

Fulwood Conservation Area

Appraisal

DRAFT for consultation

January 2018



Summary of Special Interest

- It was Preston's first suburb originally developed from the mid-Victorian period.
- It is an early example of a "Freehold Land Society" estate.
- It includes one of the finest examples of a nineteenth century army barracks.
- A surviving workhouse originally known as Preston Union Workhouse along Watling Street Road is a surviving model of social care and reform from the mid -19th century.
- The Nooklands Estate is a small-scale development of Victorian villa residences and their grounds that survives largely unaltered.
- There are good examples of Edwardian domestic architecture on Highgate Avenue.
- The quality of architecture is high with impressive attention to detail, unique features and a high standard of workmanship and materials including timber sliding sash windows, bay windows, timber paneled doors with decorative glazing, decorative bargeboards, ornate chimneys and distinctive porch features.
- There is visual harmony resulting from the use of a restrained palette of traditional building materials.
- Steeply pitched roofs, turrets and chimney stacks are characteristic features throughout.
- There is a well-balanced relationship between scale, height and massing in the street scene including both traditional and later 20th century properties.
- Traditional craftsmanship and techniques are embodied in the distinctive architectural features.
- The original use of the area is largely unchanged and it therefore retains its residential and domestic sense of place.
- The consistent building line creates a formal relationship between buildings and the street. The defined built edges including pavements and high boundary walls make it evident where the private space ends and the public space begins.
- There are high quality open spaces including front and rear gardens with a wealth of greenery and foliage.
- Eaves Brook and the allotments run along the southern boundary of the conservation area and add a green, open space between the houses and Blackpool Road.
- The tree lined avenues, streets and roads throughout the area add greenery and attractiveness contrasting with the built environment.
- Boundary treatment is a key feature and generally includes low walls and foliage and properties tend to have both vehicular and pedestrian entrances.
- There is a spacious, formal layout between properties and the street.
- Views unfold along Higher and Lower Bank Road and parts of Victoria Road as these roads are winding and narrow compared with the wider Watling Street Road where views are long, straight and clear.
- The arrangement of building plots is distinct and the buildings within the plots are positioned in a regular manner, often successfully addressing junctions and corner plots making this a significant positive aspect of the area's character.

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1. Background

A conservation area is 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'. The Fulwood Conservation Area was originally named Watling Street Road Conservation Area and was designated in 1976 by Preston Borough Council and amended in 1994. Previous character appraisals were carried out in 1996 and 2001 with the most recent being in 2008 when the conservation area boundary was extensively re-drawn and renamed Fulwood Conservation Area. In 2010 an Article 4 Direction was implemented which removed some permitted development rights relating to residential properties.

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 Local Plan which was adopted in 2015. It also includes the City Centre Plan and the Inner Easter Preston Neighbourhood Plan although neither of these are relevant to this conservation area.

The relevant policies are as follows:

Core Strategy

- Policy 16 – Heritage Assets

Local Plan

- Policy EN8 – Development and Heritage Assets

Article 4 direction

Conservation areas are places with recognisable historic significance and as with all areas there is increasing pressure for change. It is the responsibility of the Council to manage change in ways that maintain and if possible reinforce that area's special qualities.

To help protect Fulwood Conservation Area from the cumulative effect of minor alterations and additions the local planning authority has withdrawn certain 'permitted development rights' as set out in the Town and Country Planning (General Permitted Development) Order 1995 through an Article 4(1) Direction. Following an amendment to the planning application Fee Regulations in January 2018 such developments now attract a fee. Further information on fees can be found on the Council's website.

3.0 Introduction

The Fulwood Conservation Area was designated by Preston City Council in 2008 following a re-appraisal of the Watling Street Road Conservation Area. The boundary was extended to include Nooklands Conservation Area to the north-west and Fulwood Barracks, Allenby Avenue, Duchy Avenue, Manor Avenue and Fulwood Hall Lane to the east. The conservation area measures 100 hectares.

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

The assessment outlines the historic development of the area and evaluates 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.

4.0 Character Assessment

4.1 Location and Context

The Fulwood Conservation Area is located approximately 2.5 kilometres north of the city centre in the suburb of Fulwood. The main body of the conservation area is largely made up

of the former Watling Street Road Conservation Area which is east of Garstang Road; a major trunk road running in a north-south direction. The southern boundary is Blackpool Road, on the southern side of which is Moor Park Conservation Area and Registered Historic Park. At the eastern side of the area is Sir Tom Finney Way, a major thoroughfare bringing traffic from the northern areas of Goosnargh and Longridge. To the north, the area includes Highgate Avenue, The Triangle and in the north east Fulwood Barracks and Fulwood Hall Lane. The area also includes the Nooklands Estate and Kings Drive further north on the western side of Garstang Road.

Watling Street Road and Garstang Road are the principal routes running through the conservation area. The area is predominantly residential with several community buildings and places of worship interspersed with pockets of commercial buildings that in the main are convenience stores, public houses and restaurants.

4.2 General Character and Plan Form

The overall area is linear following the line of the principal east-west route of Watling Street Road and the subsidiary roads of Victoria Road, Lower Bank Road and Higher Bank Road. The roads tend to follow the lay of the land and the area developed along these roads in defined plots in a grid-like pattern with properties generally facing north – south with most having garden space. This has resulted in some properties with gardens back-to-back and others overlooking two principal highways. In the case of the latter, the properties address both street frontages with formal elevations.

Public and private spaces are well defined with properties having clear boundaries that establish a strong street frontage. Property types are varied from terraces, semi-detached and detached houses; however at the core of the conservation area particularly along Lower and Higher Bank Road they tend to be large Victorian villas. Along Garrison Road and parts of Victoria Road development is mixed with bungalows and mid to late 20th century housing.

The Victorian and early 20th century origins are evident in the tall and imposing red brick buildings, the garden spaces and leafy edged pavements. The buildings, plots and spaces are generous and indicate the area was intended as a new suburb for wealthier residents. There are several places of worship that do not follow the general layout as these are essentially different buildings with different purposes.

There is a consistent palate of materials of local red brick, slate and stone dressings, although there are some exceptions particularly towards the eastern part of the conservation area where render is used.

4.3 Origins and Development

The Fulwood Conservation Area is one of the first suburbs in Preston which developed as part of the urban expansion of Preston in the latter half of the 19th century. It developed at a similar time to Ashton Conservation Area.

Although Preston itself was settled in Roman times there is no evidence of Fulwood ever being occupied at that time although the two main routes north-south, Preston to Lancaster, and east-west, Ribchester to Poulton-le-Fylde, crossed here. Traces of the original Roman roads were found in the mid-19th century hence Watling Street Road was originally named Roman Road.

Fulwood became a royal forest after the Norman invasion of 1066. It belonged to the crown and there were bans on hunting, cultivation, enclosure, felling of trees, digging of peat etc. It provided meat for the monarch and the court and, through the selling of rights, revenue for the

monarch, but it was also a source of resentment to all sectors of society. During the Interregnum when Cromwell and Parliament ruled the country from 1649 – 1660, an Act was passed effectively abolishing forest law.

By the late 18th century some of the land was in the ownership of William Clayton who had established his estate at Fulwood Hall. Much of the land was however still held by the Crown and the rest was leased to the Earl of Derby. There were also forest smallholders who had grazing rights on the common land of Fulwood Moor. In 1811 an Act was passed by Parliament enclosing Fulwood and Cadley Moors (although one twelfth of the land was still retained by the monarch as Duke of Lancaster). This land eventually became the site of Fulwood Barracks. Following enclosure the land was divided; some was given to those who had a claim and the rest sold to new owners including Samuel Horrocks, the mill owner.



