

**St Ignatius Square
Conservation Area Appraisal**

December 2016



Summary of Special Interest

The special character of St. Ignatius Square Conservation Area, which is desirable to preserve or enhance, derives from the following elements:

- An early example of a formal square with the church in the centre bordered by housing.
- The majority of buildings within the boundary date from the mid-19th century and are designated heritage assets, recognised for their architectural and historic merit.
- St. Ignatius Church is a Grade II* designated heritage asset. It is a prominent landmark building visible from a major thoroughfare into Preston, the A59, and has been awarded status as a Cathedral for the eastern denomination of the Kerala Catholic Church.
- The Church was designed by the notable London architect J J Scoles, who is attributed to designing many Roman Catholic Churches including the former St. Augustine's Church in Preston.
- St. Ignatius Church and the associated school are an early example of the provision of mass education by the Roman Catholic Church.
- The conservation area is situated in a very densely built up location comprising a mix of architectural styles but it has a very distinctive and traditional character that has largely been lost in this part of Preston.
- The conservation area is quiet and unspoilt by the pressures of vehicular traffic.

Contents	Page
1. Background	4
2. Review and Update	4
2.1 National Planning Policy	4
2.2 Local Planning Policy	4
3. Introduction	5
4. Character Assessment	5
4.1 Location and Setting	5
4.2 General Character and Plan Form	7
4.3 Origins and Development	7
4.4 Audit of Designated Heritage Assets	10
4.5 Character and Appearance	19
4.6 Setting, Views and vistas	19
4.7 Architectural Built Form	20
4.8 Contribution of Trees, Hedges and Green Spaces	22
5.0 Condition of Conservation Area	22
6.0 SWOT Analysis	23
7.0 Management, Monitoring and Review Strategy	23
8.0 References	24

Background

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'. St. Ignatius Square Conservation Area was originally designated in 1982 by Preston Borough Council. Designation places certain duties on local authorities including the requirement to review the overall extent of designation in their areas regularly and, if appropriate, to designate additional areas. Designation remains the principal means by which local authorities can apply conservation policies to a particular area which include:

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

2. Review and Updating

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

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

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

2.1 National Planning Policy

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

Furthermore when determining planning applications LPAs should take into account:

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

2.2 Local Planning Policy

The Development Plan for Preston comprises the Central Lancashire Core Strategy, adopted in 2012 and the Preston Local Plan which was adopted in 2015. The Inner East Preston

Neighbourhood Plan is also part of the Development Plan but is not of relevance to St. Ignatius Square Conservation Area.

The relevant policies are as follows:

Core Strategy

- Policy 16 – Heritage Assets

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

- Policy EN8 – Development and Heritage Assets

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

There is an Article 4 Direction removing permitted development rights over residential properties in the conservation area.

3. Introduction

Following designation of the conservation area in 1982, an Article 4 direction was implemented in 1983 which removed certain permitted development rights for individual householders. The conservation area boundary was extended in 1996 and the last appraisal was carried out in 2008. Following the appraisal in 2008, the boundary was revised again and the area was enlarged to include a section of Meadow Street to the south and cleared land to the west adjacent to North Road.

St. Ignatius is the smallest conservation area in Preston measuring 1.67 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 form of buildings and the type and condition of designated and non-designated heritage assets. Other issues include aspect, historic and current land use.

4 Character Assessment

4.1 Location and Setting

The Square is located to the north east of the city centre, on the periphery of Preston's medieval town centre. To the north of the Square is an industrial estate and to the east is a more recent housing estate dating from the late 20th century. To the west of the site is North Road, a busy thoroughfare linking the city centre with the A6 whilst the southern boundary is formed by Meadow Street. The landscape immediately surrounding the Square is urban with pockets of high density housing and industrial uses laid out in a more haphazard manner where late 20th century redevelopment has progressively taken place.

