

Ashton Conservation Area

Character Appraisal

Preston City Council

Consultation Draft – March 2016



Summary of Special Interest

The special character of Ashton Conservation Area, which is desirable to preserve or enhance derives from the following elements:

- The quality of architecture is high with impressive attention to detail, unique features and a high standard of workmanship and materials.
- There is visual harmony resulting from the use of a restrained palette of natural building materials.
- The roofscape is uninterrupted with steeply pitched roofs and chimney stacks.
- There is a well-balanced relationship between scale, height and massing in the street scene.
- Traditional craftsmanship and techniques are embodied in the distinctive architectural features.
- The original use of the area is largely unchanged and it therefore retains its residential and domestic sense of place.
- The consistent building line in the street scene creates a formal relationship between buildings and the street. The defined built edges and wide pavements make it evident where the private space ends and the public space begins.
- There are high quality open spaces including front and rear gardens with a wealth of greenery and foliage.
- The tree lined avenues throughout the area add greenery and attractiveness complimenting the built environment.
- Boundary treatment is a key feature and generally includes low walls and both vehicular and pedestrian entrances.
- There is a spacious, formal layout between properties and the street.
- There are long, straight views from one end of the streets to another.
- The arrangement of building plots is distinct and the buildings within the plots are positioned in a regular manner, often successfully addressing junctions and corner plots making this a significant positive contribution to the area's character.

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1. Background

A conservation area as 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'. Ashton Conservation Area was originally designated in 1984 by Preston Borough Council.

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:

- the control over the demolition of unlisted buildings;
- 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.

2. Review and Updating

Section 69(2) of the Act imposes a duty on local authorities to review their conservation areas from time to time and 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 re-assess 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.

2.1 National Planning Policy

The Government's planning policies for England are set out in the National Planning Policy Framework (the Framework), which was published in March 2012. The policies directly addressing the conservation and enhancement of the historic environment are contained in chapter 12. The Framework clearly states in paragraph 127 '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 LPAs should take into account:

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

2.2 Local Planning Policy

The Development Plan for Preston comprises the Central Lancashire Core Strategy, adopted in 2012 and the Preston Local Plan which was adopted in 2015. The Inner East

Preston Neighbourhood Plan is also part of the Development Plan but is not of relevance to this conservation area.

The relevant policies are as follows:

Core Strategy

- Policy 16 – Heritage Assets

The Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).

- Policy EN8 – Development and Heritage Assets

The Central Lancashire Design Guide Supplementary Planning Document is also of relevance.

3 Introduction

The existing conservation area character appraisal was produced as part of the Preston Local Plan in September 1996 and is therefore due for review and the area due for a re-evaluation. Ashton is one of the largest conservation areas in Preston measuring 29.1 hectares and was first designated in 1984.

The scope and nature of the appraisal is to re-assess the special historic interest of the area in line with legislation, national and local planning policies and guidance produced by Historic England. The objective is to understand and articulate why the area is special and what elements within the area contribute to this special quality and those which do not.

The assessment will outline the historic development of the area and evaluate the condition of the historic environment through consideration of issues such as forms of buildings and the type and condition of designated and non-designated heritage assets. Other issues include aspect, historic and current land use.

