

APPENDIX A

Moor Park

Conservation Area Appraisal

December 2018



Summary of Special Interest

- Grade II* Registered Historic Park as the central focus providing green open space and is of national importance as a designated heritage asset. Awarded Green Flag Status July 2018
- Moor Park provides evidence of the work of the eminent Landscape Designer Edward Milner, and the desire of the borough council to provide parkland for the people.
- The built environment demonstrates varying ranks of development; from the spacious villas of the upper classes lining Garstang Road and Moor Park Avenue to the terraced houses of the lower working classes.
- Distinctive linear terraced streets in a uniformed grid pattern
- Visual harmony resulting from a use of a limited palette of building materials, consistent two-storey domestic scale, roof-scapes and architectural features
- Traditional craftsmanship embodied in original building materials
- The direct relationship between the built environment and its historic social, political and economic links with Moor Park.
- The development of the area is directly linked to Preston's contribution to the Lancashire cotton industry in 18th and 19th centuries and in particular the impact of the Cotton Famine in the 1860's
- The contribution of public buildings such as places of worship, schools, public houses and structures within the Park including the observatory and the pavilion.
- The historic thoroughfares and original street pattern is unchanged.
- The fast-paced level of development and house building between 1850 and 1892 corresponds with the rise of mill building and the growth of the cotton industry in Lancashire and the Industrial Revolution in the north of England.

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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'. Moor Park Conservation Area was designated in February 2013 by Preston City Council.

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

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

2. Review and Updating

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

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

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

2.1 National Planning Policy

The Government's planning policies for England are set out in the National Planning Policy Framework (the Framework), which was published in July 2018. The policies directly addressing the conservation and enhancement of the historic environment are contained in chapter 16. The Framework clearly states in paragraph 187: '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, insofar it is relevant to this area, comprises the Central Lancashire Core Strategy, adopted in 2012, and the Preston Local Plan, adopted in 2015.

The relevant policies are as follows:

Local Plan Policies

Policy AD1a: Existing Residential Area

Policy EN2: Protection and Enhancement of Green Infrastructure

Policy EN8: Development and Heritage Assets

Core Strategy

Policy 16: Heritage Assets

Policy 18: Green Infrastructure

3 Introduction

The latest Conservation Area character appraisal was produced in 2013. The Conservation Area has an area of 91 hectares.

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

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

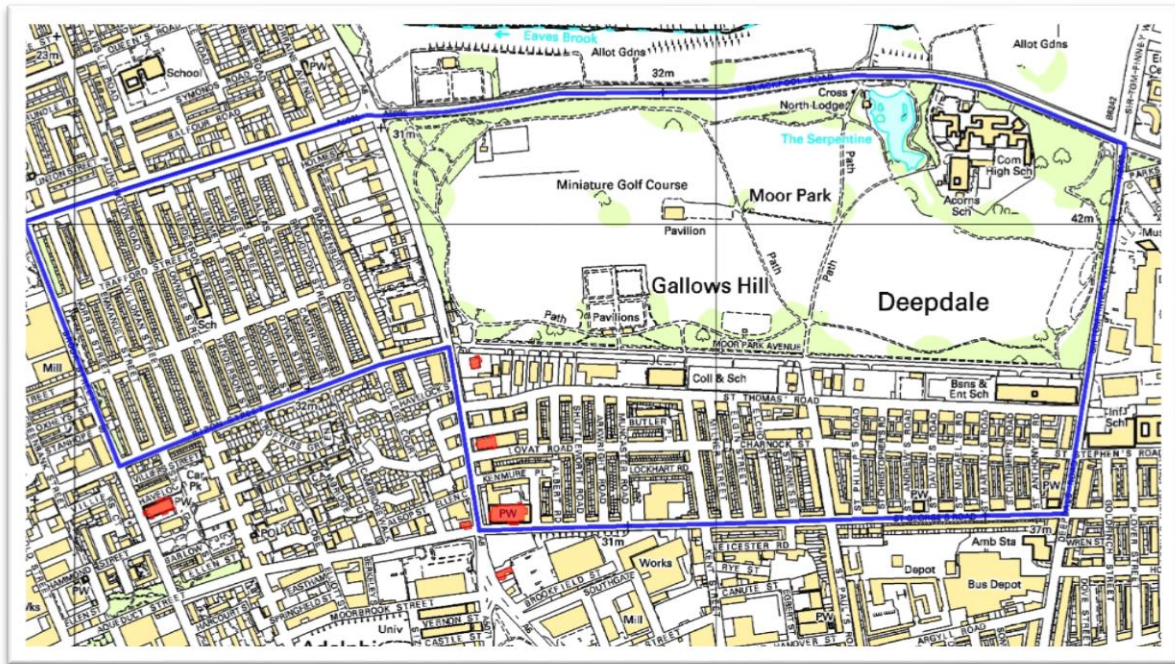
4.0 Character Assessment

4.1 Location and Context

The Moor Park Conservation Area is located on the northern edge of the of the city centre with its southern boundary formed by St. Georges Road, the northern boundary is Blackpool Road, while along the east is Deepdale Road and across to Ripon Street on the west.