Figure 1 OS Map 1849

Subsequently in 1850 a Freehold Society was set up to sell the plots and a year later in May 1851 building started. The development of the estate continued over the following fifty years.



Figure 2 Plan of the Freehold Park Estate

Notably in 1876 the Nook Land Company Ltd was formed which built the small development now known as Nooklands. The Nook Land Company Ltd was formed in 1876 and shortly afterwards the plots were set out around a roughly semi-circular road originally called the Avenue. The houses were built in the early 1880s and are all slightly different in appearance although the materials, general style and scale are the same. The houses were built for the wealthy middle classes which is demonstrated by the address book Barrett's Directory of 1895 which lists three of the addressees as Justices of the Peace and an army Major. Nooklands was planted with Horse Chestnut trees with planting along Garstang Road as well as between the houses which positively contributes to the character of the area.

It was during this period that Preston with all its wider social consequences saw several institutions built in Fulwood including the Union Workhouse; the Home for the Elderly run by the Little Sisters of the Poor; the Derby Home for the Blind; St Vincent's Poor Law School and the Harris Orphanage. A police station was built in response to residents feeling unsafe after the opening of the workhouse.

During the 20th century the Fulwood estate continued to expand, initially on the north side of Watling Street Road which included Highgate Avenue. Highgate Avenue was not included in the Freehold Park Estate but instead formed part of the Highgate Park Estate which derived from Highgate Park, a large country house built in 1876 (demolished in 1957) for James Gregson, a cotton-industry entrepreneur. The interwar period saw the development of the area towards the east adjacent to the Fulwood Barracks.

4.4 Character and Appearance

Whilst the majority of the area follows the line of Watling Street Road and the course of Eaves Brook there are pockets of areas that have developed in a more detached manner such as Nooklands, Highgate Avenue and the Barracks. These areas have individual characteristics but the common theme across the conservation area is the architectural quality and built form, high quality building materials, generous green spaces, tree-lined avenues and the manner in which it has been formally developed following historic street routes and the topography of the land.

For the purposes of this appraisal, the conservation area has been divided into a number of character zones as follows:

- Zone 1 - Freehold Park Estate; Watling Street Road and areas south towards Eaves Brook including Higher Bank Road, Lower Bank Road & Victoria Road.
- Zone 2 - Highgate Avenue to the north of Watling Street Road
- Zone 3 - Fulwood Hall Lane
- Zone 4 - Fulwood Barracks
- Zone 5 - Nooklands on the western side of Garstang Road.

The zones are shown on the map at appendix A.

1) Character Zone 1 – Freehold Park Estate

This is the core of the Fulwood Conservation Area not only because it is the primary area to be developed by the historic Freehold Society but also because Watling Street Road stretches the entire length from east to west and forms the spinal road from which the Freehold Park was accessed and developed. This road has clearly defined public and private spaces with wide roads, grass verges along pavements and uniformity of building lines with properties set back from the roadside behind boundary walls on narrow plots. Properties are largely Victorian

with typical design features of gables, bay windows and chimneys. There is a good mix of terraced, detached and semi-detached properties which have a range of private outdoor spaces from small to large gardens and rear yard areas.



Figure 3 Freehold Park Estate OS Map 1893-3 1



Figure 4 Typical examples of semi-detached properties on Watling Street Road

Along Watling Street Road there are some non-residential properties including the former Police Station, a mosque and the former Preston Union Workhouse, a Grade II listed building. Building materials are generally smooth red brick with slate roofs and buildings are predominantly two and three storeys in height.



Figure 5 The former Preston Union Workhouse



Figure 6 Former Police Station, Watling Street Road

The building line is continuous and gaps between the buildings are fairly regular but narrow and are not particularly noticeable. This adds a clearly defined sense of enclosure to Watling Street Road and creates a strong linear aspect.



Figure 7 Watling Street Road looking west circa 1935

The roads leading off Watling Street Road are less linear and are more meandering closer towards Eaves Brook. Lower Bank Road backs onto the brook and the allotments where the land falls away and then plateaus towards Blackpool Road. The built environment along Lower Bank Road differs from Watling Street Road as buildings have a variety of plot widths and a more spacious layout. Houses are generally large, distinctive and in generous grounds set back from the pavement behind boundary walls and foliage. Buildings are visually striking and are often set at slight angles that follow the curves of the road. This gives an attractive and unique appearance that significantly contributes to the character of Fulwood Conservation Area.



Figure 8 View east along Lower Bank road showing the curve of the road and a mid-18th century detached house with original features



Figure 9 Traditional double fronted houses on Lower Bank Road

Higher Bank Road is similarly made up of large houses, many of which are detached. They are slightly closer together and some have dual frontages to Higher Bank Road and Lower Bank Road. Higher Bank Road is to the rear of Victoria Road and is comparatively narrower than neighbouring streets. It does not tend to be used by vehicular traffic as much as the streets running parallel and as such it has a quiet residential and out-of-town feel. A particular feature of Higher Bank Road is that the rear of Victoria Road with its high boundary walls and garaging makes a consistent building line at a fairly uniform scale that emphasises the sense of enclosure.



Figure 10 View looking west along Higher Bank Road

Victoria Road is slightly more linear but has a sense of distinctiveness that is more similar to Higher Bank and Lower Bank Roads. There is however a larger degree of 20th Century development and a variety of building materials along the eastern side of Victoria Road. There are short access roads leading from Watling Street Road into the ‘estate’ roads which include Garrison Road, Park Road, Park Walk, East Road, Albert Road and West Road. These roads make a positive contribution to the area in terms of continuing the urban grain, scale and architectural design and have buildings that successfully address difficult corner plots. On both Victoria Road and Watling Street Road there are places of worship that are typical of their age and denomination each adding to the residential community; Fulwood Methodist Church, the Masjid E Salamm Mosque and Christ Church.



Masjid E Salaam Mosque



Methodist Church



Christ Church, Victoria Road

Figure 11 Places of Worship in Fulwood

The eastern part of Fulwood Conservation Area is markedly different even though it is within the original Freehold Park Estate. Watling Street Road towards the junction of Sir Tom Finney Way, parts of Garrison Road and Chapman Road have a larger percentage of 20th century development than other parts of the conservation area. Many properties in this part have uPVC windows and doors, have front gardens which are now used for vehicle parking and vary in scale and plot size.

2) Character Zone 2 – Highgate Avenue

Highgate Avenue largely comprises early 19th century and Edwardian houses featuring many architectural details associated with the Vernacular Revival or Arts and Craft styles including

steep pitches, decorative timber boarding, porches, angular bay windows with leaded glazing and motifs of abstract floral designs. Consistent with the Freehold Estate, Highgate Avenue has similar plot sizes, two story and three story properties, a similar palette of materials and boundary treatment comprising low walls with foliage. The road is wide, linear and spacious and the avenue is tree lined which adds to the suburban atmosphere and residential character. The avenue was not substantially complete until around 1955 and there are a couple of examples where later houses have not been built in the prevalent tradition.