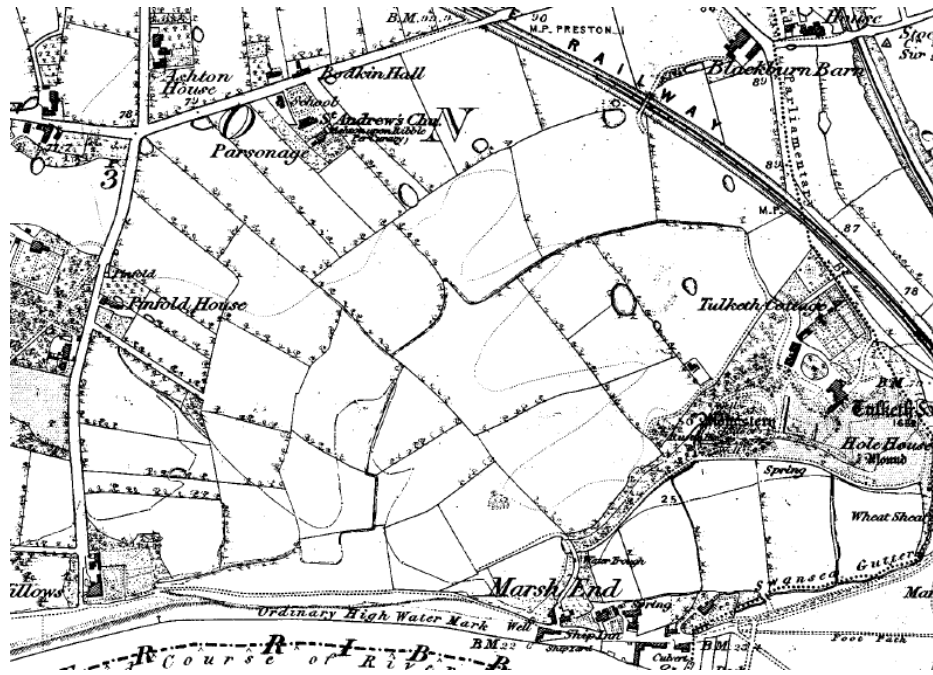
4. Character Assessment

4.1 Location and Context

Ashton Conservation Area is situated to the north-west of the city centre with the main part of the conservation area bounded by the train line and Tom Benson Way to the north-east, Blackpool Road to the north, Tulketh Road to the west/south west and Waterloo Terrace to the south. It then extends over the eastern end of Egerton Road and Powis Road. The area and its surroundings are predominantly residential in nature however there are pockets of small scale industrial and commercial properties.

To the north of the conservation area is Haslam Park, a Grade II Registered Historic Park, and to the west is Ashton Park. The thoroughfares of Blackpool Road and Tulketh Road are large busy carriageways. Waterloo Road is narrower but is nonetheless a busy road that runs parallel with the train line.

The built environment developed in a relatively short space of time and buildings display similarities through their architectural styles, construction materials and methods and street pattern. Ashton Conservation Area is situated close to the historic dock area of Preston, the train lines connecting Preston with the north and the Lancaster Canal.



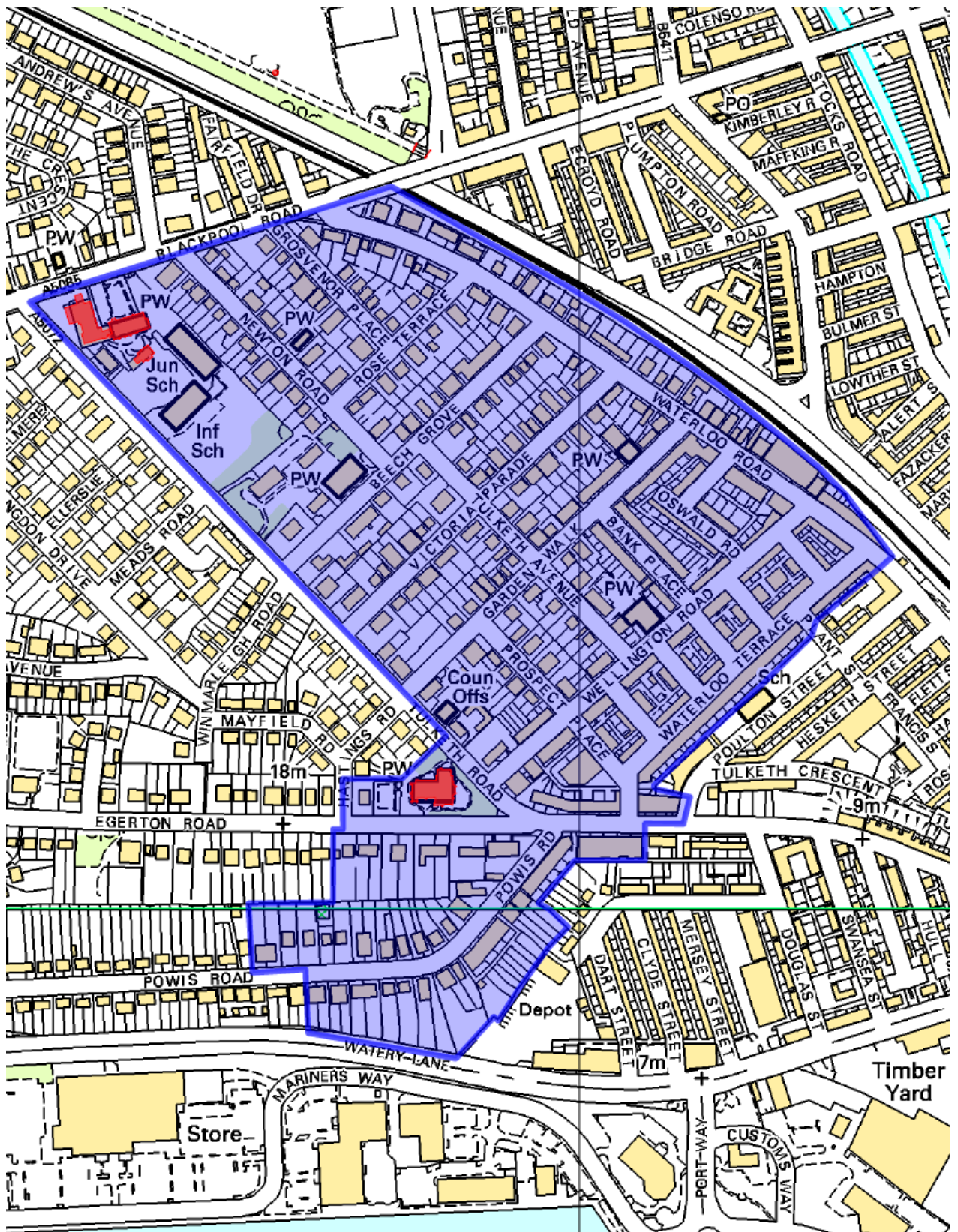
Excerpt of map, surveyed 1844-1847 and published in 1849

