

AVENHAM CONSERVATION AREA PRESTON

CONSERVATION AREA APPRAISAL



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FINAL DRAFT

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Section 1 Introduction

Avenham Conservation Area was designated by Preston Borough Council in 1975 and the boundaries were amended in 1984 and again in 1992. This appraisal updates and expands on the previous appraisal carried out in 1996.

A conservation area is an “area of special architectural or historic interest” the character or appearance of which it is desirable to preserve or enhance.¹ Designation of a conservation area increases the control over significant or total demolition of unlisted buildings, strengthens control over minor development and protects trees within its boundaries. It also ensures that any new development maintains or enhances the character of the area.

Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals must be publicised and incorporate public comment.

The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for development plan policies, development control decisions, and management plans for the preservation and enhancement of the character or appearance of an area.² The purpose of the Appraisal is, in accordance with the methodology recommended by English Heritage,³ to define and record the special architectural and historic interest of the Avenham Conservation Area. This has been used to prepare a management plan (available as a separate document) setting out actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.

The Lancashire Historic Town Survey Programme was carried out between 2000 and 2006 by Lancashire County Council and Egerton Lea Consultancy with the support of English Heritage. This programme made a thorough analysis of the origins and development of the township, and the influence of geology, topography, economy, industry and transport upon its development. Based on that research, Lancashire County Council published a Historic Town Assessment Report in February 2006.⁴ Preston City Council also commissioned a

¹ *Planning (Listed Buildings and Conservation Areas) Act 1990.*

² *Planning Policy Guidance note PPG15, Planning and the Historic Environment* (Department of the Environment and Department of National Heritage, September 1994).

³ *Guidance on Conservation Area Appraisals* (London: English Heritage, February 2006).

⁴ Lancashire County Council and Egerton Lea Consultancy, *Lancashire Historic Town Survey Programme: Preston with Walton-le-Dale and Penwortham Historic Town Assessment Report* (February 2006)

Conservation Management Plan which it published in 2005⁵. The Conservation Area Appraisal draws heavily from these sources.

⁵ Buttress Fuller Alsop Williams, *Avenham and Miller Parks Preston* (unpublished report, March 2005).

Section 2 The Planning Policy Context

The national planning policy guidance for conservation areas is PPG15: *Planning and the Historic Environment*, Part 1, Section 4. The local planning policy context is Policies 13, 20 and 21 of the *Joint Lancashire Structure Plan* (2001 – 16), Objectives 9, 10 and 11 of *Heritage Conservation in Lancashire* (Lancashire County Council) and policies C1, C2, C3, C4, C5, C6, C7 and C8 on Conservation of the Historic Environment and policies G1 and G3 on Green Space in the adopted *Local Plan* (Preston City Council 1996). See Appendix 5 for further details.

Preston City Council has one relevant Supplementary Planning Document, SPG5 *Design Guide on the Repair and Replacement of Traditional Doors and Windows*. This document is intended as a guide to good practice and an aid to ensuring that doors and windows are appropriate in their historic context. Listed Building or Conservation Area Consent may be required for alterations that affect the character of the building including replacement of doors and windows, and it is an offence to carry out such works without consent. Planning Permission may also be required in conservation areas, where there is an Article Four Direction in force, as there is for a large part of the Avenham Conservation Area.

This Appraisal will be a useful contributor to future Area Action Plans or Supplementary Planning Documents for the area.

Section 3 Summary of Special Interest

The special character of the Avenham Conservation Area derives from the following elements:

- A mixture of fine Georgian town houses in the south and south-west dating from the early to mid-nineteenth century, stepped back from the pavement to allow light to cellars, and smaller middle class terraced houses in the east with some of the same architectural features;
- A large number of buildings and monuments listed or of local architectural or historic interest;
- Traditional craftsmanship embodied in original building materials and architectural features;
- Visual harmony resulting from use of a limited palette of natural building materials of brick and slate roofs and a limited variety of styles, particularly in the terraced streets;
- Hard and soft landscaped spaces and historic street surfaces in parts of the Conservation Area enhancing the environment;
- Attractive views across the Ribble valley;
- Green open space and historic park structures provided by the more formal Grade II listed Avenham and Miller Parks, which include Avenham Walk, as well as the private gardens of Bank Parade; the riverside walk; Avenham and Miller Parks have been described as being amongst the finest examples of traditional Victorian parkland in the northwest of England; more informal parkland to Frenchwood Knoll;
- One of the proposed extensions includes Frenchwood Knoll and part of the designed riverside walk with its avenue of trees.

A definition of the special interest of the Conservation Area is set out in section 4 of the character appraisal.

Section 4 Assessing Special Interest

4.1 Location & Setting

Location and Context

Preston lies on the north side of the Ribble estuary centered on NGR SD 538 296. The historic core of Preston was laid out along a low rise above the River Ribble. Preston was sited on the north bank of the river, at its lowest bridging point and near to the upper limit of tidal flow. It was also on the main western route north from the south of England, with the Pennines to the east and the coastal moss lands to the west. Situated at about the mid-point of the County Palatine and at the boundaries of three of its historic administrative divisions (the Hundreds of Blackburn, Leyland and Amounderness) it was a convenient centre of administration, particularly for the various courts; more so, in fact, than Lancaster itself.

The town lies on an undulating plateau of glacial drift, mostly heavy clay with an overlay of sand which in some places is approximately nine metres thick. This plateau is crossed by a few small brooks, which have etched little ravines for themselves. The clay was suitable for brick-making, the sand was good for drainage and the brooks were useful sources of water for the early steam-powered cotton mills.

The Avenham Conservation Area lies to the south-west of Preston town centre, with Avenham Lane at its heart and encompassing Avenham and Miller public parks.

General Character and Plan Form

Preston's urban area was defined in the Lancashire *Historic Landscape Characterisation Project*, which outlined urban areas in accordance with their extent in around 1990.

Preston was originally a planned, nucleated settlement laid out as a two-row community along Fishergate and Church Street, with the church at the eastern end. In the period of expansion commencing in the nineteenth century estates were sold off for development allowing surveyors to plan and lay out large areas in a grid design. This pattern of development continued throughout the nineteenth century and into the early twentieth century.

Landscape Setting

Preston formed near to the mouth of the River Ribble, on the edge of the Ribble estuary. The Countryside Commission has defined various character areas in the region and described this as an agricultural landscape with medium- to large-scale fields, with some pasture and blocks of mixed woodland. To the east of Preston is Pendle Hill and more rolling countryside running up to the uplands of the Bowland Fells and southern Pennine hills.

The main significant views in the Avenham Conservation Area are those afforded in a south-westerly direction from Avenham Walk over Avenham Park towards the River Ribble and views along and over the Ribble valley from the Avenham and Miller Parks. There is also an attractive view in both directions along Avenham Walk itself. The main landmarks are the five-storey Avenham Tower on the corner of Avenham Walk and Bank Parade, designed to be a landmark building, and the tower of the former railway hotel on East Cliff.

4.2 Historic Development & Archaeology

4.2.1 History and Development of Preston

Early History

Preston was founded on a low ridge on the north bank of the River Ribble. Its date of first settlement is uncertain, but there is evidence of a significant settlement by the time of the Norman conquest in 1066 which suggests that it must have served as an important market centre well before then. The Ribble itself would have provided an important communication route for the Scandinavian communities in Dublin and York.

The Borough of Preston was probably created in the early 1100s, its earliest surviving charter dating from 1179. It was a free borough, not subject to manorial control but governed by an elected body drawn from the local citizens. The charter stipulated that burgage plots or building sites must have frontages at least 12 feet wide. The Borough was established along both sides of Church Street and Fishergate in a two-row plan form, with the church at one end. The east and west extent of the town was marked by barrs or gates which survived until the 1600s. The original market was probably held in the Church Street / Fishergate area but a purpose-built market place was soon established on the north side of Fishergate. Preston became one of the richest boroughs in Lancashire and it made early improvements to the streets, including paving and the construction of a stone bridge over the Ribble. There was also a school by around 1230.

During the Civil War, in the 1640s, Preston was a centre for Royalist sympathisers and the town was fortified with two brick walls but was nevertheless captured by Parliamentary forces. The town appears to have remained largely within its medieval boundaries and was little changed by the 1770s, although the backs of burgage plots had become subdivided and filled with courts. Preston's role was mainly that of a market, agricultural, legal and administrative centre and middle class people were attracted to the town. They had good quality houses built in fashionable architectural styles. From the 1600s there was a significant amount of new building in brick and stone, the most imposing being the Earl of Derby's new house on Church Street: Patten House. In general, the buildings on the main streets were thought very handsome and Preston's status as a fashionable place was reflected in the establishment of public places where the gentry could meet and take the air. The first such was Avenham Walk, laid out as a tree-lined avenue in 1696. Another of Preston's finest features was the Market Place and its Town Hall. There was also early development of civic amenities, including the provision of piped water to public taps in 1729. However, disposal of sewage was a problem, made worse by roaming animals such as pigs.

Local businessmen formed Turnpike Trusts to charge tolls for using important roads and use the money to improve them. The first road through Preston to be turnpiked was the road south to Wigan in 1726 but the main period of development of turnpike roads around Preston

was in the 1750s. Preston became part of the canal system with the official opening of the Lancaster Canal from Preston to Tewitfield, on the Lancashire / Cumbria border, in 1797.

Industry

Preston began to develop an industrial base, initially with the provision of windmills for grinding corn and later with textile manufacture. From the late 1700s, cloth merchants built handloom weavers' houses. The first cotton factory was built by William Collinson on Moor Lane in 1772 and, by 1802, there were around 8 spinning factories. Another early entrepreneur was John Horrocks whose firm became the largest textile manufacturer in Preston; by 1862, Horrockses Miller & Co. had 10 mills. The first power looms were introduced in 1824 and weaving became increasingly dominant, although spinning continued to form an important part of the local industry. Most of the mills were built to the north and north-east of the town, initially near streams for water power and later near canal or railway junctions for the supply of coal for steam engines. In the late nineteenth century, owners began to build mills in the centre. The economic upturn of the 1880s and the loss of earlier mills to fire led to older mills being rebuilt in fireproof materials. The final period of expansion of the industry was in the 1900s with the construction of very large cotton factories for both spinning and weaving.

Engineering was also an important local industry, mainly supplying machinery for textile mills. The expansion of mills and housing led to the development of a significant brick industry with brickfields mostly to the north of the town.

Housing in the 1800s

From the early 1800s social changes led to the abandonment and redevelopment of many older buildings, especially the large town houses in the centre. There was also redevelopment and more intensive occupation in the medieval streets to accommodate the growing population of textile workers which resulted in congested courts and alleys. New development took place on the edges of the town, often close to factories. House building spread north, often consisting of poor quality buildings which were later criticised in sanitary reports. Around 1850 better quality terraced houses appeared, with back yards accessed from the street by a passage between the front doors of a pair of houses. The middle classes began moving to grand new houses, mostly in Winckley Square, and white collar workers to terraced houses in a grand style. The main middle class suburb lay around Avenham and the pattern of Winckley Square was imitated elsewhere by houses built around existing churchyards.

Preston began expanding rapidly in around 1850 and the Local Board of Health was able to improve the standard of housing provided. The Preston Improvement Act of 1880 led to the introduction of back roads to service yards with their outside toilets. Once Avenham had been developed, the growing ranks of professional, managerial and commercial middle class people looked to live in areas on the

outskirts of town, leading to the development of suburbs to the north and west of the centre and towards Fulwood and Ashton-on-Ribble.

Commercial Development

By the nineteenth century Preston had a wide range of trades and shops: the 1855 trade directory listed over 1600 professionals, trades people and shopkeepers. The town's status as a provincial centre attracted services such as insurance offices, banks, lawyers, surveyors and architects. The Miller Arcade, built in 1899, was one of the first steel-framed buildings in the country and was described as an Italianate masterpiece.

Civic Amenities and Transport

Preston was the first town outside London to be lit by gas, following the establishment of a gas company in 1815 by a group of local businessmen. They enlisted the help of John Grafton, an engineer with the Chartered Company of London, who persuaded local businesses and mills to use the service, to ensure its success; the Borough Council took over the supply in 1839.

The lack of a widely available fresh water supply and sanitation system led to cholera and typhus outbreaks and high infant mortality. A reliable water supply was only established in 1832 when the Preston Waterworks Company built a reservoir at Grimsargh. The corporation took this over in 1853 and added more reservoirs. Baths and washhouses opened in 1851 but it was many years before the sewage system was complete.

Preston's importance as a regional centre meant that it was connected to the railway system from an early date. The first railway to be built was the Preston to Wigan line, run by the North Union Railway and opened in 1838. The line connecting Preston and Manchester opened in 1841. The Preston Tramways Company opened the first public passenger horse tramway in 1879, running to Fulwood Barracks along Victoria Road. The system was extended in 1882, with routes from Fishergate Hill to the Pleasure Gardens in New Hall Lane and from the Town Hall to Ashton.

4.2.2 History and Development of Avenham

Avenham was predominantly agricultural in nature and only began to be built-up in the early 1800s, but records give some insight into its earlier history. The first reference is to the construction of a workhouse for the poor by Preston Borough in 1675, superseded in 1788 by a new house on the moor. In around 1696, when the town of Preston was still quite small, Alderman Lemon sold a piece of ground to the Borough for use as a public walk. The area, now known as Avenham Walk, was planted with lime trees and became a place for fashionable people to promenade. It would also have provided young people with a socially acceptable place to meet those of the opposite sex. The *Lancashire Historic Town Survey* quotes Hardwick on Avenham Walk:

*'the beautiful scenery, and the well-kept walks, on the banks of the Ribble, form a natural landscape infinitely superior in picturesque aspect, to many artificially formed parks, where the character of the locality has been less favourably adapted to such a purpose.'*⁶

Until the early 1800s this area was still fields divided into long narrow strips with Avenham Lane winding across them to the meadows by the river. After the laying out of nearby Winckley Square, Avenham began to develop as a middle class residential district with the street layout (and, in some cases, the size of houses and their yards) reflecting the previous field pattern. Avenham Road was the first street to be laid out, in 1809, and the other streets had been added by the 1830s. Avenham was the first residential suburb for white-collar workers such as teachers, clerks, minor officials and travelling salesmen. Originally there were also humbler streets to the east, but these have now all been demolished. The rows of houses on the eastern edge of the area look like typical working-class terraces, but they were designed for and occupied by middle class families. The social character of even the smallest houses left in this area is still recognisable by the features which they share with the largest. These include cellars or basements, the number of chimney pots, the type of brickwork and their architectural style, including various kinds of decoration such as door cases, fanlights, railings and gardens.

The arrival of non-conformists in the area resulted in the construction of the New Jerusalem Church in 1844 on Avenham Road and the Zoar Particular Baptist Chapel on Regent Street in 1853. Two years later the Baptist congregation moved to Great Avenham Street but the Catholic Apostolic Church took over the building in 1882. Local people were keen to have their children educated and the Institute for Diffusion of Useful Knowledge, established in 1828, commissioned John Welch to design a new building on Avenham Lane in 1849. However, the Institute declined in popularity and in 1882 the trustees of the late Edmund Robert Harris re-endowed it as a Technical, Science and Art School. J.V. Hibbert, architect of the Harris Museum, re-designed the building to cope with the needs of new courses, such as physics, and numbers increased. The building still exists as the

⁶ Lancashire County Council and Egerton Lea Consultancy, *Lancashire Historic Town Survey Programme: Preston with Walton-le-Dale and Penwortham Historic Town Assessment Report* (February 2006) 23.

Harris School of Arts and Crafts, part of the University of Central Lancashire.

Harris was a wealthy lawyer and a bachelor. He benefited from his brother, Thomas' will, inheriting the bulk of his fortune. When Edmund died he left an estate worth half a million pounds, the proceeds of which were to be devoted to charitable purposes, administered by the Harris Trustees, who still exist.



The Harris Institute 1855

In 1839 Isaac Simpson set up a business making gold thread on Avenham Road. He was successful and expanded his premises five years later to include an office and works with an attached factory to the rear. This is the only example of industrial premises in the Conservation Area and is a rare example of such usage developing from domestic origins. Twenty years later Isaac Simpson's son, Stephen, built additional premises on the opposite side of the road.

The attractiveness of the area was enhanced by the opening of two public parks in the south-west, which incorporated a riverside walk laid out in 1847-9. The corporation purchased land between 1843 and 1852 for Avenham Park which provided attractive pleasure grounds of 27 acres on the banks of the River Ribble when it opened in 1867. Alderman Thomas Miller also gave 11 acres for Miller Park, to the west. Edward Milner, a London landscape architect, designed both parks between 1861 and 1867 and the landscaping provided work for local factory workers made unemployed by the American Civil War. Miller Park included an ashlar-faced belvedere which was moved to the north-eastern side of Avenham Park in around 1873 when a granite and marble memorial to the fourteenth Earl of Derby was installed. The fourteenth Earl of Derby was MP for Preston from 1826-30 and for North Lancashire from 1832-44; he was later Prime Minister in 1852, 1858-59 and 1866-68. Two captured Russian cannons from the Crimean War were placed in Avenham Walk as memorials of the war but were removed in the 1960s. In 1926 the Boer War memorial was moved to the Park from the market place when the cenotaph was constructed.

Development Fund and Lancashire County Council. Work began with the demolition of the 1950s bandstand and major work on services. Improvements were also made to the council depot at the South Meadow Lane entrance to Miller Park as well as new vehicle restrictions at entrances. Improvements were made to pathways and drainage, and restoration work was carried out on the Boer War memorial and the statue of the Earl of Derby. In February 2008 two replica cannons, made by a Wigan-based specialist company, Lost Art, were installed to replace the historic Sebastopol cannons. In August 2008 a new ornate fountain was switched on in Miller Park and, a month later, a new Pavilion Café opened. The next phase of the project aims to restore Edward Milner's original landscape design as well as twentieth century additions, such as the Japanese Garden.

4.2.3 Maps Showing Sequential Development of the Area



1808: Map covering area between Fishergate and the River, with red rectangle enclosing approx location of Avenham Conservation Area.



1824



1840



1849



1861



1871



1889



1893



1912



1931



1938



Present Day

4.2.4 Significance of the Archaeological Resource

Areas of below-ground potential within the historic core are constrained by post-medieval and nineteenth century development, some of which was cellared. The extensive process of modernisation from the nineteenth century onwards appears to have disturbed the remains of the medieval and early post-medieval town. There has been no archaeological excavation on the south side of the medieval town, neither on Fishergate nor Church Street. Here, the lines of the burgage plots survive to a greater degree, even though the buildings appear to have been replaced in the nineteenth century. Sites and extant buildings identified on the Sites and Monuments Record (SMR) are described and located on a map at Appendix 1.

4.3 Spatial Analysis

Character and Interrelationship of Spaces



Avenham Park

The main open spaces in the Avenham Conservation Area are the Grade II listed Miller and Avenham Parks which are semi-informally landscaped areas providing a natural feel to the area. They are bounded on the north by the garden walls of houses along Ribblesdale Place and East Cliff and trees, on the west by the railway lines, on the south by the River Ribble, and on the east by the private gardens along Bank Parade. They are linked by the ornate arches of another, now disused, set of railway tracks. Since they were opened in the mid-nineteenth century, they have provided an important leisure facility for the people of Preston and make the transition between the urban and the rural areas to the south, across the river. The Parks are connected to Avenham Walk by an entrance at the southern end of the latter. The Walk is a formal promenade with its main access from Avenham Lane.



Miller Park

Key Views and Vistas



View South-westwards from Avenham Walk

The main significant views in the Avenham Conservation Area are those afforded in a south-westerly direction from Avenham Walk over Avenham Park towards the River Ribble and views over and along the Ribble valley from both the Avenham and Miller Parks. There is also an attractive view in both directions along Avenham Walk itself. Due to the grid layout of the streets in the northern section, there are positive views in a North-west and South-east direction along Bairstow Street, Chaddock Street, Avenham Road, Latham Street, Great Avenham Street and Frenchwood Street.



View Northwest Along Avenham Walk



Avenham Tower

The main landmarks in the area are Avenham Tower or Tower House, at the southern end of Avenham Walk and the tower of the former railway hotel on East Cliff which is visible across both parks.



View Northwards from Miller Park Towards The Former Railway Hotel

Townscape Analysis



4.4 Character Analysis

Prevailing or Former Uses and Their Influence on Buildings



Sympathetic Extension

Most of the buildings were originally built as houses, whether as large town houses for wealthier people or terraced houses for the aspiring middle class. The street layout reflected the previous field patterns. One listed building was built as a school, two buildings were built for religious purposes and there are two small industrial complexes for the Simpson gold thread works. The two latter were converted to residential use a few years ago. Two public houses were built at the same time at the ends of terraces, facing Avenham Lane, although one has now been converted into residential accommodation.



Former Railway Hotel

A large, late nineteenth century railway hotel at the south-western extremity of the area has been converted to offices. Many of the houses in the western part of the area have also been converted to offices and some have extensions, largely sympathetic.



Simpsons Gold Thread Works on Avenham Road

Qualities of Buildings



Harris Institute

There are 106 entries representing 229 listed buildings within the Conservation Area, of which the Harris Institute is Grade II*. This represents over half of all the building stock in the Conservation Area, which is an unusually high proportion. Houses were built at different times in all the streets: divisions can be seen in the mortar lines and there are differences in styling. Avenham Road was the earliest to be built on, followed by Great Avenham Street and Ribblesdale Place, the remainder of the streets being built on from the 1830s. The exception was Regent Street which was not built on until around the 1850s. Most houses are late Georgian in style, with the exception of Avenham Tower on Bushell Place, which is Italianate. The Harris Institute is Classical in style and the former Railway Hotel is Victorian with Arts and Crafts style details.



House Entrances in Frenchwood Street

The rows of houses in the eastern part of the area were designed for middle class families. They share features with the largest houses, including cellars, numbers of chimney pots and architectural detailing of door cases with engaged Ionic columns and bracketed and moulded cornices, fanlights and moulded gutter cornices. Some streets also show sill banding. The entrances to back yards are either next to the front door or between houses. A few of the streets still have nearly complete sets of lower middle class Georgian houses, especially Bairstow, Frenchwood and Great Avenham Streets. Most of the houses in Bairstow Street have ground floor canted bay windows.



Houses at the South End of Frenchwood Street



Bay Windows in Bairstow Street



***House with Tri-partite
Entrance on Ribblesdale
Place***

The larger houses tend to be located on the south and south-west of the area, facing the parks and river. They have grand entrances with a higher level of architectural detailing and are stepped back from the pavement with stone boundary walls. Those on Bushell Place have front gardens and the end properties are three-storey and grander. At the south-east end are four large three-storey houses with columned and corniced porticoes, large canted bays to the first floor with balustrades across the centre of the building and cornices at the outsides.



***Gothic House on
Ribblesdale Place***



***Large Townhouse on Ribblesdale
Place***



House on Avenham Lane



House on Bushell Place

There is a group of very large houses on East Cliff, built in a variety of styles including Georgian, Classical and Gothic. Number 21 has a Georgian street frontage but is Classical on its south-eastern side, facing the park. East Cliff Gardens has large stone gate posts, railings and gates but its street frontage is diminished by the wall which is a modern pastiche of the stepped brick wall in other parts of the street. Number 6 has been altered with PVC windows fitted and is fronted by a tarmaced parking area which diminishes its significance.



East Cliff Gardens



No 21 East Cliff Road

Building Materials

The main building material in the Conservation Area was red brick, mostly from large brickworks at Waverley Park, New Hall Lane, on the eastern outskirts of the town, which were still operating at the end of the nineteenth century. Small-scale brick making also occurred and the court leet stipulated the size of brick to be used: a Preston brick should be 10 inches long, 5 inches broad and 2½ inches thick. One house at 34 Ribblesdale Place is unusually built of brown brick. Those houses built between 1815 and around 1830 were mainly constructed using English garden wall bond and those constructed later using Flemish, although this is not exclusively the case.

Many houses have sandstone window and door dressings. Several of those on Bank Parade, the Harris Institute on Avenham Lane and the Old Vicarage at 6 East Cliff are built entirely of ashlar-dressed stone.

Buildings would have been constructed with lime mortar, which is still visible at 28 Chaddock Street. Tuck pointing would also have been used and was visible at the time of listing at 38, 40 and 41 Frenchwood Street

The majority of buildings in the Conservation Area are covered with slate. The opening of the railway in the mid-nineteenth century enabled the cheaper and lighter Welsh slate to be imported for local use. Some houses have had their roofs replaced with concrete tiles.

Local Details



Six-over-six Sash Windows

The sliding sash window would have been universal throughout the Conservation Area, probably in a six-over-six form of which there are some surviving examples, both with and without handles. Some windows appear to have been replaced later with two-over-two sashes and some have been replaced recently with sashes. Some doors are probably original; there are 2, 4 and 6 panelled doors. Many terraces retain the original lead-lined cornice at the eaves.



Four-Panel Door on Regent Street Six-Panel Door on Avenham Lane

There are no buildings proposed for the Local List.

The Public Realm



Cobbled Bairstow Street

Street surfaces are almost exclusively poor quality and of tarmac throughout the Conservation Area, with the exception of Bairstow Street which has cobbles. Setts have been fitted to parking areas in Chaddock Street, Frenchwood Street, Great Avenham Street and Cadogan Place. Pavements are largely concrete, but there are York stone pavements in Bairstow Street, Regent Street, Frenchwood Street, Bushell Place, Latham Street, Cadogan Place, Camden Place and Avenham Place; there are extended York stone pavements in Great Avenham Street with stone paving in front of the Harris Institute. Red tarmac has been used for pavements on Ribblesdale Place. The private streets of Bank Parade and Bushell Place are not evidently maintained, the surface a mixture of hard core and tarmac which is in poor condition leading to localised flooding. Traditional style street lamps have been fitted in some streets but all the original mid-nineteenth century cast-iron street lamps around Avenham Walk survive and are statutorily listed.



Private Road in Poor Condition



Setted Parking Area

There are trees in a few of the streets which enhance their character, particularly Frenchwood Street, Latham Street.

Public realm artefacts which contribute to the character and appearance of the Conservation Area are identified at Appendix 3.

Green Spaces and Biodiversity



Trees and Green Space by the Brook

The main green spaces within the Conservation Area are the Grade II listed Miller and Avenham Parks which are among the finest examples of traditional Victorian parkland in the North West of England. They contain unique art work, ornaments and grottos and are provide a retreat from the city urban area. Avenham Park was created from a natural amphitheatre and contains Avenham Walk, the Belvedere and Swiss Chalet, which are listed buildings, and the Boer War memorial. Later additions to the design of the park include the rock garden, also known as the Japanese Garden, which was constructed in the 1930s. The old tram bridge and its former track can still be seen forming a nucleus of paths in the east of Avenham Park. Avenham Walk is still planted with two rows of mature lime trees as well as other more recent species. It is surfaced with gravel its the south-western side and features original cast-iron benches and listed cast-iron street lamps, of which those at the north-western end are on stone plinths. Traditional style bins have also been fitted more recently.

Miller Park is more formal in appearance and contains Derby Walk, an Italianate terrace and a listed fountain together with the Derby memorial statue, grotto and ornate floral displays.]

Frenchwood Knoll, an area proposed as an extension to the conservation area, is a designed landscape in an informal manner, with curved stone steps and pathways creating views across a small wooded knoll.

The tree lined riverside walk, designed in 1847-1849, predates the public parks. This walking route follows the contours of the river and provides views framed by the well established trees. The part of the riverside walk along Aveham Park lies within the current conservation area boundary, but part of the walk continues to the east alongside Frenchwood Knoll and the recreation ground, currently outside the boundaries of the conservation area.



Garden on Bushell Place

There are planted gardens in front of the houses on Bushell Place, behind those on the south side of Ribblesdale Place and on the south-east side of Bank Parade. The latter are very long and some have original railings with gates and are attractively laid out, providing individual havens, but some appear to have been abandoned and the railings have been replaced by brick walls or removed altogether.

Intrusion or Damage



Painted Exterior Brickwork

The exterior brickwork on many houses in the area has been painted which interrupts the designed similarity of house frontages in terraces. Some houses are also rendered which will impair the natural movement of moisture within the bricks and prevent them 'breathing'.

Satellite dishes have been fixed to the front of some houses, despite the existence of an Article 4 Direction covering the area, at 7 Latham Street and on Chaddock Street.



Intrusive Building on Chaddock Street

Twentieth century development has diminished the significance of parts of the Conservation Area, especially the 1970s building at the north end of Chaddock Street, now used for a restaurant, a 1980s office block and car park at the north of Regent Street immediately adjacent to the Conservation Area, an additional storey on 12 Latham Street and a large 1980s office block in the East Cliff complex used by Lancashire County Council. A very recent residential development just to the north of the Conservation Area on Avenham Lane is affecting its setting.



Lancashire County Council Office Building



Residential Building on Avenham Lane



Telephone Wires on Bairstow Street

Telephone wires have been strung across a few streets in a cat's cradle, particularly on Bairstow Street, and wires run across walls of houses on Regent Street and Latham Street.



Intrusive Shop Fronts on Union Road

There is an intrusive car park entry to the East of 10 -11 Burlington House on Ribblesdale Place.

The two pubs on Avenham Lane, at the end of Great Avenham Street, are vacant and at risk of vandalism.



East Cliff House

East Cliff House on East Cliff is part vacant and altered, despite its listed status. New windows have been inserted at the back, PVC imitation sash windows fitted, the entrance altered and infilled, the steps removed, a poor quality wooden fence fitted on the south boundary and there is a tarmaced parking area at the front.

A derelict area on the site of former railway tracks to the south-east of East Cliff is overgrown and detracts from the character of this area.



Modern Ramp Over Railway Bridge

The railway bridge has been altered by an intrusive modern ramp and walkway with inappropriate steps and railings down to the car park to the north-west.

Intrusive green painted modern bollards outside number 1 Bank Parade are out of keeping with the character of this street.

There is an intrusive car park, concrete screed boundary wall and blue painted railings at Oak House, just outside the limit of the Article 4 Direction.



Red Bricks on Avenham Walk

The significant space of Avenham Walk is negatively affected by intrusive red bricks and tarmac at the south end, by the entrance to Avenham Park. Inappropriate tarmac paths run throughout the registered Avenham and Miller Parks. Sections of the historic cast-iron railings running alongside the riverside walk are missing.



Replaced Baluster

Recently replaced balusters on the steps from the Italianate terrace in Miller Park are not in the same style or size as the existing ones, are set in with inappropriate cement and have been cut into the stonework and set at the wrong angle.

Intrusive garages affect the appearance of the south-west side of Latham Street.

There are two inappropriate shop fronts on Avenham Lane.

Neutral Areas

There were no neutral areas, i.e. those which do not have specific negative impact but rather have the potential for active improvement, identified at the time of survey. There are car parks in Avenham Road, East Cliff and Frenchwood Street but these have all been landscaped and appear to be managed.

General Condition



Intrusive Addition to Harris Institute

Most buildings in the area are in good condition and are looked after by their owners. Cement mortar has, however, been used extensively throughout the Conservation Area and a saw was seen being used during the survey to remove mortar before repointing. Aggressive cleaning techniques have caused damage to exterior brickwork in places and some brickwork has weathered badly. The Harris Institute appears to be vacant, the small associated gardens are neglected and there is an intrusive addition on the west side of this Grade II* listed building.



Flooding in Miller Park

Poor drainage in the West of Miller Park and in the South by the bandstand has resulted in localised flooding.

Problems, Pressures and Capacity for Change

There are a number of threats to the character of the Conservation Area, particularly those caused by poor control over twentieth century development, neglected sites, the use of modern replacement windows and doors and poor control over alterations, especially shop fronts.

A major project is underway to improve Avenham and Miller Parks and restore the historic landscape design. If this work is not carried out in an appropriate manner, damage could be caused to significant park features.

Section 5 Community Involvement

There is a strong level of interest in conservation issues in Preston, both amongst elected members and the public. It is therefore essential that preparation of the Appraisal and Management Plan involves those with an interest in the Avenham Conservation Area. Consultation was carried out in line with the principles set out in Preston City Council's approved Statement of Community Involvement. The Council placed draft documents on its website, wrote to all local residents and businesses and held a public meeting. Kathryn Sather and Associates, Heritage Conservation Consultants, presented the drafts of the Appraisals and Management Plans at the meeting with appropriate display material.

The Appraisal was published for comment during February 2009.

There were 8 responses to the questionnaire sent out to residents and businesses within the Conservation Area. All agreed that it was an area of special interest and supported the Conservation Area.

Of the features suggested as contributing to the special interest, all respondents agreed with all options: historic buildings, open spaces, trees, boundary walls and fences, street furniture and street surfaces. Others raised as of interest were: the social history of the area, residential usage and the existing street patterns. There was much appreciation of the harm which could be done to the special character by various works: all respondents agreed with replacement roofs, doors and windows, loss of architectural features, loss of boundary walls, loss of historic street features, satellite dishes and other modern fittings; 5 agreed with new signs and shop fronts and painting of exterior walls and 7 agreed with green space. Others suggested were: real estate advertisements, bins and litter, lack of enforcement of listed building controls, unsympathetic road alterations and CCTV cameras.

All respondents were in favour of the suggested boundary extensions. One suggestion was made for the Winckley Square Conservation Area boundaries. Two suggestions were made within the Winckley Square consultations for additional extensions to the Avenham Conservation Area: houses on Frenchwood Knoll and Selbourne Street, adjacent to one of the suggested extensions.

Additional comments raised a number of issues faced by residents, many to do with Bank Parade and Bushell Place: subdivision of houses leading to too many cars and problems with bins, fly tipping and untidy gardens, bollards restricting access, condition of the passageways under Bank Parade and the state of the road surface and street lights on Bank Parade is also a common concern. Other issues raised were signs, satellite dishes, litter, controls over new development and shop fronts.

All comments have been taken into account in the preparation of the final document.

Section 6 Suggested Boundary Changes

Conservation Area boundary changes are detailed in Appendix 6. At the time the Avenham Conservation Area was designated, boundaries were often drawn very tightly. It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit, such as twentieth century buildings, and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

The proposed boundary changes reflect the results of a detailed survey of the Conservation Area and include previously unrecognised buildings which deserve the additional controls provided by a conservation area.

Section 7 Summary of Issues

- Loss of historic street surfaces resulting in some diminution of character and appearance;
- Loss of historic gardens of former railway hotel;
- Inappropriate twentieth century street surfaces;
- Private roads in poor condition with localised flooding;
- Neglected private gardens along Bank Parade;
- Vacant properties, particularly the Harris Institute;
- Lack of maintenance of the Institute and its small gardens;
- Intrusive and inappropriate twentieth century development in styles out of character with the rest of the Conservation Area, particularly by Lancashire County Council, which is contrary to current policy;
- Intrusive and inappropriate shop fronts;
- Inappropriate window designs and materials;
- Inappropriate satellite dishes fixed to the fronts of houses and other intrusive fixtures;
- Views out of streets affected by intrusive twentieth century development adjacent to the Conservation Area;
- Intrusive entrance to Network Rail depot;
- Intrusive car parks and garages on private land;
- Inappropriate painting and rendering of exterior brickwork and stonework;
- Inappropriate use of cement mortar across the Conservation Area;
- Damage to exterior brickwork caused by aggressive cleaning methods;
- Intrusive communications wiring across streets and running across walls;
- Some diminution of character and appearance caused by neutral sites and derelict areas;
- Poor drainage in the west part of Miller Park and in the south by the bandstand;
- Loss of historic railings by the riverside walk.

Section 10 Sources

Published and Unpublished Works

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Maps and Plans

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1892 Ordnance Survey: 1:500. Sheets 61, 10:21 and 61, 10:22

1893 Ordnance Survey: 1:2500. Surveyed 1891

1912 Ordnance Survey: 1:2500. Surveyed 1891, revised 1909

1931 Ordnance Survey: 1:2500. Surveyed 1891, revised 1928,

1938 Ordnance Survey: 1:2500. Surveyed 1891, revised 1938

1684 Robert Kuerden; sheets 9,5,4,3

“Strip plan of road from Preston to Walton-le-dale by Robert Kuerden”

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1715: “An exact Plan of ye Town of Preston, with barricades and canon of the rebels and disposition of the King’s forces”

1774: “A copy of the township of Preston, George Lang”

1808: Plan of the Township of Preston, William Shakeshaft

1822: “A Plan of the Borough Town of Preston in the County of Lancaster, from an actual survey by W. Shakeshaft first published in the year 1809, now re-published with the subsequent alterations. W. Miller, June 1822”

1824: Baines Map of Preston

1836: “This map of the Town of Preston, from actual survey, completed in the year 1836 is by permission respectfully dedicated to the Mayor, Aldermen and Burgesses

1840: Tithe map, “Plan of the Township of Preston”

1861: “New survey of the Town of Preston”

1861-7: Corporation of Preston, Plan of Avenham Walk

1871: “Preston Map for the 1871 Census”

1889: “Map of Preston and Neighbourhood, Drawn on Stone, Printed and Published by W. Brown, Lithographer, Preston

1895: “Map of Preston published for the Barret’s Directory of Preston and Fylde Districts”

C.1930: “Commercial Map of Preston, Published by Alf Green”

Archives and Libraries Consulted

Lancashire Record Office, Preston

Harris Central Library

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APPENDICES: SUPPORTING INFORMATION

Useful Information, Contact Details and Appendices

Appendix 1: Sites of Archaeological Interest

Sites of Archaeological interest recorded by the Lancashire Sites and Monuments Record.



Map of the Avenham Conservation Area, showing the sites recorded by the Lancashire Sites and Monuments Record

PRN1456

Site of Almshouses

ALMSHOUSE (LCC Date1: Pre-1291, (pre) Medieval - 1291 AD)

It is said that almshouses stood in Preston, situated in Church Weind, or St John Street, Church Street and Friargate, but were demolished when they fell into decay.

