

**Deepdale Enclosure  
Conservation Area Appraisal**

**Revised Draft for Consultation  
October 2016**



### **Summary of Special Interest**

- A surviving area of previous common land - a rare piece of green open space in a densely built environment
- A good example of Victorian terracing laid out around a park
- A wealth of trees that significantly contribute to the street scene
- The setting of the impressive Stephenson Terrace and views of St. Ignatius Conservation Area along East View

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## **Background**

### **1. Background**

A conservation area as defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (referred to as 'the Act') as an area 'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Deepdale Enclosure Conservation Area was originally designated in 1986 by Preston Borough Council.

Designation places certain duties on local authorities including the requirement to review the overall extent of designation in their areas regularly and, if appropriate, to designate additional areas. Designation remains the principal means by which local authorities can apply conservation policies to a particular area which include:

- the control over the demolition of unlisted buildings;
- the advertisement of planning applications for development that would affect the character or appearance of the area; and
- the requirement for the submission of notifications for works to trees.

### **2. Review and Updating**

Section 69(2) of the Act imposes a duty on local authorities to review their conservation areas from time to time and Section 71 requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas.

When reviewing a conservation area it is important to re-assess the special interest identified through surveying and recording the streets, buildings, thoroughfares and open spaces within the area's boundary. If the original outlined area has been so eroded by subsequent changes that its character is no longer special, boundary revisions or even cancellation of designation may need to be considered.

Fittingly the assessment should be considered against the current legislation, planning policies and conservation principles. This will provide an accurate and valid appraisal.

#### **2.1 National Planning Policy**

The Government's planning policies for England are set out in the National Planning Policy Framework (the Framework), which was published in March 2012. The policies directly addressing the conservation and enhancement of the historic environment are contained in chapter 12. The Framework clearly states in paragraph 127 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.

Furthermore when determining planning applications LPAs should take into account:

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

## **2.2 Local Planning Policy**

The Development Plan for Preston comprises the Central Lancashire Core Strategy, adopted in 2012, and the Preston Local Plan which was adopted in 2015. The Inner East Preston Neighbourhood Plan is also part of the Development Plan but, due to its boundary, is only of relevance to Barton Terrace and Stephenson Terrace.

The relevant policies are as follows:

### Core Strategy

- Policy 16 – Heritage Assets

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

- Policy EN8 – Development and Heritage Assets

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

## **3 Introduction**

The latest conservation area character appraisal was produced in 2008. Deepdale Enclosure is one of the smaller conservation areas in Preston measuring 3.26 hectares.

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

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

## **4 Character Assessment**

### **4.1 Location and setting**

Deepdale Enclosure Conservation Area is situated to the north-east of the city centre and to the south of Fulwood. The conservation area is relatively small and covers only a fraction of the wider area of Deepdale, an electoral ward of Preston. Further east of the conservation area towards the city centre is St. Ignatius Square Conservation Area which is similar in size and setting being surrounded by terraced housing and a narrow network of roads and streets. In a westerly direction is the area of Ribbleton and to the north is Preston North End Football Club and Moor Park Conservation Area. The setting of the conservation area is in general densely developed with pockets of commercial businesses set within domestic scale, terraced housing. Deepdale Road is a busy thoroughfare providing access to the city from the north of the borough. At the very south of the conservation area is Preston Prison and the Museum of Lancashire, both Grade II listed buildings.

Deepdale Enclosure CA has a triangular shaped boundary that replicates the shape of the park in the centre on which the area is focused. The boundaries of the area include Meadow Street to the north, East View to the west and Deepdale Road to the east. At the foot of

Deepdale Road is Barton Terrace where the conservation area ends. Deepdale Road and East View converge at the south where East View terminates and Deepdale Road continues and eventually joins Ribbleton Lane.

Geologically the area is clay and shale with New Red Sandstone. The area of Deepdale inclines as it goes in a northerly direction however the conservation area is relatively level with a slight decline towards the southern tip where East View and Deepdale Road converge.