Figure 12 Properties along Highgate Avenue

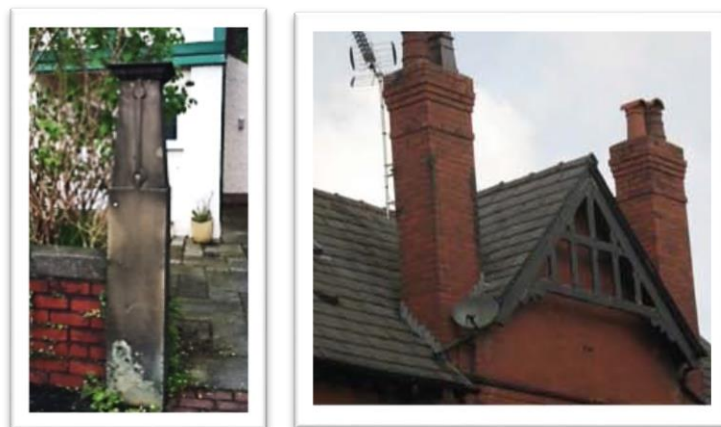


Figure 13 Gatepost detail and timber decoration with Arts and Craft style detail



Figure 14 Street view of Highgate Avenue looking east

3) Character Zone 3 – Fulwood Hall Lane

This zone is a triangular shaped plot that sits between the Freehold Park Estate and Fulwood Barracks starting from Fulwood Hall Lane running in a north south direction on the west side, Fulwood Barracks on the east side and Watling street Road to the south.

Fulwood Hall Lane is a long and spacious road with a mixture of terraced, semi-detached and detached houses of varying styles, scale and appearance. The building line is well established and the pavements are wide and tree lined and there are no commercial properties giving the area a quiet suburban character.

Properties are substantially mixed in scale, appearance and date. For example on Devonshire Road, Bedford Road and Westbury Road there are a number of bungalows with dormers with a mixture of hipped and pitched roofs. On Duchy Avenue, Allenby Avenue and Manor Avenue there are many semi-detached properties constructed of brick and render with curved bay windows, gables, recessed porches and front gardens and driveways. The building line remains well established throughout with properties set back from the pavement with low boundary walls and front gardens. The development of this zone dates from between the 1920s -1930s and is typical of suburban development of this era. Development is denser in this area with more houses on smaller plots and narrower roads that, combined with the growth in car ownership, has created a more cluttered appearance compared with other parts of the conservation area.

This zone was included within the conservation area in 2008 when the boundary was significantly redrawn. Prior to this a great deal of alteration to a number of properties had already occurred and many attractive and original features had been lost. The character and appearance of this part of the conservation is not therefore as architecturally or historically significant as the Freehold Park Estate, Highgate Avenue and Nooklands. Similar to the eastern end of Watling Street Road, Victoria Road, Garrison Road and Chapman Road this zone does not have as many timber framed windows, timber doors and many front gardens have been hard surfaced to provide vehicular parking.

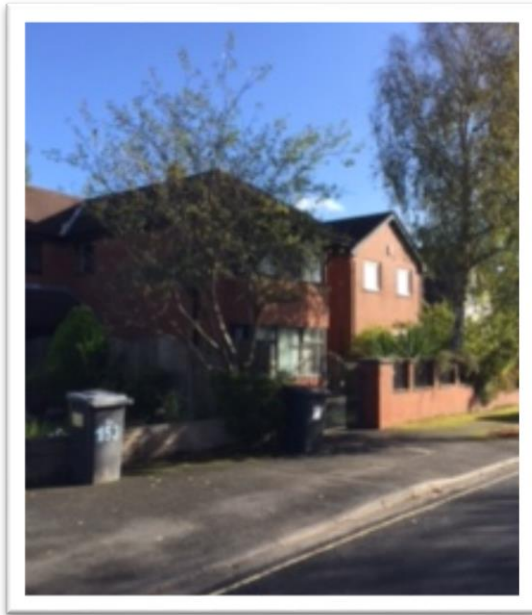
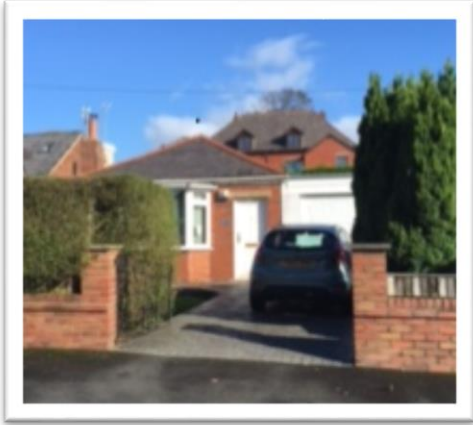


Figure 15 Typical development in the Fulwood Hall Lane Zone

4) Character Zone 4 – Fulwood Barracks



Figure 16 Entrance to Fulwood Barracks off Watling Street Road

Fulwood Barracks is located at the eastern end of the conservation area and is described by Historic England as the most complete example in England of late 18th century concept of barracks design. It was built on land which had been kept by the Crown at ‘enclosure’ which is when land was changed from being communally farmed to having definitive boundaries and ownership. Between enclosure in 1811 and 1822 it was leased to Edward Smith-Stanley, Earl of Derby, who had been using it as a racecourse. It was then leased to William Miller until the start of work on the barracks in 1842 when he rented land nearby to build a house on Sharoe Green Lane.



Figure 17 OS Map 1849 Fulwood Barracks

The map above shows the barracks shortly after completion and also William Miller’s Manor House called Clayton Villa is shown to the west. Fulwood Hall Lane can be seen in the top left hand corner.



Figure 18 OS Map 1892-3 Fulwood Barracks

By 1911 there is more housing along the west side of Fulwood Hall Lane and more on Watling Street Road including The Loyal North Lancashire Regiment Cottage Home.



Figure 19 OS Map 1911-12 Fulwood Barracks

Development had not begun on Manor Avenue and Duchy Avenue but by 1931 a gradual increase in housing around the barracks had occurred as can be seen on the 1931-32 OS map.



Figure 20 OS Map 1961-67 Fulwood Barracks



Figure 21 OS Map 1931-32 Fulwood Barracks



Figure 22 Map 2008, Fulwood Barracks

The Barracks are a large imposing set of buildings that sit at the junction of Sir Tom Finney Way and Watling Street Road. The buildings are local stone, constructed in manner with rusticated stone and battlement and are legible as defensive structure. The buildings are set back from the road and the setting on the Watling Street Road frontage is landscaped which adds to the impressive appearance.

5) Character Zone 5 – Nooklands

This zone was also incorporated in to the Conservation Area in 2008, although it was previously a separate conservation area known as Nooklands prior to that date. The arrangement of buildings in Nooklands is different to the rest of the Fulwood conservation area with the properties built in a horseshoe around a crescent that was originally called the Avenue. There are eight sets of semi-detached properties and one detached property which are built in an Italianate style of red brick with stone dressings. Proportions are large and the properties are three storey in height with basements. Windows are tall with many of them retain their timber framed sliding sashes. On the ground floor there are bay windows, stepped entrances and large gardens. Nooklands originally had gates and although these have gone the gate piers remain.



Figure 23 Gate Piers at the northern entrance



Figure 24 Gates at southern entrance



Figure 25 OS Map 1892-3 of Nooklands and Oak House



Figure 26 Large Victorian villas at Nooklands

Oak House is on the east side of Garstang Road and was built around 1840. Although Oak House has been occupied by St. Pius X School since 1960 it survives largely unchanged externally. The building is a large, detached red brick property that does not address the road but is set back in generous grounds. The property is much larger than other properties and would be described as an early Victorian villa with stone dressings and bay windows features.