PRN6611

Viaduct over river Ribble, Preston and Blackburn line

RAILWAY VIADUCT (LCC Date1: c.1846, Victorian - 1846 AD)

This viaduct, which carries the Preston and Blackburn railway line over river Ribble, is shown on the OS first edition 1:10,560 map and on the current sheet {4}. It is a four span steel girder bridge, built on brick and sandstone piers, with brick approach arches on the south and sandstone on the north. There is a foot bridge on the east side {5}. Bridge over riverside walk, linking railway embankment with

railway viaduct. c.1846, for Blackburn and Preston Railway Company; resident engineer, Sturges Meek Red brick with sandstone dressings. Single span linking south end of embankment with north end of viaduct over river. Tall round-headed arch with rusticated stone voussoirs, brick parapet with stone coping, terminal pilasters at north side with rusticated quoins, plain band. At north end of east side a long flight of steps at right-angles leads up to a pedestrian walkway along the viaduct. History: with railway bridge over drive at north end of embankment (q.v.), this was an integral element of landscaping demanded of the Company by Preston Corporation, which was beginning to create Avenham Park in the mid 1840s. {6} This site is shown on the OS first edition 1:10,560 map of 1849 as a viaduct extending from Avenham Park south to Walton Factory, where it appears to change into an embankment. On the OS first edition 1:2,500 map of 1893, however, it is shown as a viaduct only for the crossing of the Ribble, the remainder of the line is shown as an embankment. It is thought that the viaduct may have been left in situ and buried during the construction of the embankment.

PRN17168

**Stephen Simpson Gold Thread Works, 41-45
Avenham Road, Preston**

C19 office and factory, closed in the 1980s, now flats.

Office and works with attached factory to rear of Nos.43 and 44. 1844 with later alterations and additions; for Isaac Simpson, gold thread and plate manufacturer. Mostly red brick in 4+1 English garden wall bond, with sandstone dressings and slate roofs, except No.44 which is Accrington brick in stretcher bond with concrete dressings and metal window frames. Composite plan evolved from pair of houses (Nos.42 and 43) with back extensions linked to contemporary factory built across the 2 back yards; No.44 to the right purchased in 1863, rebuilt 1935 and subsequently extended to the rear; Nos.41 to the left and 45 to the right incorporated into complex in C20. No.41 has 1st-floor sill-band, plain frieze and cornice with mutules, former domestic doorway up 4 steps to left, with pilaster doorcase, panelled door, overlight and cornice, C20 office doorway to right, cellar window, one ground-floor window with altered glazing, and 3 plain sashes at first floor, all these with wedge lintels. Nos.42 and 43 three storeys, 4- and 2-window range, with 1st-floor sill-band ramped down, plain frieze and moulded cornice, workshop doorway with stone surround at the junction, C20 raised taking-in doorway to right, otherwise 2 plain sashes at ground floor of No.42 and altered 12-pane sash at No.43, 12-pane sashes at first floor of both, 4 plain sashes at 2nd floor of No.42 and three 12-pane windows at 2nd floor of No.43 (with swivel casement top openings). No.44 to right, Accrington brick, with full-width metal-framed windows on all floors (incorporating taking-in doors at ground floor), concrete plaque below first floor window lettered 'REBUILT SS 1935', stepped parapet with concrete coping. No.45 further to right, a low 2-storey 1-window range, with enlarged window at ground floor, 12-pane sash with margin panes at first floor, cast-iron plaque to right lettered '45', downspout with lead bracket dated 1844. Rear: old factory, a rectangular 4-storey 7-window range with circular stair-turret on west side, extruded square chimney at

north- east corner, 30-pane windows on east side with swivel-casement top openings; full-height 4-window link to No.42. INTERIOR:old factory has spiral staircase, bolted kingpost roof trusses with fishbone struts; back extension of No.42 has kitchen fireplace (blocked) . History: No.42 was home of Isaac Simpson, founder of this firm, from 1842 to 1852. Included as rare example of industrial premises developing from domestic origins; associated with Stephen Simpson's works on opposite side of street (q.v.). {1} The Goldthread Works (West Works) of Stephen Simpson Ltd lies between Avenham Road in the east and Chaddock Street to the west in Preston centred (SD 541 291). The surviving remains of the Goldthread Works appear to accord with the documentary and map evidence which suggested an initial construction date in the period 1841-44, with two major phases of expansion in the years 1861-92 and during the mid-20th century. These three phases span the expansion of the works from simple flattening of gold wire and the spinning of gold thread, to the steam powered production of thicker gold wire from bullion and the weaving of gold cloth, to finally the conversion of the power supply from steam to electric and the introduction of electro-plating. Whilst the building types in Avenham Road (the converted domestic dwellings, purpose-built factory and workshops and the enclosed courtyard plan form), are typical of small-scale metal-working nationally, especially with its mixture of domestic and industrial structures, they are an unusual feature of the Preston townscape, a town dominated by its medieval market function and later by its role as central Lancashire's biggest cotton spinning centres.

PRN17169

Stephen Simpson's Gold Thread Works (East), Avenham Road, Preston

Stephen Simpson's Gold Thread Works

Gold thread works, for military uniforms; expansion of the west works, built in 1867 and work ceased in the lat C20.

Telephone wire was also made in the 1920s. Now demolished.

Works. Mostly 1860s (dated 1867 at south end) but incorporating earlier fabric. Red brick in English garden wall bond, slate roof on 2 levels. Irregular plan formed by 2 main elements in line parallel to street with various extensions to rear. Two storeys to 2 different levels, the lower northern element having 3 wide windows and the higher southern element 4 wide windows. The former has a doorway to the right (beside the junction) and two 4-pane windows to the left of this, all with wedge lintels, and large transomed workshop windows with raised stone sills and panelled cast-iron lintels: 8, 4, and 12 lights at ground floor, and 8, 12 and 12 lights above; the latter has similar but larger 10-light windows with steel lintels, and to the right at ground floor a loading doorway with similar lintel and double doors with 6-pane glazing, above which is a stone plaque lettered '1867'

INTERIOR: the northern element incorporates remains of early C19 building including a longitudinal wall with horizontal sliding sash windows on both floors, and a king-post roof truss in the partition wall; and a small weaving shed to the rear (containing Jacquard looms still in use at time of survey 1989) with some iron columns said to be

remains of stalls of former police stables. Rare survival of industrial building exemplifying development of textile industry from domestic origins in town centre site. Forms group with associated buildings opposite, Nos 40 to 45 (q.v.) {1} Survey carried out prior to partial demolition and development of the site.

The former Gold Thread Works, situated on the eastern side of Avenham Road, Preston (commonly known as 'Simpson's Gold Thread Works' following establishment of the company by Isaac Simpson in 1829) is a Grade II Listed Building, group listed with associated buildings (nos. 40-45) on the opposite side of the street. The Works were most prominently involved in the manufacture of military uniform accoutrements, using gold thread produced by a spinning machine patented by Isaac Simpson in 1853. By the turn of the twentieth century the company had become world renowned for its specialist work, and also a crucial supplier of other ornamental products, such as cording, braiding and fringing, to Lancashire's cotton industry. Having vacated the Avenham Road site in the latter part of the twentieth century, the history of the Gold Thread Works remains of major significance to the city and region's industrial heritage and, in light of proposals to redevelop the site, a poignant reminder of industries past. Having first established premises on the western side of Avenham Road (1844), subsequent growth of the company required the procurement of new premises. A new building was constructed on Syke Street and a plot of land, including open space and two terraced houses, was purchased in 1866 on the opposite side of Avenham Road. This site was redeveloped over the next 50 years, with the building work including the demolition of the houses and the erection of new loomshops, weaving sheds, engineering works, garages and amenities blocks, all of which were attached and eventually accommodated approximately one third of the northern end of Avenham Road. Production at the site ceased in the latter part of the twentieth century, with the buildings to the east side of Avenham Road having lain vacant and neglected for several years. Now, though, plans have been passed for redevelopment of the site, involving part demolition of the Gold Thread Works followed by the construction of 25 residential apartments. As a condition of planing consent, an Historic Record of the building is to be taken, giving a written and pictorial description of what remains together with an interpretative commentary upon the historical significance of the site

PRN17170

**Nos.6 and 7, Chaddock Street, Preston
2 small town houses. c.1830; altered.**

2 small town houses. c.1830; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with small back extensions and through-lobby. Two storeys over cellars, a 5-window range, with plain frieze and moulded gutter cornice. The doorways, up 4 steps to the left and 2 steps to the right respectively, have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlight with convex moulded surrounds (doors and fanlights altered); the lobby doorway has a wedge lintel and board door. Each house has one window

at ground floor and 2 above, sashed without glazing bars (except at ground floor of No.6, which is altered), and a blind window in the centre of the 1st floor (in line with the chimney stack); all these windows with raised sills and wedge lintels; casement cellar windows with wedge lintels and gratings. Large linear multiple-flue chimney stack at junction of Nos.6 and 7. Rear and INTERIORS not inspected, but No.6 said to have cellar under front room with slopstone. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Grade 2.

PRN17215

**Nos.45 and 46, Chaddock Street/1 Bairstow Street, Preston
Row of 3 small town houses on corner site. c.1830, altered.**

Includes: No.1 BAIRSTOW STREET.

Row of 3 small town houses on corner site. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, Nos.45 and 46 single-fronted to Chaddock Street but No.1 Bairstow Street double-fronted, with back extensions. (No through-lobby: access to yards by back alley from Bairstow Street). Two storeys over cellars, a 4-window range to Chaddock Street and a 3-window return to Bairstow Street; with 1st-floor sill-band, plain frieze and moulded gutter cornice all carried round. The doorways, to the left of No.45, to the right of No.46, and offset left in the Bairstow Street facade (up 1, 3 and 3 steps respectively, all with nosings), have round-headed architraves with set-in Tuscan quartercolumns, plain lintels, and semicircular fanlights with hollow-moulded surrounds, those at No.45 and No.1 Bairstow Street with radiating glazing bars (No.46 altered). In the Chaddock Street facade each has one window at ground floor, No.46 has 2 at 1st floor and the others have one each, and the Bairstow Street facade has 3 on each floor: those of No.45 are sashed without glazing bars, all the others have altered glazing, and all have raised sills and wedge lintels. Cellar windows have wedge lintels and gratings (except No.46 which has an iron plate). Roof hipped over right-hand corner; chimneys at the junctions. Rear and INTERIORS not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Bairstow Street was formerly known as Chaddock Place. Listed gd II.

PRN17171

Nos.10 and 11 Chaddock Street, Preston

TOWN HOUSE (LCC Date1: c.1830, 19th Century - 1830 AD)

Pair of small town houses. c.1830, altered. Red brick in Flemish bond (No.10 painted cream), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with separate back extensions and a shared central through-lobby. Two storeys over cellars, a 5-window range, with plain frieze and moulded gutter cornice. The doorways, up 4 steps to the left and 3 steps to the right respectively (both sets of steps with nosings), have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with convex moulded surrounds (doors and

fanlights altered); the lobby doorway in the centre has a wedge lintel and board door (with added external battens). Each house has one window at ground floor and 2 above, sashed without glazing bars (except those at 1st floor of No.11, which are altered), and there is a blind window in the centre of the 1st floor (in line with the chimney stack), all these windows with raised sills and wedge lintels; cellar windows with wedge lintels, and gratings Large linear multiple-flue chimney stack at junction. Rear and INTERIORS not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Listed gd II.

PRN17167

Nos.34, 35 and 36, Avenham Road, Preston

TOWN HOUSE (LCC Date1: 1815-20, (between) 19th Century - 1815 AD to 1820 AD)

Row of 3 town houses. c.1815-20; altered. Red brick in English garden wall bond (4+1, the header course including stretchers), Nos.34 and 35 painted yellow, with sandstone dressings and slate roof. Double-depth plan, each house singlefronted and with a back extension. Three storeys over cellars, with four 1st-floor windows (1, 2 and 1) and a continuous moulded gutter cornice. The doorways are to the left (up 1, 2 and 2 steps), all round-headed with moulded architraves and impostes, and fanlights (with radiating lead tracery at No.34, radiating glazing bars at No.36); there is a lobby doorway immediately left of the steps to No.35, with a plain stone lintel. Each house has one window on each floor except No.35 which has 2 at 1st floor: all at No.34 have altered glazing, those at 1st floor of No.35 are sashed without glazing bars, and No.36 has sashes without glazing bars at ground and 1st floors, and a 12-pane sash at 2nd floor (8+4 panes); all the windows have raised sills and wedge lintels. Each house has a cellar window with an iron grating. Two chimneys on the ridge, one at the right-hand gable. Rear and INTERIORS not inspected. Listed gd II.

PRN17174

No.40, Chaddock Street, Preston

TOWN HOUSE (LCC Date1: c.1840, Victorian - 1840 AD)

Small town house. c.1840, altered. Red brick in Flemish bond (painted red), with sandstone dressings and slate roof. Doubled depth single-fronted plan, with back extension to the right and through-lobby to the left. Two storeys over cellar, a 2-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorway, to the right and up 2 altered steps, has a round-headed architrave with set-in Tuscan quarter-columns, plain lintel, and a semicircular fanlight with radiating glazing bars and convex moulded surround (door altered); the lobby doorway to the left has a plain lintel and board door. One window at ground floor and 2 above, all with raised sills and wedge lintels (altered glazing); cellar window with wedge lintel and grating. Ridge chimney to left. Rear and INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Listed gd II.

PRN17172

Nos.17 and 18 Chaddock Street, Preston

TOWN HOUSE (LCC Date1: c.1840, Victorian - 1840 AD)

Pair of small town houses. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Doubledepth plan, each house single-fronted, with separate back extensions and central through-lobby. Two storeys over cellars, a 4-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, to the left and right respectively, both up one nosed step, are elliptical-arched with gauged brick voussoirs and have set-in square-headed doorcases with hollow-moulded surrounds, cornices, and semi-elliptical fanlights (doors and fanlights altered); the lobby doorway in the centre has a chamfered surround and board door. Each has one window at ground floor and 2 above, those at No.18 sashed without glazing bars (those at No.17 with altered glazing), all with raised sills and wedge lintels; cellar windows with wedge lintels, No.18 a casement protected by grating (No.17 blocked). Chimney stacks on both slopes at the junction. Rear: long back extensions; back yard of No.18 with paved-over former well.

INTERIOR: No.18 has dog-legged staircase with stick balusters and mahogany handrail, and 2-room cellar with hob-grate fireplaces in both rooms. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Listed gd II.

PRN17173

Nos.36 and 37 Chaddock Street, Preston

Pair of small town houses. c.1830, altered.

Pair of small town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Doubledepth plan, each house single-fronted, with coupled back extensions, and through-lobbies at the left and right-hand ends. Two storeys over cellars, a symmetrical 4-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice; and a vertical joint in the centre. The doorways, coupled at the junction, up 2 steps with nosings, have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with convex moulded surrounds, and 6-panel doors; the lobby doorways at the outer ends have plain lintels and board doors. each has one window at ground floor and 2 above, those at No.37 sashed without glazing bars (those at No.36 altered), all with raised sills and wedge lintels; cellar windows with wedge lintels and gratings. Five-flue chimney stacks at the ends of the ridge. Rear and INTERIORS not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Listed gd II.

PRN13911

Nos.32-35, Chaddock Street, Preston

Row of small town houses in 2 pairs. c.1830, altered. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

Row of small town houses in 2 pairs. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions separate at the ends and coupled in the centre, and a through-lobby in the centre of each pair. Two storeys over cellars, a symmetrical 8-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, to the left at No.32, coupled in the centre, and to the right at No.35, all up 2 steps with nosings, have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with convex moulded surrounds, Nos.32 and 35 with radiating glazing bars and No.32 also with a 6-panel door (other fanlights and doors altered); the lobby doorways, between Nos.32 and 33, and Nos.34 and 35, have wedge lintels and board doors. Each house has one window at ground floor and 2 above, those at No.32 and at 1st floor of No.35 sashed without glazing bars (others with altered glazing), all with raised sills and wedge lintels; cellar windows with wedge lintels and gratings. Large linear multiple-flue chimney stack at the centre of each pair. Rear and INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Listed gd II.

PRN22671

Church, Avenham Road, Preston

CHURCH (LCC Date1: Pre-1893, (pre) Victorian - 1893 AD)

PRN17162

No. 1 Regent Street, Preston

Formerly known as: Zoar Chapel. Chapel. 1853, for Particular Baptists; altered. History: built by Particular Baptists seceding from former Vauxhall Road Chapel in 1853; taken over in 1882 by Catholic Apostolic Church.

Formerly known as: Zoar Chapel. Chapel. 1853, for Particular Baptists; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular single-cell plan at right-angles to street. One tall storey and 3 bays, symmetrical; a gabled facade with a sandstone plinth and brick pilasters with moulded stone caps in a band to the gable, which is treated as a pediment. The wider centre bay has a doorway with a moulded architrave and a large cornice on consoles, and double doors with roundheaded panels, and above this a 12-pane sashed window with margin panes, a raised sill on sill-blocks, and a similar cornice on consoles. The narrower outer bays have very tall multi-paned windows including margin panes (all of crown glass), with raised sills on sill-blocks, plain lintels and moulded cornices. The gable has a moulded coping and contains a stone panel with sunk Maltese cross. Rear, now covered by added 2-storey lean-to, has 2 tall windows like those at the front. INTERIOR: modernised by insertion of suspended ceiling, but with remains of moulded cornice of original ceiling and tops of

pilasters with egg-and-dart decoration (visible through rear windows).
History: built by Particular Baptists seceding from former Vauxhall Road Chapel in 1853; taken over in 1882 by Catholic Apostolic Church. Grade 2.

PRN17166

Nos. 3-6 Starkie Street, Preston

Terrace of 4 town houses, Nos 3 and 6 now offices. c.1850.

Terrace of 4 town houses, Nos 3 and 6 now offices. c.1850. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, all single-fronted and built in halls-adjointing pairs, with coupled back extensions. Two storeys over cellars, 1+2+2+2 windows, with stone plinth, string course, plain frieze, moulded cornice and low blocking course. In the centre of each pair, up 3 and 2 steps respectively, is a coupled doorcase with 3 engaged Ionic columns and continuous entablature with cornice and blocking course, framing doors with round-headed panels and plain overlights, and in the centre of the terrace (between Nos 4 and 5) a through-lobby doorway with moulded stone surround and cornice, and a door with wreath knocker. At ground floor each house has one tall window with a raised sill on sill-blocks, and a wedge lintel, that at No.6 sashed without glazing bars but all the others with altered glazing; at 1st floor No.3 has one and Nos 4 to 6 each have 2 similar windows, those at No.4 with 12-pane sashes but the others with altered glazing. C20 dormers in the roofs of Nos 4 and 5, small gabled dormer at No.6; large lateral chimney stack in centre. Stone plinths enclosing cellar areas, that at No.6 still bearing elaborate cast-iron railings. Left return wall of No.3 has 2 windows on each floor like those at the front, and gable treated as an open pediment, with a smaller attic window. Rear and INTERIOR not inspected. Grade 2.

PRN17164

Nos.11 and 12, Regent Street, Preston

TOWN HOUSE (LCC Date1: c.1860, Victorian - 1860 AD)

Pair of small town houses. c.1860. Red brick in Flemish bond, with sandstone dressings and slate roof. Shallow doubledepth plan, each house double-fronted. Two storeys, 3+4 windows, a symmetrical range with a plain frieze and moulded gutter cornice, a through-lobby doorway in the centre and the additional window of No.12 above this, and each façade otherwise symmetrical. The doorways have moulded architraves with cornices on consoles, and panelled doors with overlights; the lobby doorway has a plain surround. The windows have raised sills and wedge lintels, those at No.11 sashed without glazing bars, and No.12 with 12-pane sashes; heads of cellar windows to the right at No.11 and on both sides at No.12. Ridge chimneys. Rear: very shallow back yards.

INTERIOR not inspected. Matches Nos 13 and 14 (q.v.) and Nos 15 and 16 (q.v.) to right, and complements Nos 2 to 8 opposite (q.v.).
Grade 2.

PRN17165

Nos. 35 and 36, Ribblesdale Place, Preston

Pair of town houses, now offices. c.1846, with later additions.

Pair of town houses, now offices. c.1846, with later additions. Red brick in Flemish bond, with sandstone dressings and slate roof. Canted back from Ribblesdale Place at curved junction with Avenham Lane, and with Regent Street added at the righthand side; double-depth plan, built as single-fronted halls-adjointing pair, with coupled back extensions. Two storeys over cellars, 2 bays, symmetrical, with ashlar plinth, moulded 1st floor band, plain frieze and moulded cornice; coupled doorways in the centre, up 2 steps with nosings, with doorcase composed of 3 engaged Ionic columns with plain frieze and moulded cornice with blocking course, each doorway with impost, moulded lintel, elliptical fanlight and panelled door. Each has an added 2-storey canted bay with unhorned 4-pane sashed glazing on both floors, and between these at 1st floor is a stone plaque with concave corners inscribed "RIBBLESDALE PLACE" with "35 / 36" below. Roof hipped at right-hand end, left gable coped, with cut-down chimney. Attached to front corners and to centre of steps are railing plinths with replacement railings enclosing paved front areas. The right-hand return wall of No.36 (to Regent Street) has a lower 2-storey 1-bay extension to the rear, the band ramped down to this, one 12-pane sash on each floor of each part, and the band further ramped down to the coping of the back-yard wall, which has a doorway servicing the yards of both. INTERIOR not inspected. Grade 2.

PRN17157

Nos.30-33, Ribblesdale Place, Preston

Terrace of 4 houses, Nos.30, 32 and 33 now offices. Mid C19; slightly altered.

Listed gd II. Terrace of 4 houses, Nos.30, 32 and 33 now offices. Mid C19; slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over cellars, 8 bays in total, with ashlar plinth, string-course, plain frieze and moulded cornice with blocking course (all carried round left end). Each house is 2 bays, with the doorway in the 2nd bay, a doorcase of engaged Ionic columns with a plain frieze and moulded cornice with blocking course, a recessed panelled door with plain surround and rectangular overlight; one window to the left and 2 above, all sashed without glazing bars, with raised sills and sill-blocks, and wedge lintels; and cellar area protected by ornamental cast-iron railings on a stone plinth (except No.30, which has C20 replacement railings). Roof hipped at left end; ridge chimneys. The left return wall of No.30, 2 bays, has matching fenestration except for coupled windows at ground floor of rear bay. INTERIOR: No.33 has moulded plaster cornice and large ceiling rose in front room, and cellar with unusually complete set

of original fittings including 2 fireplaces, washing boiler, slopstone, and stone table. (Continuing to the right in similar style is No.34, q.v.)

PRN17121

Bushell Place, Preston

Set of 4 ornamental lamps at north entrance to Avenham Walk, later C19 (replacing former gate piers and railings).

Set of 4 ornamental lamps at entrance to public promenade. Later C19 (replacing former gate piers and railings). Sandstone and cast-iron. Two pairs, one pair at each corner of the north end of the promenade, each pair with a low quadrant wall of ashlar linking the pedestals. Each has a broad square stone pedestal with moulded plinth and panelled sides, and a cast-iron standard consisting of a vase pedestal with a wide gadrooned base and raised foliated enrichment to the vessel and its cap, and a shaft with acanthus leaf decoration to the base and cap. (Lanterns temporarily removed at time of survey.) Prominent feature at centre of site overlooked by Harris Institute to north, Bushell Place to east, and Avenham Colonnade and Ribblesdale Place to west. Renovation in progress at time of survey. Grade 2.

PRN17187

Nos.1-8 Frenchwood Street, Preston

TOWN HOUSE (LCC Date1: c.1830, 19th Century - 1830 AD)

Row of 8 small town houses. c.1830, altered. Red brick in 5+1 English garden wall bond (Nos.3 and 4 now roughcast, No.6 painted red, and No.8 rebuilt), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, athrough-lobby in the centre of each pair. Two storeys over cellars, each house 2 bays; with a plain frieze and moulded gutter cornice. The doorways of each pair, up 2 steps with nosings (except Nos.4, 5 and 6, which have altered steps), forming a triplet with the lobby door between, have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with hollow-moulded surrounds and altered glazing, and altered doors. Each house has one window at ground floor and 2 above, all with raised sills and those at ground floor with wedge lintels (all glazing altered); cellar windows with wedge lintels, those at Nos.6, 7 and 8 protected by gratings (others altered). Ridge chimneys at the junctions of the pairs. Rear and INTERIOR not inspected, but known to have former laundry cellars under front rooms. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street. Grade 2.

PRN13934

Nos.63-67, Frenchwood Street, Preston

TOWN HOUSE (LCC Date1: c.1830-35, (between) 19th Century - 1830 AD to 1835 AD)

Row of 5 small town houses. c.1830-35, altered. Red brick in 5+1 English garden wall bond except No.67 which is in Flemish bond (Nos.64 and 66 now covered with roughcast and No.63 painted red), with sandstone dressings and slate roof (except No.66, now concrete tile). Double depth plan, each house single-fronted, with individual back extensions, and throughlobbies to the right except No.66 which has the lobby to the left. Two storeys over cellars, 2+1+1+2+2 bays, with a plain frieze and moulded gutter cornice. The doorways are to the left except that to No.65 which forms part of a triplet with No.66, with the lobby door between, and each has one step, a round-headed architrave with set-in Tuscan quarter-columns, plain lintel, and semi-circular fanlight with hollow-moulded surround, the fanlight of No.67 with radiating glazing bars but the others plain; Nos.65 and 67 have 6-panel doors (others altered); Nos.63 and 67 have lobby doors to right. All the windows have raised sills, those at ground floor have wedge lintels, and all have altered glazing; at No.63, which is wider than the others, the openings on the 2 floors are not vertically aligned. Cellar window mostly casements protected by gratings. Ridge chimneys.

Rear and INTERIORS not inspected. The row forms part of a formerly complete set of late Georgian lower-middle class houses in this street. Listed gd II.

PRN17131

Nos.60, 61 and 62, Frenchwood Street, Preston

Row of 3 small town houses. c.1830-35, altered (and renovation in progress at No.61).

Row of 3 small town houses. c.1830-35, altered (and renovation in progress at No.61). Red brick in 5+1 English garden wall bond (No.60 rebuilt and No.62 painted red), with sandstone dressings and slate roof. Double-depth plan, each house singlefronted, with back extensions, and through-lobbies in the centre between Nos.60 and 61 and to the right at No.62. Twostoreys over cellars, each house 2 bays; with a plain frieze and moulded gutter cornice. The doorways, to the left at No.60 (up 2 steps) and coupled at Nos.61 and 62 (up one step), have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with hollow-moulded surrounds; the lobby doorways have plain lintels and board doors. Each house has one window at ground floor and 2 above, all sashed without glazing bars except at groundfloor of No.62, and all with raised sills and wedge lintels; cellar windows protected by a grating. Ridge chimneys. Rear and INTERIOR not inspected. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street. Listed gd II.

PRN17124

Nos.9-15, Frenchwood Street, Preston

TOWN HOUSE (LCC Date1: c.1830, 19th Century - 1830 AD)

Row of 7 small town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Doubledepth plan, each house single-fronted, with coupled back extensions (probably added), except at No.15 which has an individual extension, and a through lobby in the centre of each pair. Two storeys over cellars, each house 2 bays; with a 1st floor sill-band, plain frieze and moulded gutter cornice, continuous except at No.15 which steps down 8 courses. The doorways, forming a trip let in the centre of each pair with the lobby door between, have 3 steps at Nos.9 to 12, 4 steps at Nos.13 and 14, 2 steps at No.15, all with nosings except at No.10 (which are altered), round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with convex moulded surrounds, (altered doors). Each house has one window at ground floor and 2 above, sashed without glazing bars at Nos.9, 11 (restored) and 14, (otherwise altered), all with raised sills and wedge lintels; cellar windows at pavement level, all with altered glazing or boarded, and protected by gratings. Ridge chimneys. Rear: coupled 2-storey extensions with lean-to roofs, all added except that to No.15 which is gabled.

INTERIOR of No.9 has small scullery in back extension, cellar (entered by steps from kitchen of original building) with central drain and washing boiler; otherwise not inspected. All known to have former laundry cellars under front rooms. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street. Grade 2.

PRN13935

Nos.55 and 56, Frenchwood Street, Preston

TOWN HOUSE (LCC Date1: c.1835, 19th Century - 1835 AD)

Pair of small town houses. c.1835, altered. Red brick in Flemish bond (but No.56 rebuilt) with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions and a through-lobby in the centre. Two storeys over cellars, 2+ 2 bays; with a 1st floor sill-band, plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with the lobby door between, both up 2 altered steps, have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with convex moulded surrounds, and replacement panelled doors; and the lobby doorway has a plain lintel and board door. Each house has one window at ground floor and 2 above, those at No.55 sashed without glazing bars (replacements) and those at No.56 altered, all with raised sills and wedge lintels; cellar windows with wedge lintels, protected by grating at No.55 and iron plate at No.56. Gable chimneys.

Rear and INTERIOR not inspected. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street. Listed gd II.

PRN17130

Nos.53 and 54, Frenchwood Street, Preston

TOWN HOUSE (LCC Date1: c.1835, 19th Century - 1835 AD)

Pair of small town houses. c.1835, altered. Red brick in Flemish bond (tuck-pointed at No.53), with sandstone dressings and slate roof. Double-depth halls-adjointing plan (no through-lobby), each house single-fronted, with coupled back extensions. Two storeys over cellars, 2+2 bays; with a 1st floor sill-band, plain frieze and moulded gutter cornice. The doorways, coupled in the centre, have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with convex moulded surrounds, panelled door at No.54 (altered at No.53). Each house has one window at ground floor and 2 above, those at No.54 sashed without glazing bars (altered glazing at No.53), all with raised sills and wedge lintels; cellar windows with rectangular lintels, protected by gratings. Gable chimneys. Rear and INTERIOR not inspected. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street. Listed gd II.

PRN13938

Nos.48-52, Frenchwood Street, Preston

TOWN HOUSE (LCC Date1: c.1835, 19th Century - 1835 AD)

Listed gd II. Row of 5 small town houses. c.1835, altered. Red brick in Flemish bond (but No 49 roughcast and painted white, No 51 painted red and Nos 48 and 52 rebuilt), with sandstone dressings and slate roof (replaced with concrete tiles at No.49). Double-depth plan, each house single-fronted, with back extensions (separate at No.48, coupled at the others), and through-lobbies between Nos.48 and 49, and Nos.50 and 51 (the latter originally serving No.52 also, by a passage along the rear of No.51). Two storeys over cellars, each house 2 bays, Nos.50 to 52 stepped up; with 1st-floor sill-band, plain frieze and moulded gutter cornice (stepped up between Nos.49 and 50). The doorways of Nos.48 and 49, and of Nos.50 and 51, are at the outer ends of these pairs, but those of Nos.49 and 50 are coupled at the junction of the pairs, and the doorway of No.52 is coupled to that of No.51; the first 3 have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with convex moulded surrounds, and the last 2 are square-headed with coupled moulded architraves, cornices on consoles which have guttae, and rectangular overlights; all with 5-panel doors except No.48 (altered). Each house has one window at ground floor and 2 above, sashed without glazing bars at Nos.51 and 52 but otherwise altered, all with raised sills, and wedge lintels except at Nos.48 and 49; cellar windows of Nos.48 and 49 altered, the others sashed with glazing bars, all protected by gratings. Large linear multi-flue common chimney stacks at the junctions. Rear and INTERIORS not inspected. History: deeds of No.50 record conveyance of building plot from Edward Stanley (1st part - Lord Stanley, later Earl of Derby) and William Tomlinson (2nd part - leather manufacturer with premises to south-east of this street) to Isaac Wilcockson (3rd part) and Lawrence Dobson (4th part), the former purchaser the proprietor of the Preston Chronicle at that time and the latter a printer and bookseller who was father of the next proprietor of that newspaper. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRN17129

Nos.44 and 45, Frenchwood Street, Preston

TOWN HOUSE (LCC Date1: 1830-35, (between) 19th Century - 1830 AD to 1835 AD)

Listed gd II. Pair of small town houses. c.1830-35, altered. Red brick in 5+1 English garden wall bond (painted cream at No.45), with some slate-hanging at rear; sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions, and a through lobby in the centre. Two storeys over cellars, 1+1 bays; with a 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, up 3 and 2 steps to the left and right respectively, have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with convex moulded surrounds, No.44 with a 6-panel door and No.45 with an altered door; and the lobby doorway in the centre has a board door and wedge lintel. Each house has one window on each floor, all with raised sills and wedge lintels, those at No.44 sashed without glazing bars and those at No.45 with altered glazing; and a cellar window with wedge lintel (casement with glazing bars at No.44, blocked at No.45), both protected by gratings. Large linear multiple-flue common chimney stack at the junction. Rear: No.45 slate-hung at 1st floor; No.44 recently rebuilt; narrow individual extensions under mono-pitched roofs, with privy attached at end of No.45.

INTERIOR: No.44 has entrance hall, front parlour with original ornamental cast-iron fireplace (lacking hood and grate), back kitchen, scullery-cum-wash-house in back extension with steps down to keeping cellar under front room and coal cellar under doorway; original cast-iron hob grates in both main bedrooms at 1st floor (both dismantled during grant work, 1988, but awaiting restoration). The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street, and was the first pair built at this end of this side.

PRN17135

No.21 Great Avenham Street, Preston

Small town house. c.1825, altered.

Small town house. c.1825, altered. Red brick in 4+1 English garden wall bond (now painted red), with sandstone dressings and slate roof. Double-depth single-fronted plan, with back extension and through-lobby. Two storeys over cellars, 2 bays, with plain frieze and moulded gutter cornice. The doorway, to the left, has a round-headed architrave with set-in Tuscan quarter-columns, plain lintel, and semi-circular fanlight hollow-moulded surround and radiating glazing bars; the lobby doorway to the left of this has a plain lintel and board door. One window at ground floor and 2 above, all 4-pane sashes with raised sills and wedge lintels; cellar window with wedge lintel and grating. Lead downspout to right of door. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-

middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825). Listed gd II.

PRN13932

Nos.23 and 25, Great Avenham Street, Preston

Pair of small town houses. c.1825, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Doubledepth plan, each house single-fronted, with back extensions and central through-lobby. Two storeys over cellars, 3-window range, symmetrical, with plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with the lobby door between, each up 2 steps, are round-headed with gauged brick voussoirs, set in Tuscan quarter-columns, and semicircular fanlights with radiating glazing bars; the lobby doorway has a plain lintel and board door. One window each at ground floor and 3 above (that in the centre belonging to No.23), sashed without glazing bars at ground floor of No.23 but otherwise all with altered glazing, and all with raised sills and wedge lintels; cellar windows with wedge lintels, protected by gratings. Gable chimneys. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825). Listed gd II.

PRN17133

Nos.8 and 10, Great Avenham Street, Preston

Two very small town houses (originally part of row of 6). c.1820-25, altered.

Two very small town houses (originally part of row of 6). c.1820-25, altered. Red brick in 4+1 English garden wall bond, with sandstone dressings and slate roof (part covered by damaged felting). Double-depth plan, each house single-fronted, with back extensions and through-lobby between the 2 houses. Two low storeys over cellars, 4-window range. The doorways, each to right and up one step, have round-headed architraves with raised moulded rims, moulded impost, and semi-circular fanlights, No.10 with radiating glazing bars; and the lobby doorway to the right of No.10 has a wedge lintel and board door. One window at ground floor and 2 above, those at No.10 all 4-pane sashes No.8 altered, all with raised sills and those at ground floor with wedge lintels. Chimneys on front and rear slopes of roof. Rear and INTERIOR not inspected. The item is part of a formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825), and probably among the first. Grade 2.

PRN17134

Nos.20, 22 and 24, Great Avenham Street,

Row of 3 small town houses. c.1830, altered.

Row of 3 small town houses. c.1830, altered. Red brick in 4+1 English garden wall bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions (perhaps added), and through-lobbies to left of Nos.22 and 24. Two storeys over cellars, each house 2 bays, with plain frieze and moulded gutter cornice; vertical joint between Nos.22 and 24. The doorway of each is to the left, up 2 steps, No.20 with late C19 panelled pilasters, Nos.22 and 24 with doorcases of engaged Tuscan columns with square abaci, plain frieze and moulded cornice, with rectangular overlight at No.22 and elliptical fanlight at No.24; the lobby doorway of No.22 has a plain lintel, that of No.24 a moulded lintel. Each has one window at ground floor and 2 above, No.22 sashed without glazing bars and the others altered, all raised sills and wedge lintels. Rear: No.24 has unusual parallel back extension; others not inspected.

INTERIOR of No.24 has entrance hall with elaborate moulded plaster cornices including modillions; fireplace in front parlour with fluted Ionic columns (similar fireplace removed from back room); 2-room cellar with fireplace in front room, vaulted back room. Item is part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825). Listed gd II.

PRN17136

**Nos.26 and 28, Great Avenham Street, Preston
Pair of town houses. c.1830, altered.**

Listed gd II. Pair of town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions, and through-lobby to left of No.26. Three storeys over cellars, 1+2 bays, with 1st-floor sill-band, plain frieze and moulded cornice. The doorways, both to the left, differ in detail: No.26, up 2 steps, has a doorcase of engaged Tuscan columns with square abaci, plain frieze and moulded cornice, and a segmental fanlight; No.28 has a round-headed architrave with set-in Tuscan quarter columns, and semi-circular fanlight with hollow-moulded surround; the lobby doorway to the left of No.26 has a wedge lintel and board door. No.26 has one window at ground floor and 2 on each floor above, No.28 has one window on each floor, all these windows sashed without glazing bars and all with raised sills and wedge lintels; cellar windows with wedge lintels, No.26 with grating and No.28 blocked. Lead downspout at junction descending only to ground-floor level where it enters the wall above the lobby door. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRN13913

No.14, Avenham Lane, Preston

Town house. c.1830 in 2 builds; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. L-shaped plan. Two storeys over cellars with later attic. 3-bay facade, a central semi-elliptical headed doorway with doorcase of engaged Tuscan columns with abaci, plain frieze and cornice, plain jambs with impost, and fanlight. Windows with raised sills and wedge lintels. Large 2-storey bow to the right of door, which has 2 curved sashed windows without glazing bars on each floor and 2 low cellar windows, a late C19 canted bay window to the left and 2 sashed windows without glazing bars at 1st floor (that over the door now with applied leading and frosted glass). Plain frieze and moulded cornice carried round; hipped roof with large inserted flat-roofed dormer over 3rd bay, chimney to right. Interior not inspected. Listed gd II.