Figure 1: Deepdale Enclosure Conservation Area to the east and St. Ignatius Square Conservation Area to the west.

#### 4.2 General Character and Plan Form

Deepdale Enclosure Conservation Area's physical character results from its relationship with the park. The park was originally an area of 'common land' similar to Moor Park, where the land was historically owned by a member of the aristocracy but where others, known as 'Commoners', had traditional rights to allow livestock to graze, collect firewood or cut turf for fuel.

This triangular piece of former common land has contributed to the forming of the locality with adjacent streets of Holstein Street, Schleswig Street and Rutland Street being built following the pattern set by East View that in turn followed the boundary of the common land.

Deepdale Road is a historic route into Preston and is shown on the 1822 map clearly cutting through the parcels of land establishing the western boundary of the common land while the eastern boundary is still adjoined to another parcel of pasture land. At the south of the site, on the southern side of Ribbleton Lane, is the building that now forms Preston Prison.



Figure 2: Detail from 1822 map – conservation area outlined in red

The present day character of the Deepdale area would be described as urban; densely built up with terraced housing particularly towards the east. The area directly behind Stephenson Terrace and 16-56 Deepdale Road (also referred to as Barton Terrace), to the west towards Ribbleton, is industrial in character. A little further north is the remaining wing of the former Royal Infirmary which is Grade II listed dating from 1829-33. The former infirmary is not within the conservation area boundary and views of it are limited from within the conservation area, being obscured by the Catherine Beckett Community Centre and the supermarket on the northern side of Meadow Street.

Within the confines of the conservation area, the character remains predominantly residential with a small number of businesses such as dentists and hot food establishments. The plan form is linear, with development following the grain of the traffic routes that have developed around the park. Deepdale Road and East View are compact with rows of terraced houses fronting the highways with small front yards at the back of pavement. The northern boundary of the conservation area is demarcated by the boundary wall of the park along Meadow Street.

#### **4.3 Origins and Development**

Deepdale is outside the historic town boundaries of Preston; its development as a residential area was part of the expansion of the town during the 19<sup>th</sup> century. The Court Records of 18<sup>th</sup> April 1654 describe the 'common' being the location for the town cucking/ducking stool that was ordered to be set upon the wall of the washing pool. The Cuckstool or ducking stool/chair was fixed to a plank in which scolds or dishonest people were tied and ducked in water as a punishment until the 17<sup>th</sup> century. The OS Map of 1822 shows the area was agricultural with land divided into parcels and to the north of the conservation area is an oval shaped feature that is likely to have been the washing pool referred to in the records.

Unlike neighbouring areas of Fulwood, Ribbleton and Brockholes, the area was never enclosed under the Enclosure Acts of the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries where owners of the land revoked the rights of commoners and common land was allocated to other farmers through the Enclosure Act. Deepdale common was instead enclosed by the Borough Council, then called the Town Corporation, in a similar manner to that of Moor Park. The Corporation decided, that ownership of these two pieces of land be vested in the Mayor, the Alderman next in line to the Mayor, and the burgesses (either a Member of Parliament or person with full rights of citizenship, in their 'corporate' capacity).

In an engraving of 1850 a lodge building had been erected, possibly to house the Park Keeper as had the lodge buildings at Moor Park. Figure 3 is an engraving from 1850 which shows the area landscaped and appearing more of as a designed park rather than meadow land.



Figure 3: engraving 1850

Prior to the Enclosure Act, farmers' land was often scattered across the town or village and parcels of land were often demarcated by hedges and trees.



Figure 4: Detail from 1824 OS map



This is evident on the maps of 1822 (figure 2) and 1824 (figure 4) where roads and boundaries appear more random and adhoc whereas the boundaries, streets and road network seen on the maps of 1840 (figure 5) & 1849 (figure 6) are linear, orderly and have names. One of the consequences to the Enclosure Act was that farmers' land tended to be grouped together as it was owned or managed in a controlled, visually clearer manner.



