

Fishergate Hill  
Conservation Area Character Appraisal

November 2015



## **A Summary of the Special Character of Fishergate Hill**

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

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

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## **1. Background**

A conservation area as defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (referred to as 'the Act') is an area 'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Fishergate Hill was originally designated as a conservation area in 1994 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. As part of one such review in 1999 the Council made a direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order in 1995 (as amended). The effect of that direction was the removal of permitted development rights for home owners, the main aim of which was to prevent the erosion of the character of the area through insensitive incremental minor changes.

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 either by inappropriate development that the area 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 Public Consultation and Community Involvement**

There should be great emphasis given to involving the local community and including them in the process of the designation, review and management of the conservation area. After attending a Broadgate Action Group meeting in July 2014 to explain directly to the local community the Council's intention to re-appraise the Fishergate Hill Conservation Area, six residents volunteered to survey the area in street order to record features of note, general condition, what could be included or excluded as well as drawing attention to 'grot spots'. A draft appraisal was published for consultation in August 2015. As part of the consultation a drop-in event was held at the Gujarti Hindu Centre on South Meadow Lane to engage with the local community.

## **2.2 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.

## **2.3 Local Planning Policy**

The Development Plan for Preston comprises the Central Lancashire Core Strategy, adopted in July 2012 and the Preston Local Plan 2012-2026 (Site Allocations and Development Management Policy adopted 2<sup>nd</sup> July 2015). The Inner East Preston Neighbourhood Plan is also part of the Development Plan but is not of relevance to this conservation area.

The relevant policies and documents are as follows:

- Core Strategy Policy 16 – Heritage Assets
- Adopted Local Plan (Site and Allocations Development Management Policies) Policy EN8 – Development and Heritage Assets
- City Centre Plan
- Central Lancashire Design Guide Supplementary Planning Document

## **3. Character Assessment**

### **3.1 Location and Context**

Appendix A shows the boundary of the Fishergate Hill Conservation Area. It is situated immediately to the west of Preston City Centre and is the 6<sup>th</sup> largest conservation area in Preston at 11.81 hectares in size.

Fishergate Hill is visually separated from the city centre primarily by Preston Train Station, Butler Street and Corporation Street. The historic residential character of Fishergate Hill including the buildings and street patterns change almost totally at the point of the Lancashire County Council Offices with the commercial nature of the city centre becoming the prevailing urban landscape towards the east.

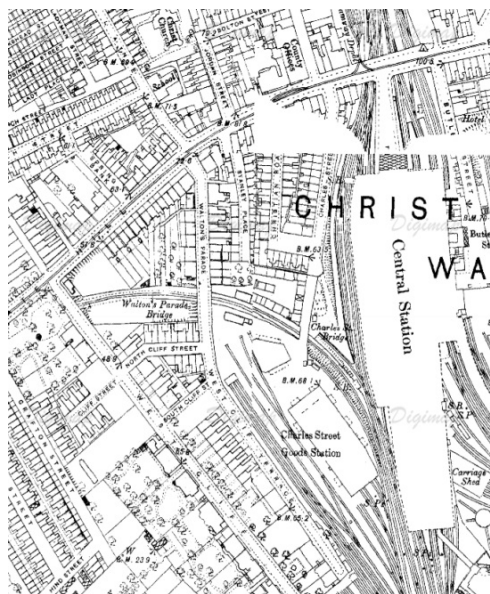
To the south of Fishergate Hill are narrower, quieter streets with mainly terraced housing of varying sizes that lead down towards Avenham and Miller Parks, both 'registered' Grade II\* that meet the River Ribble.

Appendix B shows the Fishergate Hill Conservation Area in context with the city centre.

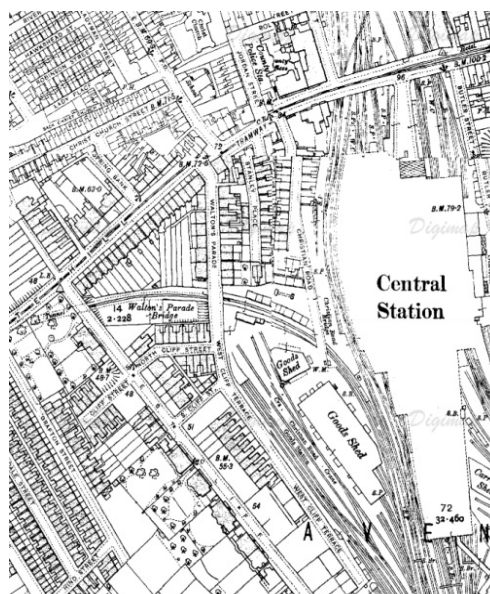
### 3.2 Origins and Development

The components that make up the foundations of Fishergate Hill Conservation Area include:

- Fishergate Hill as a principal historic route into Preston from the west over the River Ribble from the direction of Penwortham.
- The construction of the train station immediately to the east of Fishergate Hill Conservation Area and its growth from a goods depot to a passenger station.
- The change from agricultural land to a fashionable suburb from the early 1820s with large late Georgian and early Victorian villas and from later on in the 19<sup>th</sup> century the more dense development of terraced housing.
- The change of use from single dwelling houses to hotels, bed & breakfasts, bedsits, offices and shops in the mid to late 20<sup>th</sup> century.
- Changes to the street furniture, hard landscaping and traffic measures over the last 20-30 years with the increase of vehicular movement and highways maintenance.