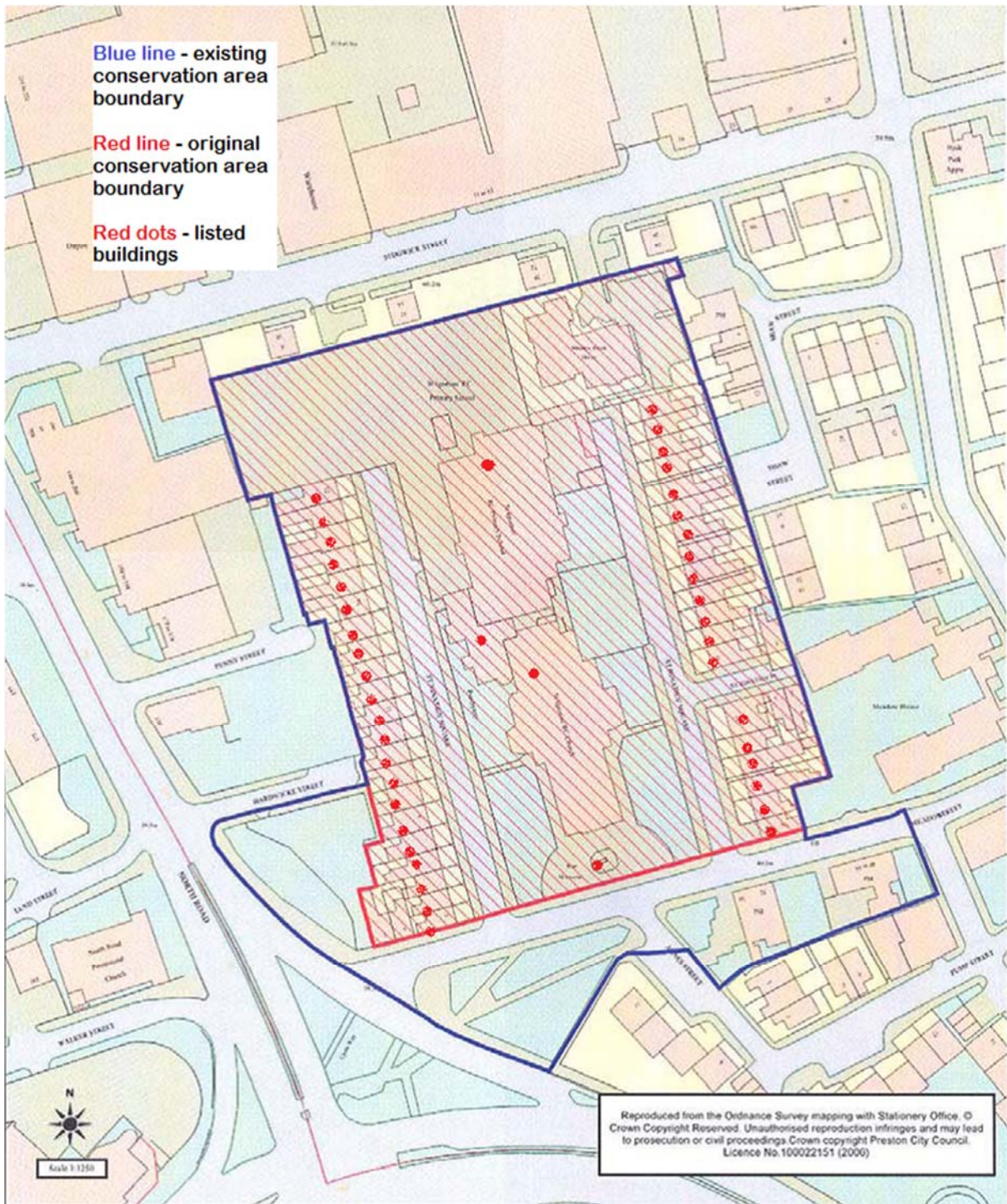


Figure 1: The boundary of the St. Ignatius Square Conservation Area

4.2 General Character and Plan Form

The area has a formal appearance with a rigid, planned layout; the terraces on both the east and west side are similar in scale, height and massing with a uniformed appearance. The rows of terraces on both the east and the west side of the square overlook the church and school buildings and effectively create a border surrounding the church and its grounds which makes a visible connection to the church. The church, presbytery and school do not have the same regularity and proportions with a variety of roof heights, materials features and additions. This small group of buildings developed at different times over the years in an organised but gradual fashion. The public and private spaces of the area are made clear by the railings around the church and the front boundary walls to the houses. These boundaries contribute to the essentially linear and formal arrangement of the conservation area.

4.3 Origins and Development

Before the development of St. Ignatius Church and the terraced houses, the area was known as Causeway Meadow. Meadow Street to the south is shown on the 1824 map surrounded by fields. Causeway Meadow was bought by Father Bird, a Catholic priest, on behalf of the Catholic Church in 1832 and the building of St Ignatius Church began in 1835 led by Father Francis West, a Jesuit priest. He approached Mary Aikenhead, the founder of the Sisters of Charity, a religious order established in Ireland, to come and live and work in Preston to educate the poor. The church, although smaller than it is today, is shown on the 1836 map along with a mortuary chapel towards the north east and a few houses on the south side of Meadow Street.