Figure 5: Detail from 1840 OS map

In the 1849 map, along Deepdale Road, Stephenson Terrace is shown as too is Barton Terrace. A structure is shown on the site to the north that is likely to be the principal Royal Infirmary building.



Figure 6: Detail of 1849 OS map

East View is shown on the 1892 map and the area in the middle is now referred to as Deepdale Enclosure. The Observatory can be seen at the northern part of the park in the centre. The Observatory was originally located at the south end of Oxford Street and belonged to Alderman Watson and on his death in 1879 the building and telescope were offered for sale. No buyer was found and it was then offered to the Town Corporation for

£100. It was erected in the enclosure in 1881 and had over a thousand visitors in its first 18 months. It was noted that although entry was free there might be more visitors if the building was heated and if there was a telescope of high power. The Observatory was moved to Moor Park in 1927 where it remains today.



Figure 7: 1892 OS Map

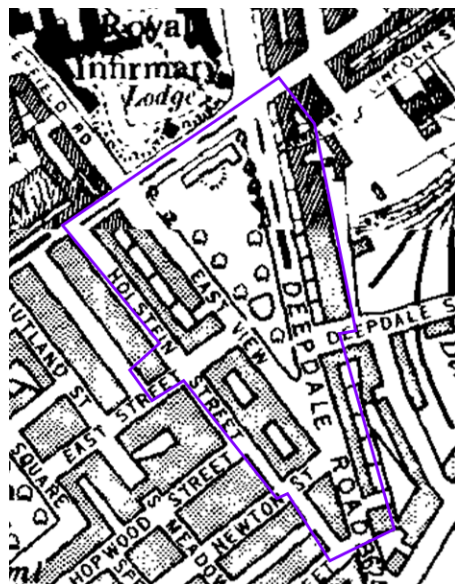


Figure 8: 1961 OS map

In the map of 1961, the lodge and the Observatory have gone and the community centre has been erected in its place.



Deepdale Road and Ribbleton Lane are well established historic routes; originating as thoroughfares, the routes became populated as the town expanded and provided a footing for businesses and dwellings to establish. The environment gradually developed from the rural outskirts of the town centre to an urban area where the built environment dominates.