PRN17114

No.12, Avenham Lane, Preston

TOWN HOUSE (LCC Date1: c.1830, 19th Century - 1830 AD)

Includes: No.2 LATHAM STREET.

Pair of small town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double depth plan except left end of No.12 which is single-depth interlocked with No.14 Avenham Lane (q.v.); No. 12 double-fronted and No.2 Latham Street single-fronted. Two storeys over cellars, 4+2 windows; No.12 has the doorway in the centre, No.2 Latham Street has it to the left, both with doorcases of engaged Tuscan columns with plain frieze and cornice, the doorway to No.12 round-headed but now altered as a window, but retaining the fanlight with radiating glazing bars, and that to No.2 square-headed with a plain overlight (and altered door); and immediately left of this a through-lobby doorway with plain lintel and geometrical traceried overlight. Each has a window over the door, No.12 has one on each floor to the left of the door and 2 to the right, No.2 Latham Street has one on each floor to the right, all with raised sills and wedge lintels and all with altered glazing. Left return of No.12 has one similar window on each floor, and an inserted doorway. INTERIOR and rear not inspected. Listed gd II.

PRN17137

No.3, Latham Street, Preston

Town house. Mid to later C19, altered. Formerly used as warehouse.

Listed gd II. Town house. Mid to later C19, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over cellars, a 4-window facade with

1st floor string course, plain frieze and moulded gutter cornice. The ground floor has a round-headed doorway offset left, with a large stone architrave including moulded surround, hollow spandrels and prominent cornice with dentils; one window to the left and 2 to the right, all 4-pane sashes with moulded architraves and sill-blocks; and beneath each of these the head of a cellar window with stone lintel and protective grating (that to the right altered). The 1st floor has 4 sashes without glazing bars, all with segmental-headed shouldered architraves. INTERIOR and rear not inspected. History: formerly used as warehouse. Forms group with Nos 1 and 2 to left (q.v.) and Nos 5 to 7 to right (q.v.): there is no No.4.

PRN13926

Nos.5, 6 and 7, Latham Street, Preston

Row of 3 small town houses. c.1840, altered.

Listed gd II. Row of 3 small town houses. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with individual back extension. Two storeys over cellars, 2+2+2 windows, with plain frieze and moulded gutter cornice. Each has the doorway to the left, that to No.7 damaged at time of survey (1989) but the others each with a doorcase of engaged Tuscan columns with plain frieze and moulded cornice, and plain overlight; one window at ground floor and 2 above, all with raised sills and wedge lintels, and mostly sashed (12 panes over door of No.5, otherwise without glazing bars), except at No.7 which has altered glazing. Rear and INTERIOR not inspected. Forms group with No.3 to left (q.v.) and No.8 to right (q.v.).

PRN17138

Nos.9, 10 and 11 Latham Street, Preston

Row of 3 small town houses. c.1840 in 3 builds, altered.

Listed gd II. Row of 3 small town houses. c.1840 in 3 builds, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension (those of Nos 10 and 11 coupled). Two storeys over cellars, 3+2+3 windows, with vertical joints between the three, and continuous 1st-floor sill-band, frieze and gutter cornice. The doorways of Nos 10 and 11 are adjacent, that of No.9 at the left end, all with one step and all elliptical headed with gauged brick voussours, and each with a set-in doorcase of engaged Tuscan columns with a cornice, and a plain fanlight above this. In addition No.9 has a through-lobby doorway next to the junction with No.10, with convex stone surround and cornice, and No.11 has a similar lobby doorway to the right, with a similar but simpler surround. The windows have raised sills and wedge linels, and mostly altered glazing. Rear and INTERIOR not inspected.

PRN13471

No.29, Latham Street, Preston

HOUSE (LCC Date1: Early C19, (between) 19th Century - 1801 AD to 1832 AD)

House. Early C19. Red brick with slate roof and brick ridge stacks. 2 storeys. 4-window range of sashes, C20 window and blind window. On ground floor, similar sashes and entrance to centre right. Elliptical-headed arch contains doorcase with attached columns and cornice and blind tympanum. 6-panel door. Moulded eaves cornice. Roof dormer. Later wing to left with banded red and yellow brickwork. Right side to Avenham Lane has 2-storey bow window. INTERIOR not inspected.
Grade 2.

PRN17141

**Cuerden Place, Nos. 22-28 Latham Street, Preston
Terrace of 7 town houses. Dated 1848 at 1st floor; Nos 23 to 27 recently remodelled and the facade restored. Forms group with row of various earlier houses on opposite side of street (Nos.1 to 21, variously, q.v.).**

Terrace of 7 town houses. Dated 1848 at 1st floor; Nos 23 to 27 recently remodelled and the facade restored. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions (all rebuilt). Two storeys over cellars, a 14-window facade, with string-course over 1st floor, plain frieze and moulded cornice. The doorways, to the right and up 2 steps, have Tuscan doorcases; the windows all have raised sills and wedge lintels, those at No.22 sashed without glazing bars, and all the others with restored 12-pane unhorned sashes. Stone plaque, interrupting the string course over the 1st floor at No.25, inscribed "CUERDEN PLACE 1848". Forms group with row of various earlier houses on opposite side of street (Nos.1 to 21, variously, q.v.). Grade 2.

PRN30787

West side of Avenham Walk approx.35m south of Avenham Lane, Preston

Street lamp standard. Probably mid-C19; altered. Street lamp standard. Probably mid-C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap; replacement lantern being fitted at time of survey. Grade 2.

PRN30783

**East side of Avenham Walk approx.35m south of Avenham Lane, Preston
Street lamp standard. Probably mid-C19; altered.**

Street lamp standard. Probably mid-C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf

decoration to the base, 2 intermediate rings, and gadrooned cap; replacement lantern being fitted at time of survey. Grade 2.

PRN13912

Nos.2-12, 12A, Bushell Place; No.1, Porter Place; Preston Terrace of 13 town houses. c.1830, in 4 builds (Nos.2 to 7 in 3 pairs, Nos.8 to 12A and No.1 Porter Place in one); altered.

Listed gd II. Includes: No.1 PORTER PLACE.

Terrace of 13 town houses. c.1830, in 4 builds (Nos.2 to 7 in 3 pairs, Nos.8 to 12A and No.1 Porter Place in one); altered. Double-depth plan, each house single-fronted and with a long back extension. Two storeys with cellars and attics, each house 3 bays except No.1 Porter Place at south end which presents only 2 bays to Bushell Place; continuous plain frieze and moulded gutter cornice. Doorways to the left (except No.12A, and No.1 Porter Place), up 2 steps; each has a Tuscan doorcase with engaged columns, plain frieze and moulded cornice, plain jambs with impost, and elliptical fanlight (with radiating glazing bars at Nos. 2 to 5, 8, 10, and 12A, leaded glazing at No.12, plain glazing at the others), 6-panel doors at Nos.2, 3, 5, 6, 7, and 10 (others altered). At ground floor each house has a canted bay window of stone (added between 1847 and 1857), with unhorned 4-pane sashed glazing (except No.2 which has modern plastic windows on both floors), moulded cornice and blocking course; windows at 1st floor have raised sills and wedge lintels (the sills of those over the ground-floor bays mostly slightly settled), and are mostly sashed without glazing bars (Nos.10, 12, and 12A have 12-pane sashes). Ridge chimney stacks, those of Nos.12 and 12A coupled; roof ridge of No.12A higher than the rest. No.1 Porter Place, which is the returned south end of the terrace with a long continuation to the rear, has a blind window near the front corner at 1st floor, but is otherwise 3 storeys and 5 bays; doorway in 1st bay (up 3 steps) has a pedimented architrave with Adam-style enrichment, and fanlight with radiating glazing bars; 4 windows at ground floor (boarded at time of survey), 12-pane sashes at 1st floor and 8-pane sashes at 2nd floor, all with raised sills and wedge lintels. Rear: individual back extensions, some 3-storeyed. INTERIORS: stick-baluster staircases, moulded plaster cornices, etc. History: built by the Trustees of Bushells Hospital, Goosnargh.

PRN30785

**Front of No.8, Bushell Place, Preston
Street lamp standard. Probably mid-C19; altered.**

Street lamp standard. Probably mid-C19; altered. Cast iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap (now surmounted by large C-shaped bracket carrying suspended electric light fitting). Grade 2.

PRN30784

East side of Avenham Walk approx.75m south of Avenham Lane, Preston

Street lamp standard. Probably mid-C19; altered.

Street lamp standard. Probably mid-C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap; replacement lantern being fitted at time of survey. Grade 2.

PRN30786

**South corner of junction with Porter Place , Preston
LAMP POST (LCC Date1: mid-C19, (between) 19th Century to
Victorian - 1833 AD to 1866 AD)**

Street lamp standard. Probably mid-C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap (now surmounted by large C-shaped bracket carrying suspended electric light fitting). Grade 2.

PRN17120

**Nos. 14-16 Bushell Place & No. 2 Porter Place, Preston
Terrace of 4 town houses. c1830, altered. Double-depth plan.**

Terrace of 4 town houses. c1830, altered. Double-depth plan. Red brick, stone dressings and slate roof. 3 storeys, each house 3 bays except No 2 Porter Place at north end which presents only 2 bays to Bushell Place and No 16 at south end also 2 bays. Giant corner pilaster and continuous stone frieze. Doorways have an Ionic doorcase with engaged columns supporting entablature and elliptical fanlight above door within. 4 mid-C19 two-storey stone canted bay windows, these at either end with arched heads to the front 1st floor lights and those in centre with balustrades above. Moulded piers, cornices, sill course, and string courses. C20 windows in original openings between. 2nd floor has various casements and windows in original openings. Raised sills and wedge lintels. Ridge chimney stacks. No 2 Porter Place, which is the returned north end of the terrace with a further wing to rear, has 3 bays. Similar doorcase and 12-pane sashes or C20 sash-style windows. Raised sills, sill bank and wedge lintels. 3-bay rear wing has similar fenestration. Grade 2.

PRN30781

**South end of east side of Avenham Walk, Preston
Street lamp-standard. Probably mid-C19; altered.**

Street lamp-standard. Probably mid-C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap; replacement lantern being fitted at time of survey. Grade 2.

PRN30782

**South end of west side of Avenham Walk, Preston
Street lamp standard. Probably mid-C19; altered.**

Street lamp standard. Probably mid-C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap; replacement lantern being fitted at time of survey. Grade 2.

PRN17116

Avenham Park, Preston

Gazebo. Built 1865-6. Originally on site now occupied by Derby Monument (q.v.), dismantled and re-erected on this site c.1873.

Listed gd II. Gazebo. Built 1865-6. Rendered brick with sandstone as ashlar facade (painted white), flat roof. Shallow rectangular plan. Classical style. Single storey, built back-to-earth, 3:1:3 bays, symmetrical, with open arcaded front and ends. The centre, forming a slightly projected and taller porch (approached by flight of 9 stone steps), has a large roundheaded arch with set-in Corinthian shafts, moulded impost bands, and moulded extrados with keystone flanked by roundels with shields of arms, and a modillioned cornice. The 3-bay side ranges have similar but smaller arches on slender Corinthian columns and responds with square caps, moulded cornices with blocking courses; and matching one-bay returned ends. Interior has blind arcading in rear wall of each side range. Originally on site now occupied by Derby Monument (q.v.), dismantled and re-erected on this site c.1873.

PRN17122

Tower House and Avenham Tower, Preston

Block of 3 houses now all flats. 1850s, altered. The houses were built with the appearance of a single mansion, designed as an eye-catcher to Avenham Park.

Includes: No.15 Avenham Lodge, with attached railings Bank Parade. Block of 3 houses now all flats. 1850s, altered. Stucco on brick with sandstone dressings, all painted (but brick exposed on north side and rear); slate roof. U-plan. Eclectic style. Three storeys with cellars, attics, and 5-storey tower; 5 unequal bays to Bushell Place, 4 to Bank Parade; corner pilasters, double frieze, moulded cornice. On the west side the 4th bay breaks forward and forms a 5-storey tower with 2 square stages above the cornice; this has a porch (to Avenham Tower) with coupled Tuscan pillars protecting a doorway which has an overlight with margin panes, 1st floor French windows with margin panes, and recessed 3-light mullioned windows on each floor above (the recesses and the lights arched at 2nd and 5th floors, square-headed at 4th floor), and a prominent bracketed cornice and pyramidal roof. The porch to Tower House at the left end, a rectangular bay window to the right of this and a tripartite window in the re-entrant of the 3rd bay, all have balustraded parapets; to the right of the tower the 5th bay has a tripartite sashed window with

pilastered surround. The 1st floor has pairs of cross-windows, those in the 5th bay under a cornice on consoles; the 2nd floor has windows with narrow round-headed lights like those in the tower, all with bands of margin panes including roundels, and wreaths between the lights. Hipped roof with various small dormers. The south front to Bank Parade (Avenham Lodge), 4 bays, the 2nd to 4th set back, has a rectangular bay window to the 1st bay with a balustraded parapet, and a colonnade of pillars across the raised ground floor of the other bays forming a porch to the doorway in the 3rd bay and incorporating a bay window in the 4th bay, the whole with a balustraded parapet; and windows on the upper floors like those at the front, all at 1st floor with cornices on consoles. Attached to the west front is a low garden wall in short sections stepping down the slope, with 9 stout square piers linked by ornamental cast-iron railings which have bands of roundels at the top.

INTERIORS: open-string staircases with turned balusters and stout turned newels, that in Tower house spiralled above 1st floor; entrance hall in Avenham Tower with tiled floor and deeply-undercut moulded plaster cornice; otherwise, not inspected. The houses were built with the appearance of a single mansion, designed as an eye-catcher to Avenham Park. Grade 2.

PRN17140

No.21, Latham Street, Preston

Listed gd II. Small town house. c.1830, altered. Red brick in English garden wall bond (5+1), with sandstone dressings and slate roof. Double-depth single-fronted plan with back extension. Two storeys over cellar, a 2-window facade with rusticated quoins to the right-hand corner, plain frieze and moulded gutter cornice. The doorway (close to a vertical junction with No.20 to the left) is elliptical-headed, with a doorcase of engaged Tuscan columns, plain frieze and cornice, an altered door and plain fanlight. The windows are sashed without glazing bars and have raised sills and wedge lintels; cellar window with wedge lintel. Two side-wall chimneys to the right-hand return wall, which is rendered and has a small canted bay window, one 4 pane sash at ground floor and 2 above, one other window on each of these floors and a square attic window. Rear and INTERIOR not inspected

PRN17142

**Bank House, Lathom Street, Preston
Town house. Mid-C19, altered.**

Town house. Mid-C19, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over cellars, a 3-window facade symmetrical except for added bay window, with 1st-floor sillband, plain frieze and moulded cornice. The central doorway has a doorcase with engaged Ionic columns, entablature, cornice and blocking course, and a cavetto surround, panelled door and overlight with margin panes. To the right is a canted bay window of stone, with cornice and blocking course, and 4-pane sashed glazing; otherwise, the ground floor has a 16-pane sash to the left, and the 1st floor has sashes of 16, 12, and

16 panes, all these windows with raised sills and wedge lintels. Roof hipped at right-hand end, with 2 chimneys behind the ridge and one at the rear wall. Right-hand return wall has 2 cellar windows, a blind window and a 12-pane sash at ground floor, and 2 windows at 1st floor with altered glazing.

INTERIOR: inner porch screen with side windows, engraved and coloured glazing; moulded plaster cornice in front room right (egg-and-dart, foliation); stick-baluster staircase with wreathed mahogany handrail; full suite of cellar rooms with 2 rectangular fireplaces, remains of washing boiler, cool-store with stone table. Grade 2. {

PRN13914

No.9, Bank Parade, Preston

Town house, now flats. c.1830; altered.

Listed gd II. Town house, now flats. c.1830; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan with a back extension. Three storeys over basement, 3 bays, symmetrical, the centre breaking forwards slightly; stone plinth, 1st floor sill-band, plain frieze and moulded cornice. The centre has a fine roundheaded doorway with brick surround in 3 orders, a set-in doorcase of engaged Ionic columns with entablature and cornice, a glazed and panelled door and fanlight with graceful pendant tracery; and at 1st floor above the doorway French windows with glazing bars and margin panes, opening onto a large rectangular cast-iron balcony with geometrical-pattern railings. The flanking bays have canted bay windows at ground floor with cornices and blocking courses, that to the right with 4-pane sashed glazing but the other with altered glazing, and 12-pane sashes at 1st floor; the 3 windows at 2nd floor have altered glazing, and all the windows on the upper floors have wedge lintels.

INTERIOR: stairwell with some moulded plaster; otherwise, not inspected. HISTORY: first house built on Bank Parade, the only one shown on Myres' map of 1836.

PRN13923

No.4, Bank Parade and attached railings, Preston

Town house. Mid-C19 (post 1847); altered.

Listed gd II. Town house. Mid-C19 (post 1847); altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with a back extension. Three storeys over basement, 2 bays; stone plinth, moulded 1st floor sill-band, plain frieze and moulded cornice. The doorway to the right (up 3 steps) has a doorcase of engaged Ionic columns with entablature and cornice, hollow-moulded jambs, and a 6-panel door with plain overlight; a lobby door at the left end has raised plain surround and board door; and in the centre is a 2-storey canted bay with a cellar window in the plinth, moulded cornices to both floors, altered glazing, and small wrought-iron ornamental railings on the top; otherwise, there is one

window above the door and 2 at 2nd floor, all with raised sills and wedge lintels, and altered glazing. Gable chimneys. INTERIOR not inspected, but cellar connects by tunnel under road to garden opposite, which has spear railings with urn finials.

PRN17117

Nos. 1, 2 and 3, Bank Parade, Preston

Row of 3 town houses. Mid-C19 (post 1847); altered.

Listed gd II. Row of 3 town houses. Mid C19 (post 1847); altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over basements, all formerly of 3 bays; continuous stone plinth, moulded 1st floor sill-band, plain frieze and moulded cornice; doorways to the left (up 3 steps). Nos. 1 and 2 have doorcases of engaged Ionic columns with entablature and cornice, hollow-moulded jambs, altered doors with overlights which have margin panes, canted bays at ground floor which have cellar windows in the plinth and moulded cornices with blocking courses (glazing altered), and 3 windows at 1st floor, those in the centre blocked and the others altered as casements but all with wedge lintels. No. 3 to the left has a late C19 porch composed of panelled square columns and pilasters with a heavy entablature, a 12-pane sash above this, and a 2-storey canted bay which has a 4-pane sash at ground floor (but otherwise altered glazing) and a roof balcony protected by spear railings. Chimneys on front slope of roof; attic dormer to No. 3. No. 1 has a long return to Frenchwood Street, including a 3-storey 2-bay section with sashed windows of 12, 8, and 6 panes (apparently derelict at time of survey, and some windows damaged).

INTERIOR: No. 3 has moulded plaster vine friezes in front rooms on both floors, marble fireplace at 1st floor, main staircase with Jacobean-style balusters, rear wing containing kitchen with very large fireplace, scullery and pantry, and servants' staircase; full suite of cellar rooms including laundry at front (fitted with fireplace, wash boiler and slopstone), wine cellar with stone bins; and tunnel under road to garden opposite.

PRN20730

Signal Box, between 5 & 6 East Cliff, Preston

Post-1848 No longer extant.

PRN17158

No. 6 East Cliff, Preston

Vicarage, now hostel. Dated 1846 on gable of porch.

Vicarage, now hostel. Dated 1846 on gable of porch. Snecked sandstone with quoins and ashlar dressings, slate roof. Irregular double-depth plan, with projecting wing to left. C17 vernacular style, with mullioned windows and steeply pitched roofs. Two storeys and attic, raised over a basement; a wide asymmetrical facade with 4

windows at 1st floor. The wing to the left has coupled unequal gables, the smaller to the right belonging to an integral 2-storey porch, which has a Tudor arched doorway with deep moulded surround and hoodmould (approached by a flight of steps between gatepiers in the area wall), a small lancet at 1st floor and a shield in the gable lettered "MDCCCLVI"; to the left, the main portion of the wing has a 4-light at ground floor, a smaller 3-light window at 1st floor, and a lancet to the attic. Steeply-pitched coped gables, an apex cross on the larger. The main range has a transomed 3-stage 6-light stair window near the centre, a 2-light window on each floor to the left, a large 5-light window to the right and a smaller 4-light window above. Skylight in roof; several tall triple-flue chimneys, including one rising from angle and another at the right-hand gable. Rear and INTERIOR altered. Grade 2.

PRN17160

No.7, East Cliff, Preston

Detached town house, now offices. c.1840, altered

Detached town house, now offices. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Mostly double-depth, but east end single-depth to south side. Three storeys over high basement, with 3-window main range and set-back one-window wing; square 2-light basement windows, tall 12-pane sashes at ground and 1st floors, square 6-pane sashes at 2nd floor; gable chimneys; 12-pane sashes on upper floors of set-back portion. Entrance front in west side, with large round-headed doorway up steps. Four-window south front, mostly 12-pane sashes, but with added canted bay window at ground floor. INTERIOR not inspected. Grade 2.

PRN17161

No.8, East Cliff, Preston

Detached town house, now education centre and offices. c.1835, altered.

Detached town house, now education centre and offices. c.1835, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over basement, a symmetrical 3-window facade, with plinth, 1st-floor band and prominent projecting eaves. The doorway has a doorcase with coupled pilasters and entablature with dentilled cornice, and a panelled door and overlight with vertical glazing bars. The windows are all 16-pane sashes with raised sills and flat-arched heads. Roof with projected verges and gable chimneys. Side walls have inter alia roundel windows in the gables. The south front has 2 segmental 3-window bows (terminating below the eaves), with a plain frieze over each floor, and sashed windows on each floor.

INTERIOR has dog-legged staircase with stick balusters and mahogany handrail with wreathed curtail. Added 2-storey wing on east side. Grade 2.

PRN17143

Avenham Park, Preston

Boer War memorial. 1904. Originally located in the Market Place.

War memorial. 1904, by T.Hodgkinson, sculptor, of Preston. Grey granite, and polished red and pink granite, with bronze plaques. Obelisk form, 25 feet high, consisting of 2 square steps of unpolished grey granite, a short square pedestal of polished red granite with moulded base and cornice which has panelled sides containing lettered bronze plaques, and an obelisk of polished pink Scotch granite (from Peterhead quarries). The bronze plaques have raised lettering and decoration, that on the south side reading: "IN MEMORY OF / THE OFFICERS, NON-COMMISSIONED OFFICERS AND MEN / LOYAL NORTH LANCASHIRE REGIMENT / WHO LOST THEIR LIVES IN THE SERVICE OF THEIR COUNTRY / DURING THE / SOUTH AFRICAN WAR 1899-1902 / ERECTED BY THEIR COMRADES"; the plaques in the other 3 sides list the names by Battalion. Originally situated in the Market Place and probably removed to this site in 1926, when the Cenotaph was erected. Grade 2.

PRN20729

Lodge, adj. to railway bridge, Avenham Park, Preston

LODGE (LCC Date1: Pre-1893, (pre) Roman to Victorian - 193 AD to 1893 AD)

Post-1848 Still extant.

PRN17144

Avenham Park, Preston

Railway bridge over drive between Avenham Park and Miller Park. c.1846, for Blackburn and Preston Railway Company.

Railway bridge. c.1846, for Blackburn and Preston Railway Company; resident engineer, Sturges Meek. Sandstone ashlar. Single span, slightly skewed. Classical style. Semi-elliptical arch with rusticated rock-faced voussoirs, rusticated terminal pilasters, plain band, balustraded parapet with shield in centre; soffit of winding rusticated masonry; curved rock-faced abutments. History: bridge carried the former East Lancashire Railway line over drive between parks. Together with arch over riverside walk at south end of railway embankment, (q.v.), this was an integral element of landscaping demanded of the railway company by Preston Corporation which was beginning to create Avenham Park in the mid 1840s. Listed grade II.

PRN30792

Miller Park, Preston

Garden urn on pedestal. c.1865. The item is one of a set of six lining the upper terrace.

Garden urn on pedestal. c.1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approx. 0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of six lining the upper terrace. Grade 2.

PRN22661

Park Hotel, East Cliff, Preston

**HOTEL (LCC Date: Pre-1893, (pre) Victorian - 1893 AD)
Post-1849 Still extant.**

PRN17147

Miller Park, Preston

Terrace steps with balustrades and urns. c.1865.

Terrace steps with balustrades and urns. c.1865. Sandstone ashlar, the balustrades and urns now painted cream. Upper deck of terrace approx. 10m wide with curved ends (now occupied by flower bed), and rusticated ashlar retaining wall protected by a balustrade with 4 urns, and flanked by lateral winding steps which descend to a lower deck, a straight flight of steps descending further to the lower terrace, these steps protected by matching balustrades with urns. Grade 2.

PRN17145

Derby Monument, Miller Park, Preston

COMMEMORATIVE MONUMENT (LCC Date1: 1873, Victorian 1873 AD)

Monument to the 14th Earl of Derby (d.1869). Dated 1873 on rear of pedestal; by M.Noble of London. Grey polished granite and white marble. Punched granite base; pedestal of grey polished granite, square in section with chamfered corners, approx.4m high, with moulded foot and prominent cornice, the front inscribed: "EDWARD GEOFFREY STANLEY / 14th EARL OF DERBY K.C. / BORN 29th MARCH 1799 / DIED 23rd OCTOBER 1869, and the rear: NORTH AND NORTH EAST / LANCASHIRE / DERBY MEMORIAL / 1873". Statue in Sicilian white marble, approx.3.3m high, depicting the Earl of Derby as if addressing the House of Lords, standing with a scroll in his right hand, his robe of rank removed and draped over a pile of books behind his leg. History: as the Hon. E.G.Stanley before his succession to the title, the subject was MP for Preston 1826-30 and for North Lancashire 1832-44; and subsequently Prime Minister in 1852, 1858-59, and 1866-68. (Monument erected on site formerly occupied by gazebo now in Avenham Park.) Grade 2.

PRN30789

Miller Park, Preston

Garden urn on pedestal. c.1865. The item is one of a set of 6 lining the upper terrace.

Garden urn on pedestal. c.1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approx.0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of 6 lining the upper terrace. Grade 2.

PRN30791

Miller Park, Preston

Garden urn on pedestal. c.1865. The item is one of a set of 6 lining the upper terrace.

Garden urn on pedestal. c.1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approx.0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of 6 lining the upper terrace. Grade 2.

PRN17147

Miller Park, Preston

Terrace steps with balustrades and urns. c.1865.

Terrace steps with balustrades and urns. c.1865. Sandstone ashlar, the balustrades and urns now painted cream. Upper deck of terrace approx. 10m wide with curved ends (now occupied by flower bed), and rusticated ashlar retaining wall protected by a balustrade with 4 urns, and flanked by lateral winding steps which descend to a lower deck, a straight flight of steps descending further to the lower terrace, these steps protected by matching balustrades with urns. Grade 2.

PRN17148

Miller Park, Preston

Garden urn on pedestal. c.1865. One of a row of 6 lining the upper terrace.

URN (LCC Date1: c.1865, Victorian - 1865 AD)

Garden urn on pedestal. c.1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approx.0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. One of a row of 6 lining the upper terrace. Grade 2.

PRN30793

Miller Park, Preston

Garden urn on pedestal. c.1865. The item is one of a set of 6 lining the upper terrace.

Garden urn on pedestal. c.1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approx.0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of 6 lining the upper terrace. Grade 2.

PRN17146

Miller Park, Preston

Ornamental fountain in circular pond. Probably c.1865.

Ornamental fountain in circular pond. Probably c.1865. Pond approx. 20m in diameter, with moulded sandstone ashlar rim. Fountain in the centre, of imitation stone and Longridge stone, Greek cross plan; 2-step base channelled to represent waterwear, and on this a large pedestal composed of 4 female figures emblematic of Earth, Air, Fire, and Water, seated in inverted brackets, the angles between them filled with a shell, rush, and trident design, and the whole surmounted by a large shell-like basin. Grade 2.

PRN30790

Miller Park, Preston

Garden urn on pedestal. c.1865. The item is one of a set of 6 lining the upper terrace.

Garden urn on pedestal. c.1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approx.0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of 6 lining the upper terrace. Grade 2.

PRN30792

Miller Park, Preston

Garden urn on pedestal. c.1865. The item is one of a set of six lining the upper terrace.

Garden urn on pedestal. c.1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approx. 0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of six lining the upper terrace. Grade 2.

PRN17143

Avenham Park, Preston

Boer War memorial. 1904. Originally located in the Market Place.

War memorial. 1904, by T.Hodgkinson, sculptor, of Preston. Grey granite, and polished red and pink granite, with bronze plaques. Obelisk form, 25 feet high, consisting of 2 square steps of unpolished grey granite, a short square pedestal of polished red granite with moulded base and cornice which has panelled sides containing lettered bronze plaques, and an obelisk of polished pink Scotch granite (from Peterhead quarries). The bronze plaques have raised lettering and decoration, that on the south side reading: "IN MEMORY OF / THE OFFICERS, NON-COMMISSIONED OFFICERS AND MEN / LOYAL NORTH LANCASHIRE REGIMENT / WHO LOST THEIR LIVES IN THE SERVICE OF THEIR COUNTRY / DURING THE / SOUTH AFRICAN WAR 1899-1902 / ERECTED BY THEIR COMRADES"; the plaques in the other 3 sides list the names by Battalion. Originally situated in the Market Place and probably removed to this site in 1926, when the Cenotaph was erected. Grade 2.

PRN17144

Avenham Park, Preston

Railway bridge over drive between Avenham Park and Miller Park. c.1846, for Blackburn and Preston Railway Company

Railway bridge. c.1846, for Blackburn and Preston Railway Company; resident engineer, Sturges Meek. Sandstone ashlar. Single span, slightly skewed. Classical style. Semi-elliptical arch with rusticated rock-faced voussoirs, rusticated terminal pilasters, plain band, balustraded parapet with shield in centre; soffit of winding rusticated masonry; curved rock-faced abutments. History: bridge carried the former East Lancashire Railway line over drive between parks. Together with arch over riverside walk at south end of railway embankment, (q.v.), this was an integral element of landscaping demanded of the railway company by Preston Corporation which was beginning to create Avenham Park in the mid 1840s. Listed grade II.

PRN20729

Lodge, adj. to railway bridge, Avenham Park, Preston

LODGE (LCC Date1: Pre-1893, (pre) Roman to Victorian - 193 AD to 1893 AD)

Post-1848 Still extant.

PRN17152

Nos.1-4, Camden Place, Preston

Row of 3 town houses, now all offices. c.1830, in 3 builds; altered.

Row of 3 town houses, now all offices. c.1830, in 3 builds; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over cellars, each house 2 bays, with vertical joints between Nos.1 and 2, and 3 and 4, respectively, and a continuous frieze and moulded cornice (continued over one bay to left of No.1, which appears to be part of this item but is actually a back-extension to No.25 Ribblesdale Place, q.v.). Each house has the doorway to the left, up 2 steps, with a doorcase of engaged Tuscan columns with square abaci, plain frieze and moulded cornice, plain jambs with impost, panelled door, and elliptical fanlight (original radiating glazing bars at No.1, others altered); the lintel of a sunk cellar window to the right (light-wells of Nos.1 and 2 covered by gratings, others now filled in); one window at ground floor and 2 above, all with raised sills and wedge lintels, and all sashed without glazing bars except those at 1st floor of No.2 which are now top-hung casements. Nos.1 and 3 each have one chimney each side of ridge, others now lack chimneys. INTERIORS: Nos.1 to 3 have small entrance halls with panelled arches and moulded plaster modillions, and cellars under front rooms only, with fireplaces; No.1 has dog-legged staircase with stick balusters and carved brackets; back yard of No.2 has blocked well (filled in by order of Sanitary Purposes Committee in 1878); No.4 remodelled internally. Grade 2.

PRN17151

Nos.19, 20 and 21, Ribblesdale Place, Preston

**Row of 3 town houses forming part of terrace, now all offices.
Later 1840s, slightly altered.**

Listed gd II. Row of 3 town houses forming part of terrace, now all offices. Later 1840s, slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys with cellars and attics, 2+2+2 bays; 1st-floor sill-band, plain frieze and moulded cornice with blocking course. Each house has the doorway in the 2nd bay, up 4 steps, with a doorcase of engaged Ionic columns with plain frieze and moulded cornice, plain jambs with impost, and a recessed panelled door under a semicircular fanlight with radiating glazing bars (except No.20 which is plain). The windows are all unhorned 12-pane sashes, with raised sills and wedge lintels, and to the left of the door each has a cellar window with grating over the well. Ridge chimneys. The left gable wall of No.19 has 2 windows on each floor like those at the front, and a round-headed attic window with radiating glazing bars; and continued to the rear a lower 2-storey 2-bay back extension with 6-pane sashes.

INTERIOR: No.19 has a dog-legged staircase with stick balusters and mahogany handrail, and a 2-room cellar, the front room containing a washing boiler and a slopstone; No.20 has 2 original cast-iron fireplaces with tiled surrounds.

PRN13943

Nos.22 and 23, Ribblesdale Place, Preston

Two town houses, No.22 now office, No.23 now surgery with flat over. c.1840, altered

Listed gd II. Two town houses, No.22 now office, No.23 now surgery with flat over. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. L-shaped block on corner site, No.22 double-depth and single-fronted, with a back extension, No.23 attached to the right-hand (south) side, facing south, single-depth and double-fronted. Two storeys with cellars and attics; 1st-floor sill-band, plain frieze and moulded cornice with blocking course. No.22 is two bays (forming part of terrace which includes Nos.19 to 21, q.v.), has the doorway to the 2nd bay, up 4 steps, with a doorcase of engaged Ionic columns with plain frieze and moulded cornice with blocking course, plain jambs with impost, and a recessed panelled door under a semi-circular fanlight with radiating glazing bars; and unhorned 12-pane sashed windows with raised sills and wedge lintels, and a cellar window to the left of the door with grating over the well. Ridge chimney to the left, and a low modern dormer to the right of this. The gable-end of No.23 to the right has similar windows on both floors and a roundheaded attic window with radiating glazing bars; the 4-bay south-facing facade has a doorway in the 2nd bay like that of No.22, a canted bay window to the right, patched brickwork in place of former windows on both floors of the 1st bay, and other windows like those of No.22. Screen wall continued to right, with inserted garage door.

INTERIORS: No.22 has doglegged staircase with stick balusters; No.23 altered.

PRN17154

The Rectory, No. 13 Ribblesdale Place, Preston House, now rectory. c.1820, altered.

House, now rectory. c.1820, altered. Red brick in Flemish bond, scored stucco to the west side and rear, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over cellar, 3 bays, symmetrical, with stone plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course. The central doorway, up 2 steps with nosings, has a doorcase of engaged Tuscan columns with abaci, plain frieze and moulded cornice with blocking course, plain jambs with impost, and a panelled door under an elliptical fanlight. The windows have raised sills and wedge lintels and are now all top-hung casements imitating sashes; and there are 2 cellar windows in the plinth, protected by gratings. Roof with coped gables, now lacking chimneys. Screen wall attached at left end, with service door and inserted garage doorway. Rear has 2-storey canted bay. INTERIOR not inspected. Grade 2.

PRN17153

Nos. 24 and 25 Ribblesdale Place, Preston Pair of town houses. Probably 1832, slightly altered.

Pair of town houses. Probably 1832, slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, No.24 double-fronted and No.25 single-fronted, both with back extensions. Two storeys with basements and attics, 3+2 bays, with ashlar basement treated as a plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course. The doorways, in the 2nd and 4th bays, both up 4 steps with nosings, have doorcases of engaged Ionic columns with plain friezes and moulded cornices with blocking courses, plain jambs with impost, and panelled doors under elliptical fanlights. The windows are sashed without glazing bars, and have raised sills and wedge lintels; the basements have half-sunk windows with gratings over the wells. Large wooden gabled dormer over 3rd bay of No.24; one ridge chimney and gable chimneys. The right-hand return wall of No.25 (to Camden Place) has one window on each floor of the rear bay (including cellar) and an attic window; and, continued to the rear, a lower 2-storey one-bay back extension architecturally integrated with Nos.1 to 4 Camden Place (q.v.), with sashed windows on both floors.

INTERIOR: No.24 has a complete service including fireplace, washing boiler, slopstone, and steps up to the back yard where there is a pump dated 1832. Grade 2.

PRN17155

Nos. 8, 9A, 9B, 9C, Ribblesdale Place, Preston

Pair of houses, now office and office with flats over. 1820s, altered.

Pair of houses, now office and office with flats over. 1820s, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double depth plan, No.8 single-fronted and No.9 double-fronted. Two storeys with basements and attics, 2+3 bays, with ashlar basement treated as a plinth, 1st floor sill-band, plain frieze and moulded cornice with blocking course. The doorways, in the 2nd and 4th bays, both up 3 steps, have doorcases with engaged Tuscan columns, square abaci, plain friezes and moulded cornices, plain jambs with impost, and recessed panelled doors with elliptical fanlights. No.8 has two 12-pane sashes at 1st floor, otherwise all the windows are sashed without glazing bars, and all have raised sills and wedge lintels. Two gabled dormers at No.9; chimneys on the ridge and at the gables. Continued to left of No.8 is a small singlestorey service wing with one window and a door; and attached to the right of No.9 is a C20 addition (entrance to Nos.9A and 9B). Three basement areas (left, centre, and right), all with complete sets of railings which have alternating curvilinear and stick balusters, with gates to the service door of No.8 and at the right-hand end at No.9. Rear: both have 2-storey canted bays, and No.9 also has a large 2-storey bow with observatory deck.