The conservation area has an urban character throughout with dense housing development along narrow streets. On the periphery the conservation area is surrounded with buildings of a more mixed nature including industrial, commercial and retail particularly to the east, south and west of the area. This predominantly urban landscape is eased and enhanced by the historic Moor Park in the north-eastern section occupying a 40 hectare rectangular site that gives a soft landscaped edge with the allotments and Eaves Brook on the northern side of Blackpool Road, which incidentally forms the southern boundary of Fulwood Conservation Area, and Moor Park Avenue is the southern boundary.

The principal and most historic thoroughfares running through the conservation area is Garstang Road and Deepdale Road running in a north - south direction and Blackpool Road, St Georges Road running east to west. All are heavy with vehicular traffic which intensifies the urban character and sense of place. These historic routes clearly seen on the maps below are principal contributory factors in the boundary of the conservation area.



Moor Park Conservation Area boundary shown in blue

4.2 General Character and Plan Form

The main open space in the centre is the rectangular shaped Moor Park which has a semi-informal landscaped area providing a natural feel to the area. Since the park was opened in mid-nineteenth century it has provided an important leisure and sporting facility for the people of Preston particularly the working classes to escape from the urban landscape that surrounds it. The trees that border the park interrupt the views of buildings from within the gardens accentuating the illusion of not being within an urban area. The park is on gently sloping ground, falling from south-east to north-west.

Educational buildings including Moor Park Business School, Acorns Primary School and the former Preston College are situated on Moor Park Avenue which forms the southern boundary of Moor Park. The terraced housing to the south of the park occupies a rectangular area of land where the southern boundary is St George's Road. On the western side of Garstang Road, the conservation area boundary is Brook Street and Ripon Street at the south. Similarly this section is rectangular in shape due to the linear layout of the terraced streets.

The properties on the western side of Garstang Road and along Moor Park Avenue demonstrate the hierarchy and status associated with land as the grandest houses afforded the views of the park and the furthest away from the park the property was located the less space was given. The properties to the south of the park show this as these are much smaller and have little private outdoor space however they represent a change in public health policy with the introduction of service roads. The area as a whole provides an insight into Preston's industrial past.

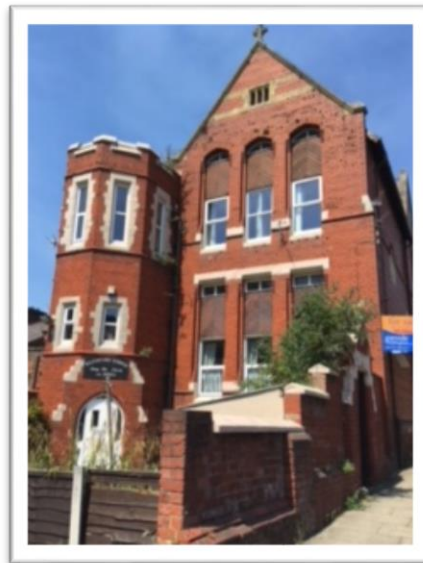
The urban grain is distinctive with linear streets running in a north-south direction set out in blocks, leading off the east to west spinal roads of St. Georges Road, Lovat Road, St. Thomas' Road and St. Stephen's Road. Houses are built to the back to pavement and

streets are narrow. Each block of terraces has an end property that looks out onto the spinal road which gives a fully continuous circle of building that maximises the land use.

There are several areas where there is a break in the street pattern including Derwentwater Place and Kenmure Place where there is a small group of buildings associated with places of worship such as the former Methodist Church, the Church of Saint George the Martyr including Canterbury House and the former home for the elderly Kenmure Lodge that show an integrated community with community buildings. Many of the corner properties have a chamfered principal entrance and operated as small shops. Some are still in retail use.