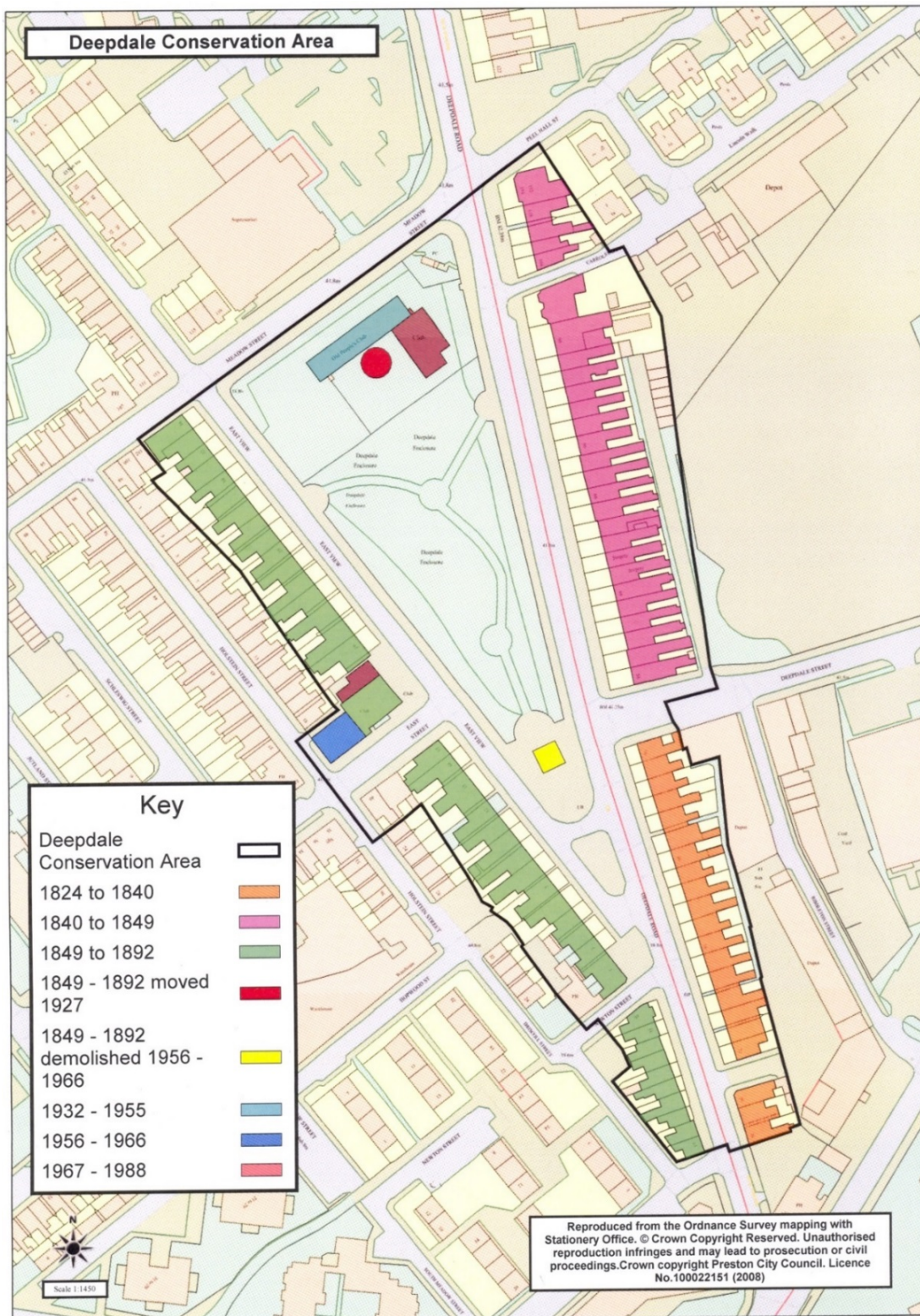


Figure 9: map showing a time line of alterations and key development phases



#### 4.3.1 Audit of Designated Heritage Assets

- Stephenson Terrace, 58-102 Deepdale Road



Figure 10: view of Stephenson Terrace looking north from within the park

##### Listing Description

PRESTON

SD5429 DEEPDALE ROAD 941-1/7/91 (East side) 27/09/79 Nos.58-102 (Even)

Stephenson Terrace

GV II

Terrace of town houses, with attached front garden walls; now offices, surgeries, etc. c.1847-51, by George Mould; altered. Coursed squared sandstone with ashlar dressings (rear of brick), and slate roof. Double-depth plan, each house single-fronted (except the 2 at the left end which are double-fronted), with individual back extensions. Two storeys over cellars, with attics; a symmetrical 48-bay range, with a 8-bay centre and 4-bay ends which break forwards and have attic storeys; with quoins, plinth, 1st-floor sill-band, and plain frieze and moulded cornice carried across as a sill-band to the attic storeys of the centre and ends, which have similar cornices with parapets, that in the centre with an upstand panel lettered "STEPHENSON TERRACE". All the doorways have porches with Tuscan columns and pilasters, and entablatures with blocking courses, those in the southern half mounted on steps, and altered doors with overlights; but No.102 has the doorway in the left return wall, with an architrave of Tuscan columns in antis. The windows of the upper floors are regular with moulded architraves (most of those in the southern half sashed and most of those to the north altered), and those in the attic storeys of the centre and ends very low, with 6-pane sashes; at ground floor Nos 74 and 78 have rectangular bays; Nos 68, 76 and 80, and all those north of the centre (i.e. 86 to 102) have canted bays. Roof with some skylights to the 2-storey ranges, and stone chimneys on the ridge. Front gardens enclosed by attached ramped walls of the same material, with rounded coping. Rear: narrow 2-storey back extensions and very narrow yards with high back wall. INTERIOR: the few inspected have 2-room cellars, and servants' stairs to attics disguised as cupboards.

