side of terrace.





### **9-11 Bairstow Street**

Pair of terrace houses with through-lobbies at the outer ends. Two-storey plus basement. Single-fronted, with doorways coupled at the centre. Canted bay windows on ground floor on either side of the central entrance. Next to a gap in the terrace that has existed since the terrace houses on this street were built. Red brick (Flemish bond). Sandstone dressings (No.9 painted light yellow). Slate roof. Red brick ridge chimney on the right. Timber two over two sash windows (No.9 with horns). No.11 upper windows uPVC. Iron and uPVC rainwater goods. Iron railings around basement on No.9. Iron lock plate on the ground in front of through-lobby door of No.11 (possibly also at No.9 but this is covered).

Classical style. Three-stepped entrances with nosings. Canted bay windows on ground floor with parapets on top. Wedged lintels on all other windows. Bay window of No.11 has casement windows on the sides. First-floor raised sill-band. Four-panelled doors (black) with transom window (overlight). Doorways have a stone surrounds with cornice hoods carried on brackets/consols. Plain frieze and moulded gutter cornice. Two brick chimney stack on either side (left tendered). Sandstone surround to through-lobbies with board doors.

Buildings compliment the rest of the terrace. No. 11 has considerable black discolouration on almost the entire brick surface. Aerial on roof detracts slightly.

The building is in its original form. No. 9 is converted into flats. Bairstow Street was developed after the 1850s (there are no roads between Chaddock St and Camden Place in the 1849 OS Map). The buildings on this street consist of terrace houses.

Collective character as mid-19th-century terrace housing in central Preston. Identical detailing No3-11.



### **Area between 11 and 17 Bairstow Street**

This is a historic gap in the terrace on Bairstow Street that is being used for garden/garage purposes. It is the size of approximately two plots and corresponds to what would have been No.13 and No.15 Bairstow Street. There is a tree at the center of the two plots. The area was originally surrounded by a wall (OS Map 1890s). It still has a brick wall next to No. 17 Bairstow St and the southwestern corner. Part of the brick wall adjacent to No. 11 is lost. The rear wall also appears to have been lost or covered with timber fence. The side facing the street has iron railings (also on top of the brick wall adj to No.17). Historic brickwork as well as modern railings, timber fences.

Overall this area is an open space within the rigidity of the terrace. The area retains its original size. The plot next to No.11 is used as a garden and has a timber shed (built between 2020-2022). The plot next to No.17 has a brick garage with a low-pitched roof.

The gap has existed since Bairstow Street was developed in the second half of the 19th century. It is shown on the 1890s OS Map including the tree at the junction of the two plots. The house numbers on either side of this gap (No.11 and No.17) relate to these two plots.



### **17-19 Bairstow Street**

Two-storey plus basement. Single-fronted with canted bay windows on ground floor. Narrow alley to the left of No.17 leading to the rear garden. Red brick (Flemish bond). Sandstone dressings. Slate roof. Red brick ridge chimney at the centre with varying chimney pots. Timber two over two sash windows (6 window range). Iron rainwater goods. Iron railings (most likely original) around basement on both No.17 and No.19.

Classical style. Two-stepped entrances with nosings. Canted bay windows on ground floor with parapets on top. (lead bars on top panes). Wedged lintels on all other windows. First-floor raised sill-band. Round-headed doorway. Two-panelled (vertical) doors (black) with fanlight. Doorways with stone surrounds, cornice hoods, pilasters. Plain frieze and moulded gutter cornice.

Black discoloration, vegetation growth above cornice hood on No.19. Aerial on roof.

The building is in its original form. Bairstow Street was developed after the 1850s (there are no roads between Chaddock St and Camden Place in the 1849 OS Map). The buildings on this street consist of terrace houses. Collective character as mid-19th-century terrace housing in central Preston. Identical detailing with No21-23.





### **21-23 Bairstow Street**

Two-storey plus basement. Single-fronted with canted bay windows on ground floor. Through-lobby at the center. Red brick (Flemish bond). Sandstone dressings. Slate roof. Red brick ridge chimney at the centre with varying chimney pots. Timber two over two sash windows (6 window range) uPVC rainwater goods. Iron railings (most likely original) around basement on both No.21 and No.23.

Classical style. Two-stepped entrances (nosings at No.21). No.23 has cement mosaic steps. Canted bay windows on ground floor with parapets on top. (lead bars on top panes). Wedged lintels on all other windows. First-floor raised sill-band. Round-headed doorway. Two-panelled (vertical) doors (black) with fanlight. Doorways with stone surrounds, cornice hoods, pilasters. Plain frieze and moulded gutter cornice. Sandstone surround to through-lobby with board doors.

Charcoal-painted sandstone dressings at No.21 and dark brown window frames at No.23 out-of-character with the conservation area. White and black discolouration at No.21. Aerial on roof.

The building is in its original form. Converted into flats. Recently done up. Bairstow Street was developed after the 1850s (there are no roads between Chaddock St and Camden Place in the 1849 OS Map). The buildings on this street consist of terrace houses. Collective character as mid-19th-century terrace housing in central Preston. Identical detailing with No.17-19.