Canterbury House with St. George the Martyr in the background



Kenmure Lodge

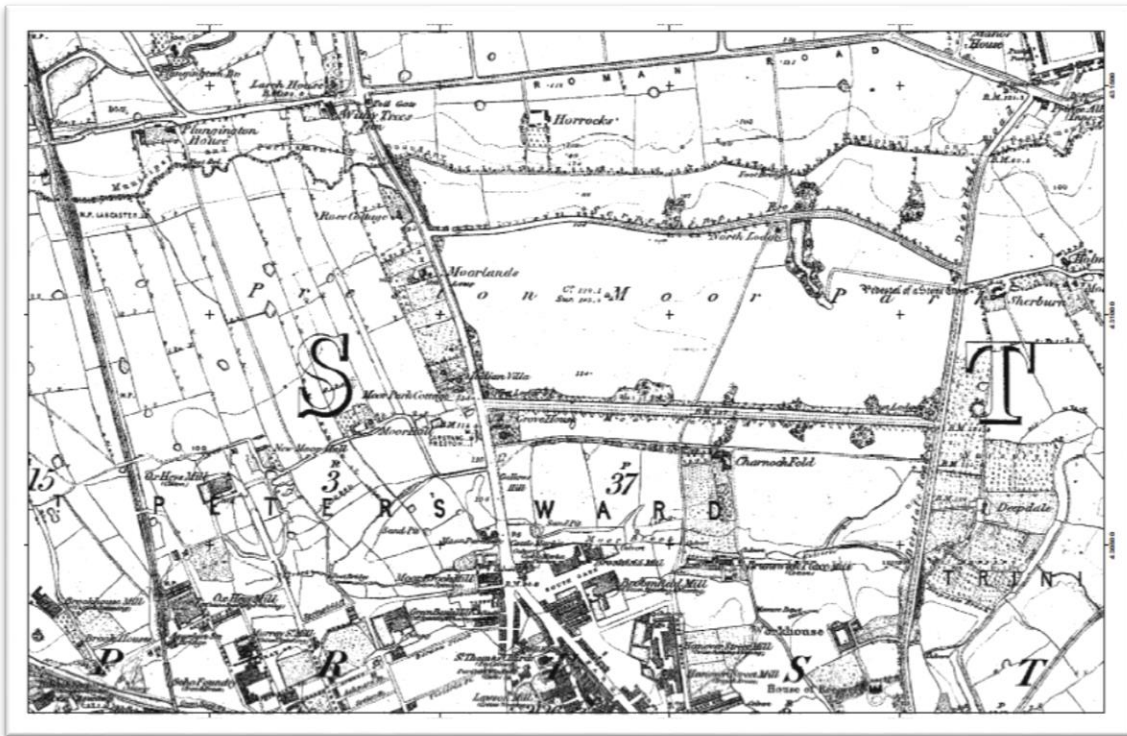
4.3 Origins and Development

Moor Park is the most unchanged part of the conservation area being largely green open space with maps dating from the first half of the 1800's showing the park's distinctive outline created by the surrounding roads. The Park was historically moorland hence the name and was used as pasture land for grazing sheep and cattle. We can see from the 1828 map that there has been formal tree planting along Moor Park Avenue, and informal wooded areas exist in places around the boundary of the park.



Map of Moor Park 1828, Preston Chronicle

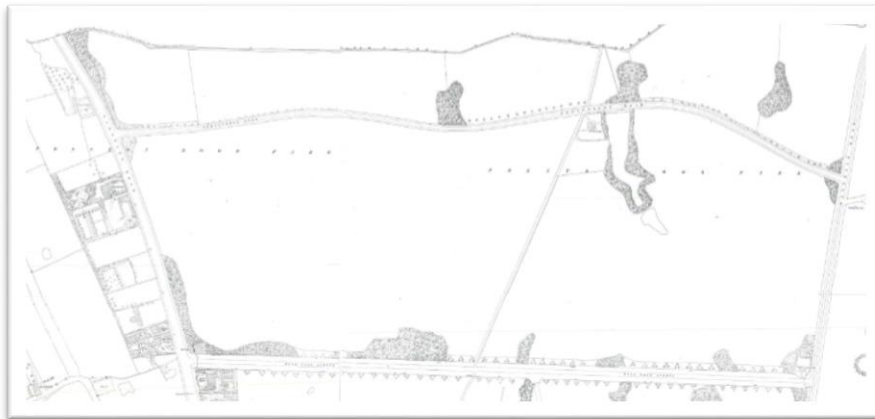
Until the 1850's the moor was surrounded by fields and no housing had yet been developed but it is evident further south along Southgate and Frank Street several mill buildings had been built.



1849 Map showing Moor Park in the centre and early mill structures located at the fork in the road to the south of the park



1865 Map showing Moor Park in the centre with no terraced housing yet developed



1847, Historical Survey Plan based on the 1847 OS map

Moor Park, Grade II* Registered Historic Park

Moor Park is Preston's largest and oldest park and was created from the former 'Preston Moor' measuring 324 acres. Preston Moor was not an area of common land, instead the land was chartered to the burgesses as a corporate body in 1253 by Henry III with only the right to 'graze'. The land was essentially Preston's 'North End'. Preston Moor has been used since 1542 to hold Guild celebrations, an event every 20 years originating from the renewing of the 'Guild Membership'.