4.5 Setting, Views and Vistas

The Conservation Area is enclosed by the thoroughfares of Garstang Road (A6) to the west, Sir Tom Finney Way to the east, Blackpool Road to the south and residential development to the north. The views from the south along Blackpool Road are softened by the allotments, Eaves Brook and the green landscaping of the rear gardens of Lower Bank Road which creates an attractive vista of interest and distinction. As such views tend to be inward-looking within the conservation area.

As the layout of buildings tends to be straight along Watling Street Road, Fulwood Hall Lane and many of the smaller roads in the Fulwood Hall Lane character zone, views tend to be comparatively clear from end to end even though they vary in length. In other parts of the conservation area streets are winding and there are pronounced bends in the layout creating a series of unfolding and sometimes glimpsed views and linked spaces.

Setting and views throughout the conservation area are varied which adds to the area's interest. One of the most striking views is of the former work house as the landscaped setting and generous set back from the road gives the building an impressive appearance. There are several landmark buildings such as the mosque on Watling Street Road, which can be seen

from numerous vantage points. The Methodist Church is a landmark building sited almost at the junction of Watling Street Road and Garstang Road. It provides a focal point and is a central feature to the area. The view of Christ Church from Albert Drive provides a focal point at junction of Victoria Road.

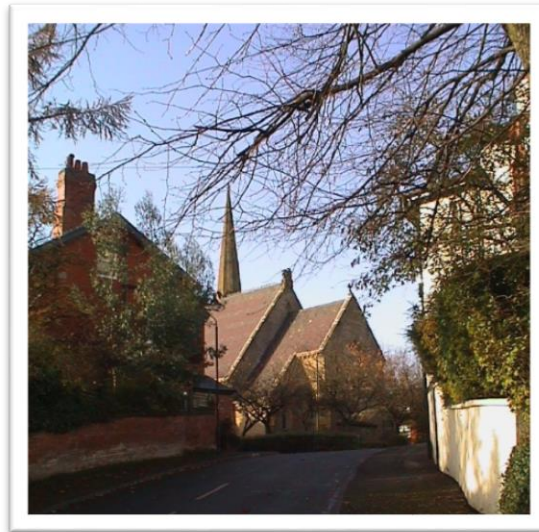


Figure 27 Christ Church

The roof scape plays an important role in street views and has a significant impact on the character of the streets. Many houses have unspoilt roof slopes, chimney stacks and natural slate roofs that bring a uniformity of materials and form.

4.6 Architectural Built Form

The built form is the fundamental component of this conservation area primarily as the area is identified as being the first 'planned' suburban development in Preston. In addition the architecture contributes to the area individually because of the high quality and distinctiveness of style and design and collectively as the extent, layout and consistency is clearly identifiable. The uniformity of materials coupled with a diversity of design and style and high quality construction methods and materials give the area its identity.

The use of traditional materials of red brick, stone dressings, slate roofs with elements of render, timber boarding, decorative bargeboards and original fenestration give a consistent appearance that adds harmony refinement and cohesion. There are interesting and unique features including uninterrupted roofscapes with chimneys, impressive entrances, feature windows and well-presented principal frontages and gardens.

The size, scale, age and use of properties is generally the same and although there are a few areas where this varies it does not compromise the overall quality of the area.

4.7 Buildings of Note

There are a number of buildings in the conservation area which are not listed but which are of note due to their architectural quality and/or historic interest. These are as follows:



- Figure 28 Fulwood Methodist Church, Watling Street Road



- Figure 29 Oak House, Garstang Road



- Figure 30 15 Watling Street Road



- Figure 31 Christ Church

4.8 Contribution of Trees, Hedges and Green Spaces

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

5 Condition of Conservation Area

The overall condition of the buildings within the conservation area is good. The public realm can appear cluttered with street furniture such as traffic signs and most notably a mixture of paving materials, some of which appears to require repair. There are some areas of concern including the former Royal Garrison Hotel which is being redeveloped and 61 Watling Street Road.

5.1 Extent of loss and Intrusion

Overall the conservation area retains its distinctive and legible appearance of a suburban Victorian development with a consistent palette of materials, scale and form. The introduction of the Article 4 Direction removing some permitted development rights has encouraged the use of traditional materials or a high standard of modern materials and specification. It has also assisted in discouraging the loss of front gardens to car parking and in keeping a level of greenery to the frontages of properties. The standard of development has improved and as such positively contributed to the character of the conservation area.

However, the addition of some poorly designed shopfronts and the occasional insensitive infill of gap sites have impacted negatively on the historic character and quality of the area, albeit many of these pre-date the conservation area designation and the Article 4 Direction. Some front gardens have been lost to car parking space and there are isolated cases of the unauthorised installation of satellite dishes, fences and gates.



Figure 32 Examples of insensitive infill development along Watling Street Road

6.0 SWOT Analysis

Strengths

- Impressive building stock and a consistent palette of materials
- High quality architectural design and detailing
- Substantial properties set in generous gardens and set back from the pavement
- Distinctive architectural features including bay windows, stone detailing, bargeboards and impressive entrances
- Long, linear and wide open views that help visibility and short curving views that add visual interest and character
- Greenery and foliage provided by gardens, boundary hedges and tree lined avenues
- Good access to Moor Park
- Well established routes and infrastructure for commuters to Preston City Centre
- Successful Article 4 Direction providing greater control over development in the area to preserve and enhance its character and appearance.

Weaknesses

- Some poor quality shop fronts
- Loss of traditional paving materials in the public realm such as sets and stone flags and the prolific use of tarmacadam
- Vehicular traffic and on street parking on the major thoroughfares
- Cluttered street scene with signage and street furniture

Opportunities

- Improvements to the public realm
- Introduction of a shopfront guide to encourage a higher quality of signage, shop fronts and lighting to commercial properties

Threats

- Pressure for front gardens to be hard surfaced to provide off road parking
- Pressure to develop and extend properties in the gardens and driveways
- Pressure for more properties to be subdivided and used for flats and houses in multiple occupation

7.0 Management, Monitoring and Review Strategy

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

To maintain the recognisable quality of the Fulwood Conservation Area and to ensure the highest quality of design, the Council will:

- Require planning applications to include appropriate written information and legible, accurate, up to date, fully annotated scaled drawings;

- Expect the historic elements which are an essential part of the special architectural and historic character of the Conservation Area to be preserved, where appropriate. This includes:
 1. the retention of traditional boundaries
 2. the use of well-proportioned shop fronts
 3. setting back of extensions, garages and other associated out-buildings
 4. sensitive infilling of gaps between detached and semi-detached properties as these are considered to be an essential characteristic of the area
 5. determining applications having regard to the historic and architectural significance and the prevailing characteristics of the character zone within which the property is located
 6. promoting high standards of design for any additions or extensions to reflect the prevailing materials, proportions, fenestration patterns and to retain views and spatial qualities
 7. Permitting the installation of satellite dishes in discreet areas.
 8. Investigating unauthorised development in accordance with the Council's Local Enforcement Plan