### **25-31 Bairstow Street**

Two pairs of terrace houses with through-lobbies at the outer edges. Two-storey with a basement/cellar. Single fronted with canted bay window on ground floor. Paired doorways at the junction. Red brick (Flemish bond). Sandstone dressings (painted light yellow at No.31). Timber two over two sash windows. Slate roof. Red brick chimney stack over ridge and four clay chimney pots (different styles). Iron rainwater goods. Iron lock plate on the ground in front of through-lobby doors except No.31.

Classical style. Four-stepped entrance with nosings. Canted bay windows on ground floor with parapets on top. Wedged lintels on all other windows. First-floor raised sill-band. Four-panelled door (red and blue) with transom window (overlight). Doorways have stone surrounds with cornice hoods carried on brackets/consols. Plain frieze and moulded gutter cornice. Brick chimney stack. Sandstone surround to through-lobby with board door. Recess to accommodate left lobby doorway.

Brick has black discoloration around the cornice hoods above doors and to the sides of the canted bay window parapet. Cables and alarm box detract slightly.

The building is in its original form. Loss of railings. Bairstow Street was developed after the 1850s (there are no roads between Chaddock St and Camden Place in the 1849 OS Map). The buildings on this street consist of terrace houses. Collective character as mid-19th-century terrace housing in central Preston. Stylistically identical detailing with No.3-11.



### **33-39 Bairstow Street**

Two pairs of terrace houses on the corner of Bairstow Street and Avenham Lane. Single fronted with canted bay windows on ground floor. Paired doorways at junction. Red brick (Stretcher bond). Sandstone dressings (painted light yellow at No.31). Timber 2 over 2 mock sash windows. Slate roof. Red brick chimney stack at the junction of two pairs and on the right gable. Iron rainwater goods. Iron lock plate on the ground in front of through-lobby doors except No.31.

“Avenham House” written on a recessed brick panelling facing Avenham Lane.

Classical style. Four-stepped entrance with nosings. Canted bay windows on ground floor with parapets on top. Lintels on all other windows. Sandstone and brick mullion window on side elevation (facing Avenham Lane) with raised sill over brackets. First-floor raised sill-band. Continues on the side elevation. Four-panelled door (red and blue) with transom window (overlight). Doorways have stone surrounds with cornice hoods carried on brackets/consols. Plain frieze and moulded gutter cornice. Brick chimney stack. Sandstone surround to through-lobby with board door. Recess to accommodate left lobby doorway. Single dormer windows (white painted timber clad) (uPVC casement and mock sash in white and dark brown) at No.35, 37, 39.

Brick has black discoloration around the cornice hoods above doors and to the sides of the canted bay window parapet. Cables and alarm box detract slightly. The rear garden of No.39 is accessible from Avenham Lane via a board door. A uPVC shed? is visible above the brick garden wall, which detracts from the character of the CA.

The building is in its original form. Loss of railings. This part of the terrace is the latest to be built (between 1895 and 1913), having replaced a detached house called “Avenham House” (this house is seen in the 1849 OS Map and predates the development of Bairstow St). Demolished possibly in the early 20th century (last seen in 1895 OS Map).





This part of the terrace differs from the rest in that it does not have wedge lintels or Flemish bond. The window proportions are different (wider above the doorway with a narrow window to its side as opposed to same sized windows on first floors).

Although it resembles the stylistical detailing of No.3-11 and .25-29, this part of the terrace is slightly different.

### **10-28 Bairstow Street**

10-16 Bairstow Street: two pairs of terrace houses with through-lobbies on either side. 18-20 Bairstow Street: pair of terrace houses with through-lobbies to the left. 22-28 Bairstow Street: two pairs of terrace houses with through-lobbies on either side.

Two-storey with a basement/cellar. Single fronted with canted bay window on ground floor. 10-16 Bairstow Street: red brick (English garden wall bond). 18-28 Bairstow Street: red brick (Flemish bond). Sandstone dressings (No.10 painted light grey, No. 22 beige, the rest white) Timber 2 over 2 sash windows with horns. White painted. 22 has natural timber colour. Slate roof. Red brick chimney stacks over ridge (5 in total) Iron rainwater goods (painted black). Iron round lock plate on the ground in front of through-lobby doors (No.10 rectangular). uPVC (green) rainwater goods at 26.

Condition mainly good but white and black discolouration on brick due to drainage problems on roofs and around bay window parapets esp at No.10 and 20. Slightly better overall condition compared to opposite side of terrace.

Classical style. 10-16 (right) and 18-20 (centre) 22-28 (left) joined by a first-floor raised sill (curved detail between 26-24 and 14-12). Stepped entrance with nosings (number of steps vary). No.14 altered. Canted bay windows on ground floor with parapets on top. Wedged lintels on all other windows. Four-panelled door (various colours) with transom window (overlight). Doorways have a stone surrounds with cornice hoods carried on brackets/consols. Plain frieze and moulded gutter cornice. Brick chimney stack. Sandstone surround to through-lobby with board door. Cables.



The buildings are in their original form. Some are flats. Bairstow Street was developed after the 1850s (there are no roads between Chaddock St and Camden Place in the 1849 OS Map). The buildings on this street consist of terrace houses. Collective character as mid-19th-century terrace housing in central Preston. Identical detailing to No3-11 on the opposite side of terrace.