In 1642 Preston Moor was the site where differences between Lancashire's Royalists and Parliamentarians became apparent at a meeting to gain support for King Charles, this was prior to the outbreak of Civil War later that year. In the 18th century the area was used for horse racing and the remnant of the starting chair can be found in the park.

Significantly in 1795 a group of 'Freemen of the Borough' met to discuss a complaint that the Moor was being encroached upon by the growth of industrial development. However it wasn't until September 1833 when legal steps were taken by the borough council towards

enclosing a defined area of what remained of the moor, partly for housing development, but primarily to form a public 'park. This initiative was the first steps by Preston to provide an area of recreation for the public making it the first of the new industrial towns to create a municipal park. The park already had an avenue of lime trees known as 'Ladies Walk' on the southern boundary, now named Moor Park Avenue.

The 'Plan of Improvements of Preston Moor' published in the Preston Chronicle - (1833) and drawn up by the corporation's steward Philip Park shows that the boundaries and the basic design of the site remained unchanged. His original intention was to leave the central area to be cultivated as arable for a year or two and then re-sown as pasture. This indicates Philip Park intended that the freeman's rights to graze would be preserved which is essential to understand the social, political and economic drivers of the Preston Borough at that time.

During the Cotton famine of the early 1860's the Town Council commissioned Edward Milner (1818-94) to prepare a report on Preston's parks. This was part of a wider scheme to assist out-of-work cotton operatives by employing them to carry out public works, the financial support coming from Public Works Loan Commissioners. Milner submitted proposals in February 1864 and was subsequently invited to improve Moor Park. Milner retained all the features with the centre left undeveloped with no additions or features. Milner introduced more tree coverage, adding paths and ornamental rockeries and a cricket ground.



Cotton Famine Operatives, photographed here cutting the first sod, 1862

Edward Milner's Layout 1864 -1867

The original drawings of the Moor Park have not been found in local or national archives and much of Milner's own archives were destroyed when his office was bomb damaged in World War I.

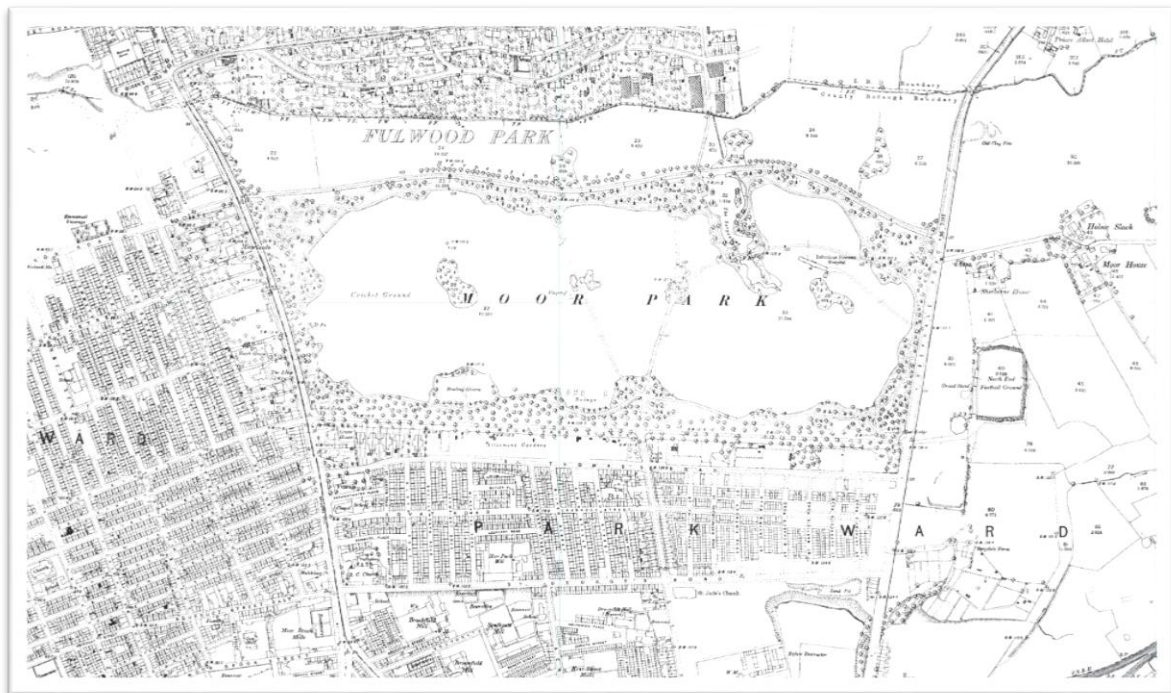
The 1892 Ordnance Survey map at 1:500 scale gives a great deal of detail of the completed design. James Pulham, a well-respected Victorian firm of landscape designers, was asked by Milner to provide the rock bridge supports and abutments for a new wooden bridge

constructed over the extended Serpentine Lake and the rocky bridge on the north-west corner of the park. These rock work features used the local Longridge sandstone and is purportedly to be an excellent example of Pulham's stone construction.