8.0 References

8.1 Legislation and Guidance

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

8.2 Archives and Libraries Consulted

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

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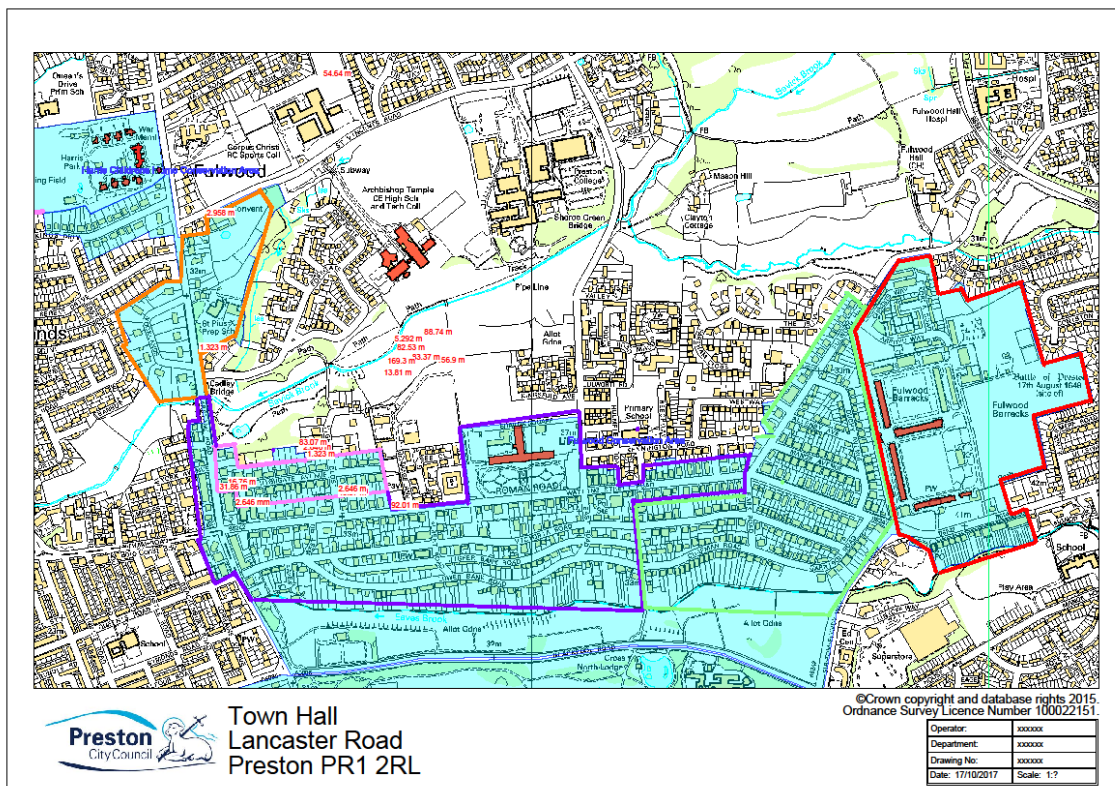
Figure 32 Examples of insensitive infill development along Watling Street Road

Appendix A

Fulwood Conservation Area Character Zones

Key

Zone 1	Freehold Park Estate	Purple
Zone 2	Highgate Avenue	Pink
Zone 3	Fulwood Hall Lane	Green
Zone 4	Fulwood Barracks	Red
Zone 5	Nooklands	Orange



Appendix B

Designated Heritage Assets

Location: BUILDING 32, FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10007 Building 32, Fulwood Barracks 29.3.1982 GV II Store. 1842-1848. Sandstone rock-faced ashlar with slate roof. Single-depth plan. EXTERIOR: single storey; 9-window range. Coped end gables; symmetrical front with segmental-arched openings, central and outer doorways 1 bay from the ends, the middle one blocked with an ashlar surround, with 9-pane overlights and C20 doors, and homed 6/6-pane sashes. Left-hand gable has a central blocked doorway with ashlar surround and flanking sashes, the right-hand window formerly a doorway. INTERIOR: not inspected. HISTORY: one of a number of buildings erected against the perimeter wall, typically for fodder, forges, equipment stores etc. The barracks was built in response to anxiety over Chartist agitation. Although the south-east barrack range has been lost, the original barracks plan of 2 parade squares within a fortified perimeter wall is substantially intact, making Fulwood the most complete surviving example in England of the late C18 concept of barracks design. (PSA Drawings Collection, NMR: MCR 58).

Location: BUILDING 37, FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10006 Building 37, Fulwood Barracks 29.3.1982 GV II Store. 1842-1848. Sandstone ashlar with slate roof. Single-depth plan. EXTERIOR: single storey; 9-window range. Coped end gables; symmetrical front with segmental-arched openings, a central doorway with ashlar surround to 9-pane overlight and C20 door, and horned 6/6-pane sashes. Left-hand gable has similar doorway to the left and single window. INTERIOR: not inspected. HISTORY: one of a number of buildings erected against the perimeter wall, typically for fodder, forges, equipment stores etc. Built in response to anxiety over Chartist agitation. Although the south-east barrack range has been lost, the original barracks plan of 2 parade squares within a fortified perimeter wall is substantially intact, making Fulwood the most complete surviving example in England of the late C18 concept of barracks design. (PSA Drawings Collection, NMR: MCR 58).

Location: FORMER ARMOURY, FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10004 Former Armoury, Fulwood Barracks 29.3.1982 GV II Detention block, now armoury. 1842-1848, Major T Foster RE, for the Ordnance Board. Sandstone ashlar with ashlar right-hand end and front lateral stacks and slate roof. Single-depth plan with rear right-hand projection. EXTERIOR: 2 storeys; 7 window range. Entrance front has a doorway 2 bays from the right with a plain surround with steps up to a C20 door with blocked overlight; 2 small left-hand and a larger right-hand window blocked, and flat-headed first-floor 6/6-pane sashes. Rear has shallow 1-window projection with blocked doorway, and a range of small cell windows, 6 on the ground floor with a window

to the left all blocked, 7 on the first floor with small panes, and a left-hand 6/6-pane sash. The left-hand return has steps up to a first-floor C20 door, the right-hand return has a lower projection with raking roof and steps up to a C20 door. INTERIOR: not inspected. HISTORY: the barracks was built in response to anxiety over Chartist agitation. Although the south-east range has been lost, the original plan of 2 parade squares within a fortified perimeter wall is substantially intact, making Fulwood the most complete surviving example in England of the late eighteenth century concept of barrack design. (PSA Drawings Collection, NMR: MCR 58).

Location: FORMER CAVALRY BARRACKS (BUILDING 57), FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10011 Former Cavalry barracks (Building 57), Fulwood Barracks 29.3.1982 GV II Cavalry barrack. 1842-48, by Major T Foster RE, for the Ordnance Board. Rock-faced sandstone ashlar with ashlar cross-axial ridge stacks and slate roof Late Georgian style. Single-depth plan. EXTERIOR: 2 storeys; 28window range. Long range of uneven 7:7:7:7-window sections divided by coped party walls with a ridge stack, each with a pair of central ridge stacks, 1-window ends slightly recessed. Outer sections have plain ashlar surrounds to doorways 4 bays from the ends with mid C20 doors; original doorways, with canted lintels inscribed from 1-12 from the S gable, to front and rear elevations replaced by windows, end flat-headed and inner segmental-arched windows with 6/6-pane sashes, most replaced by matching late C20 top-hung casements. In the centre of the ground floor are 6 small inserted mid C20 windows, probably in a formerly blind wall; tethering hooks survive. 3-window end gables with matching blocked doorways, and similar rear elevation, which has 2 mid C20 entrance towers. INTERIOR: not inspected, but reported to have dogleg stairs from the entrances with metal balusters. HISTORY: one of a matching pair of barracks on either side of Cavalry Square, for either a squadron of cavalry or a demi-battalion of artillery. The central section probably contained stables, with first-floor troops rooms. The barracks was built in response to anxiety over Chartist agitation. Although the south-east barrack range has been lost, the original plan of two parade squares within a defensible perimeter wall is substantially intact, making Fulwood the most complete example in England of the late C18 concept of barracks. (PSA Drawings Collection, NMR: MCR 58).