The map above shows St. Andrew's Church top middle and the rest of the area as fields, parcelled into sections. The railway can be seen to the north east and Blackpool Road to the north with a property named Bodkin Hall. Blackpool Road was called Long Lane.

The map below shows Ashton almost completely developed as it is at the present time, only 20 years after the map above was published. It is possible to see the street layout and the railway lines in the top right hand corner.



OS Map 1860



Map showing the boundary of Ashton Conservation Area in blue and listed buildings in red

4.2 Archaeology and the Historic Environment Record

Lancashire County Council's Historic Environment Record (HER) provides details of the designated heritage assets as well as buildings and structures of historic interest that are not designated heritage assets and in some cases no longer exist.

An archaeological watching brief that was recommended during the construction of a United Utilities main sewer in 2010 detailed several features and finds which were encountered including the shoulder blade of a type of cattle that is thought to have been extinct in Britain since at least as early as the 4th century AD and possibly as early as the Bronze age. The bone exhibited cut marks consistent with butchery. Another find was the remains of fish traps found at Mill Brook were dated using radiocarbon dating from approximately 1610 to 1670. This would indicate that there has been an ancient settlement in this area and has been occupied since the Roman period in Britain.

4.2.1 Audit of Designated Heritage Assets

- Church of St. Andrew, Blackpool Road, Grade II



Listing Description

Preston

SD53SW BLACKPOOL ROAD, Ashton On Ribble 941-1/1/309 (South side) 27/09/79
GVII

Parish church of Ashton-on-Ribble. 1836, enlarged and altered 1873-4 by Ewan Christian, vestry added 1902. Coursed squared sandstone, slate roofs. Nave, chancel, small west tower; wide north aisle added 1874, north organ house dated 1874 on rainwater head; vestry beyond this dated 1902 similarly. Romanesque tower, otherwise simple Early English style. Square 3-stage tower with clasping buttresses to 1st stage, set-back belfry stage, and short broach spire; 2 round-headed lancets to the 1st stage, one similar but larger window to the 2nd stage, with a hoodmould, and triple round-headed louvred lancets to the belfry. Nave, 4 bays, with buttresses (except at corners), has 2-centred arched windows with hoodmoulds and simple plate-tracery, all 2 lights except that in wider east bay which has 3 lights. North aisle in matching style, with gabled porch to west bay. INTERIOR: nave and aisle have arch-braced king-post roofs with curved struts; round-headed tower arch; 4-bay aisle arcade with stout cylindrical piers of polished pink granite carrying low 2-centred double-chamfered arches; chancel arch similar but larger, and with semi-columns of polished granite; chancel