The design was to take advantage of the natural topography and geology of the site which was previously moorland that tends to be acidic, low-nutrient and water logged. The undulating surface means that rainwater falling over the area would be retained for long periods resulting in localised water tables and with poor natural drainage.

Such factors Milner would have been aware of and it would have influenced his design approach which follows a natural, informal design with the introduction of structural elements appropriate to the various locations. Regrettably there are no surviving records of the specific trees planted nor species of planting beds. The main features to be included in the design are:

Path system, extended Serpentine Lake and bridge, Lime tree-lined Ladies Walk, grotto and drinking fountain, decorative Garden, planting, ornamental entrances, Bowling greens, Cricket ground, swings.



1892, OS Plan, showing the completed park

The principal Western Roman Road from Walton-le-Dale to Lancaster is believed to cross the park, remains buried underneath the grounds. Below is the roman road in red which follows almost identically Garstang Road in green.



LIDAR photography of the Principle Western Roman Road from Walton-Le-Dale to Lancaster courtesy of David Ratledge 2016



Aerial view of the park with the terraced housing and mills in the distance, C1910

Heritage Lottery Fund

Preston City Council was awarded grant aid from the Heritage Lottery Fund to restore and refurbish the Moor Park. The Parks and Street Scene department are continuing to project manage the scheme and the park was awarded Green Flag status in July 2018. Heritage Lottery Fund bids were submitted: Stage 1, 2012, stage 2, 2014. A grant was offered which took the scheme budget to £2.1m. Phase 1 of the Scheme has been completed.

The principal aims of the project are to;

Restore Milner design;

Restore best of Post-Milner;

Remove inappropriate additions;

Provide modern facilities in keeping with historic setting;

Produce detailed Plans/Drawings (e.g. Railings/Paving/Buildings).

Produce a detailed schedule of Works and a cost Estimate.

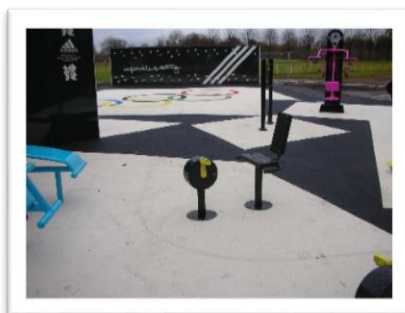
Create a masterplan and a corresponding conservation management plan.



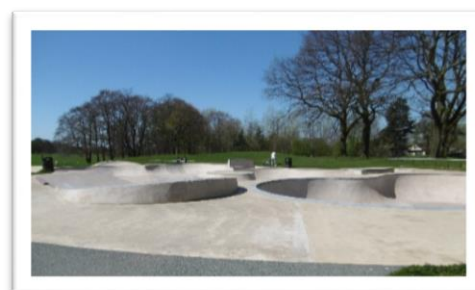
Masterplan PCC, 2014

Sport at Moor Park

The park has historically been used for sports and recreation from its use as a horse racing track, an outdoor swimming pool, opened in 1905, cricket, Crown Green bowling and recently the 'Adizone' outdoor gym and skate park.



Adizone, built for the 2012 Olympics



Skate Park at the eastern side of the park

In 1867 Preston Nelson cricket club was established in the park. This shortly became Preston North End (cricket club) which subsequently moved to nearby Deepdale Farm, the

location on which the current football stadium stands, and diversified into association football to become Preston North End Football Club* (*PNE). Hence, PNE has its roots at Moor Park and the football ground remains at Deepdale. PNE was one of the 12 founder members of the football League in 1888 and the club was its first champion. It is considered PNE and its links to the park has a wealth of heritage values including;

- Historic; having distinction and association with its beginnings at the park;
- Communal value; this derives from the meaning of a place for the people who relate to it and for whom it figures in their collective experience or memory. PNE has commemorative, symbolic and social values that reflect the demographics of the nearby inhabitants living in the terraced housing enjoying the football as a past time.