INTERIOR: 1st floor of No.9 (flat No.9A) has fine drawing room with moulded plaster panels, plaster cornices etc. Grade 2.

PRN17162

No. 1 Regent Street, Preston

Formerly known as: Zoar Chapel. Chapel. 1853, for Particular Baptists; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular single-cell plan at right-angles to street. One tall storey and 3 bays, symmetrical; a gabled facade with a sandstone plinth and brick pilasters with moulded stone caps in a band to the gable, which is treated as a pediment. The wider centre bay has a doorway with a moulded architrave and a large cornice on consoles, and double doors with roundheaded panels, and above this a 12-pane sashed window with margin panes, a raised sill on sill-blocks, and a similar cornice on consoles. The narrower outer bays have very tall multi-paned windows including margin panes (all of crown glass), with raised sills on sill-blocks, plain lintels and moulded cornices. The gable has a moulded coping and contains a stone panel with sunk Maltese cross. Rear, now covered by added 2-storey lean-to, has 2 tall windows like those at the front.

INTERIOR: modernised by insertion of suspended ceiling, but with remains of moulded cornice of original ceiling and tops of pilasters with egg-and-dart decoration (visible through rear windows). History: built by Particular Baptists seceding from former Vauxhall Road Chapel in 1853; taken over in 1882 by Catholic Apostolic Church. Grade 2.

PRN17166

Nos. 3-6 Starkie Street, Preston

Terrace of 4 town houses, Nos 3 and 6 now offices. c.1850.

Terrace of 4 town houses, Nos 3 and 6 now offices. c.1850. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, all single-fronted and built in halls-adjointing pairs, with coupled back extensions. Two storeys over cellars, 1+2+2+2 windows, with stone plinth, string course, plain frieze, moulded cornice and low blocking course. In the centre of each pair, up 3 and 2 steps respectively, is a coupled doorcase with 3 engaged Ionic columns and continuous entablature with cornice and blocking course, framing doors with round-headed panels and plain overlights, and in the centre of the terrace (between Nos 4 and 5) a through-lobby doorway with moulded stone surround and cornice, and a door with wreath knocker. At ground floor each house has one tall window with a raised sill on sill-blocks, and a wedge lintel, that at No.6 sashed without glazing bars but all the others with altered glazing; at 1st floor No.3 has one and Nos 4 to 6 each have 2 similar windows, those at No.4 with 12-pane sashes but the others with altered glazing. C20 dormers in the roofs of Nos 4 and 5, small gabled dormer at No.6; large lateral chimney stack in centre. Stone plinths enclosing cellar areas, that at No.6 still bearing elaborate cast-iron railings. Left return wall of No.3 has 2 windows on each floor like those at the front, and gable treated as an open pediment, with a smaller attic window. Rear and INTERIOR not inspected. Grade 2.

PRN17163

Nos. 2-8 Regent Street, Preston

Terrace of 7 small town houses, No.4 now office. c.1850-60, altered.

Terrace of 7 small town houses, No.4 now office. c.1850-60, altered. Red brick in Flemish bond, with sandstone dressings and slate roofs. Double-depth plan, each house single-fronted, built in halls-adjointing pairs, with coupled back extensions. Two storeys over cellars, each with 2 windows at 1st floor except Nos 4 and 8 which have 3, the pairs successively stepped up the slope and linked visually by a 1st-floor sill-band ramped up from pair to pair, and a plain frieze and moulded guttercornice likewise ramped. The doorway to No.8 is at the right-hand end but all the others are coupled, and all have moulded architraves with emphatic dentilled cornices on consoles, and panelled doors with overlights; in addition, nos 4 and 8 each have a through-lobby doorway to the left, with deep lintel and moulded cornice. Each house has a sunk cellar window protected by a grating, one window at ground floor and 2 above (except Nos 4 and 8 which both have an additional window over the lobby door), all these windows with raised sills and wedge lintels; Nos 4 and 5 have sashed windows (mostly 12-paned) but all the others have altered glazing. Large multi-flue chimney stacks at the junctions between the pairs.

INTERIOR: stick-baluster staircases; moulded plaster cornices; 2-room cellars. The terrace forms a group with the Harris Institute attached at the south end. Grade 2.

PRN17164

Nos.11 and 12, Regent Street, Preston

Pair of small town houses. c.1860. Red brick in Flemish bond, with sandstone dressings and slate roof. Shallow doubledepth plan, each house double-fronted. Two storeys, 3+4 windows, a symmetrical range with a plain frieze and moulded gutter cornice, a through-lobby doorway in the centre and the additional window of No.12 above this, and each façade otherwise symmetrical. The doorways have moulded architraves with cornices on consoles, and panelled doors with overlights; the lobby doorway has a plain surround. The windows have raised sills and wedge lintels, those at No.11 sashed without glazing bars, and No.12 with 12-pane sashes; heads of cellar windows to the right at No.11 and on both sides at No.12. Ridge chimneys. Rear: very shallow back yards. INTERIOR not inspected. Matches Nos 13 and 14 (q.v.) and Nos 15 and 16 (q.v.) to right, and complements Nos 2 to 8 opposite (q.v.). Grade 2.

PRN17165

Nos. 35 and 36, Ribblesdale Place, Preston

Pair of town houses, now offices. c.1846, with later additions. Red brick in Flemish bond, with sandstone dressings and slate roof. Canted back from Ribblesdale Place at curved junction with Avenham Lane, and with Regent Street added at the righthand side; double-depth plan, built as single-fronted halls-adjoining pair, with coupled back extensions. Two storeys over cellars, 2 bays, symmetrical, with ashlar plinth, moulded 1st floor band, plain frieze and moulded cornice; coupled doorways in the centre, up 2 steps with nosings, with doorcase composed of 3 engaged Ionic columns with plain frieze and moulded cornice with blocking course, each doorway with impost, moulded lintel, elliptical fanlight and panelled door. Each has an added 2-storey canted bay with unhorned 4-pane sashed glazing on both floors, and between these at 1st floor is a stone plaque with concave corners inscribed "RIBBLESDALE PLACE" with "35 / 36" below. Roof hipped at right-hand end, left gable coped, with cut-down chimney. Attached to front corners and to centre of steps are railing plinths with replacement railings enclosing paved front areas. The right-hand return wall of No.36 (to Regent Street) has a lower 2-storey 1-bay extension to the rear, the band ramped down to this, one 12-pane sash on each floor of each part, and the band further ramped down to the coping of the back-yard wall, which has a doorway servicing the yards of both. INTERIOR not inspected. Grade 2.

PRN17157

Nos.30-33, Ribblesdale Place, Preston

Terrace of 4 houses, Nos.30, 32 and 33 now offices. Mid C19; slightly altered.

Listed gd II. Terrace of 4 houses, Nos.30, 32 and 33 now offices. Mid C19; slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over cellars, 8 bays in total, with ashlar plinth, string-course, plain frieze and moulded cornice with blocking course (all carried round left end). Each house is 2 bays, with the doorway in the 2nd bay, a doorcase of engaged Ionic columns with a plain frieze and moulded cornice with blocking course, a recessed panelled door with plain surround and rectangular overlight; one window to the left and 2 above, all sashed without glazing bars, with raised sills and sill-blocks, and wedge lintels; and cellar area protected by ornamental cast-iron railings on a stone plinth (except No.30, which has C20 replacement railings). Roof hipped at left end; ridge chimneys. The left return wall of No.30, 2 bays, has matching fenestration except for coupled windows at ground floor of rear bay.

INTERIOR: No.33 has moulded plaster cornice and large ceiling rose in front room, and cellar with unusually complete set of original fittings including 2 fireplaces, washing boiler, slopstone, and stone table. (Continuing to the right in similar style is No.34, q.v.) {1}

PRN17156

No. 3 Ribblesdale Place, Preston

House, now office. c.1830, slightly altered.

House, now office. c.1830, slightly altered. Red brick in Flemish bond, with sandstone dressings, slate roof and stone chimneys. Double-depth, double-fronted plan with bow to rear. Two storeys over basement, 3 bays, symmetrical, the centre breaking forwards slightly; ashlar basement treated as a plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course. The centre has a stone porch on 2 steps, with Ionic columns and pilasters, plain frieze and moulded cornice with blocking course, protecting a wide elliptical-arched doorway with a pilastered tripartite wooden doorcase (side windows and fanlight with altered glazing). The windows are sashed without glazing bars and have raised sills and wedge lintels. Hipped roof of shallow pitch, with 8 tall corniced stone chimneys. The basement areas each side of the porch are protected by heavily ornamented cast-iron railings, with rosette and anthemion panels, foliated bands above and below, and tall finials with rings for former chains, both sets run-out to terminate against flanking screen walls, with curved corners, and gates (near the left end and at the right-hand end, respectively). The left return wall has a sashed window at 1st floor with margin panes (C20 extension at ground floor); the right-hand return wall has a tall stair window. The rear, which is 3-storeyed with basement at ground level, has a full-height semicircular bow with a round-headed garden door under a fanlight with radiating tracery, curved sashed windows on all floors (9-paned at basement level,

without glazing bars above), 1st-floor sill-band carried round, and a roof deck protected by cast-iron railings; and at the west end a narrow 2-storey extension with a canted oriel.

INTERIOR: entrance hall with exceptionally elaborate decoration including a screen with fluted Corinthian columns distyle in antis, and richly decorated moulded plaster cornices, etc; staircase with fine curvilinear cast-iron balusters and wreathed mahogany handrail. History: occupied c.1840 by John Horrocks (partner in Horrocks, Jacson & Co, cotton spinners and manufacturers). Grade 2.

PRN10501

Avenham Park and Miller Park, PARK (LCC Date1: 1852, 1864) C19th public parks

Linked and adjacent public parks, 12.5Ha. Preston Corporation purchased land for Avenham Park 1852. Alderman Miller gave land for Miller Park in 1864. Both parks designed by Edward Milner, work supervised by George Rowbotham. Avenham Park (8.8Ha) begun 1861, Miller Park (3.9Ha) begun 1864. Both parks lie on sloping, south facing ground, facing the River Ribble and are divided by the embankment, built 1846, for the railway line that ran between Preston and Todd Lane Junction. The parks are connected by an underpass at the northern end of the embankment, and a tree-lined river walk constructed 1847-9 (ie before the parks were laid out) extends along the river bank of both parks. Avenham Park (to east) has an amphitheatre-like shape backed by housing to the north and north east, beyond Avenham Walk. Terrace walk on the highest ground with views across the river. Lodge to west by embankment, with pond and Japanese garden with winding paths beside. Open ground to centre with pathway descending south to river and wooden footbridge. C19th drinking fountain 50m to south west of shelter, bandstand 150m further west. Miller Park (to west) has broad terrace, lined with late C19th balustrade and urns, to north, backed by Derby memorial, 1873, by Matthew Noble. Further uphill and to north west is the building of the former Park Hotel, 1882, now Council offices. From the centre of the terrace steps lead down south east to second and third terraces and to a late C19th ornamental fountain in a circular pond 50m beyond. C19th displays of massed bedding now much simplified. Ribble viaduct, 1838, on west boundary with rockwork against the embankment, with trees and shrubs on the embankment to the east. {1} Included in the Register of Parks and Gardens.

PRN13691

Vicar's Bridge, East Cliff. Road and foot bridge over former railway cutting BAILEY BRIDGE (LCC Date2: 1965-1975?), ROAD BRIDGE (LCC Date1: c.1846), FOOTBRIDGE (LCC Date3: 1965-1975?)

Vicar's Bridge crosses the former cutting for the Blackburn and Preston Railway (which was opened shortly after 1846), giving

access to its station on the site now occupied by the Fishergate Centre car parks. It is probably called Vicar's Bridge as it carried a road or driveway which gave access to no. 6 East Cliff, which was built as a vicarage in 1846 and is now a hostel. 6 East Cliff is slightly earlier, being a town house of about 1835, and no.7 is a town house of about 1840. At the far end of the road was a large building called 'The Cliff' which was demolished and replaced by the red brick Park Hotel, now occupied by the County Council Social Services dept. 6, 7 and 8 east Cliff are all Listed Buildings. The original bridge was declared unsafe a good number of years ago and the roadbed removed, leaving the outer (now very rusty) lattice girders in position. The roadbed was then replaced with a temporary structure, sometimes known as a 'Bailey Bridge', built of prefabricated sections, probably in the late 1960s-1970s. The separate lightweight footbridge was probably added at the same time, both the footbridge and the new roadbed running between (but not supported by) the original lattice girders. Maintenance for the bridges has become very expensive and the Council is now looking seriously at its future. It has been suggested that it is completely removed and an alternative access route established. {1}{2}{3}

PRN11875

Avenham Walk,

A public walk acquired by the town of Preston in 1697

PARK (LCC Date2: 1697, 1728), WALK (LCC Date1: 1697, 1728)

A public walk acquired by the town of Preston in 1697 which retains all the essential characteristics it had developed by 1728. Avenham Walk, also known as Top Walk, was acquired by the town of Preston for 15 pounds in 1697 from Alderman Lemon. Evidence from late C17 diaries shows that the area was in use for promenading from at least 1686 and probably before. The antiquarian Ralph Thoresby described it in a diary entry of 1702 as 'a very curious walk and delicate prospect'. Prince Charles Edward Stuart is said to have visited the spot in 1745. It is prominently shown on a panorama of Preston of 1728 by Nathaniel Buck. By c1855 an additional walk running parallel to the first had been laid out on the south-west side. The walk was integrated into Avenham Park in c1861 by the construction of a lower walk and steps up to the Walk from the park. The main entrance to the walk is on Avenham Lane. A row of cast-iron bollards separates the Walk from the pavement and short sections of stone wall curve around the roads on each side of the entrance. The walls are surmounted by cast-iron railings and they terminate at each end with stone piers supporting ornate cast-iron lamps. This entrance is shown on a photograph of 1882 and it replaces an entrance formed by gate piers between high cast-iron railings shown in an earlier C19 engraving. On the eastern side the cast-iron railings have a number of gates giving access from Bushell Place. At the southern end of the Walk access from the riverbank and from Avenham Park is from a flight of stone steps leading up from a path. Avenham Walk consists of a gravel walk lined on each side by lime trees. The 1728 panorama shows the trees as mature specimens. Council records indicate that the original trees, described as 'ffirs' were felled in 1736. The present trees are of different stages of maturity and probably reflect successive replacement and management through the C18, C19 and

C20. At some point a second gravelled walk was laid out on the western side of the avenue. This is shown on an engraving of c1855.

PRN13471
No.29, Latham Street
House, early C19.

House. Early C19. Red brick with slate roof and brick ridge stacks. 2 storeys. 4-window range of sashes, C20 window and blind window. On ground floor, similar sashes and entrance to centre right. Elliptical-headed arch contains doorcase with attached columns and cornice and blind tympanum. 6-panel door. Moulded eaves cornice. Roof dormer. Later wing to left with banded red and yellow brickwork. Right side to Avenham Lane has 2-storey bow window. INTERIOR not inspected.
Grade 2. {1}

PRN13911
Nos.32-35, Chaddock Street
Row of small town houses in 2 pairs. c.1830, altered. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

Row of small town houses in 2 pairs. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions separate at the ends and coupled in the centre, and a through-lobby in the centre of each pair. Two storeys over cellars, a symmetrical 8-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, to the left at No.32, coupled in the centre, and to the right at No.35, all up 2 steps with nosings, have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with convex moulded surrounds, Nos.32 and 35 with radiating glazing bars and No.32 also with a 6-panel door (other fanlights and doors altered); the lobby doorways, between Nos.32 and 33, and Nos.34 and 35, have wedge lintels and board doors. Each house has one window at ground floor and 2 above, those at No.32 and at 1st floor of No.35 sashed without glazing bars (others with altered glazing), all with raised sills and wedge lintels; cellar windows with wedge lintels and gratings. Large linear multiple-flue chimney stack at the centre of each pair. Rear and INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Listed gd II

PRN13913
No.14, Avenham Lane,
Town house, c.1830.

Town house. c.1830 in 2 builds; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. L-shaped plan. Two storeys over cellars with later attic. 3-bay facade, a central semi-elliptical headed doorway with doorcase of engaged Tuscan columns with abaci, plain frieze and cornice, plain jambs with impostes, and fanlight. Windows with raised sills and wedge lintels. Large 2-storey bow to the right of door, which has 2 curved sashed windows without glazing bars on each floor and 2 low cellar windows, a late C19 canted bay window to the left and 2 sashed windows without glazing bars at 1st floor (that over the door now with applied leading and frosted glass). Plain frieze and moulded cornice carried round; hipped roof with large inserted flat-roofed dormer over 3rd bay, chimney to right. Interior not inspected. Listed gd II.

PRN13914
No.9, Bank Parade
Town house, now flats. c.1830; altered.

Listed gd II. Town house, now flats. c.1830; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan with a back extension. Three storeys over basement, 3 bays, symmetrical, the centre breaking forwards slightly; stone plinth, 1st floor sill-band, plain frieze and moulded cornice. The centre has a fine roundheaded doorway with brick surround in 3 orders, a set-in doorcase of engaged Ionic columns with entablature and cornice, a glazed and panelled door and fanlight with graceful pendant tracery; and at 1st floor above the doorway French windows with glazing bars and margin panes, opening onto a large rectangular cast-iron balcony with geometrical-pattern railings. The flanking bays have canted bay windows at ground floor with cornices and blocking courses, that to the right with 4-pane sashed glazing but the other with altered glazing, and 12-pane sashes at 1st floor; the 3 windows at 2nd floor have altered glazing, and all the windows on the upper floors have wedge lintels.

INTERIOR: stairwell with some moulded plaster; otherwise, not inspected. HISTORY: first house built on Bank Parade, the only one shown on Myres' map of 1836

PRN13915
No.10, Bank Parade
Town house, now flats. c.1840; altered.

Listed gd II. Town house, now flats. c.1840; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan with small rear extension. Two storeys over cellar, with added attic; 3 bays; symmetrical facade framed by broad pilasters of brick which have stone caps with roundels, plain frieze and moulded cornice over the whole, low blocking course with shallow triangular upstand. The centre, breaking forwards slightly,

has a shallow porch (on 3 altered steps) which has columns with stiff-leaf caps and square abaci, an entablature with wreaths, dentilled cornice, and blocking course with shallow triangular upstand, and at 1st floor a recessed window under a cornice on consoles; the flanking bays have canted bay windows at ground floor, with raised sills, moulded cornices and blocking courses, and plain windows at 1st floor with raised sills and formerly both with wedge lintels (but that to the right replaced with an iron lintel); all these windows with altered glazing. Roof has 3 modern attic dormers and gable chimneys. Rear: small 2-storey extension on parallel axis, altered.

INTERIOR: staircase with carved brackets and mahogany handrail (modern wrought-iron balusters); complete suite of cellar rooms, including front laundry with slopstone and washing boiler (no tunnel to front garden); otherwise, not inspected. {1}

PRN13916

**No.11, Bank Parade,
Town house. c.1840; altered.**

Listed gd II. Town house. c.1840; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with a back extension. Three storeys over basement, 2 bays; stone plinth, moulded 1st floor sill-band, plain frieze and moulded cornice. The ground floor has the doorway to the left (up 3 steps), with a doorcase of semi-columns with stiff-leaf caps, square abaci, and entablature with wreaths, dentilled cornice and blocking course with shallow triangular upstand, a hollow-moulded surround and panelled door with plain overlight; a lobby doorway to the right with chamfered stone surround and shallow cornice; and in the centre a canted bay window which has a cellar opening in the plinth, a raised sill, moulded cornice with blocking course, and altered glazing; the windows on the upper floors, which are not vertically aligned with openings on the ground floor, all have altered glazing, those at 1st floor with apparently lowered sills (breaking the sill-band but matching it) and wedge lintels, and those above, which are square, with raised sills. Gable chimneys. Rear and INTERIOR not inspected. {1}

PRN13917

**Nos.12, 13 and 14, Bank Parade,
Terrace of 3 town houses, mid to later C19.**

Listed gd II. Terrace of 3 town houses. Mid to later C19; altered. Sandstone ashlar, slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys with cellars and attics, each house 2 bays; plinth, 1st-floor sillband, bracketed cornice with low blocking course; raised rusticated quoins at left and right ends. Nos.12 and 13 built as a reflected pair with doorways flanking a shared through-lobby, No.14 with doorway in 2nd bay. The doorways, up 3 steps, have moulded architraves with cornices on consoles, recessed doors (panelled at Nos.12 and 14, altered at No.13) with

rectangular overlights (that at No.12 with margin panes); the lobby doorway between Nos.12 and 13 has a panelled lintel with a cornice, and an unglazed overlight with ornamental iron openwork. At ground floor each house has a rectangular bay window composed of square columns which have capitals with anthemion enrichment, entablature with plain frieze and dentilled cornice, panelled aprons to the lights (2 lights at Nos.12 and 13, 3 lights at No.14), and sashes without glazing bars (except No.13 which has altered glazing). All windows at 1st floor are sashed without glazing bars and have moulded architraves with cornices, those above the doors with consoles. Inserted attic dormers; ridge chimneys, those at Nos.12 and 13 with bracketed cornices. History: No.13 was the home of Joseph Livesey, (1794-1884), the pioneer of the teetotal movement. {1}

PRN13918

**Nos.17 and 18, Latham Street,
Pair of small town houses. c.1830, altered.**

Listed gd II. Pair of small town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over cellars, 2+2 windows, symmetrical, with plain frieze and moulded gutter cornice. The doorways, each up 2 steps and forming a triplet with a through-lobby doorway between them, are elliptical-headed with gauged brick heads, set-in quarter columns, and fanlights with radiating leaded tracery; a panelled door to No.17, with glazed top panels, and an altered door to No.18; lobby doorway with plain stone surround. No.17 has sashed windows without glazing bars, No.18 has altered glazing with early C20 stained glass, and all these windows have raised sills and wedge lintels. Cellar windows also have wedge lintels, and protective gratings. Gable chimneys. Rear and INTERIOR not inspected.

PRN13919

**Nos.19 and 20, Latham Street,
Pair of small town houses. c.1830, altered.**

Listed gd II. Pair of small town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions. Two storeys over cellars, 2+2 windows, symmetrical, with plain frieze and moulded gutter cornice. The doorways, each up one altered step, forming a triplet with a round-headed through-lobby doorway between them in a single composition with engaged Ionic columns and a continuous frieze and cornice, have panelled doors with glazed top panels and elliptical-arched fanlights with gauged brick voussoirs (now painted white). All the windows have raised sills and wedge lintels, and altered glazing (those at No.19 with early C20 stained glass). Cellar windows with wedge lintels and protective gratings. Gable chimneys. Rear of No.19 has original 16-pane sashed windows at ground floor of main range and extension, 12-pane sashes above.

INTERIOR altered but 2-room cellar contains large fireplaces in both rooms and a washing boiler in the rear room.

PRN13920

No.15, Latham Street

Large town house, c.1870-80.

Listed gd II. Large town house. Probably c.1870-80. Red brick in Flemish bond, with sandstone dressings and slate roof. Deep double-depth double-fronted plan. Three storeys and 3 bays, the centre narrower and breaking forwards slightly, symmetrical, with a plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course. The centre has a wide round-headed doorway with moulded architrave including set-in shafts with carved foliated caps from which springs a panelled inner arch interrupted in the centre by an elongated keystone with incised decoration; and at 1st floor a tall sashed window with architrave including sunk-panel jambs and a cornice on consoles. The wider outer bays have tall triple roundheaded sashed windows at ground floor with arcaded architraves including foliated consoles to moulded heads which have keystones with sunk panels; and large single segmental-headed sashed windows at 1st floor with raised moulded architraves. The 2nd floor has 3 short segmental-headed 4-pane sashes with raised sills and sill-blocks. Gable chimneys. Rear and INTERIOR not inspected. Stylistically similar to No.14.

PRN13921

No.12, Latham Street

Town house. 1840s, enlarged and altered in later C19.

Listed gd II. Town house. 1840s, enlarged and altered in later C19. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan, with back extension. Two storeys over cellar, with large added attic storey, a 2-window facade with 1st-floor sill-band, plain frieze and moulded cornice, attic above this. The doorway, to the left, has a panelled pilaster architrave, cornice on consoles, and blocking course, door with round-headed panels, and plain overlight. The window to the right has an architrave which matches that of the doorway, and a raised sill with sill-blocks, and the 2 windows at 1st floor have similar jambs and sill-blocks beneath the band, and all are sashed without glazing bars. The attic storey, which is rendered and painted white, with raised plaster panels has 2 similar sashed breaking the eaves with dormer pediments. Gable chimneys. Rear and INTERIOR not inspected.

PRN13922

No.13, Latham Street

House, mid-C19.

Listed gd II. House. Mid-C19. Red brick with Welsh slate roof and brick and stucco end stacks. 2 storeys and cellar. 2 window range of C20 casements in original openings. Ground floor has C20 window to right in original opening over cellar window. Entrance to left. 4-panel door with overlight set in doorcase with inset half-columns, frieze, moulded flat hood and shaped panel over. Alley door to left. INTERIOR not inspected.

PRN13910

Avenham Park

Drinking fountain. Probably c.1865, altered.

Listed gd II. Drinking fountain. Probably c.1865, altered. Sandstone. Coved recess in rock built into embankment. Roundheaded arch with rusticated rock-faced surround including impostes and keystone.

INTERIOR of smoothly dressed stone in 2 pieces separated by a band at impost level, with remains of water pipe protruding through the centre (fittings removed). History: was built on site of natural spring, but this dried up, and piped water was substituted in the 1880s.

PRN13923

No.4, Bank Parade and attached railings

Town house. Mid-C19 (post 1847); altered.

Listed gd II. Town house. Mid-C19 (post 1847); altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with a back extension. Three storeys over basement, 2 bays; stone plinth, moulded 1st floor sill-band, plain frieze and moulded cornice. The doorway to the right (up 3 steps) has a doorcase of engaged Ionic columns with entablature and cornice, hollow-moulded jambs, and a 6-panel door with plain overlight; a lobby door at the left end has raised plain surround and board door; and in the centre is a 2-storey canted bay with a cellar window in the plinth, moulded cornices to both floors, altered glazing, and small wrought-iron ornamental railings on the top; otherwise, there is one window above the door and 2 at 2nd floor, all with raised sills and wedge lintels, and altered glazing. Gable chimneys. INTERIOR not inspected, but cellar connects by tunnel under road to garden opposite, which has spear railings with urn finials

PRN13924

No.5, Bank Parade and attached railings,

Town house, now flats. c.1840; altered.

Listed gd II. Town house, now flats. c.1840; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with a back extension. Three storeys over basement, 2 bays; stone plinth, 1st floor band, plain frieze and

moulded cornice. Doorway to left (up 3 steps) has a semi-elliptical head of gauged brick, a set-in doorcase of three-quarter columns with stiff-leaf capitals and square abaci, a moulded entablature with little modillions, a door with roundheaded panels, and a plain fanlight with Greek-key surround. The ground floor has a canted bay with a cellar window in the plinth, 4-pane sashed glazing and a moulded cornice with blocking course, and both upper floors have 4-pane sashes with wedge lintels, those at 2nd floor with raised sills. Chimney stack at junction with No.4 to the right. Rear has small canted bay at ground floor, 12-pane sashes above, and 2-storey back extension with sashes including one with 16 panes.

INTERIOR not inspected, but cellar probably connects by tunnel under road to garden opposite, which has spear railings with urn finials.

PRN13925

**Nos.6 and 7, Bank Parade, Preston
Pair of town houses, c.1840, altered.**

Listed gd II. Pair of town houses. c.1840; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over basement, 2+2 bays, symmetrical; stone plinth (covered with concrete blocks at No.7), 1st floor sill-band, plain frieze and moulded cornice. Designed as a reflected pair with a shared through-lobby in the centre and the doorways in the outer bays: these have doorcases with Ionic semi-columns with entablatures and cornices, plain jambs with impost, and shallow elliptical fanlights, with a panelled to No.6 but a modern board door to No.7; the lobby entry has a convex stone surround with a cornice, and a board door. Each has 2 windows on each floor, those at 1st floor aligned over the outer openings at ground floor, all with wedge lintels and those at ground floor with raised sills; those at No.6 sashed without glazing bars, but those at No.7 altered as top-hung casements. Central chimney stack. Altered surrounds to former cellar areas. INTERIOR not inspected.

PRN13926

**Nos.5, 6 and 7, Latham Street,
Row of 3 small town houses. c.1840, altered.**

Listed gd II. Row of 3 small town houses. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with individual back extension. Two storeys over cellars, 2+2+2 windows, with plain frieze and moulded gutter cornice. Each has the doorway to the left, that to No.7 damaged at time of survey (1989) but the others each with a doorcase of engaged Tuscan columns with plain frieze and moulded cornice, and plain overlight; one window at ground floor and 2 above, all with raised sills and wedge lintels, and mostly sashed (12 panes over door of No.5, otherwise without glazing bars), except at No.7 which has altered glazing. Rear and INTERIOR not inspected. Forms group with No.3 to left (q.v.) and No.8 to right (q.v.).

PRN13927

No.8, Latham Street

Town house. Mid to later C19.

Listed gd II. Town house. Mid to later C19. Red brick in Flemish bond, with sandstone dressings and slate roof. Doubledepth single-fronted plan with back extension. Three storeys over cellar, a 2-window facade, with plain frieze and moulded gutter cornice. The doorway, to the right, has a panelled pilaster architrave with moulded impostes and entablature with cornice and blocking course, and a door with 6 deep vertical panels; the windows are all sashed without glazing bars, those at 2nd floor shorter, and have raised sills and wedge lintels (except at 2nd floor). Cellar window with grating. Rear and INTERIOR not inspected. History: built on former garden between No.7 and No.9, and forms group with these

PRN13928

Nos.30, 32 and 34, Great Avenham Street

Three houses, c.1830, altered.

Listed gd II. 3 houses. c.1830, altered. Red brick with Welsh slate roof and brick ridge stacks. 3 storeys. 5-window range in all of sashes and casements in original openings. Painted doorcases of attached columns supporting frieze and moulded cornice. Alley doors to left of No.30 and between Nos.32 and 34. INTERIORS not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRN13929

Nos.36 and 38, Great Avenham Street,

Pair of small town houses, c.1830.

Listed gd II. Pair of small town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions and central through-lobby. Two storeys overcellars, 2+ 2 bays, symmetrical, with plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with the lobby door between, both up 2 altered steps, are elliptical-arched with gauged brick voussoirs, set-in Tuscan quartercolumns, moulded lintels, and elliptical fanlights, that at No.38 with elegant radiating metal tracery (doors altered); the lobby doorway has a plain lintel and board door. Each has one window at ground floor and 2 above, all with altered glazing except at 1st floor of No.38 which are 4-pane sashes, and all with raised sills and wedge lintels; cellar windows with wedge lintels, protected by gratings. Chimneys on front and rear slopes at both ends. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lowermiddle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRN13930

**No.40, Great Avenham Street,
Small town house. c.1830, altered.**

Listed gd II. Small town house. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Doubledepth single-fronted plan, with back extensions, and through-lobby to the right. Two storeys over cellar, 2 bays, with plain frieze and moulded gutter cornice. The doorway, to the right, up 2 steps (now tiled), has a round-headed architrave with raised moulded rim and moulded imposts, and a semi-circular fanlight with original radiating metal tracery (altered door); the lobby doorway to the right has a plain lintel and board door. One window at ground floor and 2 above, all with raised sills and wedge lintels (glazing altered); cellar window with wedge lintel protected by grating. Chimneys on both slopes at left end. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRN13931

**No.42 ,Great Avenham Street,
Small town house. c.1830, altered.**

Listed gd II. Small town house. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Doubledepth single-fronted plan, with back extensions, and through-lobby to the right. Two storeys over cellar, 2 bays, with plain frieze and moulded gutter cornice. The doorway, to the right, up 2 steps (now tiled), has a round-headed architrave with raised moulded rim and moulded imposts, and a semi-circular fanlight with original radiating metal tracery (altered door); the lobby doorway to the right has a plain lintel and board door. One window at ground floor and 2 above, all with raised sills and wedge lintels (glazing altered); cellar window with wedge lintel protected by grating. Chimneys on both slopes at left end. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRN13932

**Nos.23 and 25, Great Avenham Street,
Pair of small town houses c.1825**

Pair of small town houses. c.1825, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Doubledepth plan, each house single-fronted, with back extensions and central through-lobby. Two storeys over cellars, 3-window range, symmetrical, with plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with the lobby door between, each up 2 steps, are round-headed with gauged brick voussoirs, set-

in Tuscan quarter-columns, and semicircular fanlights with radiating glazing bars; the lobby doorway has a plain lintel and board door. One window each at ground floor and 3 above (that in the centre belonging to No.23), sashed without glazing bars at ground floor of No.23 but otherwise all with altered glazing, and all with raised sills and wedge lintels; cellar windows with wedge lintels, protected by gratings. Gable chimneys. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825). Listed gd II.

PRN13933

**Nos.14, 16 and 18, Great Avenham Street,
3 small town houses, c.1825**

Row of 3 small town houses. c.1825, altered. Red brick in 4+1 English garden wall bond (but with stretchers alternating in the header course), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with throughlobby between Nos.16 and 18 (no back extensions: see interior below). Two storeys over basements, each house 2 bays, with 1st-floor sill-band and moulded gutter cornice; rendered plinth to No.14; vertical joint between No.14 and 16 (not corresponding to similar joint at rear, which is between Nos.16 and 18). No.14 has the doorway to the left, Nos.16 and 18 have doorways forming a triplet in the centre with the lobby door between, all up 3 steps; each has a round-headed architrave with raised moulded rim and moulded imposts, and a semi-circular fanlight, that at No.16 with original radiating metal tracery, and Nos.16 and 18 with restored 6-panel doors; and the lobby doorway between these has a plain lintel and board door. Each has one window at ground floor and 2 above, (No.14 with altered glazing, No.16 with restored 16-pane sashes, No.18 with a 4-pane sash at ground floor and sashes without glazing bars above); all with raised sills and wedge lintels. Basement windows with wedge lintels, No.16 with grating. Rear: each has back doors to both the ground floor and the basement, with steps protected by bar railings (altered at No.14), and a tall stair-window.

INTERIOR: No.14 has a 2-room basement with the former kitchen at the rear and the former wash-house at the front (both altered): a substitution of full service basements for back extensions which is unusual in this town. Item is part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825). Listed gd II.

PRN13935

**Nos.55 and 56, Frenchwood Street,
Pair of small town houses c.1835.**

Pair of small town houses. c.1835, altered. Red brick in Flemish bond (but No.56 rebuilt) with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions and a through-lobby in the centre. Twostoreys over cellars, 2+ 2 bays; with a 1st floor sill-band, plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with the lobby door between, both up 2 altered steps, have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with convex moulded surrounds, and replacement panelled doors; and the lobby doorway has a plain lintel and board door. Each house has one window at ground floor and 2 above, those at No.55 sashed without glazing bars (replacements) and those at No.56 altered, all with raised sills and wedge lintels; cellar windows with wedge lintels, protected by grating at No.55 and iron plate at No.56. Gable chimneys. Rear and INTERIOR not inspected. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street. Listed gd II.

PRN13936

**Nos.57, 58 and 59 Frenchwood Street,
3 small town houses c.1835-40**

Row of 3 small town houses. c.1835-40, altered; rebuilding in progress at No.57. Red brick in Flemish bond (No.57 painted white at 1st floor, No.58 painted red, and No.59 tuck-pointed) with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions (those at Nos.57 and 58 joined), and through-lobbies to the left of No.57 and between Nos.58 and 59. Two storeys over cellars, 2+2+3 bays; with a plinth, 1st floor sill-band, plain frieze and moulded gutter cornice. The doorways, coupled in the centre of Nos.57 and 58, and to the right at No.59, have moulded architraves with dentilled cornices on consoles, and set-in steps to the doors; the lobby doorways, to the left at No.57 and in the centre between Nos.58 and 59, have chamfered surrounds and small cornices. Each house has one window at ground floor and 2 above but No.59 also has a blind window over the lobby doorway to the left, all (except this) with altered glazing and those at ground floor with raised sills and wedge lintels; cellar windows in the plinth. Large linear multi-flue common chimney stacks. Rear: No.57 taken down at rear for rebuilding and INTERIOR mostly stripped down to brick, but front parlour retains window case with shutters; otherwise not inspected. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street. Listed gd II.

PRN13937

**Nos. 46 and 47, Frenchwood Street,
Pair of small town houses. c.1840, altered.**

Listed gd II. Pair of small town houses. c.1840, altered. Red brick in Flemish bond, (No 46 rebuilt) with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions and a through-lobby in the centre. Two storeys over cellars, 3 bays, symmetrical; with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with the lobby door between, both up 2 steps with nosings, have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with convex moulded surrounds, that at No.47 with original radiating metal tracery; a 6-panel door to No.46 (door to No.47 now hardboarded). Each house has one window at ground floor, but No.46 has 2 at 1st floor (the 2nd over the lobby in the centre) and No.47 has only one, all with raised sills and wedge lintels, and those at No.47 4-pane sashes (those at No.46 all with altered glazing); cellar windows with wedge lintels, that at No.46 unglazed and that at No.47 protected by a grating. Gable chimneys. Rear and INTERIOR not inspected. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRN13939

**Nos.42 and 43, Frenchwood Street,
Pair of small town houses. c.1850, altered.**

Listed gd II. Pair of small town houses. c.1850, altered. Red brick in 4 + 1 English garden wall bond, with sandstone dressings, slate roof to No.42, concrete tile to No.43. Double-depth plan, each house single-fronted, with coupled back extensions and a through lobby in the centre. Two storeys over cellars, 2 + 2 bays; with a plain frieze and moulded gutter cornice. The doorway, forming a triplet in the centre with the lobby door between, up 3 and 2 steps respectively, have architraves of a hybrid type, with jambs which have set-in Tuscan quarter-columns, panelled imposts, a plain frieze and shallow cornice, and 5-panel doors with overlights; and between the steps a lobby doorway with a plain lintel. Each house has one window at ground floor and 2 above, all with raised sills and those at ground floor with wedge lintels, and No.42 has a small inserted window to the right at 1st floor; cellar windows blocked. End-wall chimneys on both slopes. Rear and INTERIORS not inspected. The item is a relatively late addition to a formerly complete set of late Georgian lowermiddle class town houses in this street. Included for group value.