with sedilia, north arch to organ house, and wagon roof. Good wall monuments to various members of the Pedder family of Ashton Lodge (Pedder Lane, q.v.), including: Jane Pedder (d.1838), wall tablet surmounted by draped urn; James Pedder (d.1846), large monument with white tablet in sarcophagus form surmounted by woman weeping over broken Corinthian column (both these by C.Lewis of Cheltenham); Captain Thomas Pedder (d.1858), a white marble relief with sarcophagus flanked by military weepers and with inscription recording that he died of sunstroke after participating in the Relief of Lucknow during the Indian Mutiny (by H.Weekes); Richard Newsham Pedder of 8th Irish Hussars, (d.Calcutta 1863), wall tablet surmounted by trophies, helmets etc; also Herbert Davies M.B.,CH.B. (d.1900) in Orange River Colony, of dysentery, while serving as civil surgeon in Transvaal War, wall tablet with profile in relief.

Listing NGR: SD5158930531

- St. Andrew's School, Grade II



Listing Description

Preston

SD53SW BLACKPOOL ROAD, Ashton On Ribble 941-1/1/310 (South side) St Andrew's School (1842 and 1869 ranges only)

GVII

School. 1842, enlarged 1869. Coursed squared sandstone, slate roof. Original building rectangular, on north-south axis; addition at right-angles across south end (and later flat-roofed addition in angle), with further range continued to south. Romanesque style. Single storey; the east front of the original range has a round-headed doorway at the north end, framed by a pilaster and clasping corner pilaster (and the south end probably formerly had a matching entrance bay, but is now covered by the addition in the angle); and a central range of 3 round-headed windows with linked hoodmoulds. The north gable wall has a central pilaster and corner pilasters, 2 similar windows with run-out hoodmoulds, and the date "MDCCCILII" in raised Gothic script in the gable above. Rear rendered. The gable of the crosswing has large rectangular windows, and the range continued southwards from this has pilasters and 4 round-headed windows. Various additions to west and south, not of special interest. Included for group value.

Listing NGR: SD5154430552

- St. Andrew's Vicarage, Grade II



Listing Description

Preston
 SD53SW TULKETH ROAD, Ashton On Ribble 941-1/1/311 (South side)
 No.240St Andrew's Vicarage
 GVII

Vicarage. c.1840, altered. Coursed squared sandstone, slate roof. Double-depth double-fronted plan. C17 vernacular style. Two storeys, a symmetrical 3-window facade; central doorway with chamfered surround and hoodmould; mullioned windows on both floors, 5 and 5 lights at ground floor, 3, 2 and 3 lights above, all with chamfered surrounds and cavetto mullions, and those at ground floor with hoodmoulds. Roof with overhanging eaves, gable chimneys. Rear: wide gabled centre breaking forwards, with transomed 10-light canted bay window at ground floor and 3-light mullioned window above, with hoodmould; 2-light mullioned windows in side bays, those at ground floor with hoodmoulds. INTERIOR altered. Included for group value.