Listing NGR: SD5457129994

#### 4.4 Character and Appearance

The conservation area is an urban development built around the park where building plots are narrow with little private outdoor space. The buildings are slightly set back from the pavement with short front yards and low boundary walls. The plot sizes are uniform; however there is a clear distinction between Stephenson Terrace being more substantial with more architectural detailing using stone compared to that of the terrace along East View where the houses are smaller, narrower and built of local brick.

The area is fairly busy with Deepdale Road heavy with passing traffic and is Meadow Street as it connects Deepdale Road with North Road; another major route in to the city centre. Parking and vehicular access have been restricted along East View and East Street which has resulted in these streets being fairly quiet with a more residential feel.

The park in the centre of the conservation area provides a rare piece of open green space in an area densely built up with houses that have limited or no private green space. The park positively contributes to the immediate area and to the wider area of Deepdale. The atmosphere within the park is quiet, uncontrived and simple. It adds to the setting of the terraces, widening Deepdale Road and creating space in an area where roads are channelled and rigid. In the park the features are limited to park benches, trees and foliage. There are some pathways and the boundary wall appears to be original in parts, being of stone and capped with rounded coping stones.

##### East View

The terraced housing along East View that forms the western boundary of the Conservation Area is typical of its age being single fronted, two rooms deep with outriggers at the rear and most of the brick chimney stacks still remaining. The rear yards are accessed via a shared ginnel between the adjacent houses which are closed off with solid timber boarded gates. The buildings are constructed of red brick using a Flemish bond, with natural slate roofs and some stone detailing around the principal entrances, windows and guttering. There are a few examples of original window frames and doors remaining but the majority have been replaced with upvc.



Figure 11: views looking south along East View

East View is split into two parts with East Street that provides a direct route to St. Ignatius Conservation Area and St. Ignatius Church. The view along this street in a westerly direction is one of the most attractive views from within the conservation area looking out. St. Ignatius Church pre-dates East View Terrace and it is suggested that the break in the

terrace is an example of town planning, where a conscious effort was made to create a vista of the church and a direct route to the church for residents.

Today the view is obscured by trees, parked cars and traffic bollards built across the street which combined, significantly diminish the original intention and compromised the aesthetic qualities. The trees however, contribute positively by adding foliage and colour to the street scene. Houses are allocated street parking for permit holders only and the bottom of East View has been blocked off to vehicles which has allowed it to become less disturbed and calmer.



Figure 12: view looking in a westerly direction towards St. Ignatius Church

### Stephenson Terrace

Although a terraced row of housing, Stephenson Terrace was named after the civil and mechanical engineer George Stephenson (1781-1848), who contributed to the building of the first public inter-city railway line in the work between Liverpool and Manchester. Directly behind the terrace was a railway station serving the line connecting Longridge and Preston. The station is no longer there.

The terrace is an impressive and imposing series of houses constructed of coursed sandstone and ashlar dressings having a large central portion projecting forward giving the row relief and interest breaking up what is often a flat frontage to terraced houses. The terrace is built up on higher ground having stepped entrances and raised front gardens from the pavement that further emphasises the status of the building. It overlooks the park and contributes to its setting.

The listing description produced by Historic England has listed the terrace for its Group Value (GV) indicating that rather than the qualities of the individual properties, the terrace is



considered to have value as a collective. The historic and architectural significance of the terrace is considerable and is placed largely on its aesthetic and historic qualities.

#### 4.5 Setting, Views and Vistas

Views of the conservation area particularly along Deepdale Road, both north and south are long, linear and channelled and are obscured by traffic, highway signs and street clutter. The most significant views are across the park in a westerly direction towards Stephenson Terrace and easterly towards 18-36 East View and along East Street. The view south along the northern section of East View is an attractive view as from this perspective the trees soften the hard landscape of the area adding colour and texture.



Figure 13: views south along East View

Views from East View across the park are short and wide showing a green environment that contributes to the setting of Stephenson Terrace on the opposite side.