PRN13940

**Nos.38 and 39, Frenchwood Street,
Pair of small town houses. Mid-1840s.**

Listed gd II. Pair of small town houses. Mid 1840s. Red brick in Flemish bond (No.38 with original white tuck-pointing), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, built halls-adjoining, with coupled back extensions. Two storeys over cellars, 2+2 bays; with a plinth, 1st floor sill-band, plain frieze and moulded gutter cornice (all carried round the right-hand return wall). The doorways in the centre have coupled moulded architraves with dentilled cornices, and altered doors with overlights. Each house has one window at ground floor and 2 above, those at No.39 apparently unaltered unhorned 12-pane sashes with square panes, furnished with complete internal shutters, but those at No.38 with altered glazing, all with raised sills and wedge lintels; No. 38 has a casement cellar window. Roof hipped over right-hand corner; chimneys at left end and on right-hand slope. The right-hand return wall of No.39 is 2 bays, with windows matching those at the front, and also shuttered. Rear: back extensions have altered windows. INTERIORS not inspected. No.39 unoccupied at time of survey. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRN13941

**Nos.1 and 2, Ribblesdale Place and attached railings
Pair of town houses, now office and house. c.1830, altered.**

Listed gd II. Pair of town houses, now office and house. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and graduated slate roof. Double-depth plan. Two storeys with basements and attics, 3+3 bays; ashlar basement treated as a plinth, 1st-floor sill-band, plain frieze and moulded cornice. No.1 has the doorway to the left, up 2 steps, with a doorcase of engaged Tuscan columns with plain frieze and moulded cornice, plain jambs with impost, and a glazed and panelled door with elliptical fanlight, and to the left of this a lobby doorway with plain surround, board door and overlight; No.2 has a very wide elliptical-arched doorway to the right (up 3 steps), with gauged brick head, and a set-in tripartite doorcase with shafted jambs and moulded lintel, panelled door and narrow side windows, all under a fanlight with radiating leaded glazing. Each has two 4-pane sashes at ground floor and 3 above, all with raised sills and wedge lintels. Basement areas protected by cast-iron railings with curvilinear balusters, No.2 with a gate in the returned end opening onto steps. Chimneys in front and behind the ridge at the junction and at the righthand gable; small inserted dormer at No.2. Rear: 3-storeyed, with basements at ground level; No.1 has 2-storey canted bay window, 2 inserted glazed doors at basement level, sashed windows above; No.2 has French windows at basement levels, altered windows at 1st floor (uPVC).

INTERIORS: No.2 has cross-vaulted entrance hall, panelled architraves to doors, fine plaster cornices in drawing room and parlour, and built-in cupboards in dining room with Gothick traceried

doors; both have full basement suites, both modernised but No.1 with former kitchen retaining iron cooking range and washing boiler, and No.2 with dumb-waiter and butler's pantry.

PRN13942

No.34, Ribblesdale Place and attached railings

Town house. 1846, slightly altered.

Listed gd II. Town house. 1846, slightly altered. Brown brick in Flemish bond, with sandstone dressings and slate roof. Trapezoidal double-fronted plan wedged into a triangular plot between No.33 to the left and No.35 to the right which is diagonal to the street, so that the right-hand end is triangular and single-depth while the centre and left are double-depth, with a back extension to the left end. Two storeys over cellar, 3 bays, symmetrical, the centre breaking forwards slightly, otherwise generally matching the elevation of Nos.30 to 33 to the left (as stipulated by the deed of purchase in 1846): plinth, string course (interrupted in the centre), plain frieze and moulded cornice with blocking course (with upstand over centre); central doorway with doorcase of engaged Ionic columns with plain frieze and moulded cornice with blocking course, plain jambs (here with impost), and panelled door under elliptical fanlight; sashed windows without glazing bars, that over the door recessed and with a gauged brick head, otherwise all with raised sills on sill-blocks, and wedge lintels. Cellar arearailings to the left of the door with stone plinth and alternate curvilinear and stick balusters.

PRN13943

Nos.22 and 23, Ribblesdale Place

Two town houses, No.22 now office, No.23 now surgery with flat over. c.1840, altered.

Listed gd II. Two town houses, No.22 now office, No.23 now surgery with flat over. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. L-shaped block on corner site, No.22 double-depth and single-fronted, with a back extension, No.23 attached to the right-hand (south) side, facing south, single-depth and double-fronted. Two storeys with cellars and attics; 1st-floor sill-band, plain frieze and moulded cornice with blocking course. No.22 is two bays (forming part of terrace which includes Nos.19 to 21, q.v.), has the doorway to the 2nd bay, up 4 steps, with a doorcase of engaged Ionic columns with plain frieze and moulded cornice with blocking course, plain jambs with impost, and a recessed panelled door under a semi-circular fanlight with radiating glazing bars; and unhorned 12-pane sashed windows with raised sills and wedge lintels, and a cellar window to the left of the door with grating over the well. Ridge chimney to the left, and a low modern dormer to the right of this. The gable-end of No.23 to the right has similar windows on both floors and a roundheaded attic window with radiating glazing bars; the 4-bay south-facing facade has a doorway in the 2nd bay like that of No.22, a canted bay window to the right, patched brickwork in place of former windows on both floors of the 1st bay, and other

windows like those of No.22. Screen wall continued to right, with inserted garage door.

INTERIORS: No.22 has doglegged staircase with stick balusters; No.23 altered.

PRN13945
Nos.13 and 14, Regent Street,
Pair of small town houses. c.1860.

Listed gd II. Pair of small town houses. c.1860. Red brick in Flemish bond, with sandstone dressings and slate roof. Shallow double-depth plan, each house double-fronted. Two storeys, 3+3 windows, a symmetrical range with a plain frieze and moulded gutter cornice (stepped down slightly at the junction), a through-lobby doorway in the centre, and each façade symmetrical. The doorways have moulded architraves with cornices on consoles, and panelled doors with overlights (that at No.13 lettered "REGENT HOUSE"); the lobby doorway (which is very small) has a plain surround. The windows have raised sills and wedge lintels, those at No.11 sashed without glazing bars, and No.12 with 12-pane sashes; heads of cellar windows on both sides. Ridge chimneys. Rear: very shallow back yards.

INTERIOR: No.14 has entrance hall with stick-baluster staircase, front parlour to left, small dining to right, shallow scullery to rear of parlour and kitchen to rear of dining room; some moulded plaster. Matches nos 11 and 12 to left (q.v.) and Nos 15 and 16 to right (q.v.), and complements Nos.2 to 8 opposite (q.v.).

PRN13946
Nos.15 and 16 Regent Street,
Pair of small town houses. c.1860.

Listed gd II. Pair of small town houses. c.1860. Red brick in Flemish bond, with sandstone dressings and slate roof. Shallow double-depth plan, each house double-fronted. Two storeys, 3+3 windows, a symmetrical range with a plain frieze and moulded gutter cornice, a through-lobby doorway in the centre, and each facade symmetrical. The doorways have moulded architraves with cornices on consoles, and panelled doors with overlights; the lobby doorway (which is very small) has a plain surround. The windows have raised sills and wedge lintels, all with altered glazing; heads of cellar windows on both sides. Ridge chimneys. Rear: very shallow back yards. Matches Nos 11 and 12 (q.v.) and Nos 13 and 14 (q.v.) to left, and complements Nos 2 to 8 opposite.

PRN13947

Nos.41-44, Chaddock Street,

Row of 4 small town houses in 2 pairs. c.1840, altered; No.41 to 43 recently restored by housing association and No.44 rebuilt.

Row of 4 small town houses in 2 pairs. c.1840, altered; No.41 to 43 recently restored by housing association and No.44 rebuilt. Red brick in Flemish bond (except No.44, now common brick in stretcher bond), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions, and a through-lobby in the centre of each pair. Two storeys over cellars, an 8-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, up 1 and 3 steps at the left and right-hand ends of each pair (those of the 2nd pair stepped down, on the descending slope of the street), have steps with nosings (except at No.43), and round-headed architraves with set-in Tuscan quarter-columns, plain lintels, semicircular fanlights with convex moulded surrounds, and restored 6-door doors; the lobby doorways, in the centre of each pair, have wedge lintels and board doors. Each house has one window at ground floor and 2 above, all restored sashes without glazing bars, with raised sills and wedge lintels; cellar wells blocked. Large linear multiple-flue chimney stack at the centre of each pair. Rear not inspected.

INTERIOR of No.43 modernised except for staircase (Nos.41 and 42 not inspected). Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Listed gd II.

PRN13948

Nos.38 and 39, Chaddock Street,

Pair of small town houses (No.38 now in multiple occupation). c.1840, altered.

Pair of small town houses (No.38 now in multiple occupation). c.1840, altered. Red brick in Flemish bond (tuck-pointed), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with long separate back extensions and a central through-lobby. Two storeys at the front, 3 storeys at the rear, over cellars; a wide symmetrical 5-window facade, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, to the left and right, up 2 and 3 steps respectively, have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with convex moulded surrounds, No.38 with a 6-panel door and fanlight with radiating metal tracery (No.39 altered); the lobby doorway in the centre is unusual, being round-headed with a convex surround including impost, a panelled door and a fanlight with radiating glazing bars (now blacked out). Each has one window at ground floor, but at 1st floor No.38 has 2 and No.39 has 3 (one over the lobby door): those at No.38 all sashed without glazing bars and those at No.39 all 12-pane sashes; all these windows with raised sills and wedge lintels. Cellar windows with wedge lintels and gratings. Large linear multiple-flue chimney stack in the centre. Rear and INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Listed gd II.

PRN13949
No.19, Chaddock Street,
Small town house. c.1840, altered.

Small town house. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth singlefronted plan, with back extension to left and through-lobby to right. Two storeys over cellar, a wide 2-window facade, with 1st floor sill-band, plain frieze and moulded gutter cornice (all continuous with Nos.17 and 18 to left, q.v.). The doorway to the left, up 2 steps with nosings, has a round-headed architrave with set-in Tuscan quarter-columns, plain lintel, and semicircular fanlight with convex moulded surround (door and fanlight altered); the lobby doorway at the right-hand end has a plain lintel and board door. One window at ground floor and 2 above, all with raised sills and wedge lintels (glazing altered); cellar window with wedge lintel and grating. Chimney stack at right-hand end. Rear not inspected.

INTERIOR: dog-legged staircase with stick balusters and wreathed mahogany handrail; moulded plaster decoration including leaf-and-dart cornice in entrance hall, oak leaf and acorn frieze with rod cornice in parlour; 2-room cellar with fireplace and slopstone. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Listed gd II.

PRN13950
No.20, Chaddock Street,
Small town house. c.1840, altered.

Small town house. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth singlefronted plan with back extension to the right and through-lobby to the left. Two storeys over cellars, a wide 2-window facade with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorway to the right, up one step, is elliptical-arched with gauged brick voussoirs and has a set-in doorcase of engaged Tuscan columns with a moulded frieze, and an elliptical fanlight (door and fanlight altered); the lobby doorway at the left end has a chamfered stone surround and board door. One window at ground floor and 2 above, all with raised sills and wedge lintels (glazing altered); cellar window with wedge lintel and grating. Ridge chimney to left (coupled with that of No.19). Rear and INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Listed gd II.

PRN13951
No.21, Chaddock Street,
Small town house. c.1840, altered.

Small town house. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth singlefronted plan with back extension and through-lobby both to the right. Two storeys over cellar, a 2-window range, with 1st floor sill-band, plain

frieze and moulded gutter cornice. Both doorways are to the right: the domestic doorway, up one step with nosing, has a round-headed architrave with set-in Tuscan quarter-columns, moulded cornice, and semicircular fanlight with convex moulded surround (door and fanlight altered); the the lobby doorway immediately to the right has a plain stone surround, small moulded cornice and board door. One window at ground floor and 2 above, all with raised sills and wedge lintels (glazing altered); cellar window with wedge lintel and grating. Ridge chimney to left (altered). Rear and INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Included for group value. Listed gd II.

PRN13954

**Nos.37 and 38, Avenham Road,
Pair of town houses. Probably 1822-25; altered.**

Pair of town houses. Probably 1822-25; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Doubledepth plan, each house single-fronted and with a back extension. Two storeys over cellars, 2+2 bays, with plain frieze and moulded cornice. Each has the doorway to the left, up 3 and 4 steps respectively, but differing in detail: No.37 has a doorcase of engaged Tuscan columns with square abaci, plain frieze and prominent moulded cornice (slightly over-lapping No.36 to the left), plain jambs with impost, an elliptical fanlight and 6-panel door; the doorway to No.38 is round-headed and has an architrave with set-in Tuscan quarter-columns, a plain lintel and a semicircular fanlight; and a lobby doorway with wedge lintel immediately to the left of the steps. The windows have raised sills and wedge lintels, all sashed without glazing bars (except at ground floor of No.38 which has altered glazing), and those at No.37 unhorned. Each has 2 chimneys (one each side of the ridge). Rear and INTERIORS not inspected. No.37 was probably designed for owner-occupation and No.38 for tenancy. The items closely resemble Nos.39 and 40 to the right (q.v.). Listed gd II.

PRN13955

**Nos. 39 and 40, Avenham Road,
Pair of town houses, No.40 now office (incorporated with No.41
to the right.)**

Pair of town houses, No.40 now office (incorporated with No.41 to the right, q.v.). Probably 1822-25; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over cellars, 2+2 bays, with plain frieze and moulded cornice. Each has the doorway to the left, up 3 and 4 steps respectively, but differing in detail: No.39 has a doorcase of engaged Tuscan columns with square abaci, plain frieze and prominent moulded cornice (slightly over-lapping No.38 to the left), plain jambs with impost, and an elliptical fanlight (over a modern glazed door); the doorway to No.40 is round-headed and has an architrave with set-in Tuscan quarter-columns, a panelled door, a plain lintel and a semicircular fanlight; and a raised lobby doorway to the left (served by the same steps)

with a moulded architrave. All the windows are unhorned sashes without glazing bars, and have raised sills and wedge lintels. To the left of No.40 is a lead downspout (bottom section replaced with iron). Each has 2 chimneys (one each side of the ridge). Rear and INTERIORS not inspected. No.39 was probably designed for owner-occupation and No.40 for tenancy. The items closely resemble Nos.37 and 38 to the left (q.v.). Listed gd II. {1} Description of exterior elevations.

PRN1456
Site of Almshouses
LCC Date1: Pre-1291

PRN17113
Nos.4, 6 and 8, Avenham Lane,
Row of 3 town houses. c.1830, altered.

Listed gd II. Row of 3 town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted (Nos.6 and 8 built halls-adjointing) and with a rear wing. Two storeys over cellars, 2 bays each but No.4 altered by addition of wide 2-storey canted bay; No.4 has doorway to right, Nos.6 and 8 have coupled doorways, all these doorways round-headed with gauged brick voussoirs and set-in Tuscan quarter-columns, and large fanlights with elegant radiating tracery; windows of Nos.6 and 8 are sashed without glazing bars and have raised sills and wedge lintels, and cellar windows have similar lintels, but No.4 has a large late C19 2-storey canted bay. Plain frieze and moulded gutter cornice. Chimneys both sides of ridge at junctions of properties. No.4 has cellar area protected by simple cast-iron bar railings which have ornamental heads, urn finials on the corners to the doorways, and an integral boot-scraper in the section to the right of the door (matching railings belonging to No.1 Bushell Place continue to the right); No.6 has C20 replacement railings and No.8 has none. INTERIOR not inspected.

PRN17115
Harris Institute, Avenham Lane,
Formerly known as: The Preston Instituion for the Diffusion of Useful Knowledge, founded in 1828 in Cannon Street.
Mechanics institute, subsequently the Technological and Science and Art School; now art school. 1846-9, by John Welch, with terraced for

Formerly known as: The Preston Instituion for the Diffusion of Useful Knowledge. Mechanics institute, subsequently the Technological and Science and Art School; now art school. 1846-9, by John Welch, with terraced forecourt of 1849 by George Latham; and additions to rear c.1883. Sandstone ashlar, slate roof with glass skylights. Double-pile plan, plus later additions to the rear. Classical style. Two storeys and 3 bays raised up on a full basement storey

(which is projected to form a terraced forecourt: see below); symmetrical, with a central portico, paired corner pilasters, moulded frieze, and dentilled cornice with blocking course. The portico has 2 giant fluted columns with composite caps in antis, the antae with delicate anthemion enrichment to the caps (which is repeated on the corner pilasters), and an emphatic dentilled pediment; and the date "1847" inscribed on the soffit of the entablature. The entrance under the portico has an architrave with frieze inscribed SCHOOL OF ART, a large elaborately carved cresting, an added stone plaque above this inscribed HARRIS INSTITUTE, and a deeply recessed porch with a pedimented doorway. Flanking the portico are tripartite bay windows with panelled aprons, square columnar mullions, and corniced entablatures. Hipped roof over each main block, and between these a rectangular lantern and 2 corniced chimney stacks. The forecourt, approached by a wide flight of steps in 2 stages, the lower with a curved splay, has retaining walls of banded rustication with rock-faced battered piers, and a prominent dentilled cornice, and the whole is protected by balustrades with square panelled piers, those at the foot of the steps carrying urns. The left side has a rock-faced basement storey with a central doorway, and above this a re-entrant with an open colonnaded corridor (now partly glazed) linking the end walls of the front and rear blocks, which have paired corner pilasters, and banded rustication and coupled sashed windows at ground floor. Continued to rear is late C19 addition of 2 storeys and 4 bays, in simple classical style.

INTERIOR: 2-cell entrance hall, the front cell with side screens composed of stone columns distyle in antis (now closed with glazed doors and partitions), and both cells with coffered ceilings which have plaster cornices with waterleaf and bead-andreel enrichment; imperial staircase with elaborate cast-iron balusters; lecture room in rear block with raked seating; former exhibition room at 1st floor of front block (now partitioned), with roof trusses supported by scrolled consoles, and illumination by skylights. History: Institution, founded in 1828, removed to this site from original premises in Cannon Street despite protests of some founder members that it would no longer serve the classes for whom it was intended; function partly superseded by Free Library opened in 1872, and subsequently by Harris Library and Museum (q.v.); converted and enlarged from 1882 to serve as Technological College, parent institution of Harris Technical School in Corporation Street which ultimately became Lancashire Polytechnic. Grade 2*.

PRN17118
No.8, Bank Parade,
Town house. c.1840; altered.

Listed gd II. Town house. c.1840; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with a back extension. Three storeys over basement, 2 bays plus a narrow link to No.9 on the left; stone plinth, plain frieze and moulded cornice. The doorway to the left (up 2 steps) has a doorcase of engaged Ionic columns with entablature and cornice, plain jambs with impost, and a recessed board door with shallow elliptical fanlight; to the right is a later C19 2-storey canted bay which has segmental-headed windows at 1st floor with raised-panel aprons,

raised sills and altered glazing on both floors, and a moulded cornice with blocking course; otherwise, one window above the door and 2 at 2nd floor, all these with raised sills and altered glazing. To the left is a short link to No.9, slightly set back, which has a blocked former lobby doorway with a cornice. Gable chimney. INTERIOR not inspected.

PRN17119

No.1, Bushell Place

House, now flats. C.1830, altered. Shown as government offices on current OS mapping.

Listed gd II. House, now flats. c1830, altered. Red brick in Flemish bond (now with buttered pointing), sandstone dressings and slate roof. Double-depth plan with rear wing. Three storeys over cellars, 3 bays, symmetrical; plain frieze and moulded cornice; central doorway which has a doorcase of engaged Tuscan columns with square abaci, plain frieze and moulded cornice, a 6-panel door and overlight with margin panes, a 4-pane sashed window above the door with a cornice on consoles, flanked by added 2-storey canted bays of sandstone ashlar with 4-pane sashed glazing; 3 shorter 4-pane sashes at 2nd floor with segmental lintels. Roof hipped at left end with large chimney stack on this slope and another at the righthand gable. Left return wall (to Avenham Lane), 3 bays, has blind windows to the first bay, a doorway to the 3rd bay, and 4-pane sashed windows; an added 2-storey 3-bay wing continued to the rear; and the cellar area on this side protected by castiron railings with fleur-de-lys heads.

INTERIOR: staircase with stick balusters; moulded plaster cornices with bobbin-and-reel and egg-and-dart decoration, and stiff-leaf modillions; blocked well in cellar; rear wing said to contain former ballroom.

PRN17123

Nos.28-31, Chaddock Street, Preston

Row of 4 small town houses in 2 pairs. c.1830, altered.

Row of 4 small town houses in 2 pairs. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions. (No through-lobbies: access to yards by backalley from south end). Two storeys over cellars, a symmetrical 8-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, coupled in the centre of each pair, up 2 steps with nosings, have round-headed architraves with 3 set-in Tuscan quarter-columns in each pair, plain lintels, and semicircular fanlights with convex moulded surrounds, Nos. 28 and 29 with 6-panel doors (others altered). Each has one window at ground floor and 2 above, all sashed without glazing bars (except No.29 which has altered glazing), all with raised sills and those at ground floor with wedge lintels; cellar windows with wedge lintels and gratings. Chimneys at both ends of the row and a large linear multiple-flue chimney stack in the centre. Rear and

INTERIORS not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Listed gd II.

Appendix 2: Listed Buildings

There are 176 entries representing 229 listed buildings within the Conservation Area, of which one is grade II*:

Avenham Lane

PRESTON SD5428NW AVENHAM LANE 941-1/14/3 (East side) 27/09/79 No.12 (Formerly Listed as: AVENHAM LANE Nos.12 AND 14) GV II Includes: No.2 LATHAM STREET. Pair of small town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan except left end of No.12 which is single-depth interlocked with No.14 Avenham Lane (q.v.); No. 12 double-fronted and No.2 Latham Street single-fronted. Two storeys over cellars, 4+2 windows; No.12 has the doorway in the centre, No.2 Latham Street has it to the left, both with doorcases of engaged Tuscan columns with plain frieze and cornice, the doorway to No.12 round-headed but now altered as a window, but retaining the fanlight with radiating glazing bars, and that to No.2 square-headed with a plain overlight (and altered door); and immediately left of this a through-lobby doorway with plain lintel and geometrical traceried overlight. Each has a window over the door, No.12 has one on each floor to the left of the door and 2 to the right, No.2 Latham Street has one on each floor to the right, all with raised sills and wedge lintels and all with altered glazing. Left return of No.12 has one similar window on each floor, and an inserted doorway. INTERIOR and rear not inspected.

PRESTON SD5428NW AVENHAM LANE 941-1/14/4 (South side) 27/09/79 No.14 (Formerly Listed as: AVENHAM LANE Nos.12 AND 14) GV II Town house. c.1830 in 2 builds; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. L-shaped plan. Two storeys over cellars with later attic. 3-bay facade, a central semi-elliptical headed doorway with doorcase of engaged Tuscan columns with abaci, plain frieze and cornice, plain jambs with impost, and fanlight. Windows with raised sills and wedge lintels. Large 2-storey bow to the right of door, which has 2 curved sashed windows without glazing bars on each floor and 2 low cellar windows, a late C19 canted bay window to the left and 2 sashed windows without glazing bars at 1st floor (that over the door now with applied leading and frosted glass). Plain frieze and moulded cornice carried round; hipped roof with large inserted flat-roofed dormer over 3rd bay, chimney to right. Interior not inspected.

PRESTON SD5428NW AVENHAM LANE 941-1/14/2 (South side) 27/09/79 Nos.4, 6 AND 8 and attached railings to 4 GV II Row of 3 town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted (Nos.6 and 8 built halls-adjointing) and with a rear wing. Two storeys over cellars, 2 bays each but No.4 altered by addition of wide 2-storey canted bay; No.4 has doorway to right, Nos.6 and 8 have coupled doorways, all these doorways round-headed with gauged brick voussoirs and set-in Tuscan quarter-columns, and large fanlights with elegant radiating tracery; windows of Nos.6 and 8 are sashed without glazing bars and have raised sills and wedge lintels, and cellar windows have similar lintels, but No.4 has a large late C19 2-storey canted bay. Plain frieze and moulded gutter cornice.

Chimneys both sides of ridge at junctions of properties. No.4 has cellar area protected by simple cast-iron bar railings which have ornamental heads, urn finials on the corners to the doorways, and an integral boot-scraper in the section to the right of the door (matching railings belonging to No.1 Bushell Place continue to the right); No.6 has C20 replacement railings and No.8 has none. INTERIOR not inspected.

PRESTON SD5428NW AVENHAM LANE 941-1/14/5 (North side) 27/07/79 Harris Institute GV II* Formerly known as: The Preston Institution for the Diffusion of Useful Knowledge. Mechanics institute, subsequently the Technological and Science and Art School; now art school. 1846-9, by John Welch, with terraced forecourt of 1849 by George Latham; and additions to rear c.1883. Sandstone ashlar, slate roof with glass skylights. Double-pile plan, plus later additions to the rear. Classical style. Two storeys and 3 bays raised up on a full basement storey (which is projected to form a terraced forecourt: see below); symmetrical, with a central portico, paired corner pilasters, moulded frieze, and dentilled cornice with blocking course. The portico has 2 giant fluted columns with composite caps in antis, the antae with delicate anthemion enrichment to the caps (which is repeated on the corner pilasters), and an emphatic dentilled pediment; and the date "1847" inscribed on the soffit of the entablature. The entrance under the portico has an architrave with frieze inscribed SCHOOL OF ART, a large elaborately carved cresting, an added stone plaque above this inscribed HARRIS INSTITUTE, and a deeply recessed porch with a pedimented doorway. Flanking the portico are tripartite bay windows with panelled aprons, square columnar mullions, and corniced entablatures. Hipped roof over each main block, and between these a rectangular lantern and 2 corniced chimney stacks. The forecourt, approached by a wide flight of steps in 2 stages, the lower with a curved splay, has retaining walls of banded rustication with rock-faced battered piers, and a prominent dentilled cornice, and the whole is protected by balustrades with square panelled piers, those at the foot of the steps carrying urns. The left side has a rock-faced basement storey with a central doorway, and above this a re-entrant with an open colonnaded corridor (now partly glazed) linking the end walls of the front and rear blocks, which have paired corner pilasters, and banded rustication and coupled sashed windows at ground floor. Continued to rear is late C19 addition of 2 storeys and 4 bays, in simple classical style. INTERIOR: 2-cell entrance hall, the front cell with side screens composed of stone columns distyle in antis (now closed with glazed doors and partitions), and both cells with coffered ceilings which have plaster cornices with waterleaf and bead-and-reel enrichment; imperial staircase with elaborate cast-iron balusters; lecture room in rear block with raked seating; former exhibition room at 1st floor of front block (now partitioned), with roof trusses supported by scrolled consoles, and illumination by skylights. History: Institution, founded in 1828, removed to this site from original premises in Cannon Street despite protests of some founder members that it would no longer serve the classes for whom it was intended; function partly superseded by Free Library opened in 1872, and subsequently by Harris Library and Museum (q.v.); converted and enlarged from 1882 to serve as Technological College, parent institution of Harris Technical School in Corporation Street which ultimately became Lancashire Polytechnic.

Avenham Road

PRESTON SD5429SW AVENHAM ROAD 941-1/12/11 (West side) Nos.34, 35 AND 36 GV II Row of 3 town houses. c.1815-20; altered. Red brick in English garden wall bond (4+1, the header course including stretchers), Nos.34 and 35 painted yellow, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Three storeys over cellars, with four 1st-floor windows (1, 2 and 1) and a continuous moulded gutter cornice. The doorways are to the left (up 1, 2 and 2 steps), all round-headed with moulded architraves and impostes, and fanlights (with radiating lead tracery at No.34, radiating glazing bars at No.36); there is a lobby doorway immediately left of the steps to No.35, with a plain stone lintel. Each house has one window on each floor except No.35 which has 2 at 1st floor: all at No.34 have altered glazing, those at 1st floor of No.35 are sashed without glazing bars, and No.36 has sashes without glazing bars at ground and 1st floors, and a 12-pane sash at 2nd floor (8+4 panes); all the windows have raised sills and wedge lintels. Each house has a cellar window with an iron grating. Two chimneys on the ridge, one at the right-hand gable. Rear and INTERIORS not inspected.

PRESTON SD5429SW AVENHAM ROAD 941-1/12/12 (West side) 01/08/91 Nos.37 AND 38 GV II Pair of town houses. Probably 1822-25; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over cellars, 2+2 bays, with plain frieze and moulded cornice. Each has the doorway to the left, up 3 and 4 steps respectively, but differing in detail: No.37 has a doorcase of engaged Tuscan columns with square abaci, plain frieze and prominent moulded cornice (slightly over-lapping No.36 to the left), plain jambs with impostes, an elliptical fanlight and 6-panel door; the doorway to No.38 is round-headed and has an architrave with set-in Tuscan quarter-columns, a plain lintel and a semicircular fanlight; and a lobby doorway with wedge lintel immediately to the left of the steps. The windows have raised sills and wedge lintels, all sashed without glazing bars (except at ground floor of No.38 which has altered glazing), and those at No.37 unhorned. Each has 2 chimneys (one each side of the ridge). Rear and INTERIORS not inspected. No.37 was probably designed for owner-occupation and No.38 for tenancy. The items closely resemble Nos.39 and 40 to the right (q.v.).

PRESTON SD5429SW AVENHAM ROAD 941-1/12/13 (West side) Nos.39 AND 40 GV II Pair of town houses, No.40 now office (incorporated with No.41 to the right, q.v.). Probably 1822-25; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over cellars, 2+2 bays, with plain frieze and moulded cornice. Each has the doorway to the left, up 3 and 4 steps respectively, but differing in detail: No.39 has a doorcase of engaged Tuscan columns with square abaci, plain frieze and prominent moulded cornice (slightly over-lapping No.38 to the left), plain jambs with impostes, and an elliptical fanlight (over a modern glazed door); the doorway to No.40 is round-headed and has an architrave with set-in Tuscan quarter-columns, a panelled door, a plain lintel and a semicircular fanlight; and a raised lobby doorway to the left (served by the same steps) with a moulded architrave. All the windows are

unhorned sashes without glazing bars, and have raised sills and wedge lintels. To the left of No.40 is a lead downspout (bottom section replaced with iron). Each has 2 chimneys (one each side of the ridge). Rear and INTERIORS not inspected. No.39 was probably designed for owner-occupation and No.40 for tenancy. The items closely resemble Nos.37 and 38 to the left (q.v.).

PRESTON SD5429SW AVENHAM ROAD 941-1/12/14 (West side) 12/06/90 Nos.41-45 (Consecutive) Stephen Simpson Ltd. GV II Office and works with attached factory to rear of Nos.43 and 44. 1844 with later alterations and additions; for Isaac Simpson, gold thread and plate manufacturer. Mostly red brick in 4+1 English garden wall bond, with sandstone dressings and slate roofs, except No.44 which is Accrington brick in stretcher bond with concrete dressings and metal window frames. Composite plan evolved from pair of houses (Nos.42 and 43) with back extensions linked to contemporary factory built across the 2 back yards; No.44 to the right purchased in 1863, rebuilt 1935 and subsequently extended to the rear; Nos.41 to the left and 45 to the right incorporated in complex in C20. No.41 has 1st-floor sill-band, plain frieze and cornice with mutules, former domestic doorway up 4 steps to left, with pilaster doorcase, panelled door, overlight and cornice, C20 office doorway to right, cellar window, one ground-floor window with altered glazing, and 3 plain sashes at 1st floor, all these with wedge lintels. Nos.42 and 43 three storeys, 4- and 2-window range, with 1st-floor sill-band ramped down, plain frieze and moulded cornice, workshop doorway with stone surround at the junction, C20 raised taking-in doorway to right, otherwise 2 plain sashes at ground floor of No.42 and altered 12-pane sash at No.43, 12-pane sashes at 1st floor of both, 4 plain sashes at 2nd floor of No.42 and three 12-pane windows at 2nd floor of No.43 (with swivel casement top openings). No.44 to right, Accrington brick, with full-width metal-framed windows on all floors (incorporating taking-in doors at ground floor), concrete plaque below 1st floor window lettered "REBUILT SS 1935", stepped parapet with concrete coping. No.45 further to right, a low 2-storey 1-window range, with enlarged window at ground floor, 12-pane sash with margin panes at 1st floor, cast-iron plaque to right lettered "45", downspout with lead bracket dated 1844. Rear: old factory, a rectangular 4-storey 7-window range with circular stair-turret on west side, extruded square chimney at north-east corner, 30-pane windows on east side with swivel-casement top openings; full-height 4-window link to No.42. INTERIOR: old factory has spiral staircase, bolted kingpost roof trusses with fishbone struts; back extension of No.42 has kitchen fireplace (blocked). History: No.42 was home of Isaac Simpson, founder of this firm, from 1842 to 1852. Included as rare example of industrial premises developing from domestic origins; associated with Stephen Simpson's works on opposite side of street (q.v.).

PRESTON SD5429SW AVENHAM ROAD 941-1/12/15 (East side) 12/06/90 Stephen Simpson's Gold Thread Works GV II Works. Mostly 1860s (dated 1867 at south end) but incorporating earlier fabric. Red brick in English garden wall bond, slate roof on 2 levels. Irregular plan formed by 2 main elements in line parallel to street with various extensions to rear. Two storeys to 2 different levels, the lower northern element having 3 wide windows and the higher southern element 4 wide windows. The former has a doorway to the right (beside the junction) and two 4-pane windows to the left of this, all

with wedge lintels, and large transomed workshop windows with raised stone sills and panelled cast-iron lintels: 8, 4, and 12 lights at ground floor, and 8, 12 and 12 lights above; the latter has similar but larger 10-light windows with steel lintels, and to the right at ground floor a loading doorway with similar lintel and double doors with 6-pane glazing, above which is a stone plaque lettered "1867". INTERIOR: the northern element incorporates remains of early C19 building including a longitudinal wall with horizontal sliding sash windows on both floors, and a king-post roof truss in the partition wall; and a small weaving shed to the rear (containing Jacquard looms still in use at time of survey 1989) with some iron columns said to be remains of stalls of former police stables. Rare survival of industrial building exemplifying development of textile industry from domestic origins in town centre site. Forms group with associated buildings opposite, Nos 40 to 45 (q.v.).

Chaddock Street

PRESTON SD5429SW CHADDOCK STREET 941-1/12/51 (North East side) Nos.10 AND 11 GV II Pair of small town houses. c.1830, altered. Red brick in Flemish bond (No.10 painted cream), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with separate back extensions and a shared central through-lobby. Two storeys over cellars, a 5-window range, with plain frieze and moulded gutter cornice. The doorways, up 4 steps to the left and 3 steps to the right respectively (both sets of steps with nosings), have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with convex moulded surrounds (doors and fanlights altered); the lobby doorway in the centre has a wedge lintel and board door (with added external battens). Each house has one window at ground floor and 2 above, sashed without glazing bars (except those at 1st floor of No.11, which are altered), and there is a blind window in the centre of the 1st floor (in line with the chimney stack), all these windows with raised sills and wedge lintels; cellar windows with wedge lintels, and gratings Large linear multiple-flue chimney stack at junction. Rear and INTERIORS not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5429SW CHADDOCK STREET 941-1/12/52 (North East side) Nos.17 AND 18 GV II Pair of small town houses. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with separate back extensions and central through-lobby. Two storeys over cellars, a 4-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, to the left and right respectively, both up one nosed step, are elliptical-arched with gauged brick voussoirs and have set-in square-headed doorcases with hollow-moulded surrounds, cornices, and semi-elliptical fanlights (doors and fanlights altered); the lobby doorway in the centre has a chamfered surround and board door. Each has one window at ground floor and 2 above, those at No.18 sashed without glazing bars (those at No.17 with altered glazing), all with raised sills and wedge lintels; cellar windows with wedge lintels, No.18 a casement protected by grating (No.17 blocked). Chimney stacks on both slopes at the junction. Rear: long back extensions; back yard of No.18 with paved-over former well. INTERIOR: No.18 has dog-legged staircase with

stick balusters and mahogany handrail, and 2-room cellar with hob-grate fireplaces in both rooms. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5429SW CHADDOCK STREET 941-1/12/53 (North East side) No.19 GV II Small town house. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan, with back extension to left and through-lobby to right. Two storeys over cellar, a wide 2-window facade, with 1st-floor sill-band, plain frieze and moulded gutter cornice (all continuous with Nos.17 and 18 to left, q.v.). The doorway to the left, up 2 steps with nosings, has a round-headed architrave with set-in Tuscan quarter-columns, plain lintel, and semicircular fanlight with convex moulded surround (door and fanlight altered); the lobby doorway at the right-hand end has a plain lintel and board door. One window at ground floor and 2 above, all with raised sills and wedge lintels (glazing altered); cellar window with wedge lintel and grating. Chimney stack at right-hand end. Rear not inspected. INTERIOR: dog-legged staircase with stick balusters and wreathed mahogany handrail; moulded plaster decoration including leaf-and-dart cornice in entrance hall, oak leaf and acorn frieze with rod cornice in parlour; 2-room cellar with fireplace and slopstone. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5429SW CHADDOCK STREET 941-1/12/54 (North East side) No.20 GV II Small town house. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with back extension to the right and through-lobby to the left. Two storeys over cellars, a wide 2-window facade with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorway to the right, up one step, is elliptical-arched with gauged brick voussoirs and has a set-in doorcase of engaged Tuscan columns with a moulded frieze, and an elliptical fanlight (door and fanlight altered); the lobby doorway at the left end has a chamfered stone surround and board door. One window at ground floor and 2 above, all with with raised sills and wedge lintels (glazing altered); cellar window with wedge lintel and grating. Ridge chimney to left (coupled with that of No.19). Rear and INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5428NW CHADDOCK STREET 941-1/12/55 (North East side) No.21 GV II Small town house. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with back extension and through-lobby both to the right. Two storeys over cellar, a 2-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. Both doorways are to the right: the domestic doorway, up one step with nosing, has a round-headed architrave with set-in Tuscan quarter-columns, moulded cornice, and semicircular fanlight with convex moulded surround (door and fanlight altered); the the lobby doorway immediately to the right has a plain stone surround, small moulded cornice and board door. One window at ground floor and 2 above, all with raised sills and wedge lintels (glazing altered); cellar window with wedge lintel and grating. Ridge chimney to left (altered). Rear and

INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Included for group value.