Listing NGR: SD5160530505

- Church of St. Michael, Grade II*



Listing Description

SD53SW EGERTON ROAD 941-1/1/98 (North side) 27/09/79 Church of St Michael II*

Church. 1908, by Austin and Paley. Snecked sandstone with ashlar dressings and red tile roofs. Nave and chancel in one, with north and south aisles, south porch, south tower (uncompleted) and south chapel both attached to south aisle, and north transept with attached vestry. (Recent parish hall attached to north aisle, not of special interest.) Perpendicular style in Arts-and-Crafts manner. The nave has 10 segmental-pointed 2-light clerestory windows on the north side, 7 on the south side, all with 2-stage traceried heads, stepped parapets only at the west end, a large west window of 5-lights with stepped tracery including brattished bands; and a square stair-turret at the south-west corner. The aisles have square-headed mullioned windows mostly of 3 lights, with alternating forms of mouchette tracery (those of the north aisle now covered by addition). The porch has a moulded segmental-pointed doorway with hoodmould, flanked by unusual drum-shaped angle buttresses, a string course and high parapet raised over a triangular headed traceried panel with carving of St Michael. The uncompleted tower, square and of one tall stage, with plain square angle-buttresses and south-west stair-turret, has a large segmental-pointed south doorway with moulded surround and double doors with traceried panels and ornamental strap-hinges, flanked by short bands of blind arcading, a large 2-centred arched 5-light traceried window above this and both offset left; and a shallow pyramidal roof. The chancel has 3 clerestory windows on the south side matching those of the nave, and at the east end a short canted full-height sanctuary, with buttresses flanking a large segmental-pointed east window of 1:3:1 lights with stepped 2-stage tracery, and plain parapet carried round from the side. The chapel has 2 windows in the side like those of the aisle, an embattled parapet with blind-arcaded upstands, and an arched 4-light east window with elaborate tracery including brattishing. The north transept (organ house) has windows like those of the nave, and the vestry, which wraps round it and is single-storeyed, has various windows like those of the aisles. INTERIOR: 5-bay arcades of octagonal columns with moulded caps and moulded 2-centred arches; clerestory windows paired within segmental-arched openings; kingpost roof trusses with curved struts passing through wagon-roof ceiling; semi-octagonal responds in place of chancel arch, with tracery panels and surmounted by very large wooden angels with outspread wings; tall 2-bay arcade to north transept of chancel, lower arcade to chancel aisle and beyond this a 3-bay arcade to chapel.

Listing NGR: SD5186830109

4.3 Origins and Development

The Expansion of the Railway

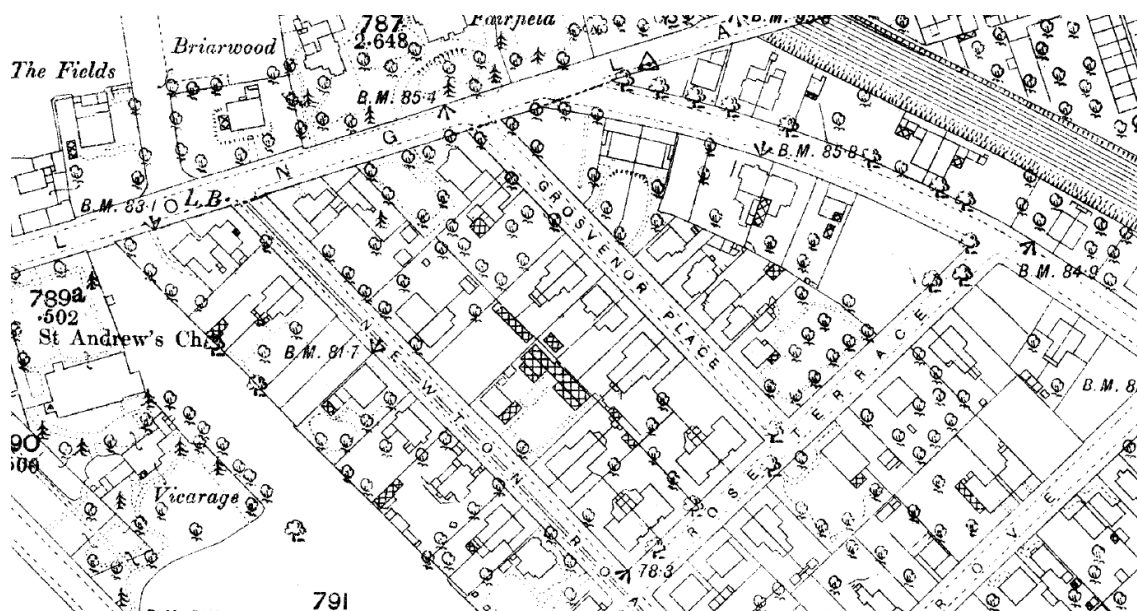
The area that is currently identified as Ashton Conservation Area was, until around 1845, a large area of open space and fields. It is believed that the land historically formed part of the Sir Thomas de Hoghton estate however in the Ashton on Ribble tithe apportionment entry 1838, the land belonged to the Preston & Wyre Railway and Harbour Company and the plot described as 'Railway'. The Preston & Wyre Railway and Harbour Company, formed in 1835 and the Preston & Wyre Dock Company, formed in 1837, merged in 1839 and became Preston and Wyre Joint Railway (PWJR). The Dock Company was vested jointly between the London and North Western Railway (LNWR) – one third – and the Lancashire and