### **30-34 Bairstow Street**

Terrace of three houses. Three-storey with basement/cellar. No.30 has through lobby on the left. Single-fronted with canted bay window on ground floor. No.34-36 two bays, No.30 three bays (blind windows above through-lobby door). No.34-36 door on the left, No. 30 door on the right and through-lobby door on the left. Red-brick (Flemish bond). Sandstone dressings. Timber two-over-two sash windows. Slate roof. Red brick chimney stack with pots of varying styles. No.30 top floor two-light uPVC casement. Iron and uPVC rainwater goods

Classical style. Stepped entrance with nosings (4 on No.30-32, 3 on No.34). Canted bay windows on ground floor with parapets on top. Wedge lintels on first floor, roundheaded under the eave on second floor. Four-panelled door (various colours) with transom window (overlight). Doorways have a stone surrounds with cornice hoods carried on brackets/consols. Plain frieze and moulded gutter cornice. Brick chimney stack. Sandstone surround to through-lobby with board door.

Original form. Flats. In good condition. Aerials on chimneys, satellite dishes (3 on No.30, 1 on No.32, 2 on No.34) and uPVC downpipes and top windows on No.30 detract.

Three storeys high on an otherwise two-storey street. Other than the third floor, the style is identical to the other buildings on this street. Bairstow Street was developed after the 1850s (there are no roads between Chaddock St and Camden Place in the 1849 OS Map). The buildings on this street consist of terrace houses. Contributes to the general character of the area.



### **36 Bairstow Street**

Corner/end of terrace adjacent to No.30-34. Three-storey with basement/cellar. Has two elevations (principal elevation looking towards Avenham Lane, side elevation facing Bairstow Street). Double-fronted (looking towards Avenham Lane) and single bay facing Bairstow St. Principal elevation: central doorway with canted bay window on the right (gf and ff) and left (gf)). Side elevation: canted bay window on gf. Three-storey extension to the southeast. Red-brick (Flemish bond) with sandstone dressings. Timber two-over-two sash windows and slate roof.

Classical style. Two-step entrance with nosings. Two over two timber sash windows with raised sills, wedge lintels on first floor, segmental arch cut into frieze on second floor. Cellar windows barely visible, protected with gratings. Four-panelled door with transom window (overlight). Doorway stone surround with cornice hoods carried on brackets/consols. Plain frieze and moulded gutter cornice. Brick chimney stack. Sandstone quoins.

The building was extended with a three-storey extension possibly in the late 19th or early 20th century. The extension has identical architectural features, therefore compliments the original building. Brick repair under the frieze (noticeable brick and mortar). One aerial to the right on gf, near the corner of the building.

As a three-storey corner building, architecturally it significantly contributes to the character and appearance of the CA. Stylistic similarities but different spatial arrangement from the rest of the terrace (corner building with two elevations).

Used as flats. Bairstow Street was developed after the 1850s (there are no roads between Chaddock St and Camden Place in the 1849 OS Map). The buildings on this street consist of terrace houses. Very small yard/passage with brick boundary wall between No.36 and No.38 with segmental arch doorway with coping above, facing Bairstow Street. Provides access to the rear yard of No.34.



### 38 Bairstow Street

Adjacent to the Harris Institute. Three-storey with basement/cellar. Has two elevations (looking towards Avenham Lane and facing Bairstow Street). Four bays on Bairstow St with entrance on second left and single bay facing Avenham Lane. Doorway on Bairstow St. Avenham Lane elevation: canted bay window on gf and ff. Red-brick (Flemish bond) with sandstone dressings. Timber two-over-two sash windows except bay windows (one over one) and slate roof. Cellar windows facing Avenham Lane in uPVC. Railings above ff canted bay window.

Classical style. Two-step entrance with nosings. Bairstow St elevation: Two over two timber sash windows with raised sills, wedge lintels in basement, gf and ff, segmental arch cut into frieze on second floor. Avenham Lane elevation: canted bay windows on gf and ff (top with sandstone balustrade) with mullion windows; cellar windows protected with railings; iron railing added to balustrade parapet on ff canted bay window. Four-panelled door with transom window (overlight). Doorway stone surround with cornice hoods carried on brackets/consols. Plain frieze and moulded gutter cornice and sandstone quoins.

As a three-storey corner building next to Harris Institute it forms an impressive entrance to Bairstow St from Avenham Lane. Architecturally it contributes to the character and appearance of the CA. Stylistically Bairstow St elevation largely identical to the rest of this street.

Original form. Second floor windows facing Avenham Lane altered - lost brick mullion in between. The enlarged opening serves as window/door to the top of ff canted bay window. Balustrade has an iron railing added to it. 2 aerials in each elevation and security camera, alarm box, which slightly detract.

Bairstow Street was developed after the 1850s (there are no roads between Chaddock St and Camden Place in the 1849 OS Map). The buildings on this street consist of terrace





houses. Contributes to the general character of the area. Stylistic similarities with other buildings on this street but stands out as a building attached to Harris Institute

### **8-9 Chaddock Street**

Two-storey over cellar pair of townhouses with thorough lobby at the centre. Single-fronted. Red brick (Flemish bond) (the brick is painted brick colour at No.8, beige/cream render at No.9). Sandstone dressings and slate roof. uPVC windows on the right (No.9). Timber sash windows with horns on the right (No.8). Timber sash windows with horns on the right (No.8).