PRESTON SD5428NW CHADDOCK STREET 941-1/14/56 (South West side) Nos.28-31 (Consecutive) GV II Row of 4 small town houses in 2 pairs. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions. (No through-lobbies: access to yards by back-alley from south end). Two storeys over cellars, a symmetrical 8-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, coupled in the centre of each pair, up 2 steps with nosings, have round-headed architraves with 3 set-in Tuscan quarter-columns in each pair, plain lintels, and semicircular fanlights with convex moulded surrounds, Nos. 28 and 29 with 6-panel doors (others altered). Each has one window at ground floor and 2 above, all sashed without glazing bars (except No.29 which has altered glazing), all with raised sills and those at ground floor with wedge lintels; cellar windows with wedge lintels and gratings. Chimneys at both ends of the row and a large linear multiple-flue chimney stack in the centre. Rear and INTERIORS not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5428NW CHADDOCK STREET 941-1/14/57 (South West side) Nos.32-35 (Consecutive) GV II Row of small town houses in 2 pairs. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions separate at the ends and coupled in the centre, and a through-lobby in the centre of each pair. Two storeys over cellars, a symmetrical 8-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, to the left at No.32, coupled in the centre, and to the right at No.35, all up 2 steps with nosings, have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with convex moulded surrounds, Nos.32 and 35 with radiating glazing bars and No.32 also with a 6-panel door (other fanlights and doors altered); the lobby doorways, between Nos.32 and 33, and Nos.34 and 35, have wedge lintels and board doors. Each house has one window at ground floor and 2 above, those at No.32 and at 1st floor of No.35 sashed without glazing bars (others with altered glazing), all with raised sills and wedge lintels; cellar windows with wedge lintels and gratings. Large linear multiple-flue chimney stack at the centre of each pair. Rear and INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5429SW CHADDOCK STREET 941-1/12/58 (South West side) Nos.36 AND 37 GV II Pair of small town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions, and through-lobbies at the left and right-hand ends. Two storeys over cellars, a symmetrical 4-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice; and a vertical joint in the centre. The doorways, coupled at the junction, up 2 steps with nosings, have round-headed architraves with set-in

Tuscan quarter-columns, plain lintels, and semicircular fanlights with convex moulded surrounds, and 6-panel doors; the lobby doorways at the outer ends have plain lintels and board doors. Each has one window at ground floor and 2 above, those at No.37 sashed without glazing bars (those at No.36 altered), all with raised sills and wedge lintels; cellar windows with wedge lintels and gratings. Five-flue chimney stacks at the ends of the ridge. Rear and INTERIORS not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5429SW CHADDOCK STREET 941-1/12/59 (South West side) Nos.38 AND 39 GV II Pair of small town houses (No.38 now in multiple occupation). c.1840, altered. Red brick in Flemish bond (tuck-pointed), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with long separate back extensions and a central through-lobby. Two storeys at the front, 3 storeys at the rear, over cellars; a wide symmetrical 5-window facade, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, to the left and right, up 2 and 3 steps respectively, have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with convex moulded surrounds, No.38 with a 6-panel door and fanlight with radiating metal tracery (No.39 altered); the lobby doorway in the centre is unusual, being round-headed with a convex surround including impostes, a panelled door and a fanlight with radiating glazing bars (now blacked out). Each has one window at ground floor, but at 1st floor No.38 has 2 and No.39 has 3 (one over the lobby door); those at No.38 all sashed without glazing bars and those at No.39 all 12-pane sashes; all these windows with raised sills and wedge lintels. Cellar windows with wedge lintels and gratings. Large linear multiple-flue chimney stack in the entre. Rear and INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5429SW CHADDOCK STREET 941-1/12/60 (South West side) No.40 GV II Small town house. c.1840, altered. Red brick in Flemish bond (painted red), with sandstone dressings and slate roof. Double-depth single-fronted plan, with back extension to the right and through-lobby to the left. Two storeys over cellar, a 2-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorway, to the right and up 2 altered steps, has a round-headed architrave with set-in Tuscan quarter-columns, plain lintel, and a semicircular fanlight with radiating glazing bars and convex moulded surround (door altered); the lobby doorway to the left has a plain lintel and board door. One window at ground floor and 2 above, all with raised sills and wedge lintels (altered glazing); cellar window with wedge lintel and grating. Ridge chimney to left. Rear and INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5429SW CHADDOCK STREET 941-1/12/61 (South West side) Nos.41-44 (Consecutive) GV II Row of 4 small town houses in 2 pairs. c.1840, altered; No.41 to 43 recently restored by housing association and No.44 rebuilt. Red brick in Flemish bond (except No.44, now common brick in stretcher bond), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions, and a through-lobby in the centre of

each pair. Two storeys over cellars, an 8-window range, with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, up 1 and 3 steps at the left and right-hand ends of each pair (those of the 2nd pair stepped down, on the descending slope of the street), have steps with nosings (except at No.43), and round-headed architraves with set-in Tuscan quarter-columns, plain lintels, semicircular fanlights with convex moulded surrounds, and restored 6-door doors; the lobby doorways, in the centre of each pair, have wedge lintels and board doors. Each house has one window at ground floor and 2 above, all restored sashes without glazing bars, with raised sills and wedge lintels; cellar wells blocked. Large linear multiple-flue chimney stack at the centre of each pair. Rear not inspected. INTERIOR of No.43 modernised except for staircase (Nos.41 and 42 not inspected). Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5329SE CHADDOCK STREET 941-1/11/62 (South West side) Nos.45 AND 46 GV II Includes: No.1 BAIRSTOW STREET. Row of 3 small town houses on corner site. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, Nos.45 and 46 single-fronted to Chaddock Street but No.1 Bairstow Street double-fronted, with back extensions. (No through-lobby: access to yards by back alley from Bairstow Street). Two storeys over cellars, a 4-window range to Chaddock Street and a 3-window return to Bairstow Street; with 1st-floor sill-band, plain frieze and moulded gutter cornice all carried round. The doorways, to the left of No.45, to the right of No.46, and offset left in the Bairstow Street facade (up 1, 3 and 3 steps respectively, all with nosings), have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with hollow-moulded surrounds, those at No.45 and No.1 Bairstow Street with radiating glazing bars (No.46 altered). In the Chaddock Street facade each has one window at ground floor, No.46 has 2 at 1st floor and the others have one each, and the Bairstow Street facade has 3 on each floor: those of No.45 are sashed without glazing bars, all the others have altered glazing, and all have raised sills and wedge lintels. Cellar windows have wedge lintels and gratings (except No.46 which has an iron plate). Roof hipped over right-hand corner; chimneys at the junctions. Rear and INTERIORS not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street. Bairstow Street was formerly known as Chaddock Place.

PRESTON SD5329SE CHADDOCK STREET 941-1/11/63 (South West side) Nos.47 AND 48 GV II Pair of small town houses. c.1830, altered. Red brick in Flemish bond but No.47 remodelled with sandstone dressings and slate roof. Square block, No.47 (forming the southern half) double-depth and single-fronted to the street, and No.48 (the northern half) single-depth with a double-fronted facade to the north. Two storeys over cellars, 3 first-floor windows in each facade, with plain frieze and moulded gutter cornice carried round. The doorways, to the left at No.47, and in the centre at No.48, up 3 and 2 steps respectively (No.47 with nosings) have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with hollow-moulded surrounds. Both facades have 2 windows at ground floor and 3 above, all with raised sills and wedge lintels (but altered glazing). The Chaddock Street facade has 2 cellar windows with wedge lintels. Roof hipped over right-hand

corner, with one chimney on the ridge and another on the right-hand slope. The left return wall (to Bairstow Street) is gabled, and has 2 windows on each floor (the 2nd at 1st floor blind). Extensions to rear. INTERIORS not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5329SE CHADDOCK STREET 941-1/11/64 (South West side) No.49 GV II Small town house. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Single-depth double-fronted plan backing onto the east end of No.11 Cross Street (q.v.). Two-and-a-half storeys over cellar, a 4-window range (with 1-window return to Cross Street side, which has 1st-floor sill-band, plain frieze and moulded gutter cornice). The doorway, in the centre, is round-headed with a set-in doorcase of engaged Tuscan columns with abaci and cornice, and semicircular fanlight (with altered glazing). Three windows at ground floor, 4 at 1st floor, and one in the attic, all sashed without glazing bars (except those flanking the door a ground floor, which have altered glazing), all with raised sills and wedge lintels. Coped gable. The right-hand return (architecturally integrated with terrace including Nos.11 to 15 Cross Street) has one sashed window without glazing bars on each floor, and a small cellar opening. Rear and INTERIOR not inspected. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5429SW CHADDOCK STREET 941-1/12/50 (North East side) Nos.6 AND 7 GV II 2 small town houses. c.1830; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with small back extensions and through-lobby. Two storeys over cellars, a 5-window range, with plain frieze and moulded gutter cornice. The doorways, up 4 steps to the left and 2 steps to the right respectively, have round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlight with convex moulded surrounds (doors and fanlights altered); the lobby doorway has a wedge lintel and board door. Each house has one window at ground floor and 2 above, sashed without glazing bars (except at ground floor of No.6, which is altered), and a blind window in the centre of the 1st floor (in line with the chimney stack); all these windows with raised sills and wedge lintels; casement cellar windows with wedge lintels and gratings. Large linear multiple-flue chimney stack at junction of Nos.6 and 7. Rear and INTERIORS not inspected, but No.6 said to have cellar under front room with slopstone. Forms part of an almost complete set of late Georgian lower-middle class houses in this street.

Regent Street

PRESTON SD5328NE REGENT STREET 941-1/13/223 (East side) 20/08/91 No.1 Chapel GV II Formerly known as: Zoar Chapel. Chapel. 1853, for Particular Baptists; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular single-cell plan at right-angles to street. One tall storey and 3 bays, symmetrical; a gabled facade with a sandstone plinth and brick pilasters with moulded stone caps in a band to the gable, which is treated as a pediment. The wider centre bay has a doorway with a moulded architrave and a large cornice on consoles, and double

doors with round-headed panels, and above this a 12-pane sashed window with margin panes, a raised sill on sill-blocks, and a similar cornice on consoles. The narrower outer bays have very tall multi-paned windows including margin panes (all of crown glass), with raised sills on sill-blocks, plain lintels and moulded cornices. The gable has a moulded coping and contains a stone panel with sunk Maltese cross. Rear, now covered by added 2-storey lean-to, has 2 tall windows like those at the front. INTERIOR: modernised by insertion of suspended ceiling, but with remains of moulded cornice of original ceiling and tops of pilasters with egg-and-dart decoration (visible through rear windows). History: built by Particular Baptists seceding from former Vauxhall Road Chapel in 1853; taken over in 1882 by Catholic Apostolic Church.

PRESTON SD5328NE REGENT STREET 941-1/13/225 (West side) Nos.11 AND 12 GV II Pair of small town houses. c.1860. Red brick in Flemish bond, with sandstone dressings and slate roof. Shallow double-depth plan, each house double-fronted. Two storeys, 3+4 windows, a symmetrical range with a plain frieze and moulded gutter cornice, a through-lobby doorway in the centre and the additional window of No.12 above this, and each facade otherwise symmetrical. The doorways have moulded architraves with cornices on consoles, and panelled doors with overlights; the lobby doorway has a plain surround. The windows have raised sills and wedge lintels, those at No.11 sashed without glazing bars, and No.12 with 12-pane sashes; heads of cellar windows to the right at No.11 and on both sides at No.12. Ridge chimneys. Rear: very shallow back yards. INTERIOR not inspected. Matches Nos 13 and 14 (q.v.) and Nos 15 and 16 (q.v.) to right, and complements Nos 2 to 8 opposite (q.v.).

PRESTON SD5328NE REGENT STREET 941-1/13/226 (West side) Nos.13 AND 14 GV II Pair of small town houses. c.1860. Red brick in Flemish bond, with sandstone dressings and slate roof. Shallow double-depth plan, each house double-fronted. Two storeys, 3+3 windows, a symmetrical range with a plain frieze and moulded gutter cornice (stepped down slightly at the junction), a through-lobby doorway in the centre, and each facade symmetrical. The doorways have moulded architraves with cornices on consoles, and panelled doors with overlights (that at No.13 lettered "REGENT HOUSE"); the lobby doorway (which is very small) has a plain surround. The windows have raised sills and wedge lintels, those at No.11 sashed without glazing bars, and No.12 with 12-pane sashes; heads of cellar windows on both sides. Ridge chimneys. Rear: very shallow back yards. INTERIOR: No.14 has entrance hall with stick-baluster staircase, front parlour to left, small dining to right, shallow scullery to rear of parlour and kitchen to rear of dining room; some moulded plaster. Matches nos 11 and 12 to left (q.v.) and Nos 15 and 16 to right (q.v.), and complements Nos.2 to 8 opposite (q.v.).

PRESTON SD5328NE REGENT STREET 941-1/13/227 (West side) Nos.15 AND 16 GV II Pair of small town houses. c.1860. Red brick in Flemish bond, with sandstone dressings and slate roof. Shallow double-depth plan, each house double-fronted. Two storeys, 3+3 windows, a symmetrical range with a plain frieze and moulded gutter cornice, a through-lobby doorway in the centre, and each facade symmetrical. The doorways have moulded architraves with cornices on consoles, and panelled doors with overlights; the lobby doorway

(which is very small) has a plain surround. The windows have raised sills and wedge lintels, all with altered glazing; heads of cellar windows on both sides. Ridge chimneys. Rear: very shallow back yards. Matches Nos 11 and 12 (q.v.) and Nos 13 and 14 (q.v.) to left, and complements Nos 2 to 8 opposite.

PRESTON SD5328NE REGENT STREET 941-1/13/224 (East side) Nos.2-8 (Consecutive) GV II Terrace of 7 small town houses, No.4 now office. c.1850-60, altered. Red brick in Flemish bond, with sandstone dressings and slate roofs. Double-depth plan, each house single-fronted, built in halls-adjointing pairs, with coupled back extensions. Two storeys over cellars, each with 2 windows at 1st floor except Nos 4 and 8 which have 3, the pairs successively stepped up the slope and linked visually by a 1st-floor sill-band ramped up from pair to pair, and a plain frieze and moulded gutter cornice likewise ramped. The doorway to No.8 is at the right-hand end but all the others are coupled, and all have moulded architraves with emphatic dentilled cornices on consoles, and panelled doors with overlights; in addition, nos 4 and 8 each have a through-lobby doorway to the left, with deep lintel and moulded cornice. Each house has a sunk cellar window protected by a grating, one window at ground floor and 2 above (except Nos 4 and 8 which both have an additional window over the lobby door), all these windows with raised sills and wedge lintels; Nos 4 and 5 have sashed windows (mostly 12-paned) but all the others have altered glazing. Large multi-flue chimney stacks at the junctions between the pairs. INTERIOR: stick-baluster staircases; moulded plaster cornices; 2-room cellars. The terrace forms a group with the Harris Institute attached at the south end.

Frenchwood Street

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/133 (North East side) No.1 Avenham Terrace GV II Town house. 1850s, altered. Red brick in Flemish bond, with sandstone dressings and concrete-tile roof. Double-depth plan on corner site, with a long back extension. Two storeys over cellar, with an ashlar plinth, 1st floor sill-band, plain frieze and moulded cornice (all carried round); one bay to Frenchwood Street, the doorway to the right, up 3 steps with nosings, with a doorcase of engaged Ionic columns with entablature, cornice and blocking course, hollow-moulded surround and altered door; one window on each floor (both with altered glazing), with raised sills and a wedge lintel at ground floor. Hipped roof now lacking chimneys. Left return wall, 2 bays with similar fenestration; and continued to rear a lower back extension with 2 windows at ground floor and 3 above. Rear and INTERIOR not inspected. The item is part of an early Victorian extension, in harmonious form, to a formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5429SW FRENCHWOOD STREET 941-1/12/118 (North East side) Nos.1-8 (Consecutive) GV II Row of 8 small town houses. c.1830, altered. Red brick in 5+1 English garden wall bond (Nos.3 and 4 now roughcast, No.6 painted red, and No.8 rebuilt), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, a through-lobby in the centre of each pair. Two storeys over cellars, each house 2 bays; with a plain frieze and moulded gutter cornice. The doorways of each pair, up 2 steps with nosings (except Nos.4, 5 and 6, which have altered steps), forming a triplet

with the lobby door between, have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with hollow-moulded surrounds and altered glazing, and altered doors. Each house has one window at ground floor and 2 above, all with raised sills and those at ground floor with wedge lintels (all glazing altered); cellar windows with wedge lintels, those at Nos.6, 7 and 8 protected by gratings (others altered). Ridge chimneys at the junctions of the pairs. Rear and INTERIOR not inspected, but known to have former laundry cellars under front rooms. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/120 (North East side) Nos.27 AND 28 GV II Pair of town houses. Later C19, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extension. Two storeys over cellars, each house 2 bays; with a plain frieze and prominent moulded cornice. The doorways, coupled in the centre, have moulded architraves with dentilled cornices on consoles, and 4-panel doors under rectangular overlights. Each house has one window at ground floor and 2 above, all 4-pane sashes with raised sills and wedge lintels (that at ground floor of No.27 temporarily boarded at time of survey); small-paned casement cellar windows protected by gratings. Ridge chimneys. Left return wall rebuilt. Rear: No.27 has 12-pane sashed windows on both floors, rear extension with coupled 8-paned sashes at ground floor (windows on upper floors unglazed at time of inspection). INTERIOR of No.27 has moulded plaster cornices to entrance hall and front ground floor room (heavily encrusted with paint and partly damaged), dog-legged staircase with stick balusters and wreathed mahogany handrail, skylight with coloured margin panes, attic staircase in cupboard on landing, cellar with fireplace and central drain. The item was formerly integrated with a formerly complete set of late Georgian lower-middle class town houses in this street (the row of houses to the left recently demolished).

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/121 (North East side) 18/02/91 No.29 GV II Includes: Nos.1 AND 2 AVENHAM PLACE. Block of 3 town houses on corner site. 1850s, altered. Red brick in Flemish bond (No.29 painted red), with sandstone dressings and slate roof. Double-depth plans; No.29 square and double-fronted, the others single-fronted to Avenham Place, each with a back extension. Two storeys over cellars, with an ashlar plinth, 1st-floor sill-band, plain frieze and prominent moulded cornice (all carried round). No.29 is 3 bays, almost symmetrical (central openings offset slightly left), and has a doorway up 3 steps with a doorcase of engaged Ionic columns with entablature cornice and blocking course, hollow-moulded surround and 4-panel door with overlight; windows sashed without glazing bars, all with raised sills and wedge lintels; cellar windows protected by gratings. Hipped roof, side-wall chimneys. The right-hand return wall, 3 unequal bays, has similar fenestration including the cellar. Continued to the rear on this side are Nos.1 and 2 Avenham Place, each of 2 bays, the doorways to the right, up 3 steps with nosings, each round-headed with a doorcase of engaged Tuscan columns with square abaci, plain frieze and moulded cornice with blocking course, plain jambs with impost, and semicircular fanlight (glazing altered); fenestration like No.29 but

all glazing altered except at ground floor of No.1. Ridge chimneys with stone cornices. Rear and INTERIORS not inspected. The item is part of an early Victorian extension, in harmonious style, to a formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/122
(South West side) Nos.36 AND 37 GV II Pair of small town houses. c.1840, altered at the rear. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, No.36 double-fronted (and canted slightly back at bend in street), No.37 single-fronted, both with back extensions (that to No.36 recently rebuilt). Two storeys over cellars, 3+ 2 bays; with a rendered plinth, 1st floor sill-band, plain frieze and moulded gutter cornice; and a downspout slot at the angled junction. No.36 is almost symmetrical (the central openings offset slightly to the right), No.37 to the right has the doorway in the 1st bay; both doorways, up 2 altered steps, have moulded architraves with dentilled cornices on consoles, and 4-panel doors (the upper panels round-headed), with overlights; and No.36 has a lobby doorway at the left end, with a convex surround. All the windows are apparently unaltered unhorned 12-pane sashes with square panes, raised sills and wedge lintels; and there are cellar window gratings in the pavement beneath each ground-floor window. Ridge chimneys to No 36; end-wall chimneys on both slopes of No.37. INTERIORS not inspected. Very similar to Nos.38 and 39 which continue to the right, forming part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/123
(South West side) Nos.38 AND 39 GV II Pair of small town houses. Mid 1840s. Red brick in Flemish bond (No.38 with original white tuck-pointing), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, built halls-adjointing, with coupled back extensions. Two storeys over cellars, 2+2 bays; with a plinth, 1st floor sill-band, plain frieze and moulded gutter cornice (all carried round the right-hand return wall). The doorways in the centre have coupled moulded architraves with dentilled cornices, and altered doors with overlights. Each house has one window at ground floor and 2 above, those at No.39 apparently unaltered unhorned 12-pane sashes with square panes, furnished with complete internal shutters, but those at No.38 with altered glazing, all with raised sills and wedge lintels; No. 38 has a casement cellar window. Roof hipped over right-hand corner; chimneys at left end and on right-hand slope. The right-hand return wall of No.39 is 2 bays, with windows matching those at the front, and also shuttered. Rear: back extensions have altered windows. INTERIORS not inspected. No.39 unoccupied at time of survey. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/318
(South West side) Nos.40 AND 41 GV II Pair of small town houses. c.1850, altered. Red brick in Flemish bond with tuck-pointing, with sandstone dressings, slate roof to No.40 (concrete tiles to NO.41). Double-depth plan, each house single-fronted, with back extensions. Two storeys over cellars, 2 + 2 bays; with a plinth, 1st floor sill-band, plain frieze and moulded gutter cornice. The doorways, up 3 and 1 steps respectively, have moulded architraves with dentilled cornices

on consoles, and altered doors with overlights. Each house has one window at ground floor and 2 above, all with raised sills and wedge lintels, but all with altered glazing. Roof hipped at left corner; large lateral multiple-flue chimney stack at junction. Rear: individual extensions with gable chimneys. INTERIOR not inspected, but believed to have had keeping-cellars under front rooms, wash-houses in back extensions. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/124 (South West side) Nos.42 AND 43 GV II Pair of small town houses. c.1850, altered. Red brick in 4 + 1 English garden wall bond, with sandstone dressings, slate roof to No.42, concrete tile to No.43. Double-depth plan, each house single-fronted, with coupled back extensions and a through lobby in the centre. Two storeys over cellars, 2 + 2 bays; with a plain frieze and moulded gutter cornice. The doorway, forming a triplet in the centre with the lobby door between, up 3 and 2 steps respectively, have architraves of a hybrid type, with jambs which have set-in Tuscan quarter-columns, panelled impost, a plain frieze and shallow cornice, and 5-panel doors with overlights; and between the steps a lobby doorway with a plain lintel. Each house has one window at ground floor and 2 above, all with raised sills and those at ground floor with wedge lintels, and No.42 has a small inserted window to the right at 1st floor; cellar windows blocked. End-wall chimneys on both slopes. Rear and INTERIORS not inspected. The item is a relatively late addition to a formerly complete set of late Georgian lower-middle class town houses in this street. Included for group value.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/125 (South West side) Nos.44 AND 45 GV II Pair of small town houses. c.1830-35, altered. Red brick in 5+1 English garden wall bond (painted cream at No.45), with some slate-hanging at rear; sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions, and a through lobby in the centre. Two storeys over cellars, 1+1 bays; with a 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, up 3 and 2 steps to the left and right respectively, have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with convex moulded surrounds, No.44 with a 6-panel door and No.45 with an altered door; and the lobby doorway in the centre has a board door and wedge lintel. Each house has one window on each floor, all with raised sills and wedge lintels, those at No.44 sashed without glazing bars and those at No.45 with altered glazing; and a cellar window with wedge lintel (casement with glazing bars at No.44, blocked at No.45), both protected by gratings. Large linear multiple-flue common chimney stack at the junction. Rear: No.45 slate-hung at 1st floor; No.44 recently rebuilt; narrow individual extensions under mono-pitched roofs, with privy attached at end of No.45. INTERIOR: No.44 has entrance hall, front parlour with original ornamental cast-iron fireplace (lacking hood and grate), back kitchen, scullery-cum-wash-house in back extension with steps down to keeping cellar under front room and coal cellar under doorway; original cast-iron hob grates in both main bedrooms at 1st floor (both dismantled during grant work, 1988, but awaiting restoration). The item is part of a formerly complete set of late Georgian lower-middle class town

houses in this street, and was the first pair built at this end of this side.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/126 (South West side) Nos.46 AND 47 GV II Pair of small town houses. c.1840, altered. Red brick in Flemish bond, (No 46 rebuilt) with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions and a through-lobby in the centre. Two storeys over cellars, 3 bays, symmetrical; with 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with the lobby door between, both up 2 steps with nosings, have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with convex moulded surrounds, that at No.47 with original radiating metal tracery; a 6-panel door to No.46 (door to No.47 now hardboarded). Each house has one window at ground floor, but No.46 has 2 at 1st floor (the 2nd over the lobby in the centre) and No.47 has only one, all with raised sills and wedge lintels, and those at No.47 4-pane sashes (those at No.46 all with altered glazing); cellar windows with wedge lintels, that at No.46 unglazed and that at No.47 protected by a grating. Gable chimneys. Rear and INTERIOR not inspected. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/127 (South West side) Nos.48-52 (Consecutive) GV II Row of 5 small town houses. c.1835, altered. Red brick in Flemish bond (but No 49 roughcast and painted white, No 51 painted red and Nos 48 and 52 rebuilt), with sandstone dressings and slate roof (replaced with concrete tiles at No.49). Double-depth plan, each house single-fronted, with back extensions (separate at No.48, coupled at the others), and through-lobbies between Nos.48 and 49, and Nos.50 and 51 (the latter originally serving No.52 also, by a passage along the rear of No.51). Two storeys over cellars, each house 2 bays, Nos.50 to 52 stepped up; with 1st-floor sill-band, plain frieze and moulded gutter cornice (stepped up between Nos.49 and 50). The doorways of Nos.48 and 49, and of Nos.50 and 51, are at the outer ends of these pairs, but those of Nos.49 and 50 are coupled at the junction of the pairs, and the doorway of No.52 is coupled to that of No.51; the first 3 have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with convex moulded surrounds, and the last 2 are square-headed with coupled moulded architraves, cornices on consoles which have guttae, and rectangular overlights; all with 5-panel doors except No.48 (altered). Each house has one window at ground floor and 2 above, sashed without glazing bars at Nos.51 and 52 but otherwise altered, all with raised sills, and wedge lintels except at Nos.48 and 49; cellar windows of Nos.48 and 49 altered, the others sashed with glazing bars, all protected by gratings. Large linear multi-flue common chimney stacks at the junctions. Rear and INTERIORS not inspected. History: deeds of No.50 record conveyance of building plot from Edward Stanley (1st part - Lord Stanley, later Earl of Derby) and William Tomlinson (2nd part - leather manufacturer with premises to south-east of this street) to Isaac Wilcockson (3rd part) and Lawrence Dobson (4th part), the former purchaser the proprietor of the Preston Chronicle at that time and the latter a printer and bookseller who was father of the next proprietor of that newspaper. The item is part of a

formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/128 (South West side) Nos.53 AND 54 GV II Pair of small town houses. c.1835, altered. Red brick in Flemish bond (tuck-pointed at No.53), with sandstone dressings and slate roof. Double-depth halls-adjointing plan (no through-lobby), each house single-fronted, with coupled back extensions. Two storeys over cellars, 2+2 bays; with a 1st floor sill-band, plain frieze and moulded gutter cornice. The doorways, coupled in the centre, have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with convex moulded surrounds, panelled door at No.54 (altered at No.53). Each house has one window at ground floor and 2 above, those at No.54 sashed without glazing bars (altered glazing at No.53), all with raised sills and wedge lintels; cellar windows with rectangular lintels, protected by gratings. Gable chimneys. Rear and INTERIOR not inspected. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/129 (South West side) Nos.55 AND 56 GV II Pair of small town houses. c.1835, altered. Red brick in Flemish bond (but No.56 rebuilt) with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions and a through-lobby in the centre. Two storeys over cellars, 2+ 2 bays; with a 1st floor sill-band, plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with the lobby door between, both up 2 altered steps, have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with convex moulded surrounds, and replacement panelled doors; and the lobby doorway has a plain lintel and board door. Each house has one window at ground floor and 2 above, those at No.55 sashed without glazing bars (replacements) and those at No.56 altered, all with raised sills and wedge lintels; cellar windows with wedge lintels, protected by grating at No.55 and iron plate at No.56. Gable chimneys. Rear and INTERIOR not inspected. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/130 (South West side) Nos.57, 58 AND 59 GV II Row of 3 small town houses. c.1835-40, altered; rebuilding in progress at No.57. Red brick in Flemish bond (No.57 painted white at 1st floor, No.58 painted red, and No.59 tuck-pointed) with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions (those at Nos.57 and 58 joined), and through-lobbies to the left of No.57 and between Nos.58 and 59. Two storeys over cellars, 2+2+3 bays; with a plinth, 1st floor sill-band, plain frieze and moulded gutter cornice. The doorways, coupled in the centre of Nos.57 and 58, and to the right at No.59, have moulded architraves with dentilled cornices on consoles, and set-in steps to the doors; the lobby doorways, to the left at No.57 and in the centre between Nos.58 and 59, have chamfered surrounds and small cornices. Each house has one window at ground floor and 2 above but No.59 also has a blind window over the lobby doorway to the left, all (except this) with altered glazing and those at ground floor with raised sills and wedge lintels; cellar windows in the plinth. Large linear multi-flue common

chimney stacks. Rear: No.57 taken down at rear for rebuilding and INTERIOR mostly stripped down to brick, but front parlour retains window case with shutters; otherwise not inspected. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/131 (South West side) 04/01/91 Nos.60, 61 AND 62 GV II Row of 3 small town houses. c.1830-35, altered (and renovation in progress at No.61). Red brick in 5+1 English garden wall bond (No.60 rebuilt and No.62 painted red), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions, and through-lobbies in the centre between Nos.60 and 61 and to the right at No.62. Two storeys over cellars, each house 2 bays; with a plain frieze and moulded gutter cornice. The doorways, to the left at No.60 (up 2 steps) and coupled at Nos.61 and 62 (up one step), have round-headed architraves with set-in Tuscan quarter columns, plain lintels, and semicircular fanlights with hollow-moulded surrounds; the lobby doorways have plain lintels and board doors. Each house has one window at ground floor and 2 above, all sashed without glazing bars except at ground floor of No.62, and all with raised sills and wedge lintels; cellar windows protected by a grating. Ridge chimneys. Rear and INTERIOR not inspected. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/132 (South West side) Nos.63-67 (Consecutive) II Row of 5 small town houses. c.1830-35, altered. Red brick in 5+1 English garden wall bond except No.67 which is in Flemish bond (Nos.64 and 66 now covered with roughcast and No.63 painted red), with sandstone dressings and slate roof (except No.66, now concrete tile). Double depth plan, each house single-fronted, with individual back extensions, and through-lobbies to the right except No.66 which has the lobby to the left. Two storeys over cellars, 2+1+1+2+2 bays, with a plain frieze and moulded gutter cornice. The doorways are to the left except that to No.65 which forms part of a triplet with No.66, with the lobby door between, and each has one step, a round-headed architrave with set-in Tuscan quarter-columns, plain lintel, and semi-circular fanlight with hollow-moulded surround, the fanlight of No.67 with radiating glazing bars but the others plain; Nos.65 and 67 have 6-panel doors (others altered); Nos.63 and 67 have lobby doors to right. All the windows have raised sills, those at ground floor have wedge lintels, and all have altered glazing; at No.63, which is wider than the others, the openings on the 2 floors are not vertically aligned. Cellar window mostly casements protected by gratings. Ridge chimneys. Rear and INTERIORS not inspected. The row forms part of a formerly complete set of late Georgian lower-middle class houses in this street.

PRESTON SD5428NW FRENCHWOOD STREET 941-1/14/119 (North East side) Nos.9-15 (Consecutive) GV II Row of 7 small town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions (probably added), except at No.15 which has an individual extension, and a through lobby in the centre of each pair. Two storeys over cellars, each house 2 bays; with

a 1st floor sill-band, plain frieze and moulded gutter cornice, continuous except at No.15 which steps down 8 courses. The doorways, forming a triplet in the centre of each pair with the lobby door between, have 3 steps at Nos.9 to 12, 4 steps at Nos.13 and 14, 2 steps at No.15, all with nosings except at No.10 (which are altered), round-headed architraves with set-in Tuscan quarter-columns, plain lintels, and semicircular fanlights with convex moulded surrounds, (altered doors). Each house has one window at ground floor and 2 above, sashed without glazing bars at Nos.9, 11 (restored) and 14, (otherwise altered), all with raised sills and wedge lintels; cellar windows at pavement level, all with altered glazing or boarded, and protected by gratings. Ridge chimneys. Rear: coupled 2-storey extensions with lean-to roofs, all added except that to No.15 which is gabled. INTERIOR of No.9 has small scullery in back extension, cellar (entered by steps from kitchen of original building) with central drain and washing boiler; otherwise not inspected. All known to have former laundry cellars under front rooms. The item is part of a formerly complete set of late Georgian lower-middle class town houses in this street.