Yorkshire Railway – two thirds – on 28 July 1849 to become the Preston and Wyre Joint Railway¹

Alongside the expansion of the PWJR, the Ribble Navigation Companies were set up to firstly reclaim land at the estuary and retain the river banks and then to expand and accommodate the larger ships. The First Ribble Navigation (RN) Company was set up between 1806 and 1838, the 2nd RN Co 1838-1858 and the 3rd RN between the years of 1853 and 1883. This is significant as Ashton Conservation Area was evolving from an agricultural area to a suburban area with a formal street pattern, concurrently with these two major infrastructure developments. It is not clear how this specific area was developed by the PWJR and who oversaw the planning and building works. What is clear is that the houses were built in a coherent style of detached and semi-detached properties with distinctive features such as decorative bargeboards, bay windows, grand entrances and ample gardens suggesting the area was developed for a fashionable residential neighbourhood and for residents who had means.

Glasshouses

The Historic Environment Record documents reveal that at 9-21 Bank Place there once stood glasshouses, depicted on the first edition 1:2500 map, dated 1893 and on the map dating from 1860. However they were not shown on the 1845 map. This is consistent with the repeal of the glass tax in 1845 and of the window tax in 1851 that dramatically reduced the cost of glasshouses, as did manufacturing innovations of the industrial revolution. Furthermore the growth of the railway network, enabling the efficient distribution of goods and improved shipping and reducing the cost of imported timber, would have had an effect. During the Victorian period, manufacturers were producing functional, self-assembly glasshouses for an emerging middle class who aspired to have such additional buildings as a way of demonstrating their means and interests.



1860 Map, Glasshouses shown by the hatched squares in the centre

Churches & Chapels

¹https://en.wikipedia.org/wiki/Preston_and_Wyre_Joint_Railway

St. Andrew's Church was erected in 1836 and was restored in 1874. It was the first church in this area and was built in the Norman style and constructed in stone. At the site of the present Methodist Hall, adjacent to Ashton Methodist Church, stood a Methodist Chapel which was shown on the first edition 1:2500 map. At 6-8 Garden Walk stood a Baptist Chapel that can be seen on both the 1860 and 1893 OS maps. This distribution of chapels is typically representative of this period as during the 19th century both the Baptist Church and the Methodist Church communities grew rapidly.

The Sacred Heart Roman Catholic Church is a more recent addition that dates from 1938 and is constructed in brick with some stone tracery and decorative parapet. The style can be described as Late Gothic revival. The architect is not known. The church makes a significantly positive contribution to the conservation area, in particular adding to the attractiveness and views along Beech Grove and Newton Road.



Sacred Heart Roman Catholic Church, Newton Road

Residents & Their Occupations

Within the Directory of Preston & District 1874 it was noteworthy that residents of what is now defined as Ashton Conservation Area had occupations that were predominantly managerial, administrative and professional and fewer examples of manual or blue-collar occupations. A short sample is provided below:

Bank Place, 3	Gustave Ailsing	Civil Engineer
Bank Place, 6	William Thomas Bilsborough	Commission agent
Beech Grove	Thomas Crook	Overlooker
Garden Walks	Charles Joseph Archer	Cabinet & Pattern Maker
Garden Walks	James Coliter	Joiner & Builder
Garden Walks, 6	Mrs M Dewhurst	Market Gardener
Garden Walks	John Howarth	Bolt & Screw Manufacturer
Garden Walks;	Robert Aughton	Bookkeeper
Garden Walks	Edwin Cox	Dental Surgeon
Newton Road	Samual Hibbert	Bookkeeper
Victoria Parade	Thomas Coulthard	Accountant & Insurance Agency Secretary to County Palatine of Lancaster
Victoria Parade	Charles Joseph Archer	Bookkeeper
Victoria Parade	John Bamber	Commercial Traveller
Waterloo Road	Edward Carr	Police Sergeant

4.4 Character and Appearance

The area is a suburban development mainly of detached and semi-detached houses. Although the plots sizes are generous and buildings vary in size, the development is fairly compact set out in a block arrangement. The houses tend to have long gardens that stretch back and converge with the rear gardens of properties to the rear. The houses are set back from the pavement and roads are wide giving a real sense of space and openness. Trees and foliage play a large part in this area with mature trees along the public pavements as well as in private gardens.