Figure 14: views looking west across the park from East View



Figure 15: Stephenson Terrace and Barton Terrace in the background, as viewed from within the park in a south west direction

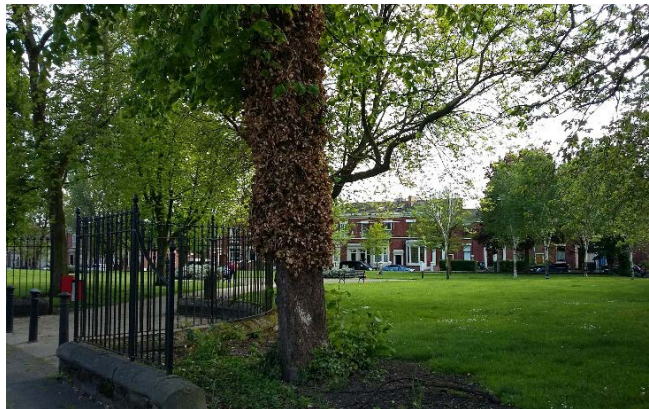


Figure 16: views looking west towards East View

Views along the south side of East View do not have the same greenery and the focal point is of Barton Terrace and the meeting point of Deepdale Road and Ribbleton Lane. The roof top of Preston Prison is visible in the background.



Figure 17: views looking south from the corner of East View and East Street



Views from outside the conservation area looking towards it are constrained and illustrate the intrusion of traffic and highways signs.



Figure 18: views from Meadow Street looking south west



Figure 19: views south along Deepdale Road showing the barriers along the pavements

#### 4.6 Architectural Built Form

In equal measure the buildings of Stephenson Terrace and 18-36 East View combined with the park together form the components of the conservation area. The buildings create a definitive boundary over-looking the park and encompassing it as the focal point. The oldest buildings within the conservation area are those forming Barton Terrace. Constructed of red brick but now largely rendered, they are a comparatively early example of terraced housing that have over the years lost many of their historic features such as sash windows, timber panelled doors and chimney stacks. However, Barton Terrace is considered to have little architectural interest remaining and does not contribute to the setting or historic significance of the area.

The buildings that are of high significance are those forming Stephenson Terrace where the impressive scale dominates this lower part of Deepdale Road. The terrace is a unique building and the park provides an aesthetic and historic setting.

The northern section of East View is a well maintained row of houses, although most of the original features have been lost. The properties have however retained their chimney stacks that add historic and visual interest to the roofscape. They are constructed of red brick maintaining a traditional terraced house appearance. The houses retain their front yard

areas although boundary walls have largely been altered and replaced but nonetheless the plan form remains the same. Their inclusion in the conservation area are primarily for their contribution to the setting of the park and to provide a definitive boundary. Anecdotally, John Hall, a former player for Preston North End Football Club, lodged with the Club's trainer Joseph Clayton at 34 East View in 1911.

At the corner of East View and East Street is a large and distinctive building that was originally St. Paul's Vicarage as shown on the 1892 OS map and has more recently been used as the Royal Air Force Club and is currently a restaurant. This building is not a designated heritage asset but does contribute positively to the appearance of the area.



Figure 20: former St. Paul's Vicarage

The southern section of East View, on the south side of East Street, has less historic and architectural merit and contributes little to the conservation area in terms of if architectural interest and setting. The row of terraces further south is also of little merit and contributes nothing of significance to the character of the area.

On the eastern side of Deepdale Road is a trio of shops that were originally terraced houses. The shop fronts and associated signage are particularly poor in design and condition and do not contribute positively to the historic character and appearance of the conservation area.

#### **4.7 Contribution of Trees, Hedges and Green Spaces**

The trees along the pavements and within the park make a significant positive contribution to the character of the conservation area. They soften the hard edges of the buildings and provide a contrast to the highways and the front yard areas that are hard landscaped.