Figure 2: OS Map 1824. The field outlined in red is St. Ignatius Square

In June 1840 the Sisters of Charity arrived in Preston to run the girls' school at the north east of St Ignatius Square for over 1000 girls. They had financial difficulties and some of the sisters suffered ill health because of overwork so in 1848 the sisters returned to Ireland. The 1851

census shows that by then the convent on the eastern side of St. Ignatius Square was occupied by nuns of the Society of the Holy Child Jesus (they moved to Winckley Square in 1875), and the Filles de Marie (Daughters of Mary) who were there until 1853. By the 1881 census it was occupied by brothers of the Xaverian order (in 1848, a colony of brothers from its founding country, Belgium, came to England to open schools in parishes in Bury and Manchester). The brothers actually moved into the convent in 1877 and remained there until some time between 1889 – 92 when they moved to Deepdale Road.

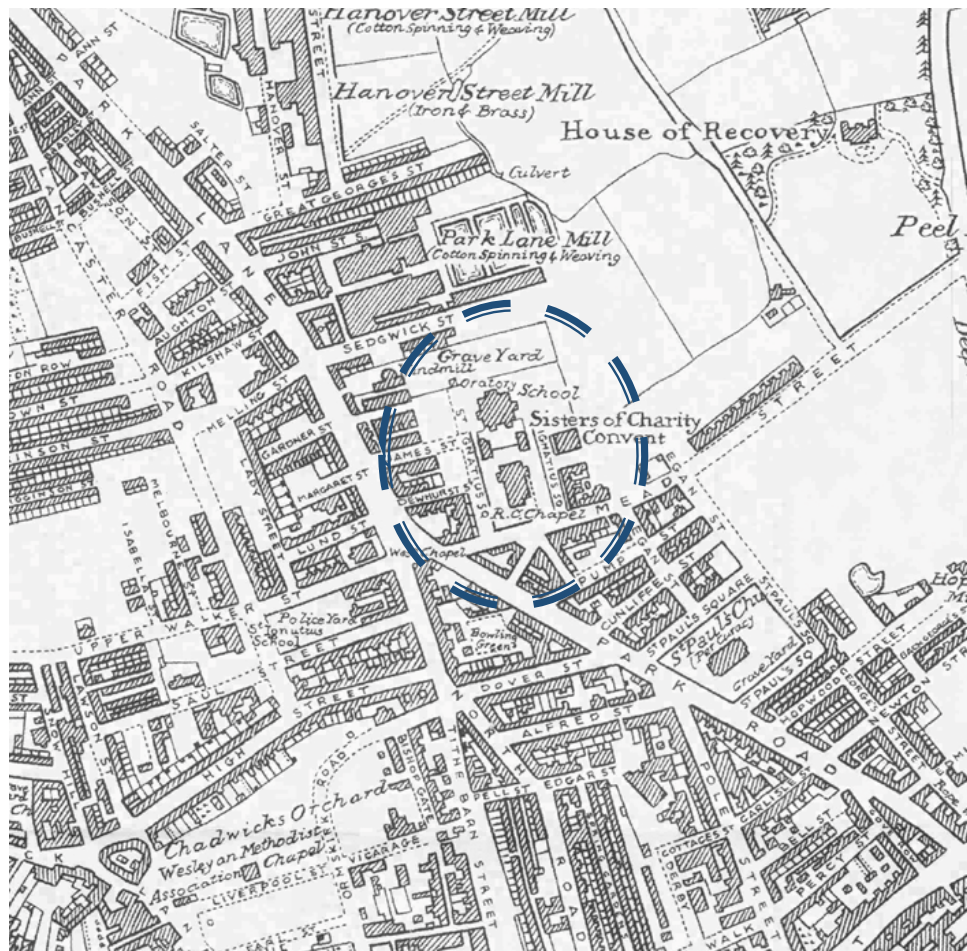


Figure 3: OS Map 1836. The blue circle shows the early development of the Church with the graveyard to the north of the site and the convent to the east

At the north of the area, where now stands St. Ignatius Primary School, was the burial ground. Following the opening of the New Hall Lane Cemetery which contained an area set aside for Roman Catholics the burial ground at St. Ignatius was formerly closed in 1855. This is particularly significant as before this, Roman Catholics had to be buried with the established church as Catholicism was not recognised. The 1892-3 OS map still shows the burial ground in the middle of the school and the playground.