Map 1 Dated 1890



Map 2 Dated 1910

### 3.3 General Character and Appearance

The conservation area has at its core the historic route of Fishergate Hill leading to the commercial centre of Fishergate. Leading off this central axis are the smaller, narrower streets that previously were meadows and agricultural land. The built environment was markedly developed from as early as the 1820s with a taste for neo-classical designs fashionable at this time. The coherent range of local materials and pattern book architectural detailing at a domestic scale was developed primarily for the middle and upper middle classes in Preston society.

As the majority of the earliest housing development occurred on Spring Bank, Stanley Terrace and Walton's Parade, the side streets leading off Fishergate Hill, it

could be suggested that the preference or tradition was not for living alongside and overlooking the main thoroughfare but facing away from the busy roads. Furthermore the houses tended to have principal frontages and gardens facing a south westerly direction to maximise the sunlight. Many buildings would wrap around an island or square plot with the rear of the buildings overlooking each other, which is particularly evident at Spring Bank. The urban grain of house building was changing to accommodate the denser terracing which is evident in the gradual development directly alongside Fishergate Hill.

### **3.4 Spatial Analysis**

There is a variety of plot sizes such as those on West Cliff where some properties are detached and others are terraced. The detached properties in this part of the conservation area were built with their front or principal elevations at the back of the pavement with large gardens to the rear. The Victorian villas towards Fishergate Hill were built set back from the pavement with small front garden areas and small yards to the rear.

The street pattern is linear following the lay of the land and the streets are formal with clear building lines, styles and positions. There are few gaps between buildings as they were built as a planned development in rows of terraces. South Cliff Street, a small street with only one small property which was a stable, leads onto West Cliff Terrace where views are of a large brick boundary wall that encloses the train lines. A narrow ginnel joins South Cliff and North Cliff Street which is suitable only for pedestrians. The built environment forms the major component and creates a clear sense of enclosure and definition. The buildings and the street scape are the main features of the space.

There are few green spaces in the conservation area apart from a small area adjacent to the Lancashire County Council Offices and the bowling greens to the south of Stanley Terrace. The setting of West Cliff is complemented by the greenery provided from the front gardens on West Cliff, the trees lining the street and the entrance to Avenham Park.

Although outside of the conservation area, further public open space was provided following the purchase of land south of West Cliff in 1852 by Preston Corporation and its subsequent development of Avenham and Miller Parks in the early 1860s.

The conservation area can be sub-divided into six areas with a particular set of distinctive characteristics and dates of construction (see Appendix C). The areas are as follows:

1. County Hall Council Offices dating from 1882 that incorporated the Police Headquarters and the forensic laboratory;
2. Christian Road, Stanley Place & Walton's Parade;
3. 88-89 Fishergate Hill, Spring Bank & Stanley Terrace;
4. Fishergate Hill;
5. Cliff Street, North Cliff Street & South Cliff Street; and
6. West Cliff & West Cliff Terrace.

### **3.5 Character Analysis**

#### **Definition of Character Areas**

##### **Area 1 – Lancashire County Hall, Pitt Street**

The building opened in 1882 and was purpose built as the offices for various administrative and legal functions such as the Police Headquarters. With the passing of the Local Government Act in 1888, Lancashire County Council was established in 1889 after which the building was used for the varied roles brought about by this new formation. The building is markedly different in style and proportions from the majority of buildings in the area but was designed in a style that was favoured in the last quarter of the 19<sup>th</sup> century. The architecture can be described as revival Queen Anne style with intricate Dutch gables, ribbed chimney stacks, asymmetrical frontages and deeply shadowed entrances. The building is constructed in red brick with stone dressings and is built to the back of the pavement with railings to guard the basement level.

The principal entrance is not on Fishergate Hill but on Pitt Street on the north facing elevation. The Fishergate Hill elevation is significantly more decorative than the Pitt Street elevation that overlooks the train lines. The building is very imposing at the brow of the hill; its massing is expansive, the rhythm strong and the ground floor windows are positioned higher than street level in order to prevent views. The County Hall offices have been enlarged over time as the western section of the building was added sometime between 1893 and 1911 to make way for a County police Station. Prior to the Police Station, the site was known as Jordan Street and was occupied by a row of houses on both sides.

Of particular historic interest, the successful and well respected astronomer Moses Holden (b.1777-1864) lived on Jordan Street. Moses Holden was made a 'Freeman' of Preston because of his technological and scientific achievements. Holden was brought up a Wesleyan Methodist and in his early twenties became a Missionary after which he took up the career as an Itinerant Astronomer. Holden's professional life took him across the north-west region and parts of the midlands delivering talks and seminars. Holden became involved with the Mechanics Institute and in 1828 contributed to the proposal for an 'Institute for the Diffusion of Knowledge' which later became known as the Harris Institute. The Harris Institute then evolved into the Polytechnic and ultimately the University for Central Lancashire.<sup>1</sup>

### **Areas 2, 3 & 4 – Christian Road, Stanley Place, Walton's Parade, Fishergate Hill, Spring Bank and Stanley Terrace**

At the beginning of the 18<sup>th</sup> century Preston was a small market town and the built up area stopped at Fishergate Brow at the top of Fishergate Hill where now stands the County Council Offices. The land to the west sloping down towards Penwortham consisted of long fields and meadows running at right angles to Fishergate Hill. The streets leading off Fishergate Hill such as Spring Bank to the north, Walton's Parade, Stanley Place, Christian Road (originally called Charles Street) and Stanley Terrace to the south were developed following the original field pattern. This is indicative of how parcels of land were sold incrementally and how the size and shape of the plots informed the size and orientation of the houses.

The properties in this area have some variety in size but the architectural detailing and the method of traditional construction using local red brick in a Flemish bond pattern and sandstone dressings create a continuous and distinctive character.