Figure 21: Trees in the park

## 5.0 Condition of Conservation Area

The overall condition of the buildings is mixed but the majority are well maintained and in use. Stephenson Terrace has improved over the last 10 years with properties moving into private dwellings and small businesses and away from houses of multiple occupation. There are several cases of unauthorised works to Stephenson Terrace and including the loss of traditional timber framed windows and doors.

The public realm is however the element that has the greatest impact being largely covered with modern tarmacadam except for a small area of stone flags outside the entrance to the park off East View.



Figure 22: traditional stone flags to the park's entrance gates on East View

## 6.0 Review of Special Interest

Deepdale Enclosure Conservation Area is under no perceived threat from development. Houses have maintained their overall plan form, general appearance and scale but have lost features such as timber sliding sashes and timber doors and original brick boundary walls.

By virtue of the conservation area designation, trees, roof scape, urban grain, boundary walls and the 'enclosed' park at its centre have been safeguarded with extra planning controls. Yet even with the extra controls there has been little positive effect on the southern



part of East View numbered 1-17, 22-56 Deepdale Road (Barton Terrace), and 1- 33 Deepdale Road. The positive elements of Deepdale Enclosure Conservation Area are essentially Stephenson Terrace and the enclosure or park which also serves to provide a setting for Stephenson Terrace and 18-36 East View. There is lack of a distinctive and harmonious character to these buildings largely as a result of unremarkable and much altered building stock with a lack of commonality and historic connection. The treatment of the public realm, the over use of signs, insensitive street furniture and the use of tarmacadam have also had an impact on the appearance of the area. It is recognised that the historic origins of the enclosure are significant as part of the history of Preston and it now forms a key element of the setting of Stephenson Terrace.

## 7.0 Amendment to the Conservation Area Boundary

Following a review of the architectural and historic interest of the area, it is considered that a revision to the conservation area boundary should be considered. Given the historic importance of the enclosure and the setting it provides for Stephenson Terrace and the framing provided by 18-36 East View, it is proposed that these remain within the conservation area. However, given the lack of special interest of 1-17 East View and 22-56 and 1-33 Deepdale Road combined with the fact that they are not considered to make an important contribution to the setting of the enclosure, it is recommended that the boundary of the conservation area should be altered to exclude these properties.