Womens football at Preston

The Dick, Kerr and Co. Ltd based in Preston produced electrical items for locomotives and tramways but in 1915 the factory was turned into a munitions factory for the war effort. This was a common occurrence across the country and factory workers were often women as the men were away at war. The 'Munitionettes' worked in dangerous and dirty environments for long hours and so the government appointed female welfare officers to encourage morale and physical well-being. As part of this agenda sports and physical activities were encouraged including football. The Dick, Kerr Ladies FC ran from 1917 – 1965 and played an important part in the history of ladies football; on Christmas Day 1917, 10,000 spectators came to Deepdale, the home of Preston North End, to watch the Dick, Kerr Ladies FC win the first game against Arundel Coulthard Factory 4–0 . £600 was raised for the wounded soldiers from this game.

Out of 828 games they won 758, drew 46 and lost 24. In 1920, Dick, Kerr's Ladies defeated a French side 2–0 in front of 25,000 people that went down in history as the first international women's association football game.

The ladies team faced strong opposition by the Football Association (FA), who banned women from using fields and stadiums controlled by FA-affiliated clubs for 50 years. The rule was finally repealed in 1971. The concern of the FA was that women were not physically able to play football.

The historic significance of PNE is not only linked to Moor Park because of its beginnings there but because it has served the local community and nearby residents as a source of sport and entertainment since 1867. The historic events and contribution of the club for both men and women have a significant amount of illustrative and associative values having cultural relevance.

Special Events

The park has also been the location of many events including Preston Guild celebrations (e.g. 1952, 1972 and 1992) and in 1885 had been the site of the Royal Horticultural Show. In May 2007 the park was host to Radio 1's 'Big Weekend' attended by over 35,000 people.

In 1927 the Observatory was opened in the north-west corner of the park and dedicated to Jeremiah Horrocks who has been described as the 'Father of British Astronomy'. The Observatory is owned by University of Central Lancashire and houses an 8 inch Thomas Cooke refractor telescope which is currently used and operated by PADAS; (Preston and District Astronomical Society).

On June 29th 1927 a Total Eclipse was witnessed with approximately 30,000 people gathering in the park to the newly opened Observatory. The telescope was built by Thomas

Cooke in 1867 which makes it contemporary in age with the park improvements by Milner. It also acts as a national weather station.

During the 1920's a bandstand and a Loggia/shelter was built and a wading pool was opened.

Not only has the park been associated with political assembly, special events and sports but it also played an important part in the two world wars; During World War I the Park became the site of a hospital for the war wounded, the Voluntary Aid Detachment hospital opened in 1915 and treated 1,150 patients and closed in 1919.

During the Second World War the Park was used as a Prisoner of War camp.

In the 1970's and 1980's the park was the location for achieving a World Record by the long distance walker Tom Benson who walked non-stop for 314 miles and then 414 miles respectively.

The Terraced Housing

The terraced housing to the south of the park and to the west of Garstang Road are a result of rapid house building in urban areas to provide accommodation for the growing population. The cotton industry instigated a massive movement of people migrating from the outer rural areas looking for work. The terraced house solution provided an ideal answer to medium-high density housing that could be built simply and with minimum materials; the terraced house takes advantage of a continuous roof, shared chimney stacks, shared side walls and built identically. Thus terraced houses were and are more efficient and cost effective to build.

The first phase building of terraced housing in the Moor Park Conservation Area was primarily during the late 1870's to 1880 and was built largely for mill workers. The design and plan form of the terraced house is simple in that can be expanded upon for varying classes, from the lower-working class right through to the upper-middling classes with degrees of architectural detailing and varying plot sizes and height. A good example of this 'class' variation can be seen in the Avenham Conservation Area particularly on Latham Street, Great Avenham Street and Bushells Place where terraced houses were built slightly earlier in the 1830's. .

From a social, economic and political point of view housing was becoming closely scrutinised and built to higher standards than previous years. The introduction of the Nuisance Removal and Disease Act 1855 brought responsibility and new powers to the local authority to check standards by Inspectors to examine premises where nuisance is a potential and have the ability to render the property unfit for human habitation. The authority could also claim the money back for any expenses and thus it was in the interest of the authority to ensure standards remain at an acceptable level.

By 1875 the Public Health Act brought together a range of Acts that further insisted upon better standards of living conditions; the terraced house can easily accommodate 'modern' conveniences such as piped water, heating and sanitary provision. A further improvement ousted the building type of the back-to-back housing and brought about the requirement for back roads and rear yards to allow for better servicing, refuse areas and outside W.C's. this compared favourably to many of the houses in the Avenham Conservation Area which were built back-to-back with access through shared side ginnels.