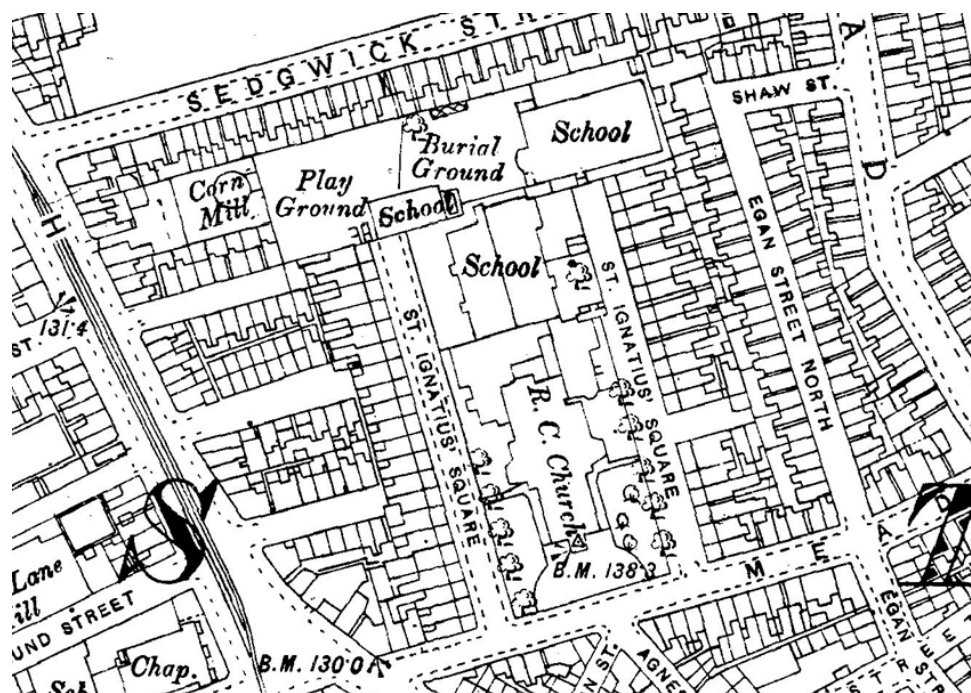


Figure 4: OS Map 1892-3

The census returns help to establish when the houses on either side of St Ignatius' Square were built. By 1851 Nos 1 – 21 (on the west) were built. Between 1861 and 1881 No 21 was occupied by monks and teachers. Hardwicke Street and Penny Street (then Dewhurst Street and James Street respectively) no longer run through to St Ignatius' Square. On the eastern side are Nos 31 – 39 and Nos 1 – 3 St Ignatius' Place which were built between 1836 and 1847. By 1861 Nos 22 – 30 had been built.

The occupations of the inhabitants of the properties are shown on the census returns of 1881 and are varied – factory owner, factory foreman, picture framer, printer etc. Some houses took lodgers and, unsurprisingly, many of the houses were occupied by teachers. The OS map from 1892 shows that around the church (enlarged and now called the Church of St Ignatius) there are 40 houses.

When St Ignatius school first opened circa 1836 it was attended by boys, girls and infants (the census returns shows that some of the infants were as young as three). The main school buildings were on Walker Street but when the Mortuary Chapel was no longer required it became the boys' school, known as the Brothers' School, and, after the brothers had moved out of the convent, it became a girls' school. New schools were opened in 1883 and the old school buildings in Walker Street were sold. In 1898-99 the Mortuary Chapel was demolished and the new Higher Grade School for Girls was built to the designs of local architect E J Andrews. In 1899 the Brothers' School was closed as it had been replaced by the Catholic Day School in Winckley Square.

The historical maps also illustrate the rapid industrialisation of Preston between 1820 and 1892; St Pauls, just off Egan Street, Preston and a few other buildings are depicted on the 1824 map to the north-east of the town and only 12 years later on the 1836 map mills, houses and more churches had been developed.

4.4 Audit of Designated Heritage Assets

1. Church of St. Ignatius



Figure 5: South elevation facing Meadow Street



Figure 6: East facing elevation

GV II*

Roman Catholic church. 1833-6, by J.J.Scoles of London, chancel and chapels added 1858 by J.A.Hansom; altered 1885-6 by M.E.Hadfield & Sons, and G.Webster. Chisel-dressed sandstone ashlar, slate roofs. Nave on north-south axis with east and west aisles; south tower with spire, flanked by chapel and baptistry (added 1912), east and west transepts, and chancel with east and west chapels. Perpendicular style. The tower, of 3 unequal stages with set-back buttresses, has the main doorway recessed in a 2-centred arch with inner and outer moulding and a crocketed ogee crest, above this a tall 2-centred arched 3-light window with Perpendicular tracery and a pedestal-mounted statue on the sill, a set-back belfry stage with louvred 2-light windows, an embattled parapet with crocketed corner pinnacles, short flying buttresses from these to an octagonal spire with clock-faces, lucarnes, roll-moulding to the angles, and an apex cross.