Ashton Conservation Area has some similarities with Fulwood Conservation Area including the style of architecture, plot sizes, its location on the edge of town and its prevailing residential character. Where it differs significantly is the street layout; Fulwood is mainly linear with properties following the thoroughfares and highways and Ashton has a distinctive block pattern.

The plan form or street pattern of Ashton Conservation Area comprises rectangular blocks including Rose Terrace, Beech Grove, Victoria Parade and Garden Walk. These blocks are orientated east-west and are accessed off spinal roads that run north-south; Newton Road, Grosvenor Place, Waterloo Road and Tulketh Avenue are the longest of these. The layout is linear providing straight clear views from one end to another which is a common feature with the imposition of a planned street grid. In the main, the buildings fill the plots in a uniform way giving a continuous built frontage. Development is spacious with generous gaps between plots. This gives a consistent, defined built edge to the wide roads and spacious tree-lined avenues.

There is a small number of commercial and industrial properties around the Waterloo Road area. Wellington Road has a more active character with a small collection of shops and the Methodist Church. This part of the conservation area is denser with housing being largely made up of terraces with smaller private external areas compared to the streets towards the centre of the conservation area and towards Tulketh Road.



Long View of Wellington Road where housing is denser with rows of terraces



Property on Waterloo Road with original sash windows and ground floor bay window



Corner plot showing the property sympathetically addressing both elevations



Traditional semi-detached houses on Waterloo Road showing consistent design and style of boundary treatment and architectural features



Well-designed traditional and modern shopfronts with stall risers, fascias, integrated signage and corner entrances on Wellington Road



Good example of sympathetic front extension to form shop front

4.5 Landscape Setting, Views and Vistas

The area is bounded by busy thoroughfares although within the area the streets are quiet and are not used extensively other than for access. The surrounding area is characteristically urban with dense terracing to the north east and south. To the west, the area is fairly compact but housing is generally detached with private garden space and dates from the mid-late 20th century.

Views are generally long and linear, some with focal points at the end and others and are channelled formed by the location of the architecture and the wide road and space that plays a great role in the character of the area.



Views along Waterloo Road, a long spinal road running along the north western edge of the conservation area



4.6 Architectural Quality and Form

The buildings form the major component of the space creating a clear sense of definition. The wide open spaces and foliage along the roads and pavements add a complimentary backdrop to the tall and substantial houses.

The buildings date from the mid to the late 19th century and are typical in style and materials; local red brick with slate roofs and sandstone dressings. The use of similar materials throughout the development gives an appearance of refinement and cohesion. The variety of styles and sizes of properties adds an interest and individuality that sets the conservation area apart from the uniformity of terraces and townhouses of a similar date. The area offers an opportunity to live somewhere with its own identity. There are unique features to be found on some of the properties including corner features, uninterrupted roofscapes with chimneys, impressive entrances, feature windows and well-presented principal frontages and gardens.



Properties on Beech Grove display good examples of features that positively contribute to the character of the area including bay windows with timber framed sashes, impressive entrances and boundaries of hedgerows and low boundary walls

4.7 Buildings of Local Interest

Significant historic buildings apart from listed buildings in the area include the following:



38a Garden Walk – former Post Office shown on the 1860 and 1893 maps. The Post Office has been converted to a dwelling house.



Ashton Methodist Church, Wellington Road



Sacred Heart, Newton Road



Evangelical Baptist Chapel, Garden Walk

4.8 Contribution of Trees, Hedges and Green Spaces

The trees along the streets, roads and avenues play a significant role in the character of the conservation area. They intensify the long-distance, channelled views throughout the area and provide a contrast to the highways. Planted formal front gardens also make a significant contribution to the character of the area. The large private gardens are an indication of the fashion and movement of the time to provide private gardens for leisure and for growing produce.



Long tree lined linear views along Egerton Road



5.0 Condition of Conservation Area

The overall condition of the buildings and the public realm within and immediately around the conservation area is good.

5.1 Extent of loss and intrusion

Overall the conservation area retains its distinctive and legible appearance which is clear to understand. However the addition of some poorly designed shopfronts and the occasional insensitive infill of gap sites have impacted negatively on the historic character and quality of the area. Some front gardens have been lost to car parking spaces and there are isolated cases of the unauthorised installation of satellite dishes.

Unsympathetic modern shopfronts



Flat roofed garages



Flat roofed extensions



|Standardised design with no consideration to the prevailing scale and massing



6.0 SWOT Analysis

Below is a summary by way of a SWOT analysis that highlights both the positive and the challenging aspects of Ashton Conservation Area. The strengths outweigh the weaknesses and threats to such a degree that the area is considered to be of low risk of losing its historic significance.

Strengths

- High quality houses built with collective palette of materials
- Substantial properties set in generous gardens and set back from the pavement
- Distinctive architectural features including bay windows, stone detailing, bargeboards and impressive entrances
- Long, linear and wide open views throughout
- Greenery and foliage provided by gardens, boundary hedges and tree lined avenues
- Good access to Ashton Park
- Well established routes and infrastructure for commuters to Preston city centre and out towards Blackpool

Weaknesses

- Some poor quality shop fronts
- Loss of traditional paving materials in the public realm such as sets and stone flags and the prolific use of tarmacadam
- Intrusion of satellite dishes particularly on Wellington Road

Opportunities

- Improvements to the public realm
- Introduction of a shopfront guide to encourage a higher quality of signage, shop fronts and lighting to commercial properties
- Raise awareness to developers, property owners and residents to the benefits of living in a historic area and to offer guidance on maintenance and property improvements

Threats

- Pressure for garden frontages to be hard landscaped to provide off road parking
- Pressure to develop and extend properties in the garden and driveway areas
- Pressure for more properties to be subdivided and used for flats and house in multiple occupation particularly along Wellington Road.

7.0 Management, Monitoring and Review Strategy

Ashton Conservation Area is a well-maintained and looked after area and one where properties largely retain original features and alterations and additions have been sensitive. Development has mainly been in accordance with good conservation and design practice and the overall impression is that there is little threat to the loss of historic character in the area.

The purpose of the Ashton Conservation Area Appraisal is to provide a clear and structured approach to development and alterations which could have an impact on the character and appearance on the area. The special qualities which it is desirable to preserve or enhance

are identified in the Appraisal. To maintain the recognisable quality of the Ashton Conservation Area and to ensure the highest quality of design, the Council will:

- From time to time review the character appraisal and management strategy, which will act as a basis for development management decisions;
- Require all applications for development in the area to include appropriate written information and legible, accurate, up to date, fully annotated scale drawings;
- Expect the historic elements which are an essential part of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate. This includes:
 1. the retention of traditional boundaries
 2. the insertion of well-proportioned and subtle shop fronts
 3. setting back of extensions, garages and other associated out-buildings
 4. sensitive infilling of any gaps between detached and semi-detached properties as these are considered to be an essential characteristic of the area
 5. Promoting high standards of design for any additions or extensions to reflect the prevailing materials, proportions, fenestration patterns and to retain views and spatial qualities
 6. Permitting the installation of satellite dishes in discreet areas and not on principal or noticeable elevations.
- New development should follow the principles set out in the Central Lancashire Design Guide and policy EN8 of the Preston Local Plan
- Deal with unauthorised development in accordance with its Local Enforcement Plan
- Maintain a comprehensive and up to date photographic record to establish a visual survey of listed buildings and of local interest in the Conservation Area.

8.0 References

8.1 Legislation and Guidance

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Town and Country Planning Act 1990
- The Town and Country Planning (General Permitted Development) (England) Order 2015
- The Central Lancashire Core Strategy
- The Preston Local Plan 2012-2026
- Central Lancashire Design Guide Supplementary Planning Document
- The National Planning Policy Framework (The Framework)
- Preston City Council Local Enforcement Plan
- Guidance on the Management of Conservation Area, English Heritage, 2006
- Guidance on Conservation Area Appraisals, English Heritage, 2006
- Understanding Place: Conservation Area Designation, Appraisal and Management, 2011
- Understanding Place: Historic Area Assessments in a Planning and Development Context, English Heritage, 2010

8.2 Archives and Libraries Consulted

- Harris Museum and Library
- Lancashire Archaeology Department, Lancashire County Council
- Preston City Council archive material