4.4 Character and Appearance

The Moor Park Conservation Area is predominantly residential and is an illustration of late 19th century terraced housing generally associated with providing a solution to the housing needs of an expanding industrial area, commonplace across the north-west region of England. In this instance, these modest two story houses were built mainly for mill workers and are long, linear narrow streets running at right angles to each other with narrow block widths and narrow pavements. This continuous and uniformed grid layout is one of the most distinguishing features of the area and coupled with Moor Park, are the core elements that underpin the unique built character.



Example of corner property with chamfered entrance

The external appearance of streets do have some variety but in the main building materials are red brick, slate roof, in some cases stone door surrounds, cills, headers and steps.



Street views showing linear streets and the consistent pattern of doors, windows and chimneys

The character is different along Garstang Road and Moor Park where properties vary in size, plot width and style and are much larger and grander with private gardens set back from the pavement edge. These buildings were originally as private dwellings however many properties are now used for multiple occupants, some have been converted to businesses such as offices and children's nurseries.



Large villa on Garstang Road and St. Thomas Road

4.5 Setting, Views and Vistas

The conservation area has a variety of views including long, linear uninterrupted views along St. Georges Road, Deepdale Road and Moor Park Avenue. In some instances there is a slight bend in the road that creates an unfolding view which reveals itself as you progress such as St. Thomas's Road.

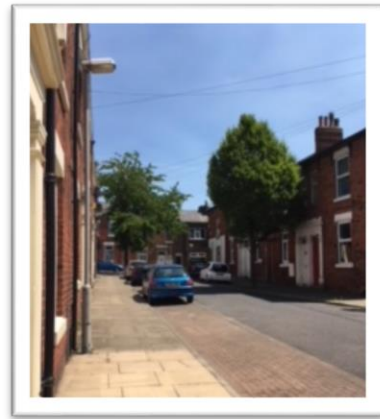
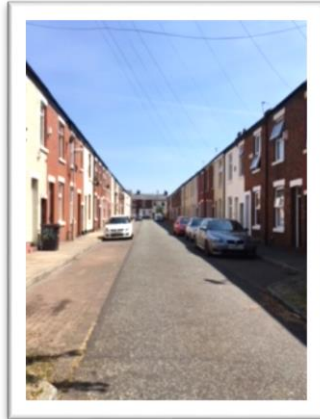


Example of an unfolding view along St. Thomas Road



Long, linear views looking west along Moor Park Avenue. Photos taken during spring on the left and summer on the right

The smaller streets provide shorter, channelled views with the focus point being other properties at the end or the park. These would typically include the 'Saint's Roads in the south west corner;



Views of the park can be seen from all approaching directions making it a focal point for the area in particular the main streets such as St. Paul's Road and Eldon Street. These main roads also provide views of the terraced streets that provide a sense of place. Views across the park are wide, spacious and light, punctuated with focus points such as the Observatory, the Pavilion and landscaping features. The use of meandering paths, groups of trees and shrubbery draw the eye where views are glimpsed and unfolding. Moor Park Avenue contributes positively to the setting of the park.



Wide open views looking north across Moor Park



View of Preston North End Football Club



Rockery Feature in the park

4.6 Architectural Built Form

The primary building materials are red brick with sandstone dressings and natural slate roofs. Buildings are generally domestic in use and in scale apart from community buildings such as places of worship.

Moor Park Avenue has distinctive character with impressive detached and semi-detached villas overlooking the park. They tend to have small front gardens and comparatively large rear yards and gardens. These are now used as offices or subdivided into flats and whilst the small front gardens are formal and have low boundary walls, the rear yards are generally used for servicing and vehicular parking.

The surrounding streets are laid out in a grid fashion very typical of working class housing development of its time; two storey, red brick terracing often built up to the back of pavement. Building height is uniform from past influences and planning restrictions.

There are few examples of historic doors and windows although the timber framed sliding sash types would have been universal. Most windows have been replaced with top hung casements.

Although most streets are similar in plot, height and general appearance there are some attractive differences in each street in styles of door surround, some have bay windows and some have stepped entrances. Such details add character and variety.