The flanking baptistry and chapel are square, with parapets, each with a niche statue in the front wall and a large traceried 3-light window in the side. The nave is tall and narrow, the aisles low and broad, both of 5 bays, the aisles with buttresses and wide Tudor-arched 3-light windows and the nave with pilaster strips and large 3-light clerestory windows, all these windows with Perpendicular tracery and hoodmoulds, and both with parapets, those of the nave with tall crocketed pinnacles (some missing). The transepts, slightly lower than the nave, have large 4-light traceried windows, and in the angles with the aisles small added porches. The chancel, 4 bays beyond the transepts, has pilaster strips and 2 traceried clerestory windows in each bay except at the north end which has only one, and various gabled side chapels on both sides in similar style. INTERIOR: 5-bay aisle arcades with clustered piers and moulded 2-centred arches, inner shafts carried up to meet slender wall shafts of roof trusses, which have cusped open-arcading; organ loft in tower, with choir gallery projected into nave;

large transept arches in similar style, and confessionals at the end of each (added 1885); 3-bay chancel with arcades also in similar style but with annular caps to the shafts, hoodmoulds to the arches, and angel-corbels to the wall-posts; sanctuary with large transomed window; inner and outer chancel aisles, with chapels at the north ends, various elaborate reredoses etc.

Listing NGR: SD5417429935.

2. War Memorial in front of Church of St Ignatius North side



Figure 7: View of War Memorial at the south end of the Church

GV II

Parish war memorial. 1922, by J.S.Mangan of Preston, with statuary by Hooper and Webb of Liverpool. Portland stone and bronze plaques. Rectangular monument 22 feet high in the form of a Calvary, the lower part tripartite, with diagonal buttresses, a moulded plinth, and a dado with the centre breaking forwards and continued upwards as an elaborate pedestal to the Crucifix, which is flanked by statues of a sailor and a soldier in mourning stance. The front of the dado has an arched panel in the centre with carved head and crest, containing a bronze panel with dedication, and cusped panels at the sides, containing bronze plaques with figures in relief; the rear has panels with bronze plaques displaying 228 names.

Listing NGR: SD541782989

3. St. Ignatius Presbytery



Figure 8: Principal elevation of the Presbytery



Figure 9: Entrance to the Presbytery

GV II

Presbytery to church of St Ignatius. c.1835-40 (probably by J.J.Scoles), with addition dated 1878 on gable. Red brick in Flemish bond, with sandstone dressings and slate roof. Irregular plan formed by original rectangular double-depth range (now attached to enlarged chancel of church), with added crosswing and further side range to left. Tudor style. All 2 storeys, with octagonal corner turrets, a string-course over the 1st-floor windows, and parapet with stone coping. The main range (the original building), a 3-window symmetrical facade, has a central porch with coupled corner pilasters, Tudor-arched outer doorway and Tudor-arched single-light windows in the side walls, embattled parapet and glazed roof; Tudor-arched 2-light mullioned windows with stone surrounds; and similar windows in the right-hand gable wall, plus an added canted bay in matching style. The wing projecting to the left is in matching style, with one window on each floor of each side and an arched tympanum in the gable with letters "IHS" in a radiant sun and date 1878 in the corners; and the 2-window range set back to the left of this has an inserted garage entry but otherwise matching windows. Rear very plain

INTERIOR not inspected. Forms group with attached school in matching style, and with church (q.v.).

Listing NGR: SD5415029952.

4.St. Ignatius School



Figure 10: Western elevation of St. Ignatius School with the Church in the background

School. c.1836-42, probably by J.J.Scoles, enlarged 1856 and between 1866 and 1880; altered. Red brick in Flemish bond, with sandstone dressings and slate roofs. Double-pile plan on north-south axis, single storeyed under a 2-span roof, the west range extended northwards, and with additions including a 2-storey wing in the angle. Tudor style, with octagonal corner turrets, parapets with ridged coping, and large mullion-and-transom windows. The east range, which is symmetrical and least altered, has a central gabled porch with Tudor-arched doorway (now blocked) with dagger spandrels, dripmould and embattled parapet; three 6-light windows each side, with short Tudor-arched upper lights; and parapeted gables, that to the left with a chimney. The west front, formerly symmetrical and with a similar porch (still in use), has been extended 4 windows northwards, and all the windows now have C20 six-light joinery (inverting the proportions of the originals). The additions at the north end include a tall 2-storey crosswing gabled to the east, which has in the upper storey 3 tall transomed windows, that in the centre of 9 lights with 2 transoms, a statue in a niche above this, and the date 188[]. Forms group with St Ignatius Presbytery, to which it is now linked by additions to that, though originally separate.