Location: FORMER HOSPITAL (BUILDING 56), FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE

Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10013 Former Hospital (Building 56), Fulwood Barracks 29.3.1982 GV II Hospital, now medical centre. Dated 1844, by Major T Foster RE, for the Ordnance Board. Rock-faced sandstone ashlar with ashlar cross-axial ridge and lateral stacks and slate hipped roof Late Georgian style. Single-depth plan in two sections each with a central rear ablution pavilion. EXTERIOR: 2 storeys; 5:9window range. Near symmetrical front with steps up to central entrances to each section with plain ashlar surrounds, 8-pane overlights and mid C20 doors, and late C20 6/6-pane top-hung casements. Wider right-hand section has short rear wings including a 3-window right-hand return with blocked ground-floor windows, and a short central pavilion with a narrow passage of 2 round ashlar arches with 3-pane overlights and a blocked doorway with impost, connecting to wider rear ablution tower, all with rear lateral stacks. A similar rear pavilion to the rear of the left-hand section. Hoppers inscribed VR 1844. INTERIOR: has entrance stair

halls to dogleg stairs with column newels, stick balusters and uncut strings, and rear axial passages. HISTORY: the right-hand section was for the infantry and that to the left for the cavalry. The barracks was built in response to anxiety over Chartist agitation. Although the south-east barrack range has been lost, the original plan of two parade squares within a defensible perimeter wall is substantially intact, making Fulwood the most complete example in England of the late C18 concept of barrack design. (PSA Drawings Collection, NMR: MCR 58).

Location: FORMER INFANTRY BARRACKS, FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE

Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10010 Former Infantry Barracks, Fulwood Barracks 29.3.1982 GV II Infantry barracks, now offices and barracks. 1842-1848, by Major T Foster RE, for the Ordnance Board. Rock-faced sandstone ashlar with ashlar cross-axial ridge stacks and slate roof Late Georgian style. Single-depth plan. EXTERIOR: 2 storeys; 38-window range. Long range with similar rear elevation and coped end gables, divided into six 5-window sections with central entrances and 4 window end sections with entrances toward the ends; plain ashlar surrounds to mostly altered doorways, steps up to mid-late C20 doors, and 6/6-pane sashes, many replaced by matching top-hung casements, and with a smaller window over the doorways. INTERIOR: altered mid-late C20 conversion to offices. HISTORY: designed as one of two barracks for an infantry battalion, the other on the opposite side of the former parade ground now demolished. The barracks was built in response to anxiety over Chartist agitation. Although this has been lost, the original barracks plan of two parade squares within a defensible perimeter wall is substantially intact, making Fulwood the most complete surviving example in England of the late C18 concept of barracks design. (PSA Drawings Collection, NMR: MCR 58).

Location: NORTH PERIMETER WALL EXTENDING APPROXIMATELY 150 METRES ALONG NORTH END OF FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10015 North perimeter wall extending approx 150m along N end of Fulwood 29.3.1982 Barracks GV II Perimeter wall. 1843-48, by Major T Foster, for the Ordnance Board. Sneaked sandstone ashlar. Tall wall with half-round coping extends approximately 150m along N side, including blocked rifle holes giving field of fire up across former central entrance, and NW projecting corner giving similar cover to W side. HISTORY: the perimeter wall originally had canted E and W sides covered by rifle slots in projecting corners at both ends, and formed a projecting triangle to the entrances in the N and S ends, also covered by rifle slots. The barracks was built in response to anxiety over Chartist agitation. Although sections have been lost, the surviving lengths form an important part of the original plan of the barracks, the only example of a defensible barracks in England. Part of the most complete example in Britain of the late C18 concept of barracks design. (PSA Drawings Collection, NMR: MCR 58).

Location: FORMER OFFICERS QUARTERS AND MESS, FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10009 Former Officers' quarters and mess, Fulwood Barracks 29.3.1982 GV II Officers' quarters and mess, now offices and mess. 1842-1848, by Major T Foster RE, for the Ordnance Board. Rock-faced sandstone ashlar with ashlar cross-axial ridge stacks and slate roof. Late Georgian style. Single-depth plan with double-depth first-floor, and end messes. EXTERIOR: 2 storeys and basement; 6:28:6-window range. Long symmetrical range with similar real-elevations and coped end gables; middle range divided into five 5-window sections with central doorways and a left-hand 3-window section with right-hand doorway, and slightly taller projecting end mess blocks with gable-end porches. Middle range has plain surrounds to doorways, overlights with margin panes and diagonal glazing bars, and mid C20 doors, 6/6-pane late C20 top-hung casements, with some original 6/6-pane sashes. End gables have an ashlar porch with clasping pilasters, cornice and blocking course, steps up to a round-arched doorway with pilaster jambs and architrave, radial fanlight and late C20 panelled doors, with a 6/6-pane sash in the end return, and a first-floor window beneath an oculus; the right-hand end porch has a painted diagram of Angelo's sword drill. Rear elevation has doorways without overlights. INTERIOR: has front entrance stair halls divided by screens with radial fanlights and panelled pilaster jambs, to dogleg stairs with turned balusters, wreathed rail and curtail; the left-hand end has a lobby and tall full-width mess room with 2 fire places; basement with axial corridor. SUBSIDIARY FEATURES: attached front and rear iron basement area railings on dwarf walls with diagonal bars, with matching railings to steps crossing areas to the entrances, and to steps down to the basement. HISTORY: originally with servants' accommodation in the basement and officers' in the first floor. Forms the central dividing range between the former infantry and cavalry parade grounds. The barracks was built in response to anxiety over Chartist agitation. Although the south-east barrack range has been lost, the original barracks plan of two parade squares within a defensible perimeter wall is substantially intact, making Fulwood the most complete surviving example in England of the late C18 concept of barracks design. (PSA Drawings Collection, NMR: MCR 58).

Location: FORMER SICK HORSE INFIRMARY (BUILDING 48), FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10017 Former Sick horse infirmary (Building 48), 29.3.1982 Fulwood Barracks GV II Store. 1843-48, by Major T Foster, for the Ordnance Board. Snecked sandstone with ashlar dressings, rear lateral stack and slate roof. Single-depth plan backing against perimeter wall. EXTERIOR: single storey; 5window range. Coped end gables with central altered doorways with mid C20 doors, and small windows each side with segmental-arched lintels and tilting metal-framed windows; S side has similar small windows altered mid C20, and a mid C20 doorway in between. Inserted windows in rear perimeter wall elevation. INTERIOR: not inspected. HISTORY: included as part the original plan of the barracks, which had ancillary buildings built along the perimeter wall. Fulwood forms the most complete example in Britain of the late C18 concept of barracks design. (PSA Drawings Collection, NMR: MCR 58).

Location: KEEP, FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10005 Keep, Fulwood Barracks 29.3.1982 GV II Armoury and store. 1870-1880. Sandstone ashlar with asphalt flat roof. Single-depth plan with front projecting corner stair towers. EXTERIOR: 3 storey; 3:4:3-window range. Taller left-hand and level right-hand stair towers, plinth and dentil parapet, with flat-headed doorway and C20 door to the inner side of the right-hand tower; central section with 6/6-pane sashes, stairs have stepped glazed loops in 2 storeys to the left and 1 to the right, and 3 loops to the top floor. 3-window side ranges, and rear with 4 pairs of late C20 4/4-pane casements. INTERIOR: has cast-iron columns and rolled metal joists, stair towers have dogleg stairs with metal balusters and moulded newels. HISTORY: not shown on c1850 maps of the barracks, and similar to 1870s Cardwell armoury designs. Although the southeast barrack range has been lost, the original plan of 2 parade squares within a defensible perimeter wall is substantially intact, making Fulwood the most complete surviving example in England of the late C18 concept of barracks design. (PSA Drawings Collection, NMR: MCR 58).