Example of Victorian Villa along Moor Park Avenue

4.7 Buildings of Note

Kenmure Lodge, Kenmure Place



Deepdale Road Healthcare Centre



The Observatory, Moor Park



The Former Preston College, Moor Park Avenue



Moor Park Business School, formerly Preston Grammar School, Moor Park Avenue



West Lodge to Moor Park, Garstang Road



South Lodge, Moor Park Avenue

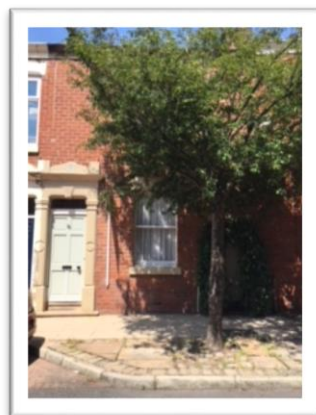
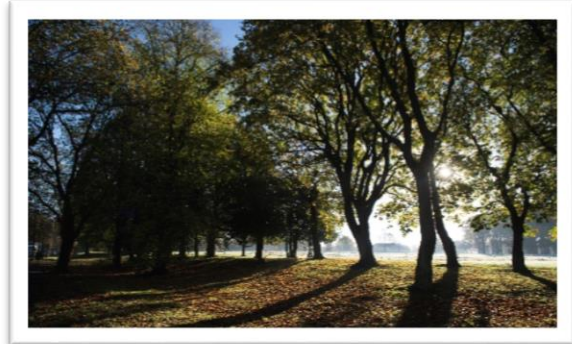


North Lodge, Moor Park



4.8 Contribution of Trees, Hedges and Green Spaces

The contribution of trees, foliage and green space is over-arching throughout the area. The park is the primary source of greenery however throughout the streets there has been a great deal of tree planting that add more colour and break up the continuous corridors of red brick. The planting and maintaining of appropriate trees is strongly supported.



Examples of trees planted along the terraced streets

5 Condition of Conservation Area

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 conservation area designation in 2013 has encouraged new development to be in-keeping and that materials, scale and massing is sensitive to the existing building stock and important views in to the area. The standard of development has improved and as such positively contributed to the character of the conservation area.

The conservation area designation contributed to the Heritage Lottery fund application and continues to do so for the second phase of works.

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. There are isolated cases of unlawful development where properties have been excessively or insensitively designed.

6 SWOT Analysis

Strengths

- Moor Park as the central area provides leisure and open green space for this otherwise densely developed area.
- Unaltered street pattern and layout of working-class terraced housing
- Impressive original terraced housing and a consistent palette of materials and uniformed building height
- High quality architectural design and detailing such as distinctive architectural features including bay windows, stone detailing, bargeboards and impressive entrances demonstrated particularly on the substantial properties and villas along Garstang Road and Moor Park Avenue
- Heritage Lottery Fund project restoring and conserving the park
- Green Flag Award for Moor Park in July 2018
- A variety of views throughout and into the conservation area; long, linear along the main roads, short and channelled along the smaller side streets; and wide open views that help visibility across the park and short curving views that add visual interest and character
- Greenery and foliage provided by the historic park and planted trees along the smaller streets
- Good access to Moor Park
- Well established routes and infrastructure for commuters to Preston City Centre
- Connection and associations with Preston North End Football Club
- Historic uses are continued today

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
- Unsympathetic alterations and additions to small terrace properties
- Run- down properties can be found pepper-potted across the area particularly in the south east corner

Opportunities

- Raising standards to new development including extensions and external alterations and works in and around the park
- Use of the shopfront guide to encourage a higher quality of signage, shop fronts and lighting to commercial properties

Threats

- Pressure for more properties to be subdivided and used for flats and houses in multiple occupation
- Pressure for dormer extensions on roof slopes that are visible from a public vantage point
- The use of vehicles and increased need for parking

6.1 Proposed Reduction of the Conservation Area Boundary

The public consultation exercise received responses from the community for the boundary to be reduced to reflect the local opinion that some parts of the conservation area did not have the same historic significance to that of other parts. Others said that the conservation area should be removed completely. There were anecdotal concerns that designation had been a burden and that the local authorities expectation for sympathetic development was having a negative socio-economic impact.

In response, the following streets are proposed to be removed from the conservation area; St. Thomas's Road on the eastern side of St. Paul's Road; St. Philip's Road; St. Christopher's Road; St. Andrew's Road; St. David's Road; St. Michaels Road; St. Martin's Road; St. Cuthbert's Road; St Andrew's and Deepdale Road.



Revised Plan – the area in red to be removed from the conservation area

It is important that full consultation is carried out on this proposal, as many residents will not have had the chance to consider this change and comment on its merits. Extensive publicity including consultation with letters to each property will ensure this happens.

7 Management, Monitoring and Review Strategy

Moor Park Conservation Area is on the whole a well-maintained and looked after area and one where properties largely retain original roofscapes with chimney stacks, street layout and pattern, principal frontages and building materials. The style of additions at the rear vary but in the main are subordinate and proportionate to the main house. Development has mainly been in accordance with good conservation and design practice. However, there is pressure to extend the smaller terraced properties excessively particularly at roof level.

To maintain the recognisable quality of the Moor Park 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, roof scape & chimney stacks 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 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 and then Historic Environment Record
- Preston City Council archive material
- Moor Park Restoration, Conservation Management Plan
- The History of Preston North End Football Club, 2000, David Hunt, PNE Publication