Great Avenham Street

PRESTON SD5428NW GREAT AVENHAM STREET 941-1/14/147 (South West side) Nos.14, 16 AND 18 GV II Row of 3 small town houses. c.1825, altered. Red brick in 4+1 English garden wall bond (but with stretchers alternating in the header course), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with through-lobby between Nos.16 and 18 (no back extensions: see interior below). Two storeys over basements, each house 2 bays, with 1st-floor sill-band and moulded gutter cornice; rendered plinth to No.14; vertical joint between No.14 and 16 (not corresponding to similar joint at rear, which is between Nos.16 and 18). No.14 has the doorway to the left, Nos.16 and 18 have doorways forming a triplet in the centre with the lobby door between, all up 3 steps; each has a round-headed architrave with raised moulded rim and moulded impost, and a semi-circular fanlight, that at No.16 with original radiating metal tracery, and Nos.16 and 18 with restored 6-panel doors; and the lobby doorway between these has a plain lintel and board door. Each has one window at ground floor and 2 above, (No.14 with altered glazing, No.16 with restored 16-pane sashes, No.18 with a 4-pane sash at ground floor and sashes without glazing bars above); all with raised sills and wedge lintels. Basement windows with wedge lintels, No.16 with grating. Rear: each has back doors to both the ground floor and the basement, with steps protected by bar railings (altered at No.14), and a tall stair-window. INTERIOR: No.14 has a 2-room basement with the former kitchen at the rear and the former wash-house at the front (both altered): a substitution of full service basements for back extensions which is unusual in this town. Item is part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRESTON SD5428NW GREAT AVENHAM STREET 941-1/14/148 (South West side) Nos.20, 22 AND 24 GV II Row of 3 small town houses. c.1830, altered. Red brick in 4+1 English garden wall bond, with sandstone dressings and slate roof. Double-depth plan, each

house single-fronted, with back extensions (perhaps added), and through-lobbies to left of Nos.22 and 24. Two storeys over cellars, each house 2 bays, with plain frieze and moulded gutter cornice; vertical joint between Nos.22 and 24. The doorway of each is to the left, up 2 steps, No.20 with late C19 panelled pilasters, Nos.22 and 24 with doorcases of engaged Tuscan columns with square abaci, plain frieze and moulded cornice, with rectangular overlight at No.22 and elliptical fanlight at No.24; the lobby doorway of No.22 has a plain lintel, that of No.24 a moulded lintel. Each has one window at ground floor and 2 above, No.22 sashed without glazing bars and the others altered, all raised sills and wedge lintels. Rear: No.24 has unusual parallel back extension; others not inspected. INTERIOR of No.24 has entrance hall with elaborate moulded plaster cornices including modillions; fireplace in front parlour with fluted Ionic columns (similar fireplace removed from back room); 2-room cellar with fireplace in front room, vaulted back room. Item is part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRESTON SD5428NW GREAT AVENHAM STREET 941-1/14/149 (North East side) No.21 GV II Small town house. c.1825, altered. Red brick in 4+1 English garden wall bond (now painted red), with sandstone dressings and slate roof. Double-depth single-fronted plan, with back extension and through-lobby. Two storeys over cellars, 2 bays, with plain frieze and moulded gutter cornice. The doorway, to the left, has a round-headed architrave with set-in Tuscan quarter-columns, plain lintel, and semi-circular fanlight hollow-moulded surround and radiating glazing bars; the lobby doorway to the left of this has a plain lintel and board door. One window at ground floor and 2 above, all 4-pane sashes with raised sills and wedge lintels; cellar window with wedge lintel and grating. Lead downspout to right of door. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRESTON SD5428NW GREAT AVENHAM STREET 941-1/14/150 (South West side) 18/02/91 Nos.23 AND 25 GV II Pair of small town houses. c.1825, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions and central through-lobby. Two storeys over cellars, 3-window range, symmetrical, with plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with the lobby door between, each up 2 steps, are round-headed with gauged brick voussoirs, set-in Tuscan quarter-columns, and semi-circular fanlights with radiating glazing bars; the lobby doorway has a plain lintel and board door. One window each at ground floor and 3 above (that in the centre belonging to No.23), sashed without glazing bars at ground floor of No.23 but otherwise all with altered glazing, and all with raised sills and wedge lintels; cellar windows with wedge lintels, protected by gratings. Gable chimneys. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRESTON SD5428NW GREAT AVENHAM STREET 941-1/14/151 (South West side) Nos.26 AND 28 GV II Pair of town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and

slate roof. Double-depth plan, each house single-fronted, with back extensions, and through-lobby to left of No.26. Three storeys over cellars, 1+2 bays, with 1st-floor sill-band, plain frieze and moulded cornice. The doorways, both to the left, differ in detail: No.26, up 2 steps, has a doorcase of engaged Tuscan columns with square abaci, plain frieze and moulded cornice, and a segmental fanlight; No.28 has a round-headed architrave with set-in Tuscan quarter columns, and semi-circular fanlight with hollow-moulded surround; the lobby doorway to the left of No.26 has a wedge lintel and board door. No.26 has one window at ground floor and 2 on each floor above, No.28 has one window on each floor, all these windows sashed without glazing bars and all with raised sills and wedge lintels; cellar windows with wedge lintels, No.26 with grating and No.28 blocked. Lead downspout at junction descending only to ground-floor level where it enters the wall above the lobby door. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRESTON SD5428NW GREAT AVENHAM STREET 941-1/14/152 Nos.30, 32 AND 34 GV II 3 houses. c.1830, altered. Red brick with Welsh slate roof and brick ridge stacks. 3 storeys. 5-window range in all of sashes and casements in original openings. Painted doorcases of attached columns supporting frieze and moulded cornice. Alley doors to left of No.30 and between Nos.32 and 34. INTERIORS not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRESTON SD5428NW GREAT AVENHAM STREET 941-1/14/153 (South West side) Nos.36 AND 38 GV II Pair of small town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions and central through-lobby. Two storeys over cellars, 2+ 2 bays, symmetrical, with plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with the lobby door between, both up 2 altered steps, are elliptical-arched with gauged brick voussoirs, set-in Tuscan quarter-columns, moulded lintels, and elliptical fanlights, that at No.38 with elegant radiating metal tracery (doors altered); the lobby doorway has a plain lintel and board door. Each has one window at ground floor and 2 above, all with altered glazing except at 1st floor of No.38 which are 4-pane sashes, and all with raised sills and wedge lintels; cellar windows with wedge lintels, protected by gratings. Chimneys on front and rear slopes at both ends. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRESTON SD5428NW GREAT AVENHAM STREET 941-1/14/154 (South West side) No.40 GV II Small town house. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan, with back extensions, and through-lobby to the right. Two storeys over cellar, 2 bays, with plain frieze and moulded gutter cornice. The doorway, to the right, up 2 steps (now tiled), has a round-headed architrave with raised moulded rim and moulded impost, and a semi-circular fanlight with original

radiating metal tracery (altered door); the lobby doorway to the right has a plain lintel and board door. One window at ground floor and 2 above, all with raised sills and wedge lintels (glazing altered); cellar window with wedge lintel protected by grating. Chimneys on both slopes at left end. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRESTON SD5428NW GREAT AVENHAM STREET 941-1/14/155 (South West side) No.42 GV II Small town house. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan, with back extension. Two storeys over cellar, 2 bays, with plain frieze and moulded gutter cornice. The doorway, to the left, up 3 steps with nosings, is round-headed with gauged brick voussoirs, set-in Tuscan quarter-columns, 4-panel door and semi-circular fanlight with altered glazing. One window at ground floor and 2 above, all unhorned sashes without glazing bars, with raised sills and wedge lintels; cellar window (casement with glazing bars), with wedge lintel and protected by grating. Rear and INTERIOR not inspected. Part of formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825).

PRESTON SD5428NW GREAT AVENHAM STREET 941-1/14/146 (South West side) Nos.8 AND 10 GV II Two very small town houses (originally part of row of 6). c.1820-25, altered. Red brick in 4+1 English garden wall bond, with sandstone dressings and slate roof (part covered by damaged felting). Double-depth plan, each house single-fronted, with back extensions and through-lobby between the 2 houses. Two low storeys over cellars, 4-window range. The doorways, each to right and up one step, have round-headed architraves with raised moulded rims, moulded imposts, and semi-circular fanlights, No.10 with radiating glazing bars; and the lobby doorway to the right of No.10 has a wedge lintel and board door. One window at ground floor and 2 above, those at No.10 all 4-pane sashes No.8 altered, all with raised sills and those at ground floor with wedge lintels. Chimneys on front and rear slopes of roof. Rear and INTERIOR not inspected. The item is part of a formerly complete set of late Georgian lower-middle class houses in this street (laid out in Great Avenham Field, advertised for sale as building plots in 1825), and probably among the first.

Latham Street

PRESTON SD5428NW LATHAM STREET 941-1/14/183 (East side) 27/09/79 No.12 (Formerly Listed as: LATHAM STREET Nos.8-13 (Consecutive)) GV II Town house. 1840s, enlarged and altered in later C19. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan, with back extension. Two storeys over cellar, with large added attic storey, a 2-window facade with 1st-floor sill-band, plain frieze and moulded cornice, attic above this. The doorway, to the left, has a panelled pilaster architrave, cornice on consoles, and blocking course, door with round-headed panels, and plain overlight. The window to the right has an architrave which matches that of the doorway, and a raised sill with sill-blocks,

and the 2 windows at 1st floor have similar jambs and sill-blocks beneath the band, and all are sashed without glazing bars. The attic storey, which is rendered and painted white, with raised plaster panels has 2 similar sashed breaking the eaves with dormer pediments. Gable chimneys. Rear and INTERIOR not inspected.

PRESTON SD5428 LATHAM STREET 941-1/14/184 (East side) 27/09/79 No.13 (Formerly Listed as: LATHAM STREET Nos.8-13 (Consecutive)) GV II House. Mid C19. Red brick with Welsh slate roof and brick and stucco end stacks. 2 storeys and cellar. 2-window range of C20 casements in original openings. Ground floor has C20 window to right in original opening over cellar window. Entrance to left. 4-panel door with overlight set in doorcase with inset half-columns, freize, moulded flat hood and shaped panel over. Alley door to left. INTERIOR not inspected.

PRESTON SD5428NW LATHAM STREET 941-1/14/185 (East side) 27/09/79 No.14 (Formerly Listed as: LATHAM STREET Nos.14 AND 15 Latham House) GV II Town house. Probably c.1880. Red brick in Flemish bond, with sandstone and tile dressings, slate roof. Double-depth single-fronted plan with back extension. Three storeys over cellar, with two 1st-floor windows, 3 bands of decoration between the upper windows composed of strips of tile beneath projected headers, a plain frieze and moulded gutter cornice. The ground floor has a round-headed doorway to the left and 2 closely-grouped round-headed 4-pane sashed windows to the right, all with broad panelled pilaster architraves including keystones and inlaid strips and bands of tiling (nail-head round the top), and heavy sills on brackets, but the details having been concealed by white paint. The upper floors have segmental-headed 4-pane sashes, those at 2nd floor shorter, all with similar sills and pilasters, and those at 1st floor with stilted heads of guaged brick with keystones. Gable chimneys. Rear and INTERIOR not inspected. Stylistically similar to No.15 to the right.

PRESTON SD5428NW LATHAM STREET 941-1/14/186 (East side) 27/09/79 No.15 (Formerly Listed as: LATHAM STREET Nos.14 AND 15 Latham House) GV II Large town house. Probably c.1870-80. Red brick in Flemish bond, with sandstone dressings and slate roof. Deep double-depth double-fronted plan. Three storeys and 3 bays, the centre narrower and breaking forwards slightly, symmetrical, with a plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course. The centre has a wide round-headed doorway with moulded architrave including set-in shafts with carved foliated caps from which springs a panelled inner arch interrupted in the centre by an elongated keystone with incised decoration; and at 1st floor a tall sashed window with architrave including sunk-panel jambs and a cornice on consoles. The wider outer bays have tall triple round-headed sashed windows at ground floor with arcaded architraves including foliated consoles to moulded heads which have keystones with sunk panels; and large single segmental-headed sashed windows at 1st floor with raised moulded architraves. The 2nd floor has 3 short segmental-headed 4-pane sashes with raised sills and sill-blocks. Gable chimneys. Rear and INTERIOR not inspected. Stylistically similar to No.14.

PRESTON SD5428NW LATHAM STREET 941-1/14/187 (East side) 27/09/79 Nos.17 AND 18 GV II Pair of small town houses. c.1830,

altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over cellars, 2+2 windows, symmetrical, with plain frieze and moulded gutter cornice. The doorways, each up 2 steps and forming a triplet with a through-lobby doorway between them, are elliptical-headed with gauged brick heads, set-in quarter columns, and fanlights with radiating leaded tracery; a panelled door to No.17, with glazed top panels, and an altered door to No.18; lobby doorway with plain stone surround. No.17 has sashed windows without glazing bars, No.18 has altered glazing with early C20 stained glass, and all these windows have raised sills and wedge lintels. Cellar windows also have wedge lintels, and protective gratings. Gable chimneys. Rear and INTERIOR not inspected.

PRESTON SD5428NW LATHAM STREET 941-1/14/188 (East side) 27/09/79 Nos.19 AND 20 GV II Pair of small town houses. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions. Two storeys over cellars, 2+2 windows, symmetrical, with plain frieze and moulded gutter cornice. The doorways, each up one altered step, forming a triplet with a round-headed through-lobby doorway between them in a single composition with engaged Ionic columns and a continuous frieze and cornice, have panelled doors with glazed top panels and elliptical-arched fanlights with gauged brick voussoirs (now painted white). All the windows have raised sills and wedge lintels, and altered glazing (those at No.19 with early C20 stained glass). Cellar windows with wedge lintels and protective gratings. Gable chimneys. Rear of No.19 has original 16-pane sashed windows at ground floor of main range and extension, 12-pane sashes above. INTERIOR altered but 2-room cellar contains large fireplaces in both rooms and a washing boiler in the rear room.

PRESTON SD5428NW LATHAM STREET 941-1/14/189 (East side) 27/09/79 No.21 GV II Small town house. c.1830, altered. Red brick in English garden wall bond (5+1), with sandstone dressings and slate roof. Double-depth single-fronted plan with back extension. Two storeys over cellar, a 2-window facade with rusticated quoins to the right-hand corner, plain frieze and moulded gutter cornice. The doorway (close to a vertical junction with No.20 to the left) is elliptical-headed, with a doorcase of engaged Tuscan columns, plain frieze and cornice, an altered door and plain fanlight. The windows are sashed without glazing bars and have raised sills and wedge lintels; cellar window with wedge lintel. Two side-wall chimneys to the right-hand return wall, which is rendered and has a small canted bay window, one 4 pane sash at ground floor and 2 above, one other window on each of these floors and a square attic window. Rear and INTERIOR not inspected.

PRESTON SD5428NW LATHAM STREET 941-1/14/191 (West side) 27/09/79 No.29 GV II House. Early C19. Red brick with slate roof and brick ridge stacks. 2 storeys. 4-window range of sashes, C20 window and blind window. On ground floor, similar sashes and entrance to centre right. Elliptical-headed arch contains doorcase with attached columns and cornice and blind tympanum. 6-panel door. Moulded eaves cornice. Roof dormer. Later wing to left with banded red and

yellow brickwork. Right side to Avenham Lane has 2-storey bow window. INTERIOR not inspected.

PRESTON SD5428NW LATHAM STREET 941-1/14/179 (East side) 27/09/79 No.3 (Formerly Listed as: LATHAM STREET Nos.1-7 (Consecutive)) GV II Town house. Mid to later C19, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over cellars, a 4-window facade with 1st floor string course, plain frieze and moulded gutter cornice. The ground floor has a round-headed doorway offset left, with a large stone architrave including moulded surround, hollow spandrels and prominent cornice with dentils; one window to the left and 2 to the right, all 4-pane sashes with moulded architraves and sill-blocks; and beneath each of these the head of a cellar window with stone lintel and protective grating (that to the right altered). The 1st floor has 4 sashes without glazing bars, all with segmental-headed shouldered architraves. INTERIOR and rear not inspected. History: formerly used as warehouse. Forms group with Nos 1 and 2 to left (q.v.) and Nos 5 to 7 to right (q.v.): there is no No.4.

PRESTON SD5428NW LATHAM STREET 941-1/14/181 (East side) 27/09/79 No.8 (Formerly Listed as: LATHAM STREET Nos.8-13 (Consecutive)) GV II Town house. Mid to later C19. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with back extension. Three storeys over cellar, a 2-window facade, with plain frieze and moulded gutter cornice. The doorway, to the right, has a panelled pilaster architrave with moulded impost and entablature with cornice and blocking course, and a door with 6 deep vertical panels; the windows are all sashed without glazing bars, those at 2nd floor shorter, and have raised sills and wedge lintels (except at 2nd floor). Cellar window with grating. Rear and INTERIOR not inspected. History: built on former garden between No.7 and No.9, and forms group with these (q.v.).

PRESTON SD5428NW LATHAM STREET 941-1/14/182 (East side) 27/09/79 Nos.9, 10 AND 11 (Formerly Listed as: LATHAM STREET Nos.8-13 (Consecutive)) GV II Row of 3 small town houses. c.1840 in 3 builds, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension (those of Nos 10 and 11 coupled). Two storeys over cellars, 3+2+3 windows, with vertical joints between the three, and continuous 1st-floor sill-band, frieze and gutter cornice. The doorways of Nos 10 and 11 are adjacent, that of No.9 at the left end, all with one step and all elliptical headed with gauged brick voussoirs, and each with a set-in doorcase of engaged Tuscan columns with a cornice, and a plain fanlight above this. In addition No.9 has a through-lobby doorway next to the junction with No.10, with convex stone surround and cornice, and No.11 has a similar lobby doorway to the right, with a similar but simpler surround. The windows have raised sills and wedge lintels, and mostly altered glazing. Rear and INTERIOR not inspected.

PRESTON SD5428NW LATHAM STREET 941-1/14/192 (East side) 27/09/79 Bank House GV II Town house. Mid C19, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over cellars, a 3-window facade symmetrical except for added bay window, with 1st-floor sill-

band, plain frieze and moulded cornice. The central doorway has a doorcase with engaged Ionic columns, entablature, cornice and blocking course, and a cavetto surround, panelled door and overlight with margin panes. To the right is a canted bay window of stone, with cornice and blocking course, and 4-pane sashed glazing; otherwise, the ground floor has a 16-pane sash to the left, and the 1st floor has sashes of 16, 12, and 16 panes, all these windows with raised sills and wedge lintels. Roof hipped at right-hand end, with 2 chimneys behind the ridge and one at the rear wall. Right-hand return wall has 2 cellar windows, a blind window and a 12-pane sash at ground floor, and 2 windows at 1st floor with altered glazing. INTERIOR: inner porch screen with side windows, engraved and coloured glazing; moulded plaster cornice in front room right (egg-and-dart, foliation); stick-baluster staircase with wreathed mahogany handrail; full suite of cellar rooms with 2 rectangular fireplaces, remains of washing boiler, cool-store with stone table.

PRESTON SD5428NW LATHAM STREET 941-1/14/190 (West side) 27/09/79 Nos.22-28 (Consecutive) Cuerden Place (terrace) GV II Terrace of 7 town houses. Dated 1848 at 1st floor; Nos 23 to 27 recently remodelled and the facade restored. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions (all rebuilt). Two storeys over cellars, a 14-window facade, with string-course over 1st floor, plain frieze and moulded cornice. The doorways, to the right and up 2 steps, have Tuscan doorcases; the windows all have raised sills and wedge lintels, those at No.22 sashed without glazing bars, and all the others with restored 12-pane unhorned sashes. Stone plaque, interrupting the string course over the 1st floor at No.25, inscribed "CUERDEN PLACE 1848". Forms group with row of various earlier houses on opposite side of street (Nos.1 to 21, variously, q.v.).

Bushell Place

PRESTON SD5428NW BUSHELL PLACE 941-1/14/35 (East side) 27/09/79 No.1 Bushell House and attached railings (Formerly Listed as: BUSHELL PLACE (East side) Nos.1-12; 12A (Consecutive)) GV II House, now flats. c1830, altered. Red brick in Flemish bond (now with buttered pointing), sandstone dressings and slate roof. Double-depth plan with rear wing. Three storeys over cellars, 3 bays, symmetrical; plain frieze and moulded cornice; central doorway which has a doorcase of engaged Tuscan columns with square abaci, plain frieze and moulded cornice, a 6-panel door and overlight with margin panes, a 4-pane sashed window above the door with a cornice on consoles, flanked by added 2-storey canted bays of sandstone ashlar with 4-pane sashed glazing; 3 shorter 4-pane sashes at 2nd floor with segmental lintels. Roof hipped at left end with large chimney stack on this slope and another at the right-hand gable. Left return wall (to Avenham Lane), 3 bays, has blind windows to the first bay, a doorway to the 3rd bay, and 4-pane sashed windows; an added 2-storey 3-bay wing continued to the rear; and the cellar area on this side protected by cast-iron railings with fleur-de-lys heads. INTERIOR: staircase with stick balusters; moulded plaster cornices with bobbin-and-reel and egg-and-dart decoration, and stiff-leaf modillions; blocked well in cellar; rear wing said to contain former ballroom.

PRESTON SD5428NW BUSHELL PLACE 941-1/14/37 (East side) 27/09/79 Nos.14, 15 AND 16 GV II Includes: No.2 PORTER PLACE. Terrace of 4 town houses. c.1830, altered. Double-depth plan. Red brick, stone dressings and slate roof. 3 storeys, each house 3 bays except No 2 Porter Place at north end which presents only 2 bays to Bushell Place and No 16 at south end also 2 bays. Giant corner pilaster and continuous stone frieze. Doorways have an Ionic doorcase with engaged columns supporting entablature and elliptical fanlight above door within. 4 mid-C19 two-storey stone canted bay windows, these at either end with arched heads to the front 1st floor lights and those in centre with balustrades above. Moulded piers, cornices, sill course, and string courses. C20 windows in original openings between. 2nd floor has various casements and windows in original openings. Raised sills and wedge lintels. Ridge chimney stacks. No 2 Porter Place, which is the returned north end of the terrace with a further wing to rear, has 3 bays. Similar doorcase and 12-pane sashes or C20 sash-style windows. Raised sills, sill bank and wedge lintels. 3-bay rear wing has similar fenestration.

PRESTON SD5428NW BUSHELL PLACE 941-1/14/36 (East side) 27/09/79 Nos.2-12, 12A (Consecutive) GV II Includes: No.1 PORTER PLACE. Terrace of 13 town houses. c.1830, in 4 builds (Nos.2 to 7 in 3 pairs, Nos.8 to 12A and No.1 Porter Place in one); altered. Double-depth plan, each house single-fronted and with a long back extension. Two storeys with cellars and attics, each house 3 bays except No.1 Porter Place at south end which presents only 2 bays to Bushell Place; continuous plain frieze and moulded gutter cornice. Doorways to the left (except No.12A, and No.1 Porter Place), up 2 steps; each has a Tuscan doorcase with engaged columns, plain frieze and moulded cornice, plain jambs with impost, and elliptical fanlight (with radiating glazing bars at Nos. 2 to 5, 8, 10, and 12A, leaded glazing at No.12, plain glazing at the others), 6-panel doors at Nos.2, 3, 5, 6, 7, and 10 (others altered). At ground floor each house has a canted bay window of stone (added between 1847 and 1857), with unhorned 4-pane sashed glazing (except No.2 which has modern plastic windows on both floors), moulded cornice and blocking course; windows at 1st floor have raised sills and wedge lintels (the sills of those over the ground-floor bays mostly slightly settled), and are mostly sashed without glazing bars (Nos.10, 12, and 12A have 12-pane sashes). Ridge chimney stacks, those of Nos.12 and 12A coupled; roof ridge of No.12A higher than the rest. No.1 Porter Place, which is the returned south end of the terrace with a long continuation to the rear, has a blind window near the front corner at 1st floor, but is otherwise 3 storeys and 5 bays; doorway in 1st bay (up 3 steps) has a pedimented architrave with Adam-style enrichment, and fanlight with radiating glazing bars; 4 windows at ground floor (boarded at time of survey), 12-pane sashes at 1st floor and 8-pane sashes at 2nd floor, all with raised sills and wedge lintels. Rear: individual back extensions, some 3-storeyed. INTERIORS: stick-baluster staircases, moulded plaster cornices, etc. History: built by the Trustees of Bushells Hospital, Goosnargh

PRESTON SD5428NW BUSHELL PLACE 941-1/14/38 (West side) 27/09/79 Set of 4 ornamental lamps at north entrance to Avenham Walk (Formerly Listed as: BUSHELL PLACE (West side) 11 lamps (4 at street entrance, 3 opposite Nos 5, 8 and 12...etc.)) GV II Set of 4 ornamental lamps at entrance to public promenade. Later C19

(replacing former gate piers and railings). Sandstone and cast-iron. Two pairs, one pair at each corner of the north end of the promenade, each pair with a low quadrant wall of ashlar linking the pedestals. Each has a broad square stone pedestal with moulded plinth and panelled sides, and a cast-iron standard consisting of a vase pedestal with a wide gadrooned base and raised foliated enrichment to the vessel and its cap, and a shaft with acanthus leaf decoration to the base and cap. (Lanterns temporarily removed at time of survey.) Prominent feature at centre of site overlooked by Harris Institute to north, Bushell Place to east, and Avenham Colonnade and Ribblesdale Place to west. Renovation in progress at time of survey.

PRESTON SD5428NW BUSHELL PLACE 941-1/14/39 (East side) 27/09/79 Street lamp at south end of east side of Avenham Walk (Formerly Listed as: BUSHELL PLACE 11 lamps (4 at street entrance, 3 opposite Nos 5, 8 and 12...(etc.))) GV II Street lamp-standard. Probably mid C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap; replacement lantern being fitted at time of survey.

PRESTON SD5428NW BUSHELL PLACE 941-1/14/40 (East side) 27/09/79 Street lamp at south end of west side of Avenham Walk (Formerly Listed as: BUSHELL PLACE (West side) 11 lamps (4 at street entrance, 3 opposite Nos 5, 8 and 12 ...(etc.))) GV II Street lampstandard. Probably mid C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap; replacement lantern being fitted at time of survey.

PRESTON SD5428NW BUSHELL PLACE 941-1/14/42 (East side) 27/09/79 Street lamp on east side of Avenham Walk approx.35m south of Avenham Lane (Formerly Listed as: BUSHELL PLACE (West side) 11 lamps (4 at street entrance, 3 opposite Nos 5, 8 and 12 ...(etc.))) GV II Street lampstandard. Probably mid C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap; replacement lantern being fitted at time of survey.

PRESTON SD5428NW BUSHELL PLACE 941-1/14/41 (East side) 27/09/79 Street lamp on east side of Avenham Walk approx.75m south of Avenham Lane (Formerly Listed as: BUSHELL PLACE (West side) 11 lamps (4 at street entrance, 3 opposite Nos 5, 8 and 12 ... (etc.))) GV II Street lampstandard. Probably mid C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap; replacement lantern being fitted at time of survey.

PRESTON SD5428NW BUSHELL PLACE 941-1/14/43 (East side) 27/09/79 Street lamp on pavement in front of No.8 (Formerly Listed as: BUSHELL PLACE 11 Lamps (4 at street entrance, 3 opposite Nos 5, 8, 12....(etc.))) GV II Street lampstandard. Probably mid C19; altered. Cast iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap (now surmounted by large C-shaped bracket carrying suspended electric light fitting).

PRESTON SD5428NW BUSHELL PLACE 941-1/14/44 (East side) 27/09/79 Street lamp on south corner of junction with Porter Place (Formerly Listed as: BUSHELL PLACE 11 lamps (4 at street entrance, 3 opposite Nos 5, 8 and 12....(etc.))) GV II Street lampstandard. Probably mid C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap (now surmounted by large C-shaped bracket carrying suspended electric light fitting).

PRESTON SD5428NW BUSHELL PLACE 941-1/14/45 (East side) 27/09/79 Street lamp on west side of Avenham Walk approx.35m south of Avenham Lane (Formerly Listed as: BUSHELL PLACE 11 lamps (4 at street entrance, 3 opposite Nos 5, 8, and 12....(etc.))) GV II Street lampstandard. Probably mid C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap; replacement lantern being fitted at time of survey.

PRESTON SD5428NW BUSHELL PLACE 941-1/14/46 (East side) 27/09/79 Street lamp on west side of Avenham Walk approx.75m south of Avenham Lane (Formerly Listed as: BUSHELL PLACE 11 lamps (4 at street entrance, 3 opposite Nos 5, 8, and 12....(etc.))) GV II Street lampstandard. Probably mid C19; altered. Cast-iron. Square pedestal with shouldered panels, fluted shaft with acanthus leaf decoration to the base, 2 intermediate rings, and gadrooned cap; replacement lantern being fitted at time of survey.

PRESTON SD5428NW BUSHELL PLACE 941-1/14/47 (East side) 27/09/79 Tower House and Avenham Tower, with attached railings GV II Includes: No.15 Avenham Lodge, with attached railings BANK PARADE. Block of 3 houses now all flats. 1850s, altered. Stucco on brick with sandstone dressings, all painted (but brick exposed on north side and rear); slate roof. U-plan. Eclectic style. Three storeys with cellars, attics, and 5-storey tower; 5 unequal bays to Bushell Place, 4 to Bank Parade; corner pilasters, double frieze, moulded cornice. On the west side the 4th bay breaks forward and forms a 5-storey tower with 2 square stages above the cornice; this has a porch (to Avenham Tower) with coupled Tuscan pillars protecting a doorway which has an overlight with margin panes, 1st floor French windows with margin panes, and recessed 3-light mullioned windows on each floor above (the recesses and the lights arched at 2nd and 5th floors, square-headed at 4th floor), and a prominent bracketed cornice and pyramidal roof. The porch to Tower House at the left end, a rectangular bay window to the right of this and a tripartite window in the re-entrant of the 3rd bay, all have balustraded parapets; to the right of the tower the 5th bay has a tripartite sashed window with pilastered surround. The 1st floor has pairs of cross-windows, those in the 5th bay under a cornice on consoles; the 2nd floor has windows with narrow round-headed lights like those in the tower, all with bands of margin panes including roundels, and wreaths between the lights. Hipped roof with various small dormers. The south front to Bank Parade (Avenham Lodge), 4 bays, the 2nd to 4th set back, has a rectangular bay window to the 1st bay with a balustraded parapet, and a colonnade of pillars across the raised ground floor of the other bays forming a porch to the doorway in the 3rd bay and incorporating a bay window in the 4th bay, the whole with a balustraded parapet; and windows on the upper floors like those at the front, all at 1st floor

with cornices on consoles. Attached to the west front is a low garden wall in short sections stepping down the slope, with 9 stout square piers linked by ornamental cast-iron railings which have bands of roundels at the top. INTERIORS: open-string staircases with turned balusters and stout turned newels, that in Tower house spiralled above 1st floor; entrance hall in Avenham Tower with tiled floor and deeply-undercut moulded plaster cornice; otherwise, not inspected. The houses were built with the appearance of a single mansion, designed as an eye-catcher to Avenham Park.

Avenham Colonnade

PRESTON SD5428NW AVENHAM COLONNADE 941-1/14/1 (West side) 27/09/79 Nos.1-6 (Consecutive) (Formerly Listed as: AVENHAM COLONNADE Nos.1-6, 6A, B AND C (Consecutive)) GV II Terrace of 6 town houses (No.4 now 2 flats). c.1830, altered in later C19. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth split-level plan, each house single-fronted. Two storeys over basements (3-storey rear), each house of 2 bays; sandstone plinth, broad 1st floor sillband, plain frieze, prominent moulded cornice with blocking course. Doorways to the right, all round-headed and set in broad banded sandstone architraves which have cornices at the level of the 1st floor band, panelled jambs with impost, and doors set progressively lower (site sloping down from Nos.1 to 6) so that fanlights lengthen from semicircular to stilted (all without glazing bars); basement and ground floor windows are all segmental-headed and have moulded architraves, 1st floor windows have wedge lintels, and most of these windows are sashed without glazing bars except No.2 which has top-hung casements imitating sashes. Chimneys on front slope of roof; skylights to Nos.2, 3, and 6; small dormers to Nos.4 and 5. Rear: Nos.2, 5, and 6 have added canted bays (No.2 three-storeyed, others 2-storeyed); rear wall of No.4 recently rebuilt; most windows with altered glazing, but one 20-pane sash at basement of No.3. INTERIOR: unusual split-level design with stone steps up to raised rear ground-floor level and down to basement. History: ground floor of front formerly protected by continuous colonnade with flat roof. (Hardwick C: History of the Borough of Preston and its Environs: Preston: 1857-: P.436 (PICTURE); Myres JJ: Map of the Town of Preston: Preston: 1836-).

Bank Parade

PRESTON SD5428NW BANK PARADE 941-1/14/18 (North side) 27/09/79 Nos.1, 2 AND 3 (Formerly Listed as: BANK PARADE Nos.1-14 (Consecutive)) GV II Row of 3 town houses. Mid C19 (post 1847); altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over basements, all formerly of 3 bays; continuous stone plinth, moulded 1st floor sill-band, plain frieze and moulded cornice; doorways to the left (up 3 steps). Nos.1 and 2 have doorcases of engaged Ionic columns with entablature and cornice, hollow-moulded jambs, altered doors with overlights which have margin panes, canted bays at ground floor which have cellar windows in the plinth and moulded cornices with blocking courses (glazing altered), and 3 windows at 1st floor, those in the centre blocked and the others altered as casements but all with wedge lintels. No.3 to the left has a late C19 porch composed of panelled square columns and

pilasters with a heavy entablature, a 12-pane sash above this, and a 2-storey canted bay which has a 4-pane sash at ground floor (but otherwise altered glazing) and a roof balcony protected by spear railings. Chimneys on front slope of roof; attic dormer to No.3. No.1 has a long return to Frenchwood Street, including a 3-storey 2-bay section with sashed windows of 12, 8, and 6 panes (apparently derelict at time of survey, and some windows damaged). INTERIOR: No.3 has moulded plaster vine friezes in front rooms on both floors, marble fireplace at 1st floor, main staircase with Jacobean-style balusters, rear wing containing kitchen with very large fireplace, scullery and pantry, and servants' staircase; full suite of cellar rooms including laundry at front (fitted with fireplace, wash boiler and slopstone), wine cellar with stone bins; and tunnel under road to garden opposite.

PRESTON SD5428NW BANK PARADE 941-1/14/24 (North side) 27/09/79 No.10 (Formerly Listed as: BANK PARADE Nos.1- 14 (Consecutive)) GV II Town house, now flats. c.1840; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan with small rear extension. Two storeys over cellar, with added attic; 3 bays; symmetrical facade framed by broad pilasters of brick which have stone caps with roundels, plain frieze and moulded cornice over the whole, low blocking course with shallow triangular upstand. The centre, breaking forwards slightly, has a shallow porch (on 3 altered steps) which has columns with stiff-leaf caps and square abaci, an entablature with wreaths, dentilled cornice, and blocking course with shallow triangular upstand, and at 1st floor a recessed window under a cornice on consoles; the flanking bays have canted bay windows at ground floor, with raised sills, moulded cornices and blocking courses, and plain windows at 1st floor with raised sills and formerly both with wedge lintels (but that to the right replaced with an iron lintel); all these windows with altered glazing. Roof has 3 modern attic dormers and gable chimneys. Rear: small 2-storey extension on parallel axis, altered. INTERIOR: staircase with carved brackets and mahogany handrail (modern wrought-iron balusters); complete suite of cellar rooms, including front laundry with slopstone and washing boiler (no tunnel to front garden); otherwise, not inspected.

PRESTON SD5428NW BANK PARADE 941-1/14/25 (North side) 27/09/79 No.11 (Formerly Listed as: BANK PARADE Nos.1-14 (Consecutive)) GV II Town house. c.1840; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with a back extension. Three storeys over basement, 2 bays; stone plinth, moulded 1st floor sill-band, plain frieze and moulded cornice. The ground floor has the doorway to the left (up 3 steps), with a doorcase of semi-columns with stiff-leaf caps, square abaci, and entablature with wreaths, dentilled cornice and blocking course with shallow triangular upstand, a hollow-moulded surround and panelled door with plain overlight; a lobby doorway to the right with chamfered stone surround and shallow cornice; and in the centre a canted bay window which has a cellar opening in the plinth, a raised sill, moulded cornice with blocking course, and altered glazing; the windows on the upper floors, which are not vertically aligned with openings on the ground floor, all have altered glazing, those at 1st floor with apparently lowered sills (breaking the sill-band but matching it) and wedge lintels, and those above, which are

square, with raised sills. Gable chimneys. Rear and INTERIOR not inspected.

PRESTON SD5428NW BANK PARADE 941-1/14/26 (North side) 27/09/79 Nos.12, 13 AND 14 (Formerly Listed as: BANK PARADE Nos.1-14 (Consecutive)) GV II Terrace of 3 town houses. Mid to later C19; altered. Sandstone ashlar, slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys with cellars and attics, each house 2 bays; plinth, 1st-floor sill-band, bracketed cornice with low blocking course; raised rusticated quoins at left and right ends. Nos.12 and 13 built as a reflected pair with doorways flanking a shared through-lobby, No.14 with doorway in 2nd bay. The doorways, up 3 steps, have moulded architraves with cornices on consoles, recessed doors (panelled at Nos.12 and 14, altered at No.13) with rectangular overlights (that at No.12 with margin panes); the lobby doorway between Nos.12 and 13 has a panelled lintel with a cornice, and an unglazed overlight with ornamental iron openwork. At ground floor each house has a rectangular bay window composed of square columns which have capitals with anthemion enrichment, entablature with plain frieze and dentilled cornice, panelled aprons to the lights (2 lights at Nos.12 and 13, 3 lights at No.14), and sashes without glazing bars (except No.13 which has altered glazing). All windows at 1st floor are sashed without glazing bars and have moulded architraves with cornices, those above the doors with consoles. Inserted attic dormers; ridge chimneys, those at Nos.12 and 13 with bracketed cornices. History: No.13 was the home of Joseph Livesey, (1794-1884), the pioneer of the teetotal movement.

PRESTON SD5428NW BANK PARADE 941-1/14/19 (North side) 27/09/79 No.4 and attached railings (Formerly Listed as: BANK PARADE Nos.1-14 (Consecutive)) GV II Town house. Mid C19 (post 1847); altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with a back extension. Three storeys over basement, 2 bays; stone plinth, moulded 1st floor sill-band, plain frieze and moulded cornice. The doorway to the right (up 3 steps) has a doorcase of engaged Ionic columns with entablature and cornice, hollow-moulded jambs, and a 6-panel door with plain overlight; a lobby door at the left end has raised plain surround and board door; and in the centre is a 2-storey canted bay with a cellar window in the plinth, moulded cornices to both floors, altered glazing, and small wrought-iron ornamental railings on the top; otherwise, there is one window above the door and 2 at 2nd floor, all with raised sills and wedge lintels, and altered glazing. Gable chimneys. INTERIOR not inspected, but cellar connects by tunnel under road to garden opposite, which has spear railings with urn finials.

PRESTON SD5428NW BANK PARADE 941-1/14/20 (North side) 27/09/79 No.5 and attached railings (Formerly Listed as: BANK PARADE Nos.1-14 (Consecutive)) GV II Town house, now flats. c.1840; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with a back extension. Three storeys over basement, 2 bays; stone plinth, 1st floor band, plain frieze and moulded cornice. Doorway to left (up 3 steps) has a semi-elliptical head of gauged brick, a set-in doorcase of three-quarter columns with stiff-leaf capitals and square abaci, a

moulded entablature with little modillions, a door with round-headed panels, and a plain fanlight with Greek-key surround. The ground floor has a canted bay with a cellar window in the plinth, 4-pane sashed glazing and a moulded cornice with blocking course, and both upper floors have 4-pane sashes with wedge lintels, those at 2nd floor with raised sills. Chimney stack at junction with No.4 to the right. Rear has small canted bay at ground floor, 12-pane sashes above, and 2-storey back extension with sashes including one with 16 panes. INTERIOR not inspected, but cellar probably connects by tunnel under road to garden opposite, which has spear railings with urn finials.

PRESTON SD5428NW BANK PARADE 941-1/14/21 (North side) 27/09/79 Nos.6 AND 7 (Formerly Listed as: BANK PARADE Nos.1-14 (Consecutive)) GV II Pair of town houses. c.1840; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over basement, 2+2 bays, symmetrical; stone plinth (covered with concrete blocks at No.7), 1st floor sill-band, plain frieze and moulded cornice. Designed as a reflected pair with a shared through-lobby in the centre and the doorways in the outer bays: these have doorcases with Ionic semi-columns with entablatures and cornices, plain jambs with impostes, and shallow elliptical fanlights, with a panelled to No.6 but a modern board door to No.7; the lobby entry has a convex stone surround with a cornice, and a board door. Each has 2 windows on each floor, those at 1st floor aligned over the outer openings at ground floor, all with wedge lintels and those at ground floor with raised sills; those at No.6 sashed without glazing bars, but those at No.7 altered as top-hung casements. Central chimney stack. Altered surrounds to former cellar areas. INTERIOR not inspected.