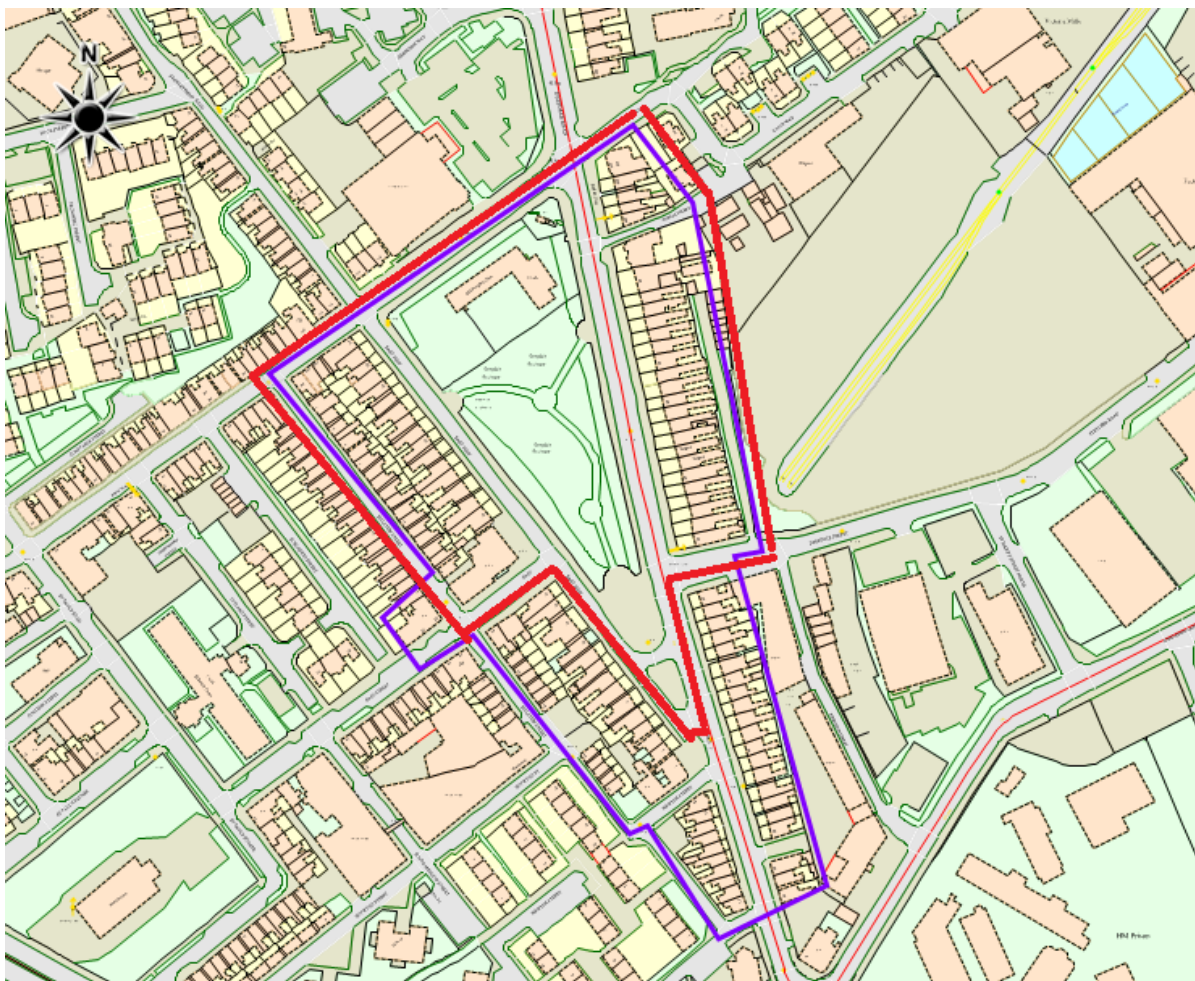


Figure 23: existing and proposed conservation area boundaries

## **7.1 Implications of the proposed boundary change**

- Local plan policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area would no longer be a material consideration in the determination of applications for development relating to:
  - 1-17 East View;
  - 22-56 Deepdale Road (Barton Terrace); and
  - 1- 33 Deepdale Road.
- The Council would have no control over the demolition the above buildings; and
- More types of advertisements could be displayed in the areas proposed to be excluded.

Outside of the conservation area the design, appearance and scale of new developments in the area would still be controlled through the application of the Council's design policies. In addition, in considering development proposals in the area, regard would need to be had to the setting of the listed buildings and the conservation area and views into it. As such, it is considered that adequate control over new development would be retained.

It is therefore considered that the appropriateness of an amended boundary outweighs the benefits of maintaining the current conservation area which includes buildings with little historic and architectural interest.

## **7.2 Procedure for the 'Variation of Designation'**

The proposed boundary change would require the Council to publish relevant notices in a local newspaper and the London Gazette.

## **7.3 Protection to Listed Buildings**

The protection afforded to the listed buildings in the area would be unaffected by the de-designation as they have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **8.0 References**

### **8.1 Legislation and Guidance**

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Town and Country Planning Act 1990
- The Town and Country Planning (General Permitted Development) (England) Order 2015
- The Central Lancashire Core Strategy
- The Preston Local Plan 2012-2026
- The Inner East Preston Neighbourhood Plan
- The National Planning Policy Framework (The Framework)
- Guidance on the Management of Conservation Area, English Heritage, 2006
- Guidance on Conservation Area Appraisals, English Heritage, 2006
- Understanding Place: Conservation Area Designation, Appraisal and Management, 2011

- Understanding Place: Historic Area Assessments in a Planning and Development Context, English Heritage, 2010

## **8.2 Archives and Libraries Consulted**

- Harris Museum and Library
- Lancashire County Council Historic Environment Record
- Preston City Council archive material