Listing NGR: SD5416829974.

5. 1 – 5 St. Ignatius Square



Figure 11: Principal elevation of 1-4 St. Ignatius Square

GV II

Row of 5 small town houses. c.1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with individual back extensions. Two storeys over cellars, each house with 2 windows at 1st floor; with stone plinth, deep 1st-floor band, plain frieze and moulded gutter cornice. Each has the doorway to the left, with a moulded stone architrave and a cornice on consoles which have guttae; one window at ground floor with raised sill and wedge lintel with keystone, and 2 windows above with raised sills, those at No.3 all sashed without glazing bars (the upper leaves smaller) but all the others altered. Ridge chimneys. Rear and INTERIORS not inspected.

Listing NGR: SD5412829899.

6. 6 – 15 St. Ignatius



Figure 12: Principal elevation of row 6 – 15 St. Ignatius Square (west side)

GV II

Row of 10 small town houses. c.1845-50, in 2 builds; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with individual back extensions. Two storeys over cellars, each house with 2 windows at 1st floor; with stone plinth, deep 1st-floor band, plain frieze and moulded gutter cornice; and vertical joint between Nos 9 and 10. Each has the doorway to the left, with a moulded stone architrave

and a cornice on consoles which have guttae; one window at ground floor with raised sill and wedge lintel with keystone, and 2 windows above with raised sills, those at Nos 6 and 8 with altered glazing but all the others sashed (variously). Ridge chimneys. Rear and INTERIORS not inspected.

Listing NGR: SD5412229921.

7. 16 – 21 St. Ignatius Square



Figure 13: Principal elevation of 16 & 17 St. Ignatius Square (west side)

GV II

Row of 6 small town houses. Mid to later C19, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions. Two storeys over cellars, each house with 2 windows at 1st floor; with stone plinth, 1st-floor sill-band, plain frieze and moulded gutter cornice. Each pair of houses has coupled doorways, with linked pilastered architraves; and each house has one window at ground floor and 2 above, all with raised sills and wedge lintels, those at Nos 20 and 21 sashed without glazing bars but all the others with altered glazing. Ridge chimneys. Rear and INTERIORS not inspected.

Listing NGR: SD5410429975.

8. 22 - 27 St. Ignatius Square



Figure 14: Principal elevation of row 22 -27 St. Ignatius Square (west side)

GV II

Row of 6 small town houses. Mid C19, altered. Red brick in Flemish bond (except Nos 24 and 25 which have been rebuilt in modern brick), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions. Two storeys over cellars, each house with 1 window at 1st floor; with stone plinth, 1st-floor sill-band, plain frieze and moulded gutter cornice. Each pair of houses has coupled doorways, with moulded architraves and cornices on consoles which have guttae, and between Nos 25 and 26 is a through-lobby doorway in matching style; each house has one window on each floor, all with raised sills and wedge lintels with keystones, those at No.22 sashed but all the others with altered glazing. Ridge chimneys. Rear and INTERIORS not inspected.

Listing NGR: SD5419930012.

9. 28 – 29 St. Ignatius Square



Figure 15: Principal elevation of houses 28 – 29 St. Ignatius Square (east side)

GV II

Pair of small town houses. Mid C19, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions. Two storeys over cellars, each house with 1 window at 1st floor; with stone plinth,

1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with a through-lobby doorway between, have moulded architraves and cornices on consoles which have guttae; each house has one window on each floor, all with raised sills and wedge lintels with keystones, those at No.29 sashed but those at No.28 with altered glazing. Ridge chimneys. Rear and INTERIORS not inspected.

Listing NGR: SD5420429975

10. 30 - 31 St. Ignatius Square



Figure 16: Principal elevation of 30 & 31 St. Ignatius Square (east side)

GV II

Pair of small town houses. Mid C19, altered. Facades rebuilt in modern brick, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions. Two storeys over cellars, each house with 1 window at 1st floor; with stone plinth, 1st-floor sill-band, plain frieze and moulded gutter cornice. The doorways, forming a triplet in the centre with a through-lobby doorway between, have moulded architraves and cornices on consoles which have guttae; each house has one window on each floor, all altered. Ridge chimneys. Rear and INTERIORS not inspected. Included for group value ONLY as part of row included for group value with church of St Ignatius (q.v.) and other similar houses on both sides of square.

Listing NGR: SD5420729965.