Location: RACQUET COURT, FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10008 Racquet Court, Fulwood Barracks 29.3.1982 GV II Racquet court, disused. 1842-1848. Snecked rock-faced sandstone, roofless court and corrugated sheet lean-to roof. Single-depth court with side lean-to and rear heated room. EXTERIOR: single storey; windowless range court. Coped open court has raking side walls up to the rear wall, a round-arched doorway with recessed door and boarded fanlight in the lower side, and on the opposite side a single-storey lean-to with mid C20 windows and outer doors. Coped wall to an enclosed room forms the outer wall, with a square lateral stack. INTERIOR: not inspected. HISTORY: forms part of the projecting SW comer which gave a field of fire along the W wall. Fives courts were common in barracks for officers' games. The barracks was built in response to anxiety over Chartist agitation. Although the south-east barrack range has been lost, the original barracks plan of 2 parade squares within a defensible perimeter wall is substantially intact, making Fulwood the most complete surviving example in England of the late C18 concept of barracks design. (PSA Drawings Collection, NMR: MCR 58).

Location: SOUTH PERIMETER WALL EXTENDING APPROXIMATELY 50 METRES EAST FROM SOUTH ENTRANCE, FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10016 South perimeter wall extending approx 50m E from S entrance, Fulwood Barracks 29.3.1982 GV II Perimeter wall. 1843-48, by Major T Foster, for the Ordnance Board. Snecked sandstone ashlar. Tall wall with half-round coping extends approximately 50m along S side, including blocked rifle holes giving field of fire up across former central entrance. HISTORY: the perimeter wall originally had canted E and W sides covered by rifle slots in projecting corners at both ends, and formed a projecting triangle to the entrances in the N and S ends, also covered by rifle slots. An important part of the only example of a defensible barracks in England. The barracks was built in response to anxiety over Chartist agitation. Although sections have been lost, the surviving lengths form an important part of the original plan of the barracks, forming the most

complete example in Britain of the late C18 concept of barracks design. (PSA Drawings Collection, NMR: MCR 58).

Location: SOUTH GATE, CHAPEL, OFFICES AND MUSEUM, FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10003 South Gate, chapel, offices and museum, Fulwood Barracks 29.3.1982 GV II Barrack Master's office, quartermaster's store, entrance archway and chapel, now chapel, offices and museum. 1842-1848, Major T Foster RE, for the Ordnance Board. Sandstone ashlar with ashlar gable and ridge stacks and slate roof Late Georgian style. Single-depth plan with first-floor chapel over central archway, flanking offices, with N museum. EXTERIOR: 2 storeys; 8:5:8-window range. Symmetrical front to parade ground has central section set forward with pilaster strips, cornice and blocking course, and lower ranges each side; 3-window pedimented section set forward with keys and impostes to rendered central segmental archway and flanking narrow round archways, clock in the pediment and a square cupola on the pediment with louvred sides and a shallow square dome with weather vane; architraves to round-arched windows, 10/10-pane ground-floor sashes and mid C20 stained glass first floor lights. Flanking ranges have inner doorways with plain surrounds to C20 doors and flat-arched 6/6-pane sashes. Single-storey lean-to buildings with end 6/6-pane sashes against either gable. Rear elevation facing barracks entrance similar, without pedimented centre, the right-hand wing has a central stair tower, and the single-storey ends have plain surrounds to flat-headed doorways. The archway supported by 2 diaphragm arches. INTERIOR: chapel entrance to right of archway leads by mid C20 stairs to first-floor chapel, containing mid C20 pews and panelling. HISTORY: built in response to anxiety over Chartist agitation. This is one of the earliest occurrences of a church within a barrack. Although the south-east barrack range has been lost, the original plan of 2 parade squares within a defensible perimeter wall is substantially intact, making Fulwood the most complete surviving example in England of the late eighteenth concept of barrack design. (PSA Drawings Collection, NMR: MCR 58; The Buildings of England: Pevsner N: North Lancashire: London: 1969-: 202).

Location: SOUTH WEST PERIMETER WALL EXTENDING APPROXIMATELY 200 METRES FROM MAIN ENTRANCE, FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD(North side)1023/7/33 SW perimeter wall extending approx 200m from main entrance, Fulwood Barracks

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/33 SW perimeter wall extending approx 200m from main entrance, Fulwood Barracks 29.3.1982 GV II Perimeter wall. 1843-48, by Major T Foster, for the Ordnance Board. Snecked sandstone ashlar. Tall wall with half-round coping extends approximately 200m to form SW corner, including projecting corner giving field of fire up W side with blocked rifle holes. HISTORY: the perimeter wall originally had canted E and W sides covered by rifle slots in projecting corners at both ends, and formed a projecting triangle to the entrances in the N and S ends, also covered by rifle slots. The main entrance had a pedimented archway with a carved stone Royal Arms, now re-set outside the present entrance. The barracks was built in response to anxiety over Chartist agitation. An important part of the only example of a defensible barracks in England.

Although sections have been lost, the surviving lengths form an important part of the original plan of the barracks, forming the last complete example in Britain of the late C18 concept of barracks design. (PSA Drawings Collection, NMR: MCR 58).

Location: THE CANTEEN, FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10014 The Canteen, Fulwood Barracks 29.3.1982 GV II Canteen. 1843-48, by Major T Foster, for the Ordnance Board. Rock-faced sandstone ashlar with gable stacks and slate roof. Single-depth plan. EXTERIOR: 2 storeys; 6-window range. Coped gables, with central and right-hand entrances with steps up to C20 doors, 4th flat-headed windows with mid-late C20 joinery and glazing; a shallow full-height projection to the left-hand side. The right-hand return has 3 inserted ground-floor windows, and the rear has 6-window range, the ground-floor windows largely obscured by a mid C20 single-storey extension. INTERIOR: not inspected. HISTORY: the barrack was built in response to anxiety over Chartist agitation. Although the south-east range has been lost, the original plan of two parade squares within a defensible perimeter wall is substantially intact, making Fulwood the most complete example in England of the late C18 concept of barracks design.

Location: FORMER ARTILLERY BARRACKS (BUILDING 40), FULWOOD BARRACKS, WATLING STREET ROAD (north side) PRESTON, PRESTON, LANCASHIRE Date listed: 29 March 1982 Date of last amendment: 04 February 1999 Grade II

SD53SW FULWOOD WATLING STREET ROAD (North side) 1023/7/10012 Former Artillery barracks (Building 40), Fulwood 29.3.1982 Barracks GV II Infantry barrack. 1842-48, by Major T Foster RE, for the Ordnance Board. Rock-faced sandstone ashlar with ashlar cross-axial ridge stacks and slate roof. Late Georgian style single-depth plan. EXTERIOR: 2 storeys; 29-window range. Long range of uneven 1:6:6:7:6:3-window sections divided by coped party walls with a ridge stack, the long sections each with a pair of central ridge stacks, ends slightly recessed. Outer sections have plain ashlar surrounds to doorways with mid C20 doors; original doorways, with canted lintels inscribed from 1-12, to front and rear elevations replaced by windows, end flat-headed and inner segmental-arched windows with 6/6-pane sashes, most replaced by matching late C20 top-hung casements. In the centre are 3 small ground-and first-floor inserted mid C20 windows, probably in a formerly blind wall; tethering hooks survive. Similar rear elevation. 3-window N gable with original doorway and flanking mid C20 casements; S gable obscured by ground floor single storey 2-bay block with a shallow leaded roof INTERIOR: not inspected, but reported to have dogleg stairs from the entrances with metal balusters. HISTORY: One of a matching pair of barracks on either side of Cavalry Square, for either a squadron of cavalry or a demi-battalion of artillery. The central section may have contained stables, with first-floor troop rooms. The barracks was built in response to anxiety over Chartist agitation. Although the south-east barrack range has been lost, the original plan of two parade squares within a defensible perimeter wall is substantially intact, making Fulwood the most complete example in England of the late C18 concept of barracks design. (PSA Drawings Collection, NMR: MCR 58).

Location: CIVIC HOSTEL, WATLING STREET ROAD PRESTON, PRESTON, LANCASHIRE
Date listed: 13 January 1986 Date of last amendment: 13 January 1986 Grade II

SD 53 SWFULWOOD WATLING STREET ROAD 7/34 Preston District Health Authority
Headquarters

SD 53 SW FULWOOD WATLING STREET ROAD 7/34 Preston District Health Authority
Headquarters II Preston Union Workhouse (latterly known as the Civic Hostel) subsequently
old people's home, now offices. 1865-68, by Leigh Hall of Bolton. Red brick with plinth and
dressings of Longridge sandstone, slate roof with ridge chimneys. T-plan: main range c.150
metres long, on east-west axis, with 14-bay rear wing to the centre. Main range is 3 storeys
with cellars, symmetrical, in Italianate style, composed of a 3-bay entrance block crowned with
a clock tower, 14-bay ranges each side ending with 7-bay wing pavilions. The centre and
wings break forward slightly, have rusticated quoins, moulded stone consoles supporting
prominent cornices and low parapets, and their outer bays are marked by mansard roofs.
Ridge chimney stacks. The entrance block, which carries in the centre a tall square clock tower
with arched 2-light openings, clock faces above the cornice, and a 4-sided domed roof
surmounted by decorative railings and a weathervane, has at ground floor a recessed central
doorway flanked by set-in columns of polished granite, framed in a massive sandstone
architrave with banded rustication at the sides and a deep entablature arched in the centre
over a semi-circular tympanum displaying a wreath and ribbon lettered respectively "PP" and
"PRESTON CIVIC HOSTEL"; 2 tripartite windows at ground floor and 3 on each floor above,
all with stone architraves, and that over the door with a segmental pediment. The outer bays
of the wings are treated in matching style; elsewhere the ground floor is treated as an arcade,
all openings in round-headed recesses with keystones and linking impost bands, a door in the
centre of each side range and wing, and the windows round-headed sashes with radiating
glazing bars in the heads; the upper floors have stone sillbands, and sashed windows with
glazing bars and gauged brick heads with keystones, except those in the centre of the wings
which have stone architraves. Return walls of wings have round-headed windows, mostly
blind, with imposts and keystones, and attached iron fire escapes; rear treatment is much
plainer, but windows have gauged segmental heads. Rear wing is lower, the first 7 bays 2
storeys, the rest a 7-bay full height dining hall doubling as a chapel. History: building delayed
30 years after formation of Union, by local political opposition; foundation and opening both
performed by Thomas Batty Addison, the leading Preston proponent of the New Poor Law
since its inception; main object of architect was "to make the classification of the inmates as
perfect as possible" (females to west, males to east, children of each sex in corresponding
wing). Rear exercise yards, plunge baths, washhouses for females (etc) subsequently
demolished. Cost estimated as £30,000 exceeded £50,000: local ratepayers critical of
architectural extravagance. Reference: Anthony Hewitson History of Preston 1883; Preston
Guardian 2.1.1868.

Appendix C

A HOUSEHOLDER'S GUIDE TO AN ARTICLE 4(1) DIRECTION FOR THE FULWOOD CONSERVATION AREA

This leaflet has been prepared by Preston City Council to help you understand what an Article 4(1) Direction is and how it will affect your property.

INTRODUCTION

Conservation areas are places with recognisable historic significance and as with all areas there is increasing pressure for change. It is the responsibility of the Council to manage change in ways that maintain and if possible reinforce that area's special qualities.

The local planning authority can help protect its conservation areas from the cumulative effect of minor alterations and additions by the withdrawal of certain 'permitted development rights' as set out in the Town and Country Planning (General Permitted Development) Order 1995. This withdrawal is done under an Article 4(1) Direction in which is outlined the specific building works that are now restricted.

WHAT ARE THE BENEFITS OF AN ARTICLE 4(1) DIRECTION?

- Ensure that all new development reinforces the area's special qualities
- Ensure that buildings which contribute positively towards the area's character are protected from unsympathetic development
- Protect the conservation area's history
- Protect the conservation area's architecture and the loss of original architectural features
- Encourage the use of local and traditional building materials and craft skills
- Protect the conservation area from unsympathetic and damaging change
- Help protect and enhance the quality of the area

WHAT TYPE OF BUILDING DO THESE DIRECTIONS PROTECT?

These directions can protect a variety of premises but in this context the focus is on unlisted houses in a conservation area. Buildings such as flats and commercial retail and agricultural buildings are not covered by a direction of this nature

Article 4(1) Directions in relation to a conservation area only cover the parts of a house which face a street, alleyway, public footpath, waterway or public space.

WHAT PERMITTED DEVELOPMENT RIGHTS HAVE BEEN REMOVED?

- Changing or replacing windows, doors and doorways
- Building a porch
- Altering the shape or pitch of a roof's slope or materials
- Installation of some rooflights and all dormer windows
- Installing satellite dishes, aerials or antennae
- Installing or removing a chimney
- Painting or rendering an unpainted surface such as a wall
- Changing stonework, brickwork or external woodwork
- Laying a patio or driveway
- Building, changing or removing a fence, wall, gate or other boundary within the curtilage
- Building an extension
- Building or changing an outhouse or garage
- Building or changing a swimming pool

WHAT DO ARTICLE 4(1) DIRECTIONS MEAN FOR HOUSE OWNER/OCCUPIERS?

Article 4(1) Directions do not prevent building work but instead they introduce the need to apply for planning permission for minor work that would ordinarily be permitted. This does not mean that planning permission would always be refused.

However it is advised that householders contact the Council's Urban Design & Conservation Officers to discuss what would be acceptable.

There is no fee for the submission of a planning application in respect of development covered by an Article 4(1) Direction.

It should be noted that planning permission will not be needed for:

- Any works or changes that have already taken place or been approved by the local planning authority.
- Repairs or general maintenance
- Internal changes, or
- The exact 'like-for-like' replacement of original architectural or historical features.

Planning permission will normally be granted as long as the proposed building works will not damage the quality or special character of the conservation area. Building works which undermine the quality or special character of the area will not be allowed.

EXAMPLES OF BUILDING WORKS



✓ TIMBER SLIDING SASH WINDOWS



X UPVC WINDOWS, DOORS & PORCHES



X SATELLITE DISHES TO PROMINENT LOCATIONS



X PAINTED & RENDERED MASONRY



✓ WELL MAINTAINED CHIMNEY STACKS



X LARGE DORMER WINDOWS



✓ LOW BOUNDARY WALLS WITH PERIOD RAILINGS



X ORIGINAL WALLS DEMOLISHED AND REPLACED WITH TALL RAILINGS