- Fishergate Hill – larger properties at the top of the brow particularly numbers 1-5 that are three storey in height and the majority still retain timber sliding sash windows with a variety of designs. Some have the original small front garden areas with a boundary wall and gated entrance however some have removed the boundary walls and use the front area for car parking. Chimneys remain a dominant feature to the natural slate roof scape.

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<sup>1</sup> Information provided by local historian Steven Halliwell.



- Stanley Terrace – at the corner with Fishergate Hill the properties are three storey, double-depth and double fronted plan. Numbers 5-7 are single fronted and number 8 is a two storey, double fronted house with two large ground floor bay windows.
- Walton's Parade – the properties on this street have perhaps more variety than the others, taking into account the significant drop in the street level and its link with West Cliff Terrace. The moulding detailing and stonework design are more extravagant over entrances and windows.
- Spring Bank – this street was developed fairly early in the area's history dating from circa 1825. Numbers 7 and 8 are double fronted and each has a symmetrical bay window to the ground floor. Numbers 9 and 10 do not have bay windows. Number 11 is built on the corner. Properties 12-18 have stepped entrances and numbers 14 and 18 have canted bay windows. All properties have cellars and like many of the properties in this area chimneys are prevalent along this street.

The earliest houses to have been built are now numbered 1-15 Fishergate Hill on the south side and 91-94 Fishergate Hill on the north side dating from 1830-40. Those currently numbered 1-10 are Grade II listed buildings. In the 1851 Directory of Preston & District the following people are registered as living at the following addresses set out below:

- 1 Fishergate Hill, Mrs May Cairns
- 2 Fishergate Hill, Thomas Ashton Esquire
- 4 Fishergate Hill, John Daniel Blackhouse Esquire
- 7 Fishergate Hill, Mrs Ann Sinfield
- 8 Fishergate Hill, Mr Fras Armstrong, Attorney, whose offices were on Chapel Walks
- 10 Fishergate Hill, Mr Robert Ashcroft, Attorney, who had his offices on Cannon Street
- 13 Fishergate Hill, Thomas Troughton, Gentleman
- 15 Fishergate Hill, Mrs Margaret Dewhurst.

Such details help to paint a picture of the people who lived in the area at that time, their standing in society and who was attracted to the area. There appears to have been a mixture of Gentleman, Esquires and Ladies with no recorded trade or skill as well as those with a profession.

Other buildings to have been constructed at this time include 1 Walton's Parade. In the 1851 directory it was inhabited by James Counce, Gentleman. Spring Bank was also built early on in the residential development of this area. In the same directory, the following people occupied the properties:

- 1 Spring Bank, Mr John Furness, flax spinner
- 3, Spring Bank, Miss Alice Fisher
- 4, Spring Bank, Wm M, Guffog cotton spinner
- 6, Spring Bank, Mrs Louise Hulton



View of Spring Bank



6 Stanley Terrace

Stanley Terrace, which is grade II listed, some dating from circa 1830, was primarily occupied by men:

- 3 Stanley Terrace, Captain John Woodford
- 4 Stanley Terrace, Richard Pedder, Esquire
- 6 Stanley Terrace, John Swain, Gentleman
- 7 Stanley Terrace, Henry Beesley, Gentleman

#### **Areas 5 & 6 – Cliff Street, North Cliff, South Cliff Street, West Cliff and West Cliff Terrace**

West Cliff was originally constructed as a carriageway joining Fishergate Hill at the northern end to a tunnel under the North Union Railway at the southern end. This tunnel was later taken down and the area re-landscaped to become an entrance to Avenham Park.

The first house to be built on West Cliff was by Mr Thomas Shuttleworth; a transfer of land in 1835 to accommodate a house 'to be built within twelve months' and to be of a value not less than £30.0.0 per annum'. The house appears on the Myers Map of 1836 as the *only* building and it is therefore safe to assume that the house was completed in the stipulated time.

The house was built on the south side of West Cliff where at the rear, facing south-west, the land significantly drops in level and would have afforded dramatic views across fields and over the River Ribble.

By 1847 adjacent to Mr Shuttleworth's property, (now numbered 60 and originally number 7) are four more substantial properties all with gardens, now numbers 56, 48, 46 and 42. Number 42 has been significantly altered with a late 20<sup>th</sup> century addition to the rear that was used as a sorting office for the Royal Mail.

In the 1851 directory West Cliff was spelled West Cliffe and two of the addressees are not numbered, one of which must date later than the 1847 Myers Map. The following people were listed as the occupants:

- William Maynard, Esquire, West Cliffe
- Reverend Thomas M A Clark, incumbent of Christ Church, West Cliffe
- 2 West Cliffe, William Winstanley, Esquire

- 3 West Cliffe, Edward Gorst Esquire
- 5 West Cliffe, William Dickson, Soldier
- 7 West Cliffe, Thomas Starkie Shuttleworth, Esquire

On the opposite side of the road is an impressive terrace of three storey townhouses with balconies on the first floor that are Grade II listed, numbered 39-57 and date from c1850-60. Further towards Fishergate Hill, large brick built Victorian villas with smaller gardens and rear yard areas were built along with Cliff Street, North Street and South Cliff Street. On the corner of West Cliff Terrace and South Cliff Street is an unusual small L-shaped detached property that was originally a stables and recently used as a carpet fitter's office. It has been empty for several years but retains many of its original features such as windows, large gated openings and a cobbled yard. Planning permission has recently been granted for its conversion to a single dwelling house paying attention to its original features. This building is an anomaly to the rest of the conservation area and has in recent times been rendered on the South Cliff elevation.



External view of 39 West Cliff showing architectural detailing

The smaller streets leading off West Cliff of North, South and Cliff Street date from around the 1880s and are shown on the OS map of 1890. They are typical examples of Victorian terraced houses. The properties on Cliff Street are larger than those on North Cliff Street and have an impressive appearance with bay windows, small front gardens and stepped entrances. Cliff Street, which is cobbled, is not a through street and is blocked off with a brick wall.

The properties on North Cliff Street are much simpler without bay windows and brick fronted with stone details. Many properties retain their timber framed sliding sash windows.

None of these streets have designated areas for parking so vehicles are on the principal frontages. However the streets have a quiet atmosphere being separated from the main routes of passage.

#### **4. Vistas, Views, Landmarks & Finishing Points**

Views in to, out of and within a space are important elements in the character of an area. All spaces have views through them and will have a combination that varies

from space to space. Often it can be a cumulative combination of views that influence the character of a space rather than a single defining vista. Appendix D shows significant views, which include:

- Long views from a westerly and easterly direction along Fishergate and Fishergate Hill that afford glimpses of County Hall which is the most prominent landmark in the conservation area.
- Straight long views down West Cliff towards Avenham Park
- Long, winding and descending views down Waltons Parade towards West Cliff Terrace to the south
- Long straight views down Fishergate Hill, descending towards Penwortham
- Unfolding views as one ascends from the bottom of Fishergate Hill towards County Hall where it plateaus along Fishergate.
- Less significant views include the short views along North Cliff & South Cliff Street and the short slightly winding views down Stanley Place where the road is terminated with a brick wall as the road meets the railway line.

## **5. An Audit of Heritage Assets**

The following are the designated heritage assets in the Fishergate Hill Conservation Area:

- Fishergate Hill: 1, 2, 2A, 2B, 2C, 5, 6, 7, 10, 86, 87, 88, 89, 91, 92, 93, 95
- Spring Bank: 7, 8, 9, 10, 11, 12 -18 Consecutive, 19
- Stanley Terrace: 1-4 Consecutive, 5, 6, 7, 8
- Walton's Parade: 1
- West Cliff: 38, 39-57, 42, 48, 54, 56, 60, 66, 68, 72, 74, 76

## **6. The Extent of Intrusion or Damage**

Conservation areas have restricted permitted development rights affecting all properties. In addition, and as mentioned in Section 2 above, there is an Article 4 Direction covering the majority of the Fishergate Hill Conservation Area, the result of which is the need for planning permission for all external changes to single dwelling houses. The intention of the Article 4 Direction is to encourage the retention of traditional materials and to prevent the unnecessary loss of historic architectural features in order to uphold the character, appearance and historic significance of Fishergate Hill. The area is predominantly well looked after and properties tend to be occupied and well maintained. There are however several properties that present problems with insensitive external changes such as exterior painting, unauthorised alterations and lack of general maintenance which means that they appear shabby and in a state of disrepair.



Exterior masonry paint can harm the appearance of a uniformed terraced

## 6.1 Loses and Damage

Unfortunately some properties have undergone changes that have not been approved as part of a planning application (or application for Listed Building Consent) and which would be unlikely to receive planning permission/consent. Such changes include:

- the replacement of timber framed windows and doors with upvc;
- the loss of front gardens to create hard standing for off-road parking; and
- poorly designed shop fronts and signage to the ground floor of historic properties.

Unauthorised development and breaches of planning control are investigated in line with the Council's Planning Enforcement Charter. The Charter sets out the Council's priorities for dealing with alleged breaches, it explains how the Council will carry out its investigations and explains the decision making process regarding enforcement.

## 6.2 Public Realm

The use of unsympathetic modern materials in the public realm such as concrete flags for pedestrian pavements and the over use of street signage is prevalent throughout the area particularly noticeable along Fishergate Hill. These elements do not compliment the listed buildings but add a cluttered and uncompromising setting for the historic built environment.

## 6.3 Sub-division of Properties

Two of the most prevalent uses in the conservation area in recent times are houses in multiple occupation and student accommodation. In some cases, such uses have resulted in a lack of general maintenance of properties and issues associated with the inappropriate storage of refuse and recycling facilities and insensitive signage.

## 7. The Existence of Any Neutral Areas

Areas that neither contribute to, intrude on nor damage the conservation area include:

- Housing at the north-west corner of West Cliff where it meets Fishergate Hill. The terraced housing dates from the late 19<sup>th</sup> /early 20<sup>th</sup> century and the semi-detached properties date from the inter-war period. These properties are not typical of rest of the area and do not have those characteristics that make up the

significance of the conservation area. They are however included within the conservation area due to their location on the historic thoroughfare of West Cliff.

- The small terrace of houses and the Texaco garage on the south side of Spring Bank. These are late 20<sup>th</sup> century additions that do not follow the character of the area.
- The timber boarding at the bottom of Fishergate Hill that serves as a barrier from the drop in land levels to the bowling greens.
- The late 20<sup>th</sup> century properties on the northern side of Christian Road and eastern corner of Fishergate Hill.

## 8. General Condition

The overall condition of historic properties is good but there are several buildings that appear to have been poorly maintained and/or managed. Several buildings have been vacant for some time and have had changed their use, in particular from office use to student accommodation and from single dwellings into flats.

42 West Cliff is presently identified as a building at risk. It is a Grade II listed building which is vacant and has suffered from neglect, theft and vandalism. As a consequence water damage had caused the onset of dry rot and almost the entire interior has been lost. The building also has an unsympathetic large extension to the rear when it was used as a Royal Mail sorting depot.



42 West Cliff

24 Fishergate Hill has a shop at ground floor level with unauthorised signage and on the upper floors there are unauthorised upvc windows. To the south side of this property the boundary wall has been partially removed and the remaining wall is in a poor state of repair while land at the rear of the property is also left unmaintained.





24 Fishergate Hill

The former Moose Hotel on the eastern side of Fishergate Hill is a Grade II listed building which is currently used as student accommodation. It has a shabby appearance with a proliferation of refuse and recycling facilities on view.



Former Moose Hotel

The issues highlighted above including the poor shop fronts, unauthorised works and lack of maintenance have a cumulatively negative effect on the appearance of the area and give a poor impression.

## 9. SWOT Analysis

Below is a summary by way of a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis that highlights both the positive and the challenging elements of Fishergate Hill Conservation Area:

### Strengths

- Good building stock with a consistent palette of materials, architectural detailing and distinctive construction methods such as Flemish Bond brick coursing;
- High quantity of designated and non-designated heritage assets;
- High level of occupancy;
- Implementation of Article 4 Direction;
- Good pedestrian links to the city centre, train station and Avenham and Miller Parks; and
- Strong channelled and wide open views.

## **Weaknesses**

- Unsympathetic materials used for hard landscaping in the public realm;
- Over use and unsympathetic design of street signage and furniture;
- Properties which have been converted and appear to have insufficient dedicated space for the storage of refuse and recycling facilities;
- Several properties with significant issues with maintenance, disrepair and poor quality shop fronts; and
- Impact of traffic and vehicles.

## **Opportunities**

- Improvements to the public realm;
- Promotion of pedestrian links throughout the area as well as the strengthening of links from the parks to the city centre; and
- The creation of more greenery along Fishergate Hill and the creation of an attractive backdrop to the built environment.

## **Threats**

- Poorly designed and maintained shop fronts and commercial properties;
- Mismanagement and lack of maintenance of some sub-divided properties; and
- The pressure for more properties to be sub-divided and used for HMOs.

## **10. Management Proposals**

The Council has a duty to maintain and monitor the condition and changes within conservation areas by way of preparing mid to long term strategies for preserving and enhancing their significance. Management proposals should address the issues and recommendations that have arisen from the appraisal process.

The issues outlined in the SWOT analysis would be dealt with through:

- The ongoing partnership between Preston City Council and Lancashire County Council to address highways matters including the improvement of the public realm such as the reinstatement of more appropriate surface materials, tree planting schemes, well-designed street furniture and suitable signage;
- The preparation of a design and maintenance guide for owners of properties in conservation areas and the preparation of a shop front design guide; and
- A strategy to deal with sites and properties that are considered to detrimentally affect the area and/or have been subject to unauthorised development.

## **11. References**

### **11.1 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 National Planning Policy Framework (The Framework)
- The Publication Preston Local Plan, 2013-2026
- English Heritage (2006) Guidance on the management of conservation areas
- Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage) 2011



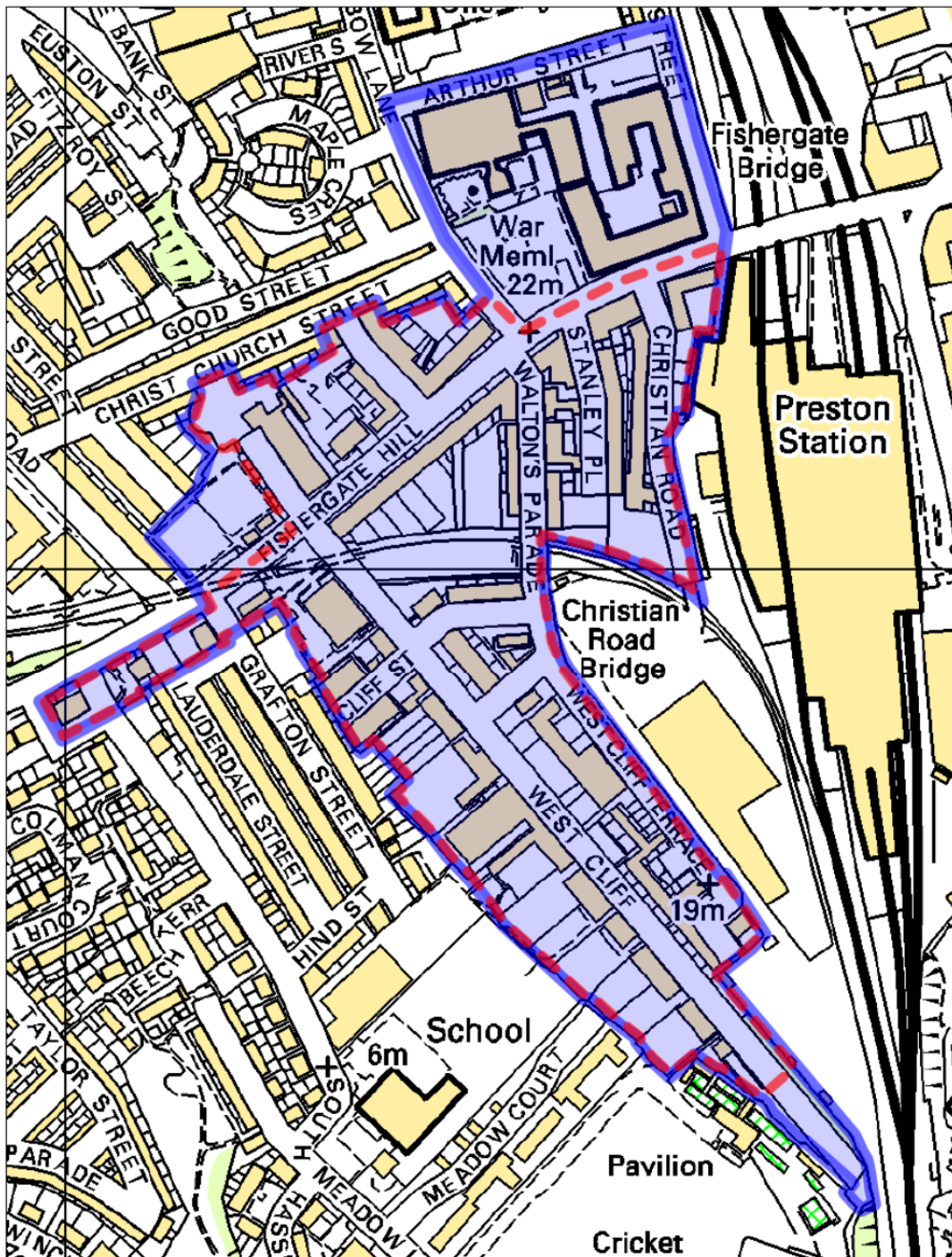
- Understanding Place: Historic Area Assessments in a Planning and Development Context (English Heritage) 2010

#### **11.2 Local History Archives and Libraries consulted**

- Harris Museum and Library
- Lancashire Archives Office, Bow Lane
- Local History - Local historian Mr Steve Halliwell provided details on the astronomer Moses Holden and thanks is given for the sharing of knowledge and research. The information has contributed to the understanding of the historic significance of Fishergate Hill.


Appendix A  
Map of Fishergate Hill Conservation Area

Fishergate Hill Conservation Area

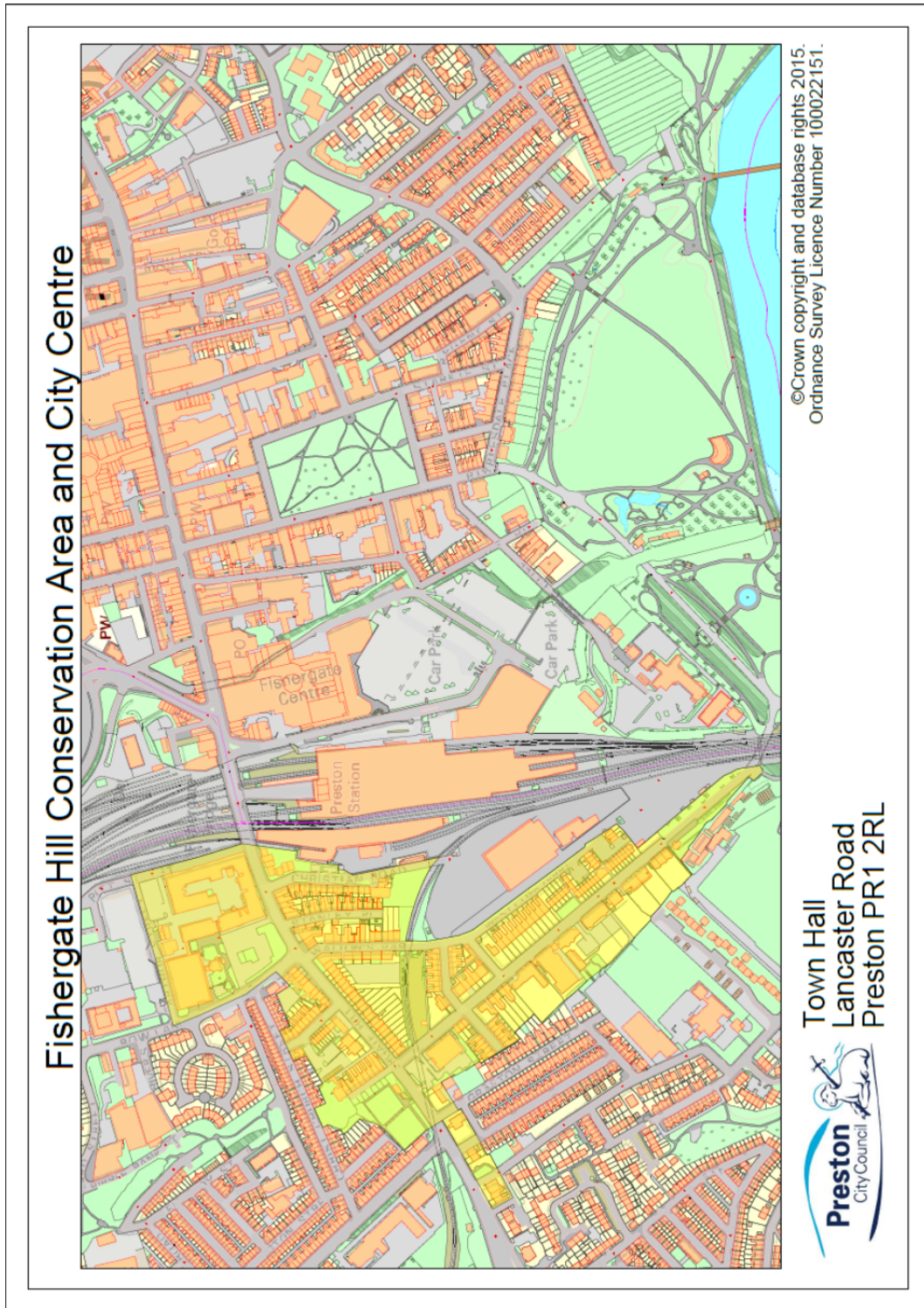


Town Hall  
Lancaster Road  
Preston PR1 2RL

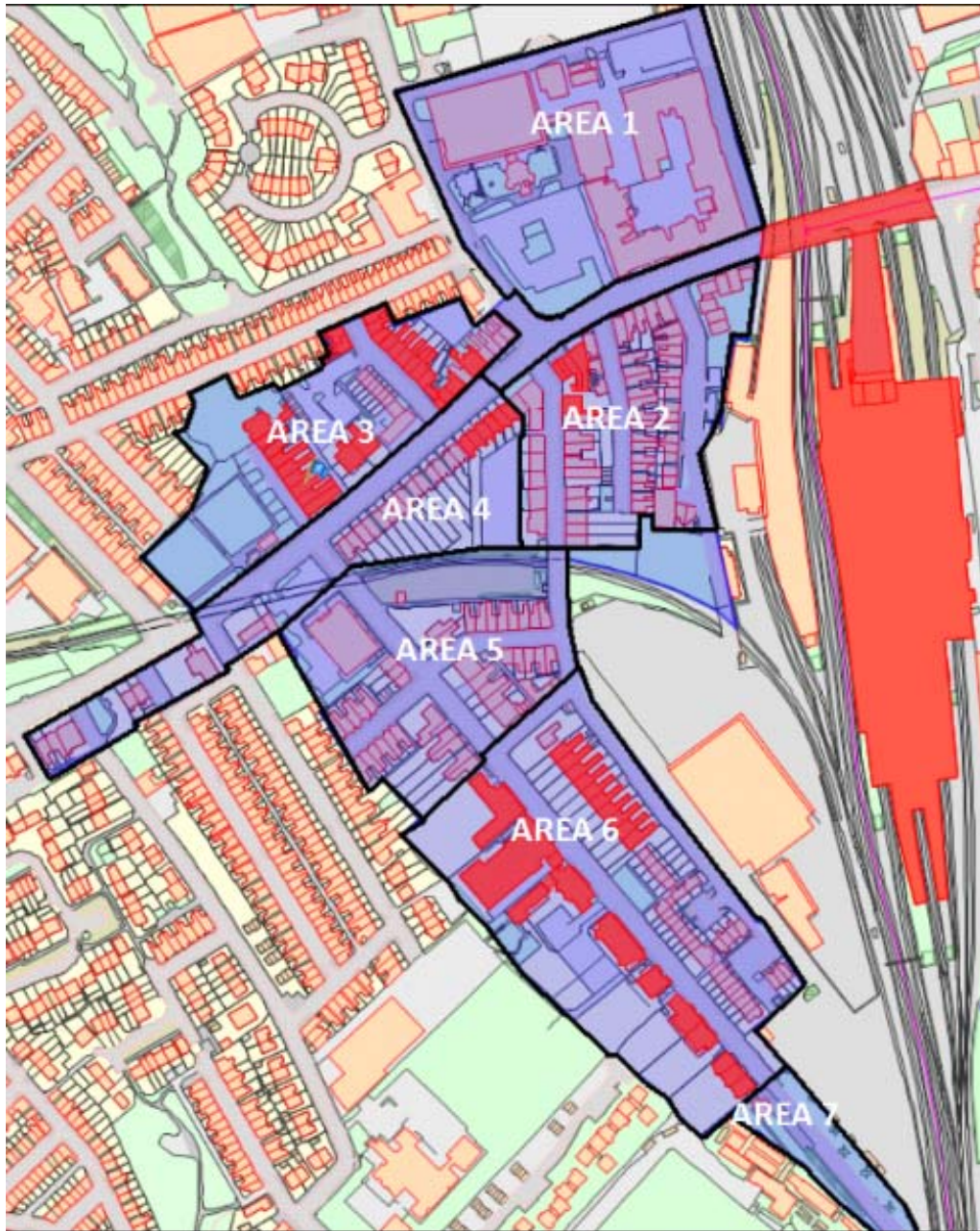
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 (Indicates area of Article 4 direction)

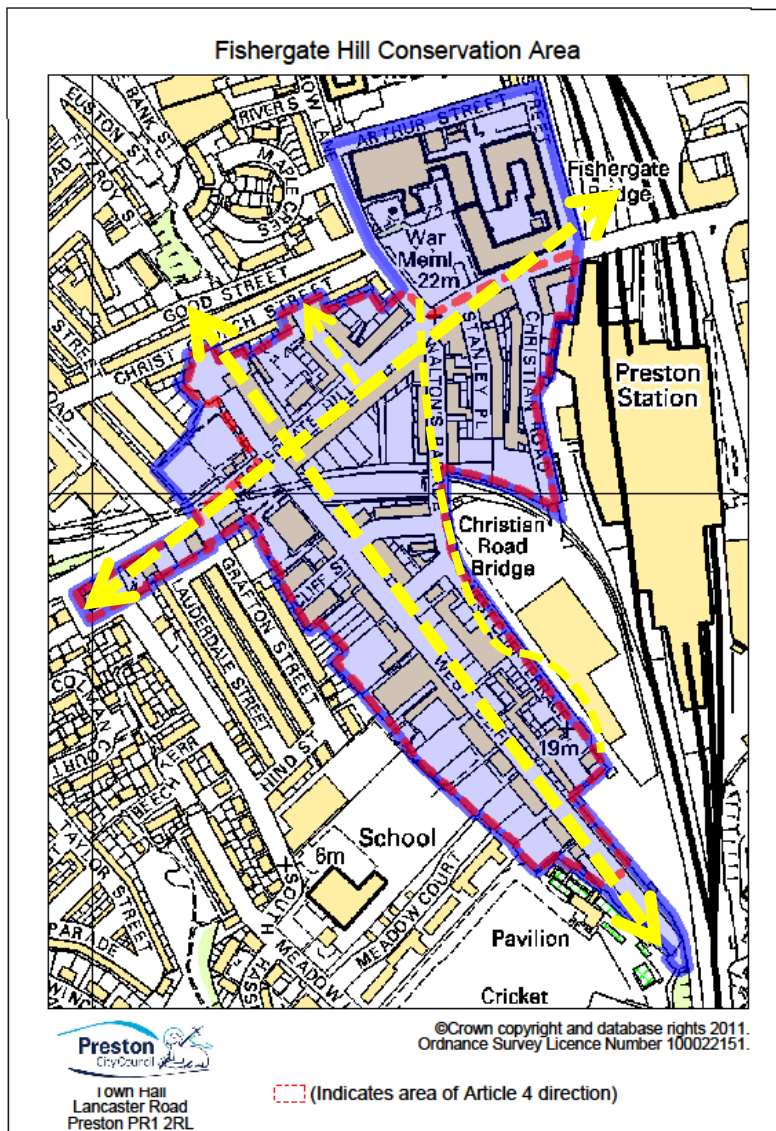
**Appendix B**  
**Map of Fishergate Hill within the city centre**



**Appendix C**  
**Fishergate Hill Character Areas**

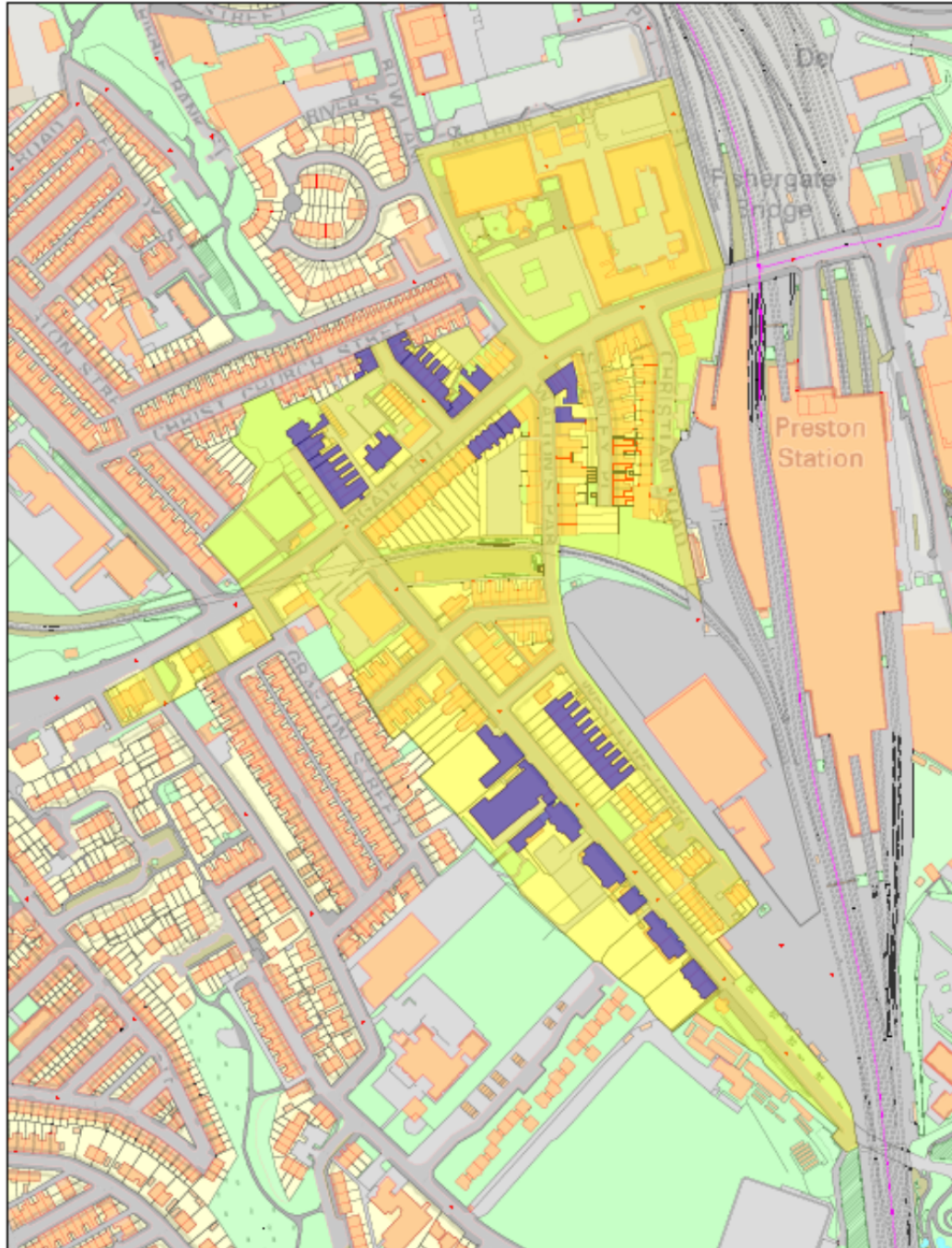


# Appendix D Significant views



Appendix E  
Map of Fishergate Hill with listed buildings shown in purple

## Fishergate Hill Conservation Area & Listed Buildings



Town Hall  
Lancaster Road  
Preston PR1 2RL

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