11. 32, 33, 34 St. Ignatius Square



Figure 17: Principal elevation of 32, 33, 34 St. Ignatius Square (east side)

GV II

Row of 3 of small town houses. 1840-47, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with individual back extensions. Two storeys over cellars, each house with 2 windows at 1st floor; with stone plinth, deep 1st-floor band, plain frieze and moulded gutter cornice. Each house has the doorway to the right, with moulded architrave and cornice on consoles which have guttae; one window at ground floor floor, with raised sill and wedge lintel with keystone, and 2 windows at 1st floor with raised sills, all with altered glazing. Ridge chimneys. Rear and INTERIORS not inspected.

Listing NGR: SD5420829960.

12. 34 – 40 St. Ignatius Square



Figure 18: Principal elevation of row 34 – 40 St. Ignatius Square (east side)

GV II

Row of 6 small town houses. 1840-47, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted except No.35 at left end which is double-fronted; with individual back extensions. Two storeys over cellars, each house with 2 windows at 1st floor except No.35 which has 3; with stone plinth, deep 1st-floor band, plain frieze and moulded gutter cornice. No.35 has the doorway in the centre, Nos 36 and 37 have the doorways to the left, Nos 38 to 40 have the doorways to the right, and there is a through-lobby doorway between Nos 37 and 38, all these doorways with moulded architraves and cornices on consoles which have guttae, and the lobby doorway with an overlight which has vertical glazing bars. No.35 has 2 windows at ground floor and 3 above, but all the others have one at ground floor and 2 above, those at ground floor with raised sills and wedge lintels with keystones, and those above with raised sills (and above the lobby door is the sill of a blocked or unbuilt window); Nos 38 and 39 have sashes without glazing bars but all the others have altered glazing. Ridge chimneys. Rear and INTERIORS not inspected.

Listing NGR: SD5422129916.

4.5 Character and Appearance

The overall character of the area is essentially an early Victorian development of uniformed and linear terraces constructed of local red brick around the central church and presbytery. The houses are built overlooking the central space which emphasises the quality of the public spaces as well as the formally laid out street pattern. However, differing from Georgian Squares and designed public spaces such as Winckley Square and Deepdale Enclosure, religious orders built churches and chapels as the central focus with housing overlooking them. What makes St. Ignatius Square Conservation Area special is the provision of a school and its successive development in line with the political and religious movements entwined with the Catholic Emancipation Act during the latter years of the 18th century and the early years of the 19th century.

The traffic from Ringway and North Road can be heard in the distance however the area has a quiet and residential sense of place with a defined local community that, on the edge of a city centre, is rarely found. The area and the terracing is mostly well maintained, in particular the west side of the square where houses retain significantly more historic and original features such as timber sliding sash windows, principal doors and front boundary walls. The east side has more variation but the two terraces contribute positively to the setting of the church and the school and are largely unchanged in layout and overall appearance.

The layout of the streets is not entirely symmetrical as on the right hand side there is a short cul-de-sac (St. Ignatius Place).

4.6 Setting, Views and Vistas

The setting immediately around the square is urban with main thoroughfares, industrial buildings and housing developments adjacent. This built up, varied setting is a busy and disjointed part of the city centre and as such is a stark contrast to the well-planned, designed and uniformed setting of the square.

The Church of St. Ignatius is a focal point seen from the Ringway and from North Road. Its spire, high above the surrounding built environment, particularly when looking south, draws attention by virtue of its scale, design and prominence.

Within the conservation area views tend to be linear and short in a north and south direction along the length of the streets giving an intimate feel to the space. Views east and west across the site are blocked by the church and the school buildings in the centre. Views along Sedgwick Street and out towards the Ringway are narrow and looking south towards the square the area is not easily seen as it is obscured by industrial buildings and other recent housing developments including Meadow Brook Housing. Looking towards the square in a

northerly direction from Meadow Street views are short and the square is difficult to see in its' entirety although the church and the war memorial overlooks the street.



Figure 19: The west side of St Ignatius Square looking north

4.7 Architectural Built Form

The church was built in the English perpendicular style and was designed by JJ Scholes who also designed St .Augustine's Roman Catholic Church, Preston and St. Peter's Collegiate Church, Stoneyhurst, Clitheroe. (JJ Scholes' son Ignatius Scholes was also an architect who worked on St. Wilfred's RC Church, Chapel Street, Preston) It is understood that St. Ignatius Church was the first church in Preston to have been built with a spire. It was originally a much smaller building and has been added to and altered over the years by the architect J A Hansom who also built St. Walberges on Weston Street, Preston. Of note is the fact that the church is built in an unorthodox north-south position instead of the traditional east-west, (although St. Peter's in Rome is built in a north-south position). The reason for this is unknown.

The presbytery and the school are much smaller and are constructed of local brick with stone dressings matching the houses and not the church. There are similar details that have been carried through such as the window tracery but as a collective, the buildings appear inconsistent demonstrating their different use, different architects, differing palette of materials and phases of development.



Figure 20: View of the school from the eastern side of the square

The terraces are of a small, domestic scale being two-storey in height and built to traditional proportions. The houses were built over a period of 40 years but they have a fairly uniform appearance although the styles of fenestration differ showing the periods from which they were built. Multi-paned windows tend to be from an earlier period and simple one-over-one sash designs are later although some sashes are contemporary and have been replaced in recent years.



Figure 21: views of St. Ignatius Square (west)



Figure 22: Variety of fenestration along St. Ignatius Square (west)

Other distinctive elements are the remaining brick arches to the north of the site that provided entrance to the former burial grounds and school and the distinctive and consistent use of metal railings and York stone paving and kerbs.



Figure 23: Former entrance gateway at the north east corner



Figure 24: Former entrance to burial ground

4.8 Contribution of trees, hedges and spaces

St. Ignatius Square is a hard urban landscape with no views of the countryside or green open spaces. Some greenery has been introduced in to the square with tree planting along the edges of pavements in a linear fashion and within the church grounds. The residential properties, particularly on the west side, have some foliage in their front gardens giving a green and leafy quality to those spaces.

5.0 Condition of Area

The condition of the conservation area is good. There are some repairs to be made to the roof of St. Ignatius Church which the occupiers are working towards. The terraced houses are generally well maintained although there are several on the east side that are currently in need of some attention. The street works carried out by the County Council in 2013 have lifted the quality of the public space and overall St. Ignatius is considered to be a good example of how heritage and the historic built environment can positively contribute to the city.

6.0 SWOT Analysis

Strengths:

- A good example of a planned square
- Well built and locally distinctive terraced housing
- A Grade II* listed church as the central focus
- High quality designated heritage assets
- Association with notable architect
- Association with Roman Catholic church and its reflection of Catholic re-establishment
Good example of mass education by the Roman Catholic church for the local community
- Attractive and well maintained streetscape
- The leafy quality to the area softens the hard landscape
- Use of good quality and palette of materials
- A sense of place that is quiet and residential that has managed to keep out the pressures from traffic, the neighbouring industrial units and late 20th century housing developments
- High levels of occupancy

Weaknesses:

- Several properties on the east side of the square require maintenance
- Several properties have unsympathetic upvc windows and doors
- Some boundary walls have been altered with unsympathetic materials that do not match
- The small area of land to the rear of 1 -21 St. Ignatius Square adjacent to North Road remains undeveloped, detracts from the setting of the conservation area and spoils the views of the conservation area.
- An area to the south of Meadow Street is comparatively uncared for.
- The former public house (The Clover) on the south side of Meadow Street is in a run-down state
- Views from the conservation area towards Ringway are not particularly attractive
- Some unauthorised upvc windows have been inserted into Grade II listed properties on the east side
- Several house have had their principal elevations rebuilt in unsympathetic bricks

Opportunities:

- Effective maintenance and improvements to properties on the east side of the Square would have a significant impact on the appearance of the area
- Sympathetic re-development of the area of land facing North Road

Threats:

- The incremental loss of architectural features on the eastern side of the square
- The lack of maintenance of several properties

7.0 Management, Monitoring and Review Strategy

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

The weaknesses outlined in the SWOT analysis would be dealt with through a review of the unauthorised works to properties on the square the development of an action plan. It should be noted that some works pre-date the listing of the properties and the Article 4 Direction and will therefore be exempt from enforcement action.

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 National Planning Policy Framework (The Framework)
- The Publication Preston Local Plan, 2013-2026
- St. Ignatius Conservation Appraisal, 2008
- Historic England (2006) Conservation Area Designation, appraisal and management
- Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage) 2011
- Understanding Place: Historic Area Assessments in a Planning and Development Context (English Heritage) 2010

8.2 Local History Archives and Libraries consulted

- Harris Museum and Library

8.3 Books

- The inhabitants of St. Ignatius Square and Place as listed in the Censuses of 1851, 1861, 1871 and 1881, researched by John Garlington, 1983 (LRO no DDX/1520/02)
- History of the Church and Parish of St. Ignatius' Square, Preston 1883 -1933, Antony Holden, T. Snape & Co Ltd Preston, 1933 (Local Studies Library no J1 PRE)