Doorway with four steps to the left and two steps to the right, both altered. Each house has one window at ground floor and two above, and a blind window in the centre of the 1st floor (in line with the chimney stack). No.8 has one over one timber sash windows with horns painted dark brown; No.9 has uPVC casement windows with diamond glazing bars. All windows with raised sills and wedge lintels. Casement cellar windows with wedge lintels and gratings. Plain frieze and moulded gutter cornice. Doorway with round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semi-circular fanlight with convex moulded surrounds (door six-panelled and fanlight altered on the left; both door and fanlight altered on the right). Lobby doorway with wedge lintel and board door.

Doorway steps covered with beige and reddish tiles, uPVC windows, alarm box detract. Steps, door (No.9), fanlight, and windows altered. Chimney stack removed.

Built c.1830. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. The pair is in between two pairs of listed townhouses.





### 12-15 Chaddock Street

Two pairs of townhouses with thorough lobbies at the centre. Part of a terrace. Two-storey over cellar. Single-fronted. Red brick (Flemish bond) (painted at No.15 yellowish) with sandstone dressings (painted light blue at No.15) and slate roof. uPVC windows, timber windows. Two brick chimney stacks.

No.12 and 13 look run down, black discoloration along rain pipe, large-scale discoloration along the eave. No.14 and 15 good condition.

Doorway with three steps and one step from left the right (with nosings except No.5). Each house has one window at ground floor and two above, and a blind window in the centre of the 1st floor (in line with the chimney stack). One over one timber sash windows with horns (No.12). One over one uPVC sash windows with horns (No.13). One over one uPVC sash windows with horns (No.14). Six over six timber sash windows (No.15) (possibly closest to the original). All windows wedge lintels; gf with raised sills; ff sill band. Casement cellar windows with wedge lintels and gratings. plain frieze and moulded gutter cornice. Doorway with round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semi-circular fanlight with convex moulded surrounds (door six-panelled and fanlight altered on the left; both door and fanlight altered on the right). Lobby doorway with curved lintel and board door. Six panelled door at No.12-13 and 15. uPVC windows, satellite dish and aerial detract.

In its original form. Altered windows, removed cellar window. Built c.1830. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. The pair is in between two pairs of listed townhouses.



### **16 Chaddock Street**

Two-storey over cellar. Part of a terrace. Single-fronted with through-lobby to the right. Red brick (Flemish bond) with sandstone dressings and slate roof with brick chimney stack. Timber mock-sash windows (two over two). Doorway with two steps (lower one with nosing). One window at ground floor and two above. All windows wedge lintels; gf with raised sill; ff sill band. Casement cellar window with wedge lintel and gratings. Plain frieze and moulded gutter cornice. Doorway with round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semi-circular fanlight with convex moulded surrounds (door six-panelled). Lobby doorway with curved surround and board door. Iron rainwater goods. Windows altered, which slightly detract. Good condition, some black discoloration at ground level. In its original form. Built c.1830. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Has similar style with 12-15 Chaddock Street.



### **25 Chaddock Street**

Two-storey over cellar. End of terrace. Single-fronted. Red brick (Flemish bond) with sandstone dressings and slate roof with brick chimney stack with three chimney pots. One over one uPVC windows. Has door to rear garden to the right (not through lobby) – the only property in the terrace to have open-air access to rear.

Doorway with two steps, altered. One window at ground floor and two above. All windows with wedge lintels, gf windows with raised sills, ff with sill band. Casement cellar window not visible but grating is. There is a plinth on the gf. Plain frieze and moulded gutter cornice. Doorway with round-headed architraves with set-in Tuscan quarter-columns, plain lintel, and semi-circular fanlight with convex moulded surrounds (door six-panelled). Doorways steps altered. Windows changed to uPVC windows possibly within the last decade (six over six originally). Steps altered and handle added to the column. Windows uPVC but visually not too compromising.

Built c.1830. Built with most of the rest of the buildings on this street but there was a gap to its left until the second half of the 19th century (No.22-25). Forms part of an almost complete set of late Georgian lower-middle class houses in this street.



### **27-27a-27b Chaddock Street**

On the corner of Chaddock Street and Avenham Lane. Adjacent to 11-15 Avenham Lane. Three-storey over cellar with entrance from Chaddock Street. Red brick (Flemish bond) with sandstone dressing (painted grey-pink) and slate roof with brick chimney stack. Timber mock sash windows.

Unusual double pilaster / panel-like features on both elevations. Doorway with panelled pilasters and cornice above plain architrave and frieze. Six panelled door with transom window. Wedge lintels in cellar, gf and ff, windows under the eave on sf raised sills on gf and sf, ff sill-band. Deep eave cornice.



Aesthetically, the building is quite different from contemporary buildings due to the double-pilaster /panel? features. The most major change since its construction in the early 19th century is that this building originally had two-storeys but possibly still in the 19th century another floor was added with the same architectural features (photo from 1862). Originally, there was also a door in the rounded off corner, of which there is no trace. Poor condition brick especially on Chaddock Street elevation + microbiological growth.

Now used as flats. The building dates to early 19th century and was built with 11-15 Avenham Lane (same doorway composition). Group value with 11-15 Avenham Lane.

### **Former New Jerusalem Church, 14 Avenham Road**

Two storeys with pitched roof. Former Low Sunday School at the rear. One of the rare stone buildings in the CA. Dec style with a gabled front flanked by turrets which have lost their pinnacles.

Landmark in the near vicinity. Built in 1844 for those following Swedenborgianism. Used as a children's nursery.

Represents the presence of non-conformism in Preston.



### **27-43 Great Avenham Street**

Nos.27-43 Great Avenham Street are a row of terraced dwellings, they all follow the same design and form and as such there is not conflict between the buildings and they sit well along the street. The row is constructed from red brick with stone detailing. The dwellings are in an overall good condition, however there are some slight maintenance issues such as flaking paintwork and damp to the brickwork. No. 39 has had its brickwork painted red and no.43 has been rendered and painted cream, which disrupts the uniformity.



The brickwork alters along the row, and includes English garden wall bond and stretcher bond, the red brick colour also changes along the row. None of the windows appear to be original and are mainly mock sash in timber or uPVC. The front doors are mainly six panel timber doors, some of which are an arched window detail. The doors have an arched carved stone door case with a fanlight, this detail can be found across the row.

The red brickwork and stone detailing contributes to the character and appearance of the conservation area. The windows and doors are of little quality, the timber doors and mock sash windows do not have any significant impact due to them being of timber, however the uPVC windows have a negative impact.

The terraced row appears to still be in use as a dwellings and they are in their original form.

The building appears on the 1840s map and its use as a dwelling is still evident. The building reflects the historic expansion on the area. The overall form and arched door detail creates collective character between the dwellings and as such they have a good amount of group value.



### **36 Avenham Lane**

No.36 Avenham Lane is a large corner building with elevations on both Avenham Lane and Frenchwood Street, it is appropriate to its plot and has no conflict with neighbouring properties. It is slightly larger in scale than the neighbouring terraced buildings. No.36 Avenham Lane is constructed from red brick in an English garden wall bond with stone dressings. It is in good, uniform condition. The building has two entry doors, one of Avenham Lane and one on Frenchwood Street, both with a detailed simple stone surround with a moulded projecting cornice. It has stone lintels and sills to the windows and a large stone plinth. It has timber four panelled doors and mock sash timber windows, these do not appear to be original. The brickwork on the corner where Frenchwood Street meets Avenham Lane is curved.

The brickwork and stone dressings compliment the buildings found elsewhere in the conservation area. Despite not being original, the windows and doors do not detract from the character or appearance of the conservation area.

The building now appears to be in use as dwellings, having been a takeaway and prior to this, a public house known as The Avenham, the hanging sign for the former pub is still in place. The building appears on the 1840s map and reflects the historic expansion of the area. The building was formerly a public house and then a takeaway.

No.36 Avenham Lane is somewhat unique in its design, differing slightly from the neighbouring terraced properties. It has collective character in its use of brick and stonework.



### **3-5 Avenham Place**

3-5 Avenham Place is a row of two storey terraced dwellings, they are an appropriate size for their plot and relate to the adjacent terraced buildings along Avenham Place. There is no conflict between their scale and size. The row is constructed from red brick with stone detailing, although no.4 is rendered and painted. Generally, they are in a good and uniform condition. The row has a good level of stone detailing, the door surrounds have pilasters with a plain frieze, moulded cornice with blocking course above. The brickwork is in English bond. Windows are sash/mock sash one-over-one and of timber, the front doors are a six panelled and of timber.

The materials compliment the other buildings found elsewhere in the conservation area. The windows and doors do not necessarily detract from the character or appearance of the conservation area as they are timber, though those at nos.3 and 4 are dark stained wood/black which differs from the neighbouring properties. There are some wires across the facades of the building as well as satellite dishes, which detract from the appearance of the row.

The buildings appear to retain their use as dwellings and are largely in their original form although most, if not all, of the windows and doors appear to be unoriginal. The group of dwellings were built in the mid-late 19th century, slightly later than the buildings found elsewhere in this area. They reflect the continued expansion of Avenham during this time period. The dwellings have group value and collective character and detailing.



### **6-7 Avenham Place**

Nos.6 and 7 Avenham Place are a pair of two storey terraced dwellings, they are an appropriate size for their plot and relate to the adjacent terraced buildings along Avenham Place. There is no conflict between their scale and size. The pair is constructed from red brick with stone detailing and are generally in good condition, with some damp present on the brickwork of no.6. The pair has good quality stone detailing with moulded door cases with a cornice with dentil detailing on consoles. The ground floor windows have stone mullions in the form of pilasters, separating three arched windows. The first floor windows also have a cornice above with dentil detailing, though this has been removed from no.7. Brickwork is in English bond. The windows are of timber, two-over-two on the first floor and one-over-one on the ground floor. The doors are timber with six panels.

The materials compliment the other buildings found elsewhere in the conservation area. The windows and doors contribute to the character and appearance of the buildings, though not all appear to be original.

The buildings appear to be in their original form and retain their use as dwellings, with some alterations to the windows/doors. The pair of dwellings were built in the mid-later 19th century, slightly later than the buildings found elsewhere in this area. They reflect the continued expansion of Avenham during this time period. The dwellings have group value and collective character and detailing.





### **Oak House**

A large detached property set on a corner plot, with side elevation facing onto Bank Parade. Appropriate size plot of land for property leaving open garden space to the front, side and rear of the dwelling. Slate tile roof with red brick chimney bookending either side of the house - corner stone detailing – double fronted bay windows finished with decorative stone detailing. Intricate stone detailing surrounding front door. Stone eaves detailing within window stonework.

Moderate level of detailing and good distribution of openings, some depth and interest in the front elevation, overall well maintained detailing. uPVC windows along the side elevation, modern entrance gate and large modern paved driveway to the front detract.

Overall materials, form and detailing relate or identical to adjacent properties but with large modern rear extension to the property. Late 19<sup>th</sup> century – originally a part of a Tannery within the lower-middle class area.



### **2-8 Avenham Terrace**

Appropriate sizing for plot, in keeping with sizing of surrounding terraced building. Red Brick buildings, material same as of that within the surrounding street. Moderate level of detailing and good distribution of openings, interest in the front elevation with opening recesses and detailed porch. Sash windows and original chimney breast.

Generally in good condition. Overall materials, form and detailing relate or identical to adjacent properties with large modern rear extension to the property.

Part of C19 expansion of the town (now City). In keeping with buildings within the street. Cobbled stone adds character to the end of street collective of buildings.



### **1-5 Cadogan Place**

Appropriate sizing for plot, in keeping with sizing of surrounding building. Relates to row of buildings on Cadogan Place. Red Brick buildings, material same as of that within the surrounding street. Good condition, looks to have been sandblasted to create cleaner finish on brick. Moderate level of detailing and good distribution of openings, interest in the front elevation with opening recesses and detailed porch. Sash windows and original chimney breast.

Buildings are more aesthetically pleasing than others in the street due to the sandblasted brick and well-kept exterior.

Original form with sandblasted brickwork. Part of C19 expansion of the town (now City). In keeping with buildings within the street. Cobbled stone adds character to the end of street collective of buildings.



### **7-13 Cadogan Place**

Terraced houses, appropriate size for area and typical form of development in this part of the street. Red Brick buildings, material same as of that within the surrounding street. Good condition. Moderate level of detailing and good distribution of openings, interest in the front elevation with opening recesses and detailed porch. Sash windows and original chimney breast. Some windows in poor condition but overall, well-kept condition.

Overall appearance of the buildings in keeping with the surrounding area. Part of C19 expansion of the town (now City). In keeping with buildings within the street. Cobbled stone adds character to the end of street collective of buildings.



### **10-12 Cadogan Place**

Semi-detached as part of development of two identical pairs, and typical form of development in this part of street, appropriate scale for the area, relates to 50 Great Avenham Street. Buildings are not within conflict of one another. Red brickwork with chimney on roof. Timber white windows in good condition on property 12, could be improved on 10. Bands that run across windows overall in a good condition. Original chimney breast. Negative impact antenna to gable end. Strong architectural quality surrounding door frame.

Overall materials, form and detailing relate or identical to adjoining and adjacent semis, but do not relate much to the historic buildings within the vernacular of the CA. Paintwork on windows poor.

Part of C19 expansion of the town (now City). In keeping with buildings within the street. Cobbled stone adds character to the end of street collective of buildings.



#### **14 Ribblesdale Place**

Two-storey detached building; south-facing two-storey double canted bay window with timber greenhouse in the middle. South of 15 Ribblesdale Place. Prominent building that is larger in scale than other buildings on RP. Red brick (Flemish bond) with sandstone dressings. Brick chimney stacks. Iron rainwater goods.

Good detailing, large-scale building. Central doorway (with window above) with panelled pilasters, corbels and prominent cornice topped with a parapet; door with six panels (square), transom window and side windows (all leaded). Wedge lintels on all windows – raised sills on all except ff sill-band on principal elevation. Three sets of tall windows with cornices on the northern elevation (gf and ff). Timber sash windows (one over one leaded Tudor style on principal elevation). Building in good condition. Significant ivy growth on the left side of the principal elevation. Ivy seen in historic photo. Two windows removed on the front elevation (gf, ff left). Traces of brick repair visible.

Has its own distinct style in terms of the prominent doorway and its decoration. Compliments and contributes to the appearance and character of the CA. The rear section of the building is not similar to how it was in the 1892 OS Map. Originally appears connected to 15 Ribblesdale Place. A slightly smaller building with a rear extension stretching as far as the rear of 15 Ribblesdale Place is shown in the 1847 OS Map. The present form is closer to that in the 1892 OS Map, when the building was possibly extended.

It is a prominent building at the eastern end of Ribblesdale Place where it meets Winckley Square. Sandstone front boundary wall with curved detail, curved brick wall and tall posts at either end. Originally with dwarf railings. Brick boundary wall with sandstone plinth attached to the left gatepost continues as far as the entrance to Avenham Park. To the right is a gate with timber double-door leading to a tarmac for parking. Shared with 15 RP?





### **15 Ribblesdale Place+1a East Cliff**

Three-storey over cellar (15RP) and two-storey (1a East Cliff). North of 14 Ribblesdale Place with area used as car park in between. Red brick (Flemish bond (15RP) and Stretcher bond (1a East Cliff). Sandstone dressings. Timber one over one sash windows with horns. Ironwork: railings on parapet over canted bay window, rainwater goods. Brick chimney stacks

15 RP: Classical style. Doorway on the left with Tuscan engaged columns and entablature; three steps with nosings. Canted bay windows on gf and ff. Plain frieze and moulded gutter cornice. Six panelled door with semi-circular fanlight (altered) Wedge lintels on all windows. Raised sills except ff sill-band. Railings on parapet over canted bay window (most likely original). 1a East Cliff: Simple but decorative doorway with chamfered corner, four steps with nosings.

Lost railings on boundary wall at the front. A car park between 14 and 15 RP (tarmac) with timber double-door. Alarm boxes and cables on East Cliff elevation slightly detract. 15 RP: Some brick and sandstone discolouration but overall in good condition. 1a East Cliff: large area of brick spalling on ground floor facing the street.

Possibly early 19th century. Appears in 1847 OS Map. Retains its original form at the front. The rear half of the property may have lost the first floor and gained an entry to create 1a East Cliff possibly late 19th or early 20th century? Both properties contribute to the appearance and character of the conservation area.





### **19-21 East Cliff +Overleigh House**

Three two-storey buildings (some with cellar) sharing a yard within a large garden surrounded by a brick boundary wall. Ivy House (No.21) taller than adjacent No.19, which is a later extension. Red brick (Stretcher bond, Flemish bond, English garden wall bond) with sandstone dressings and slate roof with brick chimneys. Timber sash windows of varying sizes and partitions. Ironwork: rainwater goods, balcony at No.19 north elevation. Brick boundary wall with stone copings and gateposts with cone-shaped finials at No.21.

No.21 (Ivy House) Classical style and more prominent. Doorway with Ionic engaged columns and entablature; 8 step entry with nosings; timber sash six over six; string course; plinth; plain frieze and deep moulded gutter cornice

Overleigh House and Ivy House have prominent south-facing bay windows with balustrades on top and full entablature above. Otherwise, wedge lintels and raised sills. Boundary wall good detailing with recessed stepped design.

Materials and design compliment other buildings in the CA. Signs of brick and roof repair but mainly good condition.

Overleigh House and Ivy House were built c1860 for the members of the Booth family. Ivy House was extended in the late 19th century. Later, the extension and part of Ivy House formed No.19 East Cliff Road and the rest of the Ivy House became No.21. Later, No.19 and 21 were divided into flats.

The buildings are physically and historically linked. Their large scale and state of preservation contribute significantly. Largely retains its 19th century form and style. Extended in the late 19th century and No.19 and 21 divided into flats in the 20th century. Boundary wall in the middle yard was demolished 20 years ago. Alterations to the boundary wall facing East Cliff but rebuilt in the same style.



### 1-4 East Cliff

Four properties adjacent to/in front of 2-4 East Cliff Gardens. Two and three storeys. Corner of East Cliff and East Cliff Road behind tall boundary walls. Red brick (English bond) with sandstone dressings and slate roof. Timber casement windows.

The buildings are very different from buildings in this part of the CA: more Gothic in style in their southern and eastern elevations. Main doors four-centered arch, hoodmould with label ends, and a triangular topped slim window above, mullion windows, all windows except one with quoins, hoodmoulds and label ends; two-storey canted bay window with intricate balustrade, gable and timber dormer window with finials, tracery window on the south etc. Gable elevations facing the street; distinct from the rest of the CA.

Tall boundary wall with recessed stepped design and individual pedestrian entry doorways with sandstone surrounds and garage doorways with sandstone panelled lintels with oval centre. Cyclopean masonry garden doorway to No.1.

Converted into offices, then flats, No.1 re-converted into single-ownership. Garage doors added later. Major efflorescence issues in the boundary wall facing East Cliff, roof slates missing but the buildings appear in in good condition.

Early 19th century. The buildings are surrounded by a prominent boundary wall with various attractive features incl. recessed stepped bricks, gateposts of different styles, tall and dwarf brick walls with coping stones –some dwarf ones with modern railings. Parts of the boundary wall lost its original railings. Same materials but different style adds to the character and appearance of the CA.



## 5 East Cliff

Detached building in a large plot. Two-storey over cellar. Next to 1-4 East Cliff but different styles. Red brick with sandstone dressings and slate roof with brick chimneys. uPVC windows and iron rainwater goods.

South facing elevation quoined with two canted bay windows, one over one sash windows (uPVC?) with entablature (central one arched), moulded frieze with deep eave with dentils. Rear elevation facing East Cliff very simple in style, wedge lintels, mullion window with relieving arch. Shutters on the north-facing elevation.

The more prominent elevations of buildings on East Cliff tend to be south-facing elevations overlooking Avenham Park, so the views from East Cliff mainly the rear elevations, as is the case here. The rear elevation slightly detracts due to the shed roofed extension. Efflorescence in brick, brick repair, small window blocked. Cables.

Early 19th century. One of the few buildings on East Cliff and north of Vicar's bridge. Originally a main building looking southeast towards Avenham Park with two long outriggers at the rear (facing East Cliff). Later extensions to the west. Tall boundary wall of brick with coping stone.



### **Former Park Hotel**

Three-storeys with an off-side tower overlooking Miller Park. No buildings in its close proximity other than No.8 East Cliff. 20th century buildings surrounding it were recently demolished. Red brick with sandstone dressings. Timber windows. Iron rainwater goods. Elizabethan style. Prominent features include tower, gables, tall chimneys and mullion windows.

Designed in 1880 by Thomas Mitchell for a competition. Built in 1882. Built to meet accommodation needs near the train station. It is an isolated building but has historic links with the railway station. To the east of the railway and overlooking Miller Park, the hotel is an impressive landmark in central Preston. 1882-1950 hotel. 1950 became offices for LCC. The exterior largely retains its form and appearance but the interior was altered during its use as offices for LCC.



### **2-3-4 East Cliff Gardens**

Terrace of three buildings behind 1-4 East Cliff. Two storeys with attic. Red brick (English bond) with sandstone dressings. Timber casement windows, some possibly with shutters. Slate roof. Overall in good condition.

Good level of detailing with stone quoins, mullion windows, diamond patterns with darker brick, tracery window, hoodmoulds etc. Lamps on stone parapets on the side of entrance steps to 2-3 EC Gardens. Gabled roof at 4 East Cliff Gardens.

The buildings are well hidden behind 1-4 East Cliff and only accessible via a private road in front of them. They are partially visible from the southern end of East Cliff Road. High quality detailing contributes to the appearance and character of the CA. In its original form.

Early 19th century. The buildings are behind a dwarf brick wall with stone coping and railings and two tall gateposts. Physically adjacent to 1-4 East Cliff, they have group value with those buildings and also 19-21 East Cliff Road.





## Appendix C

### Negative Buildings of Note

#### Area between 9 and 11 Starkie Street

Situated at the rear of 29a Ribblesdale Place, the area between 9 and 11 Starkie Street is used for parking. Originally, this used to be a garden to 29a Ribblesdale Place and is totally altered and taken over by hard surface for parking for the property. Lacking a high boundary wall, the area is fully visible from Starkie Street. The use of concrete hardstanding, timber fencing, a modern brick boundary wall, and metal parking posts form an incoherent appearance within the streetscape. The area is poorly maintained and is fronted with bins and modern telecoms/broadband box.



#### 11 Starkie Street

Vacant modern two storey building with an attic, which replaced a 19<sup>th</sup> century structure. It forms part of a row of terrace properties of different styles but does not provide any collective character or significance. Made of brown brick (Stretcher bond), the building has set back bricks to reveals under windows, and has modern sash windows and a panelled sheet Mansard roof. Built most likely for office use, the building is in contrast to rest of CA in terms of colour scheme and style, thereby detracting from its significance.





### The garage adjacent to 44 Great Avenham Street

Constructed from red brick and is relatively uniform. Historically this plot was a garden, most likely associated with 20 Latham Street, and the garage was built in the late 2000s to the part facing Great Avenham Street. Constructed from Stretcher bond brickwork, the garage has two timber garage doors. The stone sets on the front are in line with similar garage entries in the CA and other historic areas in Preston. The scale and gabled front elevation of the garage do not relate to the rest of the terrace or buildings opposite and the condition of the garage doors detract from the appearance of the CA.



### 7-11 Great Avenham Street

Three early 19th-century mid-terrace houses. Their ground floors were converted into a van storage sometime in the 20<sup>th</sup> century and then turned into a workshop/garage, possibly in the 1980s or later. The upper floors retain their original terraced dwelling window positioning but the conversion resulted in three voids as wide as each of the original terrace houses to enable car entries. Although the brickwork and window detailing on the upper floor complement the buildings in the CA, the garage doors and signage on the ground floor, have a negative visual impact and disrupt the uniformity of the terraced row. Particularly the physical condition of building materials in 11 GA Street detracts from the visual appearance of the CA.



### **12 Great Avenham Street**

Very small two-storey building of red brick (4+1 English garden) with sandstone dressings and slate roof. No chimney stack. Between two sets of listed buildings (8-10 and 14-16-18). Single-fronted with through-lobby on the left (now 12a) with wedge lintel and board door. Original doorway, possibly round-arched similar to 8-10 GA Street, to the left of through-lobby door and the ground floor window replaced with wide garage door (black). Timber two over two windows with horns.

Possibly built with 8-10 GA Street c.1820. Building in poor condition, windows covered with cardboard?. Pointing with cement mortar on entire front elevation. Discoloration.



### **24-32 Avenham Lane and 68 Frenchwood Street**

A row of terraced buildings that sit on Avenham Lane, between Frenchwood Street and Great Avenham Street. No.26-32 Avenham Lane were converted into shops, which has changed their appearance and reduced their relation to other terraced dwellings in the area. The buildings still follow the height and some form of the terraced dwellings on the neighbouring streets but they appear to have been knocked together to create larger properties for the shops. No.24 Avenham was formerly a public house, The Avenham Park but is now vacant. Black painted brick at 26-28 Avenham Lane is detracting. No. 30 Avenham Lane, Preston used to be the home of Charles Hardwick when he wrote his "History of the Borough of Preston" in 1857 but the building bears no likeness to its original appearance.



### **42 Avenham Lane**

Two storey building of brick with cream-coloured render. Currently used as a pharmacy, it is a corner building dating to the early 19<sup>th</sup> century and was most likely built as a shop on the ground floor, similar to various other buildings in the city centre most of which have been lost. As a relatively rare survival, it still retains some of its shopfront elements but has largely lost its historic character due to the loss of architectural features and the use of incompatible materials and signage.

**42a Avenham Lane** was originally part of 42 Avenham Lane but is now accessed via a rendered boundary wall with a metal door. The two-storey building is timber clad and has a metal roof so it has seen considerable change. As a whole, these two properties visually detract from the appearance of the CA.