PRESTON SD5428NW BANK PARADE 941-1/14/22 (North side) 27/09/79 No.8 (Formerly Listed as: BANK PARADE Nos.1-14 (Consecutive)) GV II Town house. c.1840; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with a back extension. Three storeys over basement, 2 bays plus a narrow link to No.9 on the left; stone plinth, plain frieze and moulded cornice. The doorway to the left (up 2 steps) has a doorcase of engaged Ionic columns with entablature and cornice, plain jambs with impostes, and a recessed board door with shallow elliptical fanlight; to the right is a later C19 2-storey canted bay which has segmental-headed windows at 1st floor with raised-panel aprons, raised sills and altered glazing on both floors, and a moulded cornice with blocking course; otherwise, one window above the door and 2 at 2nd floor, all these with raised sills and altered glazing. To the left is a short link to No.9, slightly set back, which has a blocked former lobby doorway with a cornice. Gable chimney. INTERIOR not inspected.

PRESTON SD5428NW BANK PARADE 941-1/14/23 (North side) 27/09/79 No.9 (Formerly Listed as: BANK PARADE Nos.1-14 (Consecutive)) GV II Town house, now flats. c.1830; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan with a back extension. Three storeys over basement, 3 bays, symmetrical, the centre breaking forwards slightly; stone plinth, 1st floor sill-band, plain frieze and

moulded cornice. The centre has a fine round-headed doorway with brick surround in 3 orders, a set-in doorcase of engaged Ionic columns with entablature and cornice, a glazed and panelled door and fanlight with graceful pendant tracery; and at 1st floor above the doorway French windows with glazing bars and margin panes, opening onto a large rectangular cast-iron balcony with geometrical-pattern railings. The flanking bays have canted bay windows at ground floor with cornices and blocking courses, that to the right with 4-pane sashed glazing but the other with altered glazing, and 12-pane sashes at 1st floor; the 3 windows at 2nd floor have altered glazing, and all the windows on the upper floors have wedge lintels. INTERIOR: stairwell with some moulded plaster; otherwise, not inspected. HISTORY: first house built on Bank Parade, the only one shown on Myres' map of 1836.

Ribblesdale Place

PRESTON SD5428NW RIBBLESDALE PLACE 941-1/14/228 (South side) Nos.1 AND 2 and attached railings GV II Pair of town houses, now office and house. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and graduated slate roof. Double-depth plan. Two storeys with basements and attics, 3+3 bays; ashlar basement treated as a plinth, 1st-floor sill-band, plain frieze and moulded cornice. No.1 has the doorway to the left, up 2 steps, with a doorcase of engaged Tuscan columns with plain frieze and moulded cornice, plain jambs with impostes, and a glazed and panelled door with elliptical fanlight, and to the left of this a lobby doorway with plain surround, board door and overlight; No.2 has a very wide elliptical-arched doorway to the right (up 3 steps), with gauged brick head, and a set-in tripartite doorcase with shafted jambs and moulded lintel, panelled door and narrow side windows, all under a fanlight with radiating leaded glazing. Each has two 4-pane sashes at ground floor and 3 above, all with raised sills and wedge lintels. Basement areas protected by cast-iron railings with curvilinear balusters, No.2 with a gate in the returned end opening onto steps. Chimneys in front and behind the ridge at the junction and at the right-hand gable; small inserted dormer at No.2. Rear: 3-storeyed, with basements at ground level; No.1 has 2-storey canted bay window, 2 inserted glazed doors at basement level, sashed windows above; No.2 has French windows at basement levels, altered windows at 1st floor (uPVC). INTERIORS: No.2 has cross-vaulted entrance hall, panelled architraves to doors, fine plaster cornices in drawing room and parlour, and built-in cupboards in dining room with Gothick traceried doors; both have full basement suites, both modernised but No.1 with former kitchen retaining iron cooking range and washing boiler, and No.2 with dumb-waiter and butler's pantry.

PRESTON SD5328NE RIBBLESDALE PLACE 941-1/13/231 (South side) 27/09/79 No.13 The Rectory (Formerly Listed as: RIBBLESDALE PLACE (South side) No.13) GV II House, now rectory. c.1820, altered. Red brick in Flemish bond, scored stucco to the west side and rear, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over cellar, 3 bays, symmetrical, with stone plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course. The central doorway, up 2 steps with nosings, has a doorcase of engaged Tuscan columns with abaci, plain frieze and moulded cornice with blocking course, plain

jamb with impost, and a panelled door under an elliptical fanlight. The windows have raised sills and wedge lintels and are now all top-hung casements imitating sashes; and there are 2 cellar windows in the plinth, protected by gratings. Roof with coped gables, now lacking chimneys. Screen wall attached at left end, with service door and inserted garage doorway. Rear has 2-storey canted bay. INTERIOR not inspected.

PRESTON SD5328NE RIBBLESDALE PLACE 941-1/13/232 (West side) No.17 GV II House, now office. Mid C19, altered and with C20 additions. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan (built on narrow plot between earlier buildings). Three storeys over basement, 3 bays, with ashlar basement, plain frieze and moulded cornice. The entrance in the 1st bay has a porch with 4 Tuscan columns mounted on panelled pedestals, with plain frieze and moulded cornice, 3 steps under the porch leading to a round-headed doorway which has impost and a fanlight with moulded surround; and continued to the right of the porch is a panelled ashlar wall protecting a deep basement well (the basement having a doorway and a 20-pane sashed window). All the windows have moulded architraves with corbels at the ends of the sills, and altered glazing. INTERIOR: entrance hall with unusual screen on inner side of doorway (Tuscan columns distyle in antis), elaborate moulded plaster cornices here and in front room; large open-well staircase with 2 turned balusters per tread and panelled newels, illuminated by large skylight with painted panel in centre; 1st floor front room with very elaborate undercut plaster frieze and cornice, and ceiling rose with curled acanthus leaves.

PRESTON SD5328NE RIBBLESDALE PLACE 941-1/13/233 (East side) 27/09/79 Nos.19, 20 AND 21 GV II Row of 3 town houses forming part of terrace, now all offices. Later 1840s, slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys with cellars and attics, 2+2+2 bays; 1st-floor sill-band, plain frieze and moulded cornice with blocking course. Each house has the doorway in the 2nd bay, up 4 steps, with a doorcase of engaged Ionic columns with plain frieze and moulded cornice, plain jamb with impost, and a recessed panelled door under a semicircular fanlight with radiating glazing bars (except No.20 which is plain). The windows are all unhorned 12-pane sashes, with raised sills and wedge lintels, and to the left of the door each has a cellar window with grating over the well. Ridge chimneys. The left gable wall of No.19 has 2 windows on each floor like those at the front, and a round-headed attic window with radiating glazing bars; and continued to the rear a lower 2-storey 2-bay back extension with 6-pane sashes. INTERIOR: No.19 has a dog-legged staircase with stick balusters and mahogany handrail, and a 2-room cellar, the front room containing a washing boiler and a slopstone; No.20 has 2 original cast-iron fireplaces with tiled surrounds.

PRESTON SD5328NE RIBBLESDALE PLACE 941-1/13/234 (East side) 27/09/79 Nos.22 AND 23 (Formerly Listed as: RIBBLESDALE PLACE (South side) No.23) (Formerly Listed as: RIBBLESDALE PLACE (East side) Nos.19 TO 22 (Consecutive)) GV II Two town houses, No.22 now office, No.23 now surgery with flat over. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and

slate roof. L-shaped block on corner site, No.22 double-depth and single-fronted, with a back extension, No.23 attached to the right-hand (south) side, facing south, single-depth and double-fronted. Two storeys with cellars and attics; 1st-floor sill-band, plain frieze and moulded cornice with blocking course. No.22 is two bays (forming part of terrace which includes Nos.19 to 21, q.v.), has the doorway to the 2nd bay, up 4 steps, with a doorcase of engaged Ionic columns with plain frieze and moulded cornice with blocking course, plain jambs with impost, and a recessed panelled door under a semi-circular fanlight with radiating glazing bars; and unhorned 12-pane sashed windows with raised sills and wedge lintels, and a cellar window to the left of the door with grating over the well. Ridge chimney to the left, and a low modern dormer to the right of this. The gable-end of No.23 to the right has similar windows on both floors and a round-headed attic window with radiating glazing bars; the 4-bay south-facing facade has a doorway in the 2nd bay like that of No.22, a canted bay window to the right, patched brickwork in place of former windows on both floors of the 1st bay, and other windows like those of No.22. Screen wall continued to right, with inserted garage door. INTERIORS: No.22 has dog-legged staircase with stick balusters; No.23 altered.

PRESTON SD5328NE RIBBLESDALE PLACE 941-1/13/235 (North side) 27/09/79 Nos.24 AND 25 and attached pump GV II Pair of town houses. Probably 1832, slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, No.24 double-fronted and No.25 single-fronted, both with back extensions. Two storeys with basements and attics, 3+2 bays, with ashlar basement treated as a plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course. The doorways, in the 2nd and 4th bays, both up 4 steps with nosings, have doorcases of engaged Ionic columns with plain friezes and moulded cornices with blocking courses, plain jambs with impost, and panelled doors under elliptical fanlights. The windows are sashed without glazing bars, and have raised sills and wedge lintels; the basements have half-sunk windows with gratings over the wells. Large wooden gabled dormer over 3rd bay of No.24; one ridge chimney and gable chimneys. The right-hand return wall of No.25 (to Camden Place) has one window on each floor of the rear bay (including cellar) and an attic window; and, continued to the rear, a lower 2-storey one-bay back extension architecturally integrated with Nos.1 to 4 Camden Place (q.v.), with sashed windows on both floors. INTERIOR: No.24 has a complete service including fireplace, washing boiler, slopstone, and steps up to the back yard where there is a pump dated 1832.

PRESTON SD5328NE RIBBLESDALE PLACE 941-1/13/229 (South side) 27/09/79 No.3 and attached railings GV II House, now office. c.1830, slightly altered. Red brick in Flemish bond, with sandstone dressings, slate roof and stone chimneys. Double-depth, double-fronted plan with bow to rear. Two storeys over basement, 3 bays, symmetrical, the centre breaking forwards slightly; ashlar basement treated as a plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course. The centre has a stone porch on 2 steps, with Ionic columns and pilasters, plain frieze and moulded cornice with blocking course, protecting a wide elliptical-arched doorway with a pilastered tripartite wooden doorcase (side windows and fanlight with altered glazing). The windows are sashed without

glazing bars and have raised sills and wedge lintels. Hipped roof of shallow pitch, with 8 tall corniced stone chimneys. The basement areas each side of the porch are protected by heavily ornamented cast-iron railings, with rosette and anthemion panels, foliated bands above and below, and tall finials with rings for former chains, both sets run-out to terminate against flanking screen walls, with curved corners, and gates (near the left end and at the right-hand end, respectively). The left return wall has a sashed window at 1st floor with margin panes (C20 extension at ground floor); the right-hand return wall has a tall stair window. The rear, which is 3-storeyed with basement at ground level, has a full-height semicircular bow with a round-headed garden door under a fanlight with radiating tracery, curved sashed windows on all floors (9-paned at basement level, without glazing bars above), 1st-floor sill-band carried round, and a roof deck protected by cast-iron railings; and at the west end a narrow 2-storey extension with a canted oriel. INTERIOR: entrance hall with exceptionally elaborate decoration including a screen with fluted Corinthian columns distyle in antis, and richly decorated moulded plaster cornices, etc; staircase with fine curvilinear cast-iron balusters and wreathed mahogany handrail. History: occupied c.1840 by John Horrocks (partner in Horrocks, Jackson & Co, cotton spinners and manufacturers).

PRESTON SD5328NE RIBBLESDALE PLACE 941-1/13/236 (North side) 27/09/79 Nos.30-33 (Consecutive) and attached railings GV II Terrace of 4 houses, Nos.30, 32 and 33 now offices. Mid C19; slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over cellars, 8 bays in total, with ashlar plinth, string-course, plain frieze and moulded cornice with blocking course (all carried round left end). Each house is 2 bays, with the doorway in the 2nd bay, a doorcase of engaged Ionic columns with a plain frieze and moulded cornice with blocking course, a recessed panelled door with plain surround and rectangular overlight; one window to the left and 2 above, all sashed without glazing bars, with raised sills and sill-blocks, and wedge lintels; and cellar area protected by ornamental cast-iron railings on a stone plinth (except No.30, which has C20 replacement railings). Roof hipped at left end; ridge chimneys. The left return wall of No.30, 2 bays, has matching fenestration except for coupled windows at ground floor of rear bay. INTERIOR: No.33 has moulded plaster cornice and large ceiling rose in front room, and cellar with unusually complete set of original fittings including 2 fireplaces, washing boiler, slopstone, and stone table. (Continuing to the right in similar style is No.34, q.v.)

PRESTON SD5328NE RIBBLESDALE PLACE 941-1/13/237 (North side) 27/09/79 No.34 and attached railings GV II Town house. 1846, slightly altered. Brown brick in Flemish bond, with sandstone dressings and slate roof. Trapezoidal double-fronted plan wedged into a triangular plot between No.33 to the left and No.35 to the right which is diagonal to the street, so that the right-hand end is triangular and single-depth while the centre and left are double-depth, with a back extension to the left end. Two storeys over cellar, 3 bays, symmetrical, the centre breaking forwards slightly, otherwise generally matching the elevation of Nos.30 to 33 to the left (as stipulated by the deed of purchase in 1846): plinth, string course (interrupted in the centre), plain frieze and moulded cornice with

blocking course (with upstand over centre); central doorway with doorcase of engaged Ionic columns with plain frieze and moulded cornice with blocking course, plain jambs (here with impost), and panelled door under elliptical fanlight; sashed windows without glazing bars, that over the door recessed and with a gauged brick head, otherwise all with raised sills on sill-blocks, and wedge lintels. Cellar area railings to the left of the door with stone plinth and alternate curvilinear and stick balusters.

PRESTON SD5328NE RIBBLESDALE PLACE 941-1/13/238 (North side) 27/09/79 Nos.35 AND 36 GV II Pair of town houses, now offices. c.1846, with later additions. Red brick in Flemish bond, with sandstone dressings and slate roof. Canted back from Ribblesdale Place at curved junction with Avenham Lane, and with Regent Street added at the right-hand side; double-depth plan, built as single-fronted halls-adjointing pair, with coupled back extensions. Two storeys over cellars, 2 bays, symmetrical, with ashlar plinth, moulded 1st floor band, plain frieze and moulded cornice; coupled doorways in the centre, up 2 steps with nosings, with doorcase composed of 3 engaged Ionic columns with plain frieze and moulded cornice with blocking course, each doorway with impost, moulded lintel, elliptical fanlight and panelled door. Each has an added 2-storey canted bay with unhorned 4-pane sashed glazing on both floors, and between these at 1st floor is a stone plaque with concave corners inscribed "RIBBLESDALE PLACE" with "35 / 36" below. Roof hipped at right-hand end, left gable coped, with cut-down chimney. Attached to front corners and to centre of steps are railing plinths with replacement railings enclosing paved front areas. The right-hand return wall of No.36 (to Regent Street) has a lower 2-storey 1-bay extension to the rear, the band ramped down to this, one 12-pane sash on each floor of each part, and the band further ramped down to the coping of the back-yard wall, which has a doorway servicing the yards of both. INTERIOR not inspected.

PRESTON SD5328NE RIBBLESDALE PLACE 941-1/13/230 (South side) 27/09/79 Nos.8, 9A, 9B, 9C and attached railings (Formerly Listed as: RIBBLESDALE PLACE (South side) No.8) (Formerly Listed as: RIBBLESDALE PLACE (South side) Nos.9, 9A, 9B, 9C) GV II Pair of houses, now office and office with flats over. 1820s, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double depth plan, No.8 single-fronted and No.9 double-fronted. Two storeys with basements and attics, 2+3 bays, with ashlar basement treated as a plinth, 1st floor sill-band, plain frieze and moulded cornice with blocking course. The doorways, in the 2nd and 4th bays, both up 3 steps, have doorcases with engaged Tuscan columns, square abaci, plain friezes and moulded cornices, plain jambs with impost, and recessed panelled doors with elliptical fanlights. No.8 has two 12-pane sashes at 1st floor, otherwise all the windows are sashed without glazing bars, and all have raised sills and wedge lintels. Two gabled dormers at No.9; chimneys on the ridge and at the gables. Continued to left of No.8 is a small single-storey service wing with one window and a door; and attached to the right of No.9 is a C20 addition (entrance to Nos.9A and 9B). Three basement areas (left, centre, and right), all with complete sets of railings which have alternating curvilinear and stick balusters, with gates to the service door of No.8 and at the right-hand end at No.9. Rear: both have 2-storey canted bays, and No.9 also has a large 2-storey bow with

observatory deck. INTERIOR: 1st floor of No.9 (flat No.9A) has fine drawing room with moulded plaster panels, plaster cornices etc.

Starkie Street

PRESTON SD5328NE STARKIE STREET 941-1/13/275 (East side) 27/09/79 Nos.3-6 (Consecutive) and attached railings GV II Terrace of 4 town houses, Nos 3 and 6 now offices. c.1850. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, all single-fronted and built in halls-adjointing pairs, with coupled back extensions. Two storeys over cellars, 1+2+2+2 windows, with stone plinth, string course, plain frieze, moulded cornice and low blocking course. In the centre of each pair, up 3 and 2 steps respectively, is a coupled doorcase with 3 engaged Ionic columns and continuous entablature with cornice and blocking course, framing doors with round-headed panels and plain overlights, and in the centre of the terrace (between Nos 4 and 5) a through-lobby doorway with moulded stone surround and cornice, and a door with wreath knocker. At ground floor each house has one tall window with a raised sill on sill-blocks, and a wedge lintel, that at No.6 sashed without glazing bars but all the others with altered glazing; at 1st floor No.3 has one and Nos 4 to 6 each have 2 similar windows, those at No.4 with 12-pane sashes but the others with altered glazing. C20 dormers in the roofs of Nos 4 and 5, small gabled dormer at No.6; large lateral chimney stack in centre. Stone plinths enclosing cellar areas, that at No.6 still bearing elaborate cast-iron railings. Left return wall of No.3 has 2 windows on each floor like those at the front, and gable treated as an open pediment, with a smaller attic window. Rear and INTERIOR not inspected.

Camden Place

PRESTON SD5328NE CAMDEN PLACE 941-1/13/48 (West side) 27/09/79 Nos.1-4 (Consecutive) GV II Row of 3 town houses, now all offices. c.1830, in 3 builds; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys over cellars, each house 2 bays, with vertical joints between Nos.1 and 2, and 3 and 4, respectively, and a continuous frieze and moulded cornice (continued over one bay to left of No.1, which appears to be part of this item but is actually a back-extension to No.25 Ribblesdale Place, q.v.). Each house has the doorway to the left, up 2 steps, with a doorcase of engaged Tuscan columns with square abaci, plain frieze and moulded cornice, plain jambs with impost, panelled door, and elliptical fanlight (original radiating glazing bars at No.1, others altered); the lintel of a sunk cellar window to the right (light-wells of Nos.1 and 2 covered by gratings, others now filled in); one window at ground floor and 2 above, all with raised sills and wedge lintels, and all sashed without glazing bars except those at 1st floor of No.2 which are now top-hung casements. Nos.1 and 3 each have one chimney each side of ridge, others now lack chimneys. INTERIORS: Nos.1 to 3 have small entrance halls with panelled arches and moulded plaster modillions, and cellars under front rooms only, with fireplaces; No.1 has dog-legged staircase with stick balusters and carved brackets; back yard of No.2 has blocked well (filled in by order of Sanitary Purposes Committee in 1878); No.4 remodelled internally.

East Cliff

PRESTON SD5328NE EAST CLIFF 941-1/13/95 (South side)
13/05/74 No.6 GV II Vicarage, now hostel. Dated 1846 on gable of porch. Sneaked sandstone with quoins and ashlar dressings, slate roof. Irregular double-depth plan, with projecting wing to left. C17 vernacular style, with mullioned windows and steeply pitched roofs. Two storeys and attic, raised over a basement; a wide asymmetrical facade with 4 windows at 1st floor. The wing to the left has coupled unequal gables, the smaller to the right belonging to an integral 2-storey porch, which has a Tudor-arched doorway with deep moulded surround and hoodmould (approached by a flight of steps between gatepiers in the area wall), a small lancet at 1st floor and a shield in the gable lettered "MDCCCLVI"; to the left, the main portion of the wing has a 4-light at ground floor, a smaller 3-light window at 1st floor, and a lancet to the attic. Steeply-pitched coped gables, an apex cross on the larger. The main range has a transomed 3-stage 6-light stair window near the centre, a 2-light window on each floor to the left, a large 5-light window to the right and a smaller 4-light window above. Skylight in roof; several tall triple-flue chimneys, including one rising from angle and another at the right-hand gable. Rear and INTERIOR altered.

PRESTON SD5328NE EAST CLIFF 941-1/13/96 (South side)
27/09/79 No.7 GV II Detached town house, now offices. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Mostly double-depth, but east end single-depth to south side. Three storeys over high basement, with 3-window main range and set-back one-window wing; square 2-light basement windows, tall 12-pane sashes at ground and 1st floors, square 6-pane sashes at 2nd floor; gable chimneys; 12-pane sashes on upper floors of set-back portion. Entrance front in west side, with large round-headed doorway up steps. Four-window south front, mostly 12-pane sashes, but with added canted bay window at ground floor. INTERIOR not inspected.

PRESTON SD5328NE EAST CLIFF 941-1/13/97 (South side)
27/09/79 No.8 GV II Detached town house, now education centre and offices. c.1835, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over basement, a symmetrical 3-window facade, with plinth, 1st-floor band and prominent projecting eaves. The doorway has a doorcase with coupled pilasters and entablature with dentilled cornice, and a panelled door and overlight with vertical glazing bars. The windows are all 16-pane sashes with raised sills and flat-arched heads. Roof with projected verges and gable chimneys. Side walls have inter alia roundel windows in the gables. The south front has 2 segmental 3-window bows (terminating below the eaves), with a plain frieze over each floor, and sashed windows on each floor. INTERIOR has dog-legged staircase with stick balusters and mahogany handrail with wreathed curtail. Added 2-storey wing on east side.

Avenham Park

PRESTON SD5428NW AVENHAM PARK 941-1/14/6 (East side)
27/09/79 Belvedere at junction of walks at east end of park (Formerly Listed as: AVENHAM PARK Shelter at east side of Park) GV II Gazebo. Built 1865-6. Rendered brick with sandstone as ashlar

facade (painted white), flat roof. Shallow rectangular plan. Classical style. Single storey, built back-to-earth, 3:1:3 bays, symmetrical, with open arcaded front and ends. The centre, forming a slightly projected and taller porch (approached by flight of 9 stone steps), has a large round-headed arch with set-in Corinthian shafts, moulded impost bands, and moulded extrados with keystone flanked by roundels with shields of arms, and a modillioned cornice. The 3-bay side ranges have similar but smaller arches on slender Corinthian columns and responds with square caps, moulded cornices with blocking courses; and matching one-bay returned ends. Interior has blind arcading in rear wall of each side range. Originally on site now occupied by Derby Monument (q.v.), dismantled and re-erected on this site c.1873.

PRESTON SD5428NW AVENHAM PARK 941-1/14/9 (South East side) 27/09/79 Drinking fountain at south-east corner of park GV II Drinking fountain. Probably c.1865, altered. Sandstone. Covered recess in rock built into embankment. Round-headed arch with rusticated rock-faced surround including imposts and keystone. INTERIOR of smoothly dressed stone in 2 pieces separated by a band at impost level, with remains of water pipe protruding through the centre (fittings removed). History: was built on site of natural spring, but this dried up, and piped water was substituted in the 1880s.

PRESTON SD5328NE AVENHAM PARK 941-1/13/7 (North West side) Boer War Memorial, approx.75 metres south of Overleigh House (not included) GV II War memorial. 1904, by T.Hodgkinson, sculptor, of Preston. Grey granite, and polished red and pink granite, with bronze plaques. Obelisk form, 25 feet high, consisting of 2 square steps of unpolished grey granite, a short square pedestal of polished red granite with moulded base and cornice which has panelled sides containing lettered bronze plaques, and an obelisk of polished pink Scotch granite (from Peterhead quarries). The bronze plaques have raised lettering and decoration, that on the south side reading: "IN MEMORY OF / THE OFFICERS, NON-COMMISSIONED OFFICERS AND MEN / LOYAL NORTH LANCASHIRE REGIMENT / WHO LOST THEIR LIVES IN THE SERVICE OF THEIR COUNTRY / DURING THE / SOUTH AFRICAN WAR 1899-1902 / ERECTED BY THEIR COMRADES"; the plaques in the other 3 sides list the names by Battalion. Originally situated in the Market Place and probably removed to this site in 1926, when the Cenotaph was erected.

PRESTON SD5328NE AVENHAM PARK 941-1/13/8 (South West side) Bridge at S. end of railway embankment between Avenham Park and Miller Park GV II Bridge over riverside walk, linking railway embankment with railway viaduct. c.1846, for Blackburn and Preston Railway Company; resident engineer, Sturges Meek. Red brick with sandstone dressings. Single span linking south end of embankment with north end of viaduct over river. Tall round-headed arch with rusticated stone voussoirs, brick parapet with stone coping, terminal pilasters at north side with rusticated quoins, plain band. At north end of east side a long flight of steps at right-angles leads up to a pedestrian walkway along the viaduct. History: with railway bridge over drive at north end of embankment (q.v.), this was an integral element of landscaping demanded of the Company by Preston Corporation, which was beginning to create Avenham Park in the mid 1840s.

PRESTON SD5328NE AVENHAM PARK 941-1/13/10 (West side)
27/09/79 Railway bridge over drive between Avenham Park and Miller Park GV II Railway bridge. c.1846, for Blackburn and Preston Railway Company; resident engineer, Sturges Meek. Sandstone ashlar. Single span, slightly skewed. Classical style. Semi-elliptical arch with rusticated rock-faced voussoirs, rusticated terminal pilasters, plain band, balustraded parapet with shield in centre; soffit of winding rusticated masonry; curved rock-faced abutments. History: bridge carried the former East Lancashire Railway line over drive between parks. Together with arch over riverside walk at south end of railway embankment, (q.v.), this was an integral element of landscaping demanded of the railway company by Preston Corporation which was beginning to create Avenham Park in the mid 1840s.

Miller Park

PRESTON SD5328NE MILLER PARK 941-1/13/208 Fountain in pond approx. 65m 27/09/79 south-east of Derby monument GV II Ornamental fountain in circular pond. Probably c.1865. Pond approx. 20m in diameter, with moulded sandstone ashlar rim. Fountain in the centre, of imitation stone and Longridge stone, Greek cross plan; 2-step base channelled to represent water-wear, and on this a large pedestal composed of 4 female figures emblematic of Earth, Air, Fire, and Water, seated in inverted brackets, the angles between them filled with a shell, rush, and trident design, and the whole surmounted by a large shell-like basin.

PRESTON SD5328NE MILLER PARK 941-1/13/207 (North side)
27/09/79 Derby monument GV II Monument to the 14th Earl of Derby (d.1869). Dated 1873 on rear of pedestal; by M.Noble of London. Grey polished granite and white marble. Punched granite base; pedestal of grey polished granite, square in section with chamfered corners, approx.4m high, with moulded foot and prominent cornice, the front inscribed: "EDWARD GEOFFREY STANLEY / 14th EARL OF DERBY K.C. / BORN 29th MARCH 1799 / DIED 23rd OCTOBER 1869, and the rear: NORTH AND NORTH EAST / LANCASHIRE / DERBY MEMORIAL / 1873". Statue in Sicilian white marble, approx.3.3m high, depicting the Earl of Derby as if addressing the House of Lords, standing with a scroll in his right hand, his robe of rank removed and draped over a pile of books behind his leg. History: as the Hon. E.G.Stanley before his succession to the title, the subject was MP for Preston 1826-30 and for North Lancashire 1832-44; and subsequently Prime Minister in 1852, 1858-59, and 1866-68. (Monument erected on site formerly occupied by gazebo now in Avenham Park.)

Appendix 3: Artefacts of Local Interest

Artefacts of local architectural or historical interest



Cast-iron street lamp on Bank Parade.

Street Lamp on Bank Parade



Cast-iron park benches on Avenham Walk.

Bench on Avenham Walk



Cast-iron piers of railings on low stone walls serving to enclose residential streets: two on Cadogan Place and three on Avenham Place.

Cast-iron Piers



Railings on Avenham Place



Cast-iron Piers

Cast-iron piers and railings on low stone walls at the south end of Bairstow Street, enclosing it from Avenham Lane.



Skewed Railway Bridge

The railway bridge to the west of Miller Park, to the north of the statutorily listed section, which has skewed stonework.

Appendix 4: Suggested Boundary Changes



Milton Street

To include the terrace of houses numbered 18 to 25 on the north side of Cross Street, which are of similar architectural style to terraced cottages on the other side of the street currently included in the Conservation Area. These are therefore judged to be more appropriately included in the Avenham Conservation Area, rather than the Winckley Square Conservation Area.



Cross Street

To include the small section of designed pathway and rockeries to the west of the railway line and running south of the West Cliff entrance and the stable building as shown on the 1893 map,. To also include the two large impressive masonry railway bridges, and the embankment.



Designed Landscape to West of Railway Line on 1893 Map



Designed Steps on Frenchwood Knoll



Designed Path and Fence on Frenchwood Knoll

To include the whole of Frenchwood Knoll, the recreation ground and the tree-lined riverside walk as far east as the current line of development. Although Frenchwood Knoll is a wilder area, it contains designed paths and steps and is mentioned in the Avenham Park registration description. The riverside walk was designed in 1847-9 and the full extent of the tree lined walk ought to be included in the conservation area.

Suggested Boundary Changes



Map showing current boundaries of Avenham Conservation, in Blue, and boundaries of proposed extensions, in Red

Appendix 5: Saved Regional and Local Plan Policies

*Joint Lancashire Structure Plan, 2001-2016*⁸

Policy 13

Housing Renewal: Measures to improve the existing Housing stock will be targeted towards the principal urban areas and main towns. Across East Lancashire, 25,000 unfit dwellings will be refurbished or demolished. By 2016, clearance will be undertaken where retention is not economically viable due to stock condition or low demand or where it assists the wider regeneration of an area. Replacement dwellings are in addition to those in policy 12. Priority will be given to using previously developed land and buildings, whilst allowing for the creation of green space networks, other open space and woodland areas, and local employment and community uses.

Policy 20

Lancashire's landscapes: Development must be appropriate to the landscape character type within which it is situated and contribute to its conservation, enhancement or restoration or the creation of appropriate new features. In areas of outstanding natural beauty, priority will be given to conservation and enhancement of landscape character. Development must contribute to the conservation of the natural beauty of the area of outstanding natural beauty. Proposals will be assessed in relation to:

- (a) local distinctiveness;
- (b) the condition of the landscape;
- (c) visual intrusion;
- (d) the layout and scale of buildings and designed spaces;
- (e) the quality and character of the built fabric;
- (f) public access and community value of the landscape;
- (g) historic patterns and attributes of the landscape;
- (h) landscape biodiversity and ecological networks;
- (i) semi-natural habitats characteristic of the landscape type;
- (j) remoteness and tranquility;
- (k) noise and light pollution.

Policy 21

Lancashire's Natural And Manmade Heritage: Lancashire's natural and manmade heritage will be protected from loss or damage according to the hierarchy of designations of international, national, regional, county and local importance. The strongest levels of protection will be afforded to those heritage resources of international and national importance. Sites, areas, features and species of heritage importance will be conserved and, in appropriate circumstances, enhanced and reestablished taking account of:

- (a) their rarity, vulnerability, antiquity or complexity;
- (b) their contribution to the countywide network of sites and features, to the character of its location and setting and to national and county

⁸ Joint Advisory Committee for Strategic Planning, *Joint Lancashire Structure Plan 2001-2016* [online] (Adopted March 2005). Available at: <http://www.lancaster.gov.uk/planning/local-plan/local-planning-policy/archived-documents/>

biodiversity and the likely implications of climate change on heritage assets;
(c) positive opportunities afforded by development for the conservation, management or enhancement of heritage resources. Where, in exceptional circumstances, unavoidable loss or damage to a site or feature or its setting is likely as a result of a proposed development, measures of mitigation and compensation will be required to ensure there is, as a minimum, no net loss of heritage value. Such measures may include the creation of appropriate new heritage resources, on- or off-site.

Heritage Conservation in Lancashire⁹

Objectives 9, 10 and 11: Managing Change in the Historic Environment

9. Advocate sustainable approaches to managing change in the historic environment by promoting best practice, including the availability of specialist advice and guidance in heritage conservation work.

10. Protect the historic environment through the use of statutory designation and by influencing national and regional policies for protecting the heritage.

11. Safeguard the historic environment through policies in the Structure Plan and Local Plans and through the statutory planning process.

Preston Local Plan¹⁰

Policy C1: Development and Conservation Areas

Development proposals or other streetworks within or affecting the setting of a conservation area will be permitted where they preserve or enhance its character or appearance as identified in the conservation area appraisal and taking into account:

- (a) the historic layout of property boundaries;
- (b) the archaeological significance and potential of the area;
- (c) the architectural and historic quality, character, and coherence of the buildings, both listed and unlisted;
- (d) the character and quality of spaces, and the contribution made by trees and hedges to the area's special character;
- (e) the quality of vistas along streets and between buildings, and views into and out of the area;
- (f) the prevalent and traditional building materials;
- (g) the prevailing land uses within the area;

⁹ Lancashire County Council, *Heritage Conservation in Lancashire* [online] Available at: new.lancashire.gov.uk/media/297222/LCC4-National-Planning-Policy-Framework.pdf

¹⁰ Preston City Council, *Preston Local Plan 1996-2006* [online] (Adopted April 2004) Available at: www.preston.gov.uk/yourservices/planning/planning-policy/preston-local-plan/

- (h) the extent of any loss of historic buildings, intrusion of unsympathetic development or traffic, and the extent of damage to features which contribute to their special character;
- (i) the quality of shop fronts, signs, and street furniture;
- (j) the existence of development sites within or adjacent to the area;
- (k) the special character of the conservation area and views towards it.

Applications for planning permission in conservation areas will be required to include full detailed plans and elevations of new building work and show the new development in its setting. The designation of new conservation areas will be based upon those considerations set out as (a) to (k) above.

Policy C2: Demolition of Listed Buildings or Buildings in Conservation Areas

There will be a general presumption in favour of the preservation of listed buildings, and the retention of buildings which make a positive contribution to the character or appearance of a conservation area, unless the applicant can demonstrate that:

- (a) real efforts have been made to sustain the existing use or find viable new uses and have failed; and,
- (b) preservation in some form of charitable or community ownership is not feasible; and,
- (c) redevelopment will provide substantial benefit for the community which would decisively outweigh the loss from demolition; and
- (d) where the building is in poor condition, the cost of repairing and maintaining it would outweigh the importance and value derived from its retention. Should these criteria be met consent will only be given when a detailed planning permission has been granted for the development of the site. In appropriate cases, consent will be subject to a condition or legal agreement to provide that demolition shall not take place unless a contract has been made to carry out the redevelopment of the site.

Policy C3: Conservation Areas – Changes of Use

Developments involving the alteration, or change of use of buildings within a conservation area will be permitted where the character or appearance of the area is preserved or enhanced.

Policy C4: Setting of Listed Buildings

Development proposals affecting the setting or views of a listed building will only be permitted where they are not damaging to the special character of the setting of the listed building.

Policy C5: Use of Listed Buildings

Changes in the use of listed buildings will be permitted provided that the proposed uses are:

- (a) compatible with the fabric, interior, and setting of the building, and would not have an adverse effect on its special architectural or historic interest; and,
- (b) consistent with the land use policies of the Local Plan.

If the change of use requires alterations to the building, then listed building consent must be obtained before the change of use can be approved.

Policy C6: Alteration of Listed Buildings

Consent will be given for alterations or extensions to listed buildings provided they:

- (a) preserve the special character of the building; and,
- (b) are appropriate in design, siting, scale, materials, and colours to the rest of the building and its setting; and
- (c) retain the special features of the building, both internal and external; and,
- (d) minimise any adverse effects on the layout of the building and its associated spaces, or its historic or architectural interest.

Policy C7: Listed Buildings and S.106 Agreements

Development which is proposed specifically to provide for the upkeep of listed buildings will be permitted provided that:

- (a) it can be demonstrated that no alternative viable use can be found which is compatible with the fabric, interior, or setting of the building; and,
- (b) the owners of the building in question will ensure that the new development secures the future upkeep of the listed building; and,
- (c) it preserves the setting and special architectural or historic interest of the listed building.

Policy C8: Parks and Gardens of Special Historic Interest

Development within, or affecting the setting of, a park or garden of special historic interest will only be permitted provided that:

- (a) it is consistent with the historic character of the park or garden in terms of its design and scale;
- (b) it conforms to other Local Plan policies particularly those concerning green space.

Policy G1: Parks and Public Open Space

Parks, recreation grounds, play areas, and other areas of public open space identified on the Proposals Map will be retained for their recreation and amenity value. Development will only be permitted where:

- (a) it is in connection with and will enhance the recreational or amenity value of the green space; and,
- (b) it is of a size and scale which does not detract from the character of the open space; and,
- (c) it will not have a detrimental effect on any site of nature conservation value.

Policy G3: Private, Educational and Institutional Greenspace

Development which involves the loss of recreational greenspace, as indicated on the Proposals Map, whether in private ownership or associated with a school or other institution will not be permitted unless:

- (a) the facilities now provided can be retained or enhanced through the development of only a small part of the site; or,
- (b) alternative provision of similar or better facilities in terms of community benefits can be implemented on another site in the area and be available for use at the same time as, or before, the existing facilities cease to be available; or,
- (c) it is demonstrated to the satisfaction of the Council that the retention of the site is not required to satisfy a local or other recreational need; or,

(d) the proposed development is intended to accommodate the expansion or improvement of existing educational or institutional facilities.

The Council will also take into account the amenity and nature conservation value of the site.