

**Winckley Square  
Conservation Area Appraisal**

**June 2018**



## **Summary of Special Interest**

- It has within it perhaps the finest example of a Georgian planned square in Lancashire
- It is a good example of 19<sup>th</sup> and 20<sup>th</sup> century townhouses built in a neo-classical style
- The quality of architecture is high with impressive attention to detail
- Properties remain in similar uses to their historic beginnings; a mixture of historic commercial, retail, administrative and residential
- Many of the buildings in the area are statutory listed and retain historic features such as timber sliding sash windows and original entrance doors
- There is visual harmony resulting from a restrained palette of natural building materials including brick, sandstone, slate roofs and ironmongery
- Traditional craftsmanship is embodied in the original building materials and architectural styles
- The arrangement of building plots is distinct and the buildings within the plots are positioned in a uniformed manner
- The green open space of the central Square creates a focal point for the community and provides a break out space away from the busy retail area of Fishergate
- It retains its historic thoroughfares, street patterns and plan form
- There have been sensitive improvements to the public realm and the Square.

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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'. Winckley Square Conservation Area was designated in 1975 by Preston Borough Council, was amended in 1984 and extended in 1987 and 2009. The previous character appraisal was carried out in 2009.

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, insofar as it is relevant to this area, comprises the Central Lancashire Core Strategy adopted in 2012, the Local Plan which was adopted in 2015 and the City Centre Plan which was adopted in 2016.

The relevant policies are as follows:

### Core Strategy

- Policy 16 – Heritage Assets

### Local Plan

- Policy EN 8 – Development and Heritage Assets

### City Centre Plan

- Policy CC9 – Winckley Square

The Council also has two relevant Supplementary Planning Documents:

- Shop Front Design Guide;
- Central Lancashire Design Guide.

## **3 Scope**

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 which 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 Winckley Square Conservation Area is located in the west of the city centre with Avenham Park to the south and Preston Railway Station to the west. To the east of the conservation area is the Market Place Conservation Area that leads onto Church Street. To the north of Winckley Square is Fishergate which is the principal east-west route through the city centre and the main shopping street, beyond which the conservation area extends to include Fox Street, Lune Street and Charnley Street.

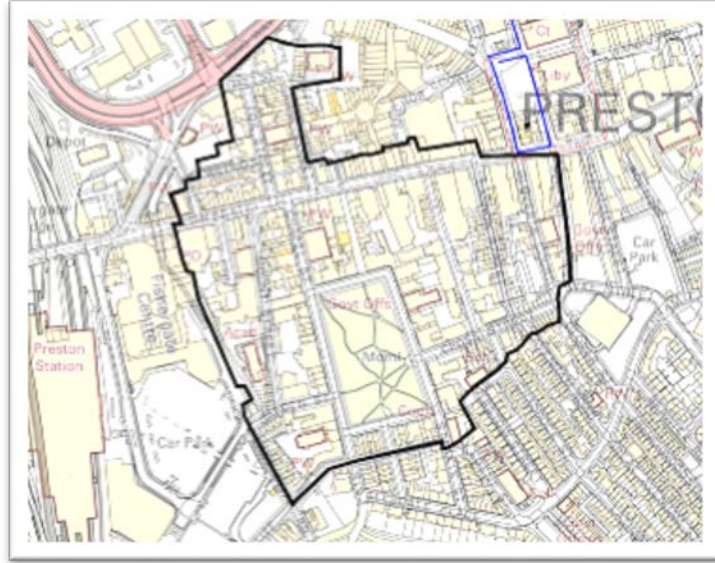


Figure 1: Conservation area boundary

## 4.2 General Character and Plan Form

Winckley Square is an example of a formally planned 'Georgian square'. The central feature is the Winckley Square Garden which is now a public park and is surrounded by properties on all sides. The Square slopes down from the northern boundary which is parallel with Fishergate and descends south towards Ribblesdale Place and Avenham Park. This is the core part of the conservation area which underpins the unique character of the area.

The streets leading from the square such as Mount Street, Chapel Street, Winckley Street, Cannon Street, Guildhall Street and Glover's Court run in a north-south direction and Fishergate, Cross Street and Garden Street run east to west. There are a few remaining historic ginnels and smaller streets including New Cock Yard off Glover's Court, a pedestrian ginnel off Cannon Street leading to Glover's Court (now gated) and Surgeons Court off Fox Street leading to Charnley Street.

Buildings are laid out in a linear fashion parallel with the road, fronting the pavement. Some have small front yards or enclosed light wells while others are located directly at the back of the pavement. Properties generally have enclosed rear yards but none have private garden space. Rear or secondary streets contribute significantly to the urban grain as well as adding a characterful contrast to the formality of the frontages. There are no back-to-back properties in this area.

## 4.3 Origins and development

Winckley Square is named after Thomas Winckley, a local attorney in the late 18<sup>th</sup> century, who owned the land where the Gardens now stand. At that time Preston was the winter residence of the Lancashire nobility and the town consisted mainly of Fishergate, Friargate and Churchgate (now Church Street), likely created in the early 1100s. Preston Borough's barrier or gate was actually at the junction with Fox Street and Fishergate, with burgage plots established along both sides of the street. The increasing population led to the establishment of St George's Chapel, now Church of St. George the Martyr on St. George's Street, as a

chapel-of-ease in 1724. The Roman Catholic St Wilfrid's Church was built in Chapel Street in 1793 as the second Catholic Church in Preston and was enlarged in 1839.

From Fishergate, views to the south overlooked the countryside and fields leading down to the River Ribble. Avenham Walk (Top Walk) had been laid out with gravel paths and lime trees in 1685 for the gentry to stroll along.

The growing textile industry in Preston led wealthy families to look at moving out of the centre of town. William Cross, another local lawyer, purchased the site of Winckley Square from Thomas Winckley with the idea to develop a new residential district. His vision copied the fashionable arrangement in the Georgian squares of London, Edinburgh and Bath, in which the gardens were an amenity for the residents of all the surrounding houses, each house having a key to one of the gates into its own section<sup>1</sup>. He built the first house for himself in 1799 on the corner of Winckley Street, which was followed by another two years later.

By 1822, the entire Square had been laid out and linked to Avenham Lane by Ribblesdale Place and the development of adjacent streets was complete by 1850. From its beginnings, the Square was the home of wealthy people and was one of the best addresses in Preston. Lawyers made up a high proportion of the first residents, who were soon joined by successful cotton mill owners and other business people. Some properties were used as town houses by families with country residences.



Figure 2: Artist's impression of Winckley Square, 1855

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<sup>1</sup> Ruth Thurnhill, pers. comm. November 2008



Figure 3: Map Winckley Square 1822, showing the Square subdivided as private gardens



Figure 4: Map of Winckley Square, 1824, the Square has one consistent design



There were a number of notable residents of Winckley Square:

- Richard Newsham lived at number 1 and was a member of an immensely wealthy banking family which had made a fortune based on the cotton industry and donated his collection of paintings to the Harris Museum and Art Gallery
- Nicholas Grimshaw lived at number 4 and was Mayor of Preston seven times, being instrumental in raising a regiment of local militia when invasion of England by Napoleon seemed imminent.
- Thomas Miller lived at number 5 and was proprietor of Horrockses, Miller & Co, one of the largest cotton firms in Preston, and donated land for the creation of Miller Park.
- Edith Rigby lived at number 28 and was a courageous suffragette who was imprisoned many times for her campaigning actions.
- Thomas Batty Addison lived on the west side of the Square and was the Recorder of Preston and Chairman of the Preston Union.
- Edward Garlick, a local surveyor and architect who worked on Preston Dock and Blackpool Promenade and his partner Philip Park, who was also Treasurer and Steward to Preston Corporation.
- Rev. Roger Carus-Wilson, the Vicar of Preston.

Institutions were also attracted to the Square in the 19<sup>th</sup> century:

- Preston Grammar School, created in the 15<sup>th</sup> century, moved from Stoneygate to a new building on Cross Street in 1841.
- St Wilfrid's Catholic School, built adjacent to St. Wilfrid's Church in 1814 by Father Joseph Dunn, is believed to be one of the first schools in Preston to be lit by piped gas.
- A Literary and Philosophical Institute was built next door on the corner of the Square in 1846.
- In 1875 the Holy Child Jesus Convent and School was constructed and, later, a Catholic grammar college on Mount Street.
- Mrs Maria Holland, a prominent local Catholic, provided money for the construction of an orphanage near Theatre Street, known as St Joseph's, in 1872 and again five years later for a hospital on the same site. These buildings were designed by RW Hughes, a local Preston architect, in a High Victorian Gothic style.

Around 1836, the Gardens were formal in some lots and informal in others. By 1891, serpentine lines for pathways and shrubberies were created, with the *Picturesque* style being in fashion. In 1852 a statue of Sir Robert Peel was added to the Square. Peel was the son of a wealthy Lancashire cotton mill owner who was also Member of Parliament for Tamworth. Peel's period in government – as prime minister and in other offices – was a milestone for social reform. Landmark legislation cut working hours for women and children, created cheap and regular rail services, and reorganised the policing of London, radically changing society.

The Square only became a public space in around 1900 and the walls were gradually removed from 1912.

By around 1900 the area was becoming more commercial in nature. In the 1950s, several important buildings in the south-east of the Square were demolished to make space for new

office blocks. This resulted in the loss of the Literary and Philosophical Society's premises, a large Italianate villa and the Grammar School on Cross Street. The area around the Square is now mostly occupied by business premises although some properties have been converted back to residential use.

The area in the north of the conservation area, either side of Fishergate, developed in the late 1700s and early 1800s as a residential district with churches and a school. The Methodists opened a chapel in Lune Street in 1817. After the construction of the Lancaster Canal basin, a Corn Exchange and warehouses were constructed nearby. Later in the 1800s, many of the residential properties were converted to shops and offices. Building societies and banks also moved to the area from the 1830s, although many were re-built in the late nineteenth and early twentieth centuries.

In 1985 Preston Borough Council carried out enhancement works around the Square, including new paving, the renewal and repair of boundary railings, tree planting and the provision of seats. In 1989, the Council replaced concrete street lights on the west side of the Square with traditional style lights.

More recent enhancement works within the conservation area include the Fishergate Central Gateway Project which commenced in 2013 and involved the creation of wider pavements, new highway surfacing and street furniture and the removal of traffic lights.

A Townscape Heritage Initiative (THI) in the wider area also started in 2013. The aims of the scheme are to:

- enhance the townscape through quality repair and refurbishment of key groups of buildings to support an attractive environment for commercial investment
- bring vacant floor space back into use to provide modern high quality commercial, office and leisure accommodation including Glover's Court
- develop a partnership with property owners, businesses and the wider community to secure a sustainable future for the area
- works to the public space to enhance the area's historic streetscape
- training in heritage skills for contractors, property owners and others involved in the management of the historic environment.

The THI funding has benefitted the area by contributing to public realm works including the renovation of the Winckley Square Gardens, facilitating the reuse and refurbishment of empty properties and raising awareness of local heritage by running master classes on the maintenance of traditional architectural features.

A Regulation 7 Direction was implemented in February 2014 removing 'deemed consent' for 'For Sale' signs (meaning that such signs now need express consent from the Local Planning Authority) and the THI Management Plan was produced in 2015. The purpose of this was to rationalise the Heritage Lottery Fund investment and to help focus on the identified priorities one of which is to address the cluttered appearance of the area by ensuring development is modest and sensitive.



Figure 5: 48 Glovers Court



Figure 6: View of the refurbished Square from the north side looking south 2018

#### **4.4 Character and appearance**

There are three sub-areas or zones within the Winckley Square Conservation Area:

##### Zone 1: Winckley Square

The central garden or park visually dominates the square and is the focal point of the area. It creates a unique, peaceful, green and airy space particularly compared with the busy retail activity on Fishergate.

The topography is interesting; it is not level and dips significantly towards the south and this, combined with an underground water course, has meant that drainage has historically been an issue for the gardens although recent ground work has helped to alleviate the problem. Historically the park was subdivided into separate private gardens for houses around the square. Whilst ownership of the park is still in the hands of various parties, the park is managed by Preston City Council and serves to provide a well-defined break out space for local people, residents and those working in and visiting the city.

Although the landscape design has changed many times the current design has resulted in improved access, tree management and the quality of benches, paths, security and signage.

The layout including plot size, shape, sight lines and land use are largely consistent and human in scale and as such contributes significantly to the domestic origins and development.

Buildings in this part of the area have a recognisable formality in that they are similar in architectural style; features & motifs; scale; roof scape; plot size; boundaries; and palette of materials. This adds to the visually distinctiveness and is one of the most significant factors in defining the character of the area.

##### Zone 2: Guildhall Street, Cannon Street and Glover's Court

This zone comprises the built up area north of Winckley Square with the public realm dominated by hardstanding with few ornamental trees. Fishergate is Preston's main shopping street and is busy throughout the day and evening with retail and commercial activity and vehicular traffic.

It is possible to make out some of the original burgage plots although the buildings vary in style, materials, features and shopfronts. Height and scale tend to be consistent. The recent improvement works to Fishergate have helped to create a more uniformed look throughout the area. Fishergate does however still act as natural boundary to the quieter streets leading to Winckley Square which differ greatly in character and style.

##### Zone 3: Fishergate and Fox Street

These streets are adjacent to Fishergate and parallel to Winckley Square, with the same sloping topography. Height, scale and styles of the buildings in Cannon Street are generally consistent, ordered in a tight row on either side, and the new public realm highlights their special character. In Guildhall Street and Glover's Court there is a greater diversity of buildings with several being warehouses (or former) and gaps in between buildings with parking plots.

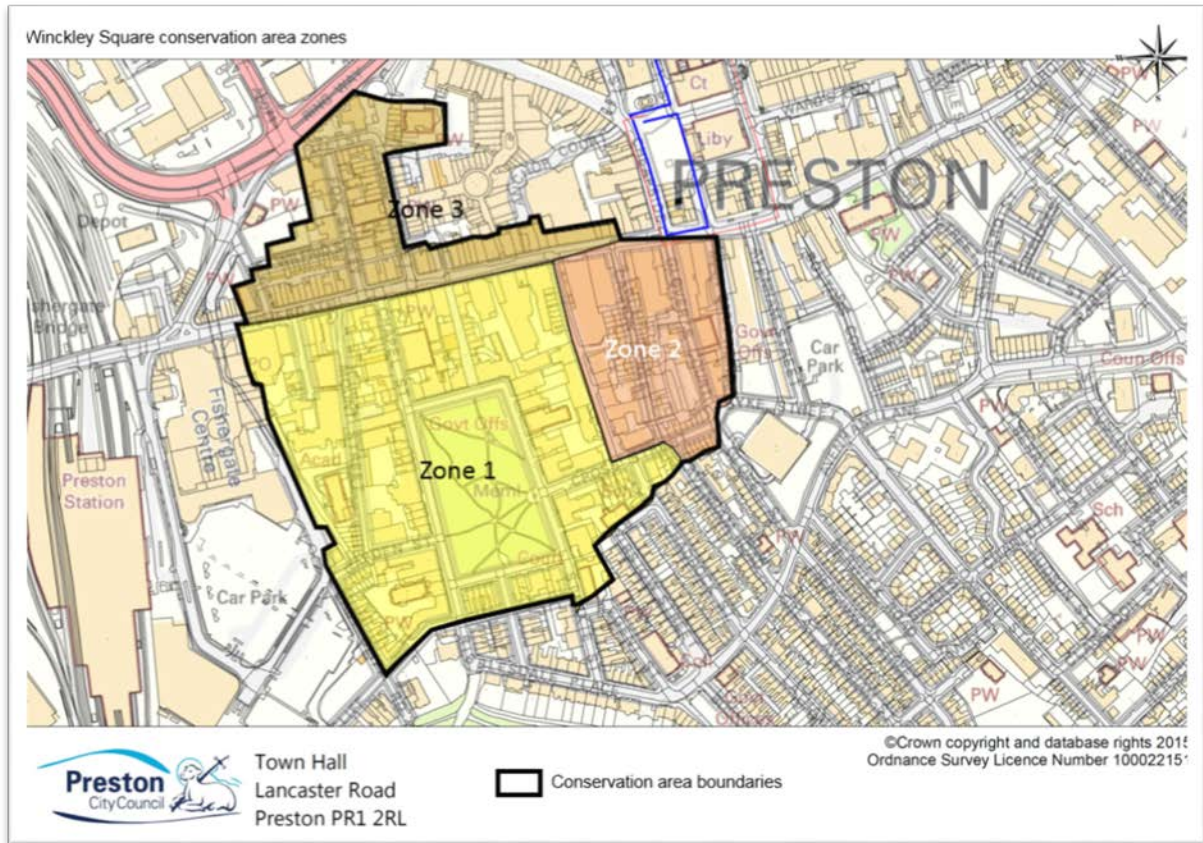


Figure 7: Map showing the three sub-areas or zones

#### 4.5 Setting, views and vistas

The main significant views in the Winckley Square Conservation Area are those across the Square, those facing east and west along Fishergate with another attractive view along Winckley Street towards the trees of the gardens in the Square itself.

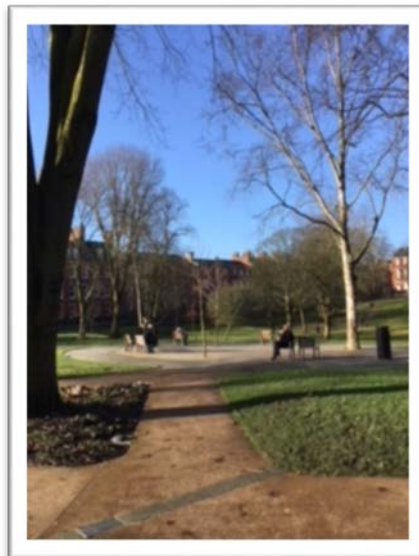


Figure 8: View north-west through the Square



Figure 9: Sir Robert Peel Statue after conservation work

The main landmarks are the gardens of the Conservation Area, the Robert Peel Statue and the Baptist Church on Fishergate.

Positive views north and south along the adjacent streets to the square are also to be noted, especially along Cannon Street which has a new public realm design, continuous to the one on Fishergate. Theatre Street offers an intriguing view as a cul-de-sac towards the old St Joseph's Orphanage. From the north of Glovers Court the over street passage with a clock can be identified as another unique feature of the area.

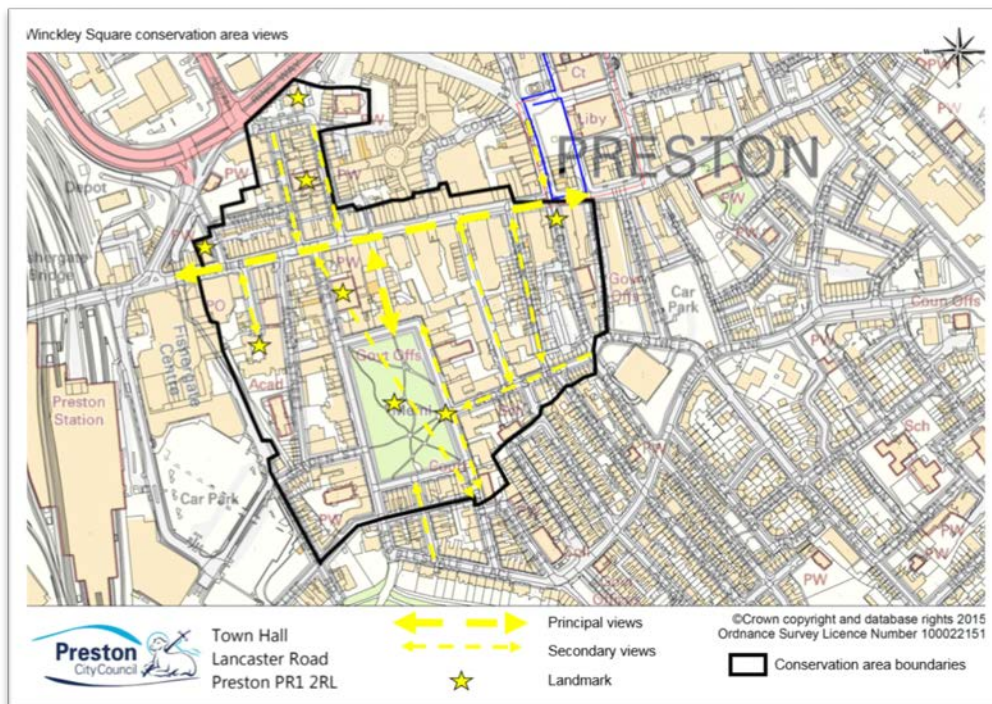


Figure 10: Map showing important views



Figure 11: Views along Cannon Street - left; southwards; right; looking north

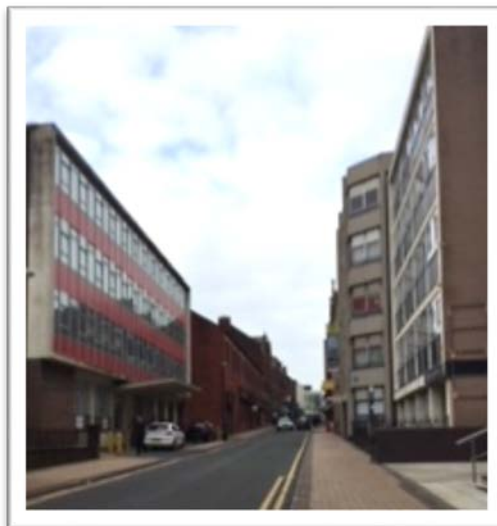


Figure: 12 Views looking north along Guildhall Street with 20<sup>th</sup> Century offices in the foreground

Less attractive views are northerly along Fox Street and Lune Street, with intrusive and inappropriate twentieth century development in styles out of character with the area, including the main shopping centre and adjacent car parks, as well as inappropriate shop frontages and signs. These streets contrast with the rest of the conservation area and the fact that the new highway improvement works along Fishergate have not been continued along these streets reinforces the difference.



Figure: 13 Views looking north along Lune Street with the St. Georges Centre in the background

#### **4.6 Architectural Built Form**

The built form is equally as important as the Square as the two were developed at the same time to accompany each other. The Square provides a setting for the townhouses and the townhouses equally provide a definitive border for the Square. Surrounding the Square most of the buildings are statutory listed Grade II.

The townhouses immediately around the Square are predominantly three storeys in height and were built largely from 1830-1850. King George died in 1830 and Queen Victoria was the Monarch during that time and therefore the buildings are Victorian in date however the architectural style is typically Georgian with qualities of symmetry, regular pattern, proportion, simplicity and uniformity.

The building material is local red brick in Flemish bond with sandstone dressings and slate roofs. Most have stone, lead lined guttering and chimneys are a key roof scape feature. The entrance doors have prominence with entablatures and columns and steps. Railings are also a reoccurring feature that provide a low and attractive boundary to properties but do not distract or obstruct the visibility of the built environment.

Fenestration is largely timber framed, sliding sashes but the style is varied ranging from the earliest design of the multi-paned sash, then two-over-two and lastly one-over-one. The windows are highly significant in properties of this age as they are often large and numerous and therefore contribute to the pared down and elegant exteriors.

St. Wilfrid's Church on Chapel Street is a fine building both internally and externally that makes a significant contribution to the area.





Figure 14: St. Wilfrid's Church, Chapel Street, Grade II listed

There are good examples of contemporary development that have contributed to the appearance of the area including apartment developments on the west side of the Square that sits well with its neighbouring buildings.

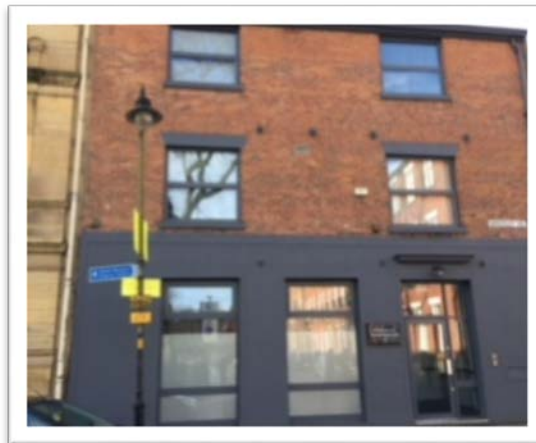


Figure 15: Recent apartment development facing the Square

There are some unique smaller features including boot scrapers, traditional paving on Winckley Street, blue plaques and original iron railings to the park that contribute greatly to the historic significance of Winckley Square.



Figure 16: Original gate detail on the north side of Winckley Square

The size, scale, age and use of properties are generally the same and although there are a few areas including 20<sup>th</sup> century office blocks on the east side where this varies it does not compromise the overall quality of the area.



Figure 17: Presbytery, north side of Winckley Square

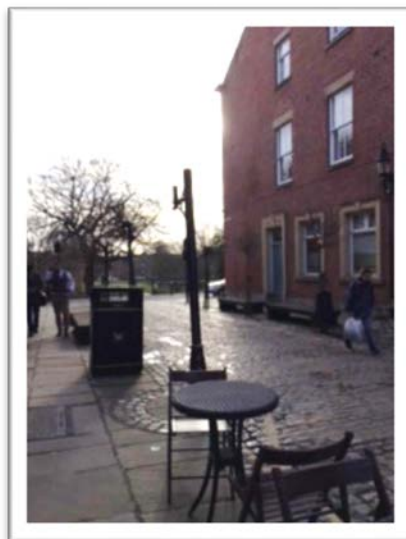


Figure 18: Winckley Street, looking towards the Square



Figure 19: No 5 Winckley Square, north-east side



Figure 20: Starkie House, corner of Winckley Square and Starkie Street



Figure 20: Camden Street

#### 4.7 Buildings of Note

Number 6 Chapel Street has been identified as a building of note, that whilst not listed has architectural quality and historic interest.



Figure 21: 6 Chapel Street

#### 4.8 Contribution of Trees, Hedges and Green Space

The Square provides the green space and trees that are central to the setting and aesthetics of the area. A number of trees have been planted along Fishergate that add colour to the street and provide a contrast to the built environment.



Figure 22: Winckley Square looking north-east



Figure 23: View east along Fishergate showing newly planted trees

## 5.0 Condition

The overall condition of the conservation area is very good as properties are generally well maintained and have a high level of occupancy. There are several vacant properties but this not considered to be a significant negative factor. The streets are well managed and are generally clean and free from litter. The sense of place is formal.

The quality of shopfronts is high and they are also generally well maintained. Street signage has been reduced since 2008 and street furniture has been replaced with bespoke benches, bins and pathfinder signs as part of an improvement scheme specifically for this part of the city centre. Improvements have been made to street surfaces removing tarmac and replacing it with stone paving and the introduction of the Regulation 7 Direction relating to the display of for sale signs has helped decrease unnecessary signage in the area.



Figure 24: Example of overuse of 'For Sale' signs before the Regulation 7 Direction was implemented

Recent works to the park have greatly improved its appearance, accessibility and condition and resulted in the creation of a pleasant and attractive green space.



Figure 25: The Square before the refurbishment showing poor pathways, old benches and overgrown shrubbery and trees, 2008



Figure 26: The Square post refurbishment, 2018 showing path improvements, conservation of iron railings and management of trees and shrubs

## 5.1 Extent of Loss and Intrusion

The areas of concern are Fox Street, Lune Street, St. Wilfred Street and parts of Fishergate and that remain cluttered with traffic signs, street furniture, poor frontages, lower quality signage and modest street surfaces. These streets have not had the benefit from the public realm works from the HLF and the Fishergate Gateway Project and in comparison they appear in a poor state. There is also some more modern development in and around these areas that detract from the character and appearance of the conservation area.



Figure 27: 20<sup>th</sup> century development on Fox Street, looking south towards Fishergate

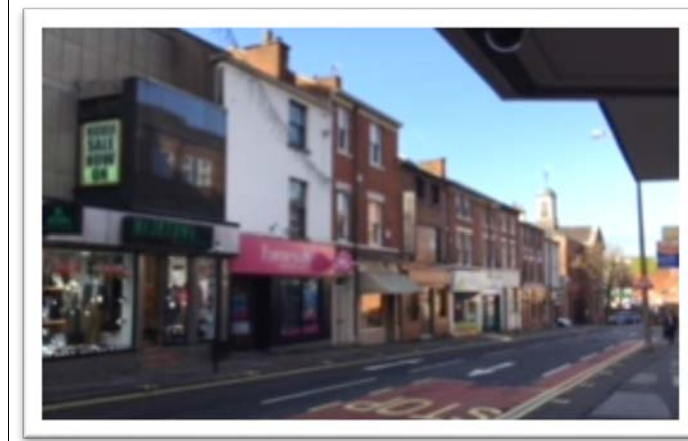


Figure 28: Cluttered frontages and poor road surfaces on Lune Street



Figure 29: Mid-20th century development on Lune Street that is not in keeping with the area

Although good progress has been made with the condition of College House, including restored windows, freshly painted entrance doors and removal of vegetation, it remains vacant.



Figure 30: College House 2017

6 Chapel Street is recorded as a long term empty property and is cause for some concern as the condition of the building is deteriorating.



Figure 31: 6 Chapel Street, vacant and in a state of disrepair

The traffic on Winckley Street and along the narrow roads around the square create a congested environment. These roads were not designed for such vehicular traffic and the noise and pollution it generates detracts from the sense of place.

## 6.0 SWOT Analysis

### Strengths

- Impressive building stock and a consistent palette of materials of red brick with stone dressings, natural slate roofs, chimney stacks, iron railings and timber external joinery
- High quality architectural design and detailing including impressive entrance features and fenestration
- Typical Georgian architectural features of symmetry and classical proportions prevalent in properties around the Square



- Distinguishable pattern of building height and plot
- Winckley Square and its unique topography providing greenery, foliage and a pleasant public open space.
- Recent refurbishment of the park has improved the condition of the park and improved the quality of the space. The park is well maintained which has encouraged its greater use.
- Good access to the city from the south with Winckley Square providing a buffer to Avenham Park
- Well established routes connecting the green space of the parks to the city centre
- New public realm creates a consistent appearance and invites people to spend time and enjoy the space
- The introduction of a Regulation 7 Direction has allowed the Council to manage the use of 'for sale' signs reducing visual clutter
- Restoration of the Sir Robert Peel statue
- The works to College House have had noticeable effects and improved maintenance and appearance of this notable listed building.
- Reduced vacancy of properties
- Good examples of shopfronts and signage particularly on Winckley Square, Winkley Street, Glovers Court and Guildhall Street
- The narrow roads and streets contribute to the historic sense of place
- Views towards and across the Square include long and short linear aspects as well as descending, wide views looking south
- Investment from the Townscape Heritage Initiative and the Heritage Lottery Fund
- Winckley Square Community Interest Company along with the formation of the Friends of Winckley Square contribute to the maintenance, use and historic awareness of the area. They are helping to give the area a sense of community.

### **Weaknesses**

- Some poor quality shop fronts along Fishergate, Fox Street and Lune Street that have had an incremental effect upon the wider locality and shopping district
- Post-war development has contributed to a loss of character particularly along Lune Street and the eastern side of Winckley Square
- The overall identity of the area is mixed particularly along Fishergate and the streets to the north that can make the conservation area boundary indiscernible
- Loss of stone pavements and other traditional materials to the public realm

### **Opportunities**

- College House is due to be brought back into use
- 6 Chapel Street to due to be renovated and brought back into use
- Public realm work is likely to be extended across the conservation area

### **Threats**

- Pressure for more properties to be subdivided and used for flats or houses in multiple occupation
- Lack of awareness or interest in the historic environment
- Traffic travelling through the Square results in pollution and wear and tear on the roads and pavements
- Continued vacancy of some properties

## **7.0 Management, monitoring and review strategy**

Winckley Square Conservation Area is on the whole a very well maintained and managed area. The introduction of the Regulation 7 Direction and the THI management plan combined with the work done by the Friends of Winckley Square and the Winckley Square Community Interest Group have had an enormous impact on area.

Properties around and just off the Square largely retain original features, and alterations have been sensitive. Development has been in accordance with good conservation and design practice and the overall impression is that there is little threat to the historic significance of the area as its character has actively been promoted and improved upon.

To maintain the recognisable quality of Winckley Square Conservation 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; and
- 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, where appropriate:

1. The retention of traditional boundaries
2. The support of well-proportioned and designed shopfronts
3. Determining application having regard to the historic and architectural significance and the prevailing characteristics of the character zone within which the property is located
4. Promoting high standards of design for any additions or alterations to reflect prevailing materials, proportions, patterns of fenestration and to retain views and spatial qualities
5. Maintain the refurbished Square and the work contributed to the THI scheme
6. Permitting the installation of satellite dishes in discreet areas.
7. Investigating unauthorised development in accordance with the council's Enforcement Charter.

## **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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## Appendix 1: Listed Buildings

There are 33 listed buildings within the Conservation Area, of which one is grade II\*:

### Fox Street

PRESTON SD5329SE FOX STREET 941-1/11/116 (West side) 12/06/50 Main Block to St Wilfrid's Roman Catholic School (Formerly Listed as: FOX STREET Fox Street Schools (Roman Catholic)) GV II School. Dated 1814 in pediment; altered and enlarged. Red brick in Flemish bond, with sandstone dressings and slate roof. L-plan, formed by rectangular main range with rear wing to left. Two storeys over basement, a 2:3:2 window range, symmetrical, the pedimented centre breaking forwards slightly; with plinth, 1st floor band, plain frieze and moulded cornice. The doorway has an Ionic doorcase (now rendered) with engaged columns, frieze with raised lettering "CATHOLIC SCHOOL" and moulded cornice, cavetto jambs, panelled double doors and elliptical fanlight with radiating glazing bars; the windows have raised sills and wedge lintels, and altered 6-pane glazing; and the pediment contains a lozenge with the date "1814". Left return wall has doorway with plain surround, pulvinated frieze, moulded cornice and rectangular overlight, 1 window to the right, another window and a blind window above, and small modern rear wing (not of special interest) replacing original rear wing; right-hand gable wall has basement storey and various 4-pane sashed windows. Rear and INTERIOR not inspected. History: built by Father Joseph Dunn S.J., an early pioneer of gas lighting, and said to be the first school ever lit by piped gas.

### Lune Street

PRESTON SD5329SE LUNE STREET 941-1/11/195 (West side) 27/09/79 No.1 Shelley Assurance Building II Friendly Society office, now building society premises. Late C19 rebuilding for society established 1831; slightly altered late C20. Polished dark brown granite at ground floor, red brick with sandstone dressings above; slate roof. Shallow rectangular plan on corner site, with chamfered corner. Baroque style. Three storeys plus corner turret, with a 3-window facade to Lune Street and 1-window facade to Fishergate; with stone bands, frieze, modillioned cornice and panelled and balustraded parapet. The ground floor, of channelled rusticated polished granite, has wide segmental-arched windows with triple keystones, that in the centre wider (and the sills recently lowered, but this alteration not now detectable), and in the chamfered corner a doorway with moulded architrave including triple keystone, under a prominent open segmental pediment. The 1st floor has a tripartite window in the centre with architrave including triple keystone and open segmental pediment, and a single-light windows on each side with similar architrave (except the pediment); the 2nd floor has single-light windows with simpler architraves; and the Fishergate facade windows like those of the centre. The canted corner has an elaborately enriched corbel carrying a tall 5-sided oriel with narrow windows at 2nd floor, finished above the cornice as an octagonal turret with small round-headed keyed windows, a prominent bracketed cornice, and a domed copper cap with finial. Good original INTERIOR.

PRESTON SD5329SE LUNE STREET 941-1/11/196 (West side) 27/09/79 Central Methodist Church GV II Wesleyan Methodist chapel, now United Methodist church. 1817, remodelled 1862-63 by Poulton and Woodman. Brick, with facade of sandstone ashlar, slate roof. Rectangular plan at right-angles to street. Two storeys, a symmetrical tripartite facade dominated by a very dramatic giant round-headed archway projected from the centre on 2 pairs of giant free-standing Corinthian columns with a moulded cornice to each pair (run out

to the sides), and with a moulded surround to the arch, and heavily moulded gable cornice with dentils. Steps under the arch lead to a full-height rectangular inner porch which has (inter alia) a giant round-headed window (over altered doors), and a small round-headed doorway in each side (blocked). The narrower and lower side bays (which are porches) each have one round-headed window on each floor, with impost and keystones (both lower windows blocked with notice boards), and a parapet above the run-out cornice. All these windows have circular geometrical glazing. The side walls have round-headed windows on both floors, all with margin panes. The rear has a shallow 2-storey extension with gabled porches at each end, both with round-headed doorways and fanlights with radiating glazing bars. INTERIOR: horseshoe gallery of 1875, with curved foliated cast-iron balustrade; rostrum with similar balustrading.

### Fishergate

PRESTON SD5329SE FISHERGATE 941-1/11/102 (South side) 27/09/79 Nos.39 AND 40 Midland Bank II Bank. 1856-7, by J.H.Park, for the Lancaster Banking Company. Sandstone ashlar, slate roof. Deep rectangular plan at right-angles to street. Italian palazzo style. Three storeys and 5 bays, symmetrical, with rusticated vermiculated quoins, plinth, cornice over ground floor with 4 bulldog masks, sill-band to 2nd floor, enriched frieze with dentils over, and prominent mutule cornice with 18 masks (carried round the right-hand corner). The ground floor, treated as a 5-bay arcade of round-headed arches with vermiculated quoined surrounds and mask keystones, and with festoons between the arches (pendent from the bulldog masks on the cornice), has doorways with panelled doors in the outer bays, and windows with altered glazing in the other bays (all now with modern cashpoints and safes in the aprons). The 1st floor has round-headed casement windows with pedimented Corinthian architraves (the aprons now concealed by a modern signboard lettered MIDLAND BANK); and the 2nd floor has short segmental-headed casements with shouldered architraves. Chimney at right-hand gable with prominent enriched cornice. INTERIOR: fine banking hall with Corinthian columns and pilasters, coffered ceiling with dentil frieze, egg-and-dart, foliated modillions; 3-bay side-screens of round-headed arches.

PRESTON SD5329SE FISHERGATE 941-1/11/103 (North side) 27/09/79 No.95 GV II Town house, now shop. c.1830-50, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Three-storey 3-window facade, with quoins to left corner, plain frieze and moulded cornice. Ground floor entirely altered by insertion of modern shop front; sashed windows without glazing bars on both upper floors, those at 2nd floor lower, all with raised sills and those at 2nd floor with wedge lintels. Rear and INTERIOR not inspected. One of the few former domestic buildings surviving in this street. Contrasts with No.96 to right.

PRESTON SD5329SE FISHERGATE 941-1/11/104 (North side) 27/09/79 No.96 GV II Commercial building (probably bank), now building society office. Probably mid to later C19; altered. Sandstone ashlar, slate roof. Narrow rectangular plan at right-angles to street. Classical style. Three diminishing storeys and 4 bays, with plinth, cornices over all floors (the top with pairs of small acroteria). Ground floor has tall 4-bay arcade with coupled pilasters which have palmette capitals, frieze and cornice stepped round the openings, and moulded heads with acanthus keystones (doorway to left and 3 altered windows); 1st floor has sashes without glazing bars, in shouldered architraves with shallow dentilled pediments; 2nd floor has round-headed windows between coupled pilasters with stiff-leaf capitals. Rear and INTERIOR not inspected.

PRESTON SD5329SE FISHERGATE 941-1/11/105 (North side) 27/09/79 No.97 Royal Bank of Scotland (Formerly Listed as: Williams Glyn's Bank) II Bank. Late C19. Ashlar on granite plinth with hipped slate roof behind parapet. Corner site, also facing Lune Street. Mannerist style. 2 storeys. 5-window front range at first floor including corner. Canted sashed bay window to corner and centre left and right, with sash to centre. Moulded architraves with pediments and blind balustrading beneath sills. Further sash to far right with carved swag and cartouche over. Ground floor has moulded round-arched openings with keystones and brackets with moulded impost band and channelled rustication below. Corner entrance has granite attached columns either side. Further doorway to far right with moulded architrave and keystone. Granite plinth; moulded cornice between the floors and full entablature above first floor with balustrade over. Similar front to Lune Street with pedimented sashes to first floor. Late C20 extension to left. INTERIOR not inspected.

PRESTON SD5329SE FISHERGATE 941-1/11/320 (North side) 27/09/79 Nos.98 & 99 National Westminster Bank GV II Bank. Early C20. Ashlar with parapeted roof with stacks mostly hidden. Classical style. 3-storey 4-window range with 1-window canted corner. 6/6 sashes in moulded architraves with keystones and pediments, alternately curved. These are linked to cills of similar above which are without pediments. Ground floor has channelled rustication and 3 late C20 windows and arched doorway to left. Main entrance on canted corner has arched doorway framed by aedicule of attached Ionic columns on pedestals supporting cushion frieze and pediment. Similar 3-window side facade. Modillion cornice and parapet in part with balustrade. Corner has curved pediment above cornice with "Bank" inscribed in tympanum. Interior noted as retaining decorative elements in banking hall.

PRESTON SD5329SE FISHERGATE 941-1/11/106 (North side) 29/01/86 Fishergate Baptist Church GV II Baptist chapel. 1858, by James Hibbert. Coursed squared sandstone with ashlar dressings and slate roof. Rectangular plan at right-angles to street, with south-east tower. Romanesque style. Two storeys over basement, a gabled symmetrical facade treated as an open pediment, with floor with enriched cornice, a wide round-headed arch in the centre containing coupled Mozarabic-arched doorways (up 8 steps with wrought-iron railings protecting the basement area), and coupled round-headed arches each side with round-headed windows, all these arches with pilastered surrounds and heavily carved imposts; at 1st floor, a very large wheel window in the centre flanked by smaller ones, all with hoodmoulds; enriched cornice to corner pilasters and pediment. The tower has an enriched doorway at ground floor, single lancets at 1st floor and coupled lancets at 2nd floor with shafts (all these in Mozarabic style with carved enrichments), clock-faces at 3rd floor with enriched hoodmoulds, coupled oculi at 3rd floor with similar hoodmoulds and pierced tracery, a Lombard frieze, prominent cornice with birds projecting from the corners, and a tall pyramidal roof. East side wall has (inter alia) 6 tall attenuated pointed arched 2-light windows with twisted shafts. Rear gable has two 2-light mullioned windows and a large wheel window. INTERIOR not inspected.

### Chapel Street

PRESTON SD5329SE CHAPEL STREET 941-1/11/66 (West side) No.13 GV II Town house now office. Early C19, altered. Red brick in English garden wall bond (4+1), with sandstone dressings and slate roof. Double-depth double-fronted plan. Three storeys and 3 windows, symmetrical; central doorway, up 3 steps, with pilastered architrave and cornice on consoles,

panelled double doors. The ground and 1st floors have windows with raised sills and wedge lintels, those at ground floor recently enlarged by lowering of sills and now glazed with plate glass, those above them tripartite sashes with glazing bars and that over the door now a top-hung casement with glazing bars; the 2nd floor has a 4-pane sash in the centre and coupled plain sashes in the outer bays, all with raised sills and heads under the shallow eaves cornice. Gable chimneys. Rear and INTERIOR not inspected. Included for group value.

PRESTON SD5329SE CHAPEL STREET 941-1/11/65 (West side) Nos.9 AND 10 GV II Pair of town houses, now offices. c.1800-1810; altered. Brown brick in English garden wall bond (4+1, but varied by inclusion of stretchers in the header courses), with scored stucco to ground floor, slate roof. Double-depth plan, each house single-fronted. Three storeys over cellars, 1+1 windows, symmetrical; with plinth, sill-bands to ground and 1st floors, plain shallow frieze. The doorways, coupled in the centre and up 3 steps, have plain stone surrounds under a single pediment with dentils (both doors altered). The ground floor has late C19 square windows with altered glazing and wedge lintels with keystones and moulded borders, and banded rustication to the wall beneath the sill-band; the 1st floor has a moulded sill-band and sashed windows with wedge lintels, both with glazing bars but the lower leaves altered; the 2nd floor has square windows with raised sills and heads under the eaves, that to the right sashed without glazing bars but the other with altered glazing. Rear and INTERIOR not inspected. Included for group value.

PRESTON SD5329SE CHAPEL STREET 941-1/11/67 (East side) 27/09/79 Church of St Wilfrid GV II\* Roman Catholic church. 1793, rebuilt 1879-80 by Ignatius Scoles and S.J.Nichols. Red brick with much buff terracotta cladding and dressings, slate roof. Nave on north-south axis, with east and west aisles, east chapels and south apse. Italian basilica style. Six-bay nave embraced by tall aisles. High plinth dressed with sandstone, then rusticated terracotta to ground floor level, with bands, frieze and cornice of matching material. The gabled tripartite north front, the centre breaking forwards slightly, has a large round-headed doorway with very elaborate terracotta surround including tympanum with reliefs, and flanking side doors in similar style; a large circular window near the top flanked by monograms and under an enriched pediment, and windows to the tops of the aisles, of 2 round-headed lights, all these with elaborate terracotta surrounds. The west side has high-set round-headed windows with similarly elaborate surrounds. INTERIOR: basilica form, with colonnades of massive Corinthian columns in polished red marble mounted on square plinths of black marble; coffered barrel-vaulted ceiling; marble cladding to the walls and apse, in various hues, including giant Corinthian pilasters; mosaic portraits of saints over arcade to chapel; canted north gallery with ornamental cast-iron balustrade.

### Winckley Street

PRESTON SD5329SE WINCKLEY STREET 941-1/11/307 (East side) 27/09/79 No.11 GV II Formerly known as: Nos.10A AND 11 WINCKLEY STREET. Large town house, now part of college annex (with No.5 Winckley Square, q.v.). 1799 or 1800, the first house built on Winckley Square, for William Cross, its originator. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular double-depth double-fronted plan on corner site, with gable to Winckley Square. Two storeys and attic over cellar, 5 bays, symmetrical (except for service door); ashlar plinth, 1st floor band, plain frieze and moulded cornice. The doorway in the centre is round-headed, and has a large doorcase with Tuscan pilasters, a plain frieze and



prominent cornice with mutules and blocking course, a panelled door in a wooden surround with narrow side lights, a rectangular overhead and a fanlight with margin panes of engraved and coloured glass (anemones in the band round the fanlight); and immediately left of this is a small service doorway with moulded architrave and rectangular overhead. The windows are mostly 12-pane sashes (except those to left at ground floor which have altered glazing), those at 1st floor unhorned, and have raised sills and wedge lintels; and there are 2 cellar openings each side protected by grills. One ridge chimney stack. The gabled facade to Winckley Square is 5 bays, the 1st floor with a slightly raised 3-bay centre and the gable treated as a pediment, and has tall sashes without glazing bars at ground floor, 12-pane sashes at 1st floor, and 3 attic windows, that in the centre round-headed with V-shaped glazing bars in the head. INTERIOR: staircase with ornamental cast-iron balusters; otherwise, altered.

PRESTON SD5329SE WINCKLEY STREET 941-1/11/308 (West side) No.13 GV II Large town house with office, now part of solicitors' offices. Probably c.1800; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan. Four storeys over cellars, 4 bays, with sill-bands to all upper floors (moulded at 1st floor), plain frieze and moulded cornice. The doorway, in the 3rd bay, up one step, has a moulded architrave with dentils and a cornice on consoles, a shallow internal porch with 2 steps (closed by a small pair of cast-iron ornamental gates), and a panelled door with a rectangular overhead. To the right of the door is a pair of coupled sashed windows without glazing bars, under a massive rectangular stone lintel, to the left 2 windows also sashed without glazing bars, with raised sills and wedge lintels; at 1st floor, 4 tall windows altered as casements, all furnished with small segmental cast-iron balconies with hooped railings; and 4-pane sashes on both upper floors, those at 3rd floor square; wedge lintels to the 1st and 2nd floors. Two cellar gratings to the left of the door. Large multiple-flue extruded chimney at left gable; roof hipped at right-hand end, and 2 chimneys near this end, (one axial). Rear and INTERIOR not inspected.

PRESTON SD5329SE WINCKLEY STREET 941-1/11/306 (East side) 27/09/79 Nos.5-8 (Consecutive) (Formerly Listed as: WINCKLEY STREET No.7) GV II Row of 4 town houses, now offices. c.1800, altered. Red brick in 4+1 English garden wall bond, with sandstone dressings and slate roof. Rectangular double-depth plan, each house single-fronted. Three storeys over cellars, with 7 windows at 1st floor (2, 1, 1 and 3). Each house has the doorway to the left, all square-headed with moulded architraves, set-in steps, and recessed panelled doors, No.5 with an overhead immediately above the door, but those to Nos.6, 7 and 8 taller with lintels between the doors and the overheads; and immediately left of that to No.8 is a lobby doorway with plain surround. Each has a cellar window with wedge lintel (those to Nos.5 and 8 now blocked); at ground floor Nos.5, 6, and 7 have large square windows, with raised sills, rectangular lintels and altered glazing, and No.8 has 2 tall top-hung casements with glazing bars; at 1st and 2nd floors all have sashed windows with raised sills and wedge lintels, but the glazing differs (4 and 6 panes at No.5; 4 and 12 at No.6; 16 and 12 at No.7; 12 and 9 at No.8). Ridge chimneys. Above the door of No.7 is a stone plaque inscribed "Francis Joseph Thompson/ Was Born in this House/ Dec.18. 1859"; and to the right a larger bronze plaque with a bust and an inscription identifying him as the poet, giving the date as Dec.16, and ending with the lines "Ever and anon a trumpet sounds/ From the hid battlements of Eternity" (from "The Hound of Heaven"). INTERIOR: 2-room cellars (No.7 with fireplace in front and stone table in rear); stick-baluster staircases; batten-and-board doors, built-in cupboards, and reed ceilings at top floor of No.7.

## Winckley Square

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/290 (North side) 27/09/79 No.1 St Wilfrid's Presbytery (part) (Formerly Listed as: WINCKLEY SQUARE (North side) Nos.1, 2 AND 3 St Wilfrid's Presbytery) GV II Includes: No.1A CHAPEL STREET. Pair of large town houses on corner site; No.1A Chapel Street now offices, and No.1 Winckley Square now integrated with Nos.2 and 3 as presbytery. c.1804, altered. Red brick in Flemish bond (side and rear in 4+1 English garden wall bond), with sandstone dressings and slate roof. Double-pile plan under single-span roof. Three storeys over cellars, 5+5 bays to Winckley Square, each house symmetrical; stone plinth and 1st floor sill-band (both carried round left return wall to Chapel Street), moulded gutter cornice. No.1 Winckley Square (the right-hand of the pair) has a wide elliptical-arched doorway in the centre, with brick voussoirs now painted black, 2 steps up to a set-in stone tripartite doorcase which has plain side panels, reeded jambs and lintel, and a modern glazed door (now fixed), all under a large fanlight with pendent oval tracery and margin panes; No.1A Chapel Street has no entrance in this facade. The windows of both houses have raised sills and wedge lintels, those at 1st floor furnished with small segmental cast-iron balconies with hooped railings, fixed to the wall with pairs of fleur-de-lys brackets; No.1A Chapel Street has sashes without glazing bars at ground and 1st floors, No.1 Winckley Square has 12-pane sashes at ground floor and 8-pane sashes at 1st floor, and both have 9-pane sashes at 2nd floor. The gabled left return wall (the entrance front of No.1A Chapel Street), 6 bays, has a wide round-headed doorway in the 4th bay (up 2 steps) with a set-in wooden pilastered doorcase and a fanlight with radiating pseudo-glazing bars of iron (some replaced with lead strips); and fenestration matching the facade to Winckley Square but with only 4 windows at 2nd floor, and the sill of a former attic window above. Rear: sashed windows replaced with casements. INTERIOR: both have fine open-well staircases with stick balusters and wreathed mahogany handrails, illuminated by domed oval skylights; No.1A Chapel Street now has under-drawn ceilings said to conceal moulded plaster decoration, and is otherwise altered. No.1 Winckley Square has extensive cellars; ground-floor front rooms and entrance hall now all in one (as refectory), but retaining Gothick geometrical moulded plaster decoration to the ceilings, and a black marble fireplace with fluted Ionic columns; in the left room above, a white marble fireplace with fluted surround.

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/291 (North side) 27/09/79 Nos.2 AND 3 St Wilfrid's Presbytery (part) and attached railings (Formerly Listed as: WINCKLEY SQUARE Nos.1, 2 AND 3 St Wilfred's Presbytery) GV II Pair of town houses, now integrated with No.1 as presbytery. c.1840, built in gap between Nos.1 and 4; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted. Three storeys over cellars, 3+3 bays, designed as a reflected pair; ashlar basement treated as a plinth, 1st floor sill-band (continued from No.1 to the left), plain frieze and moulded gutter cornice. The doorways in the outer bays, both up 4 steps, have moulded architraves, dentilled cornices on consoles, and rectangular overlights; the windows (which are shorter at 1st floor and both lower and shorter at 2nd floor than those of No.1 to the left and No.4 to the right) have raised stone sills and gauged brick heads, and are sashed with 12, 15, and 12 panes on successive floors, those at 1st floor furnished with small segmental cast-iron balconies which have hooped railings (matching those of No.1 to the left); No.2 has a C20 flat-roofed attic dormer. Each has 2 cellar windows (those at No.2 protected by iron gratings and those at No.3 altered as ventilation louvres), both with area railings of cast-iron bars with fleur-de-lys heads, the returned ends attached to the jambs of the doorways. Various additions to rear. INTERIORS: both have extensive cellars, doglegged staircases with stick balusters and wreathed mahogany handrails, egg-and-dart cornices to the entrance halls and stairwells; and

fine moulded plaster cornices in the 1st-floor front rooms with bobbin-and-reel, leaf-and-dart, and egg-and-dart decoration in successive bands.

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/297 (South side) 27/09/79 No.13 Charnley House GV II Large town house, now office. 1844, for Paul Catterall (cotton spinner); altered. Red brick in Flemish bond (sides and rear of brown brick in 4+1 English garden wall bond), with sandstone dressings and slate roof. Double-depth double-fronted plan with rear service wing at right-angles. Two storeys with basement and attic, 5 bays, symmetrical, the centre breaking forwards slightly, with ashlar basement treated as a plinth, corner pilasters, 1st-floor band, plain frieze and moulded cornice with blocking course. The centre has a porch with 2 Ionic columns and pilasters, plain entablature (now with attached lettering), and moulded cornice with blocking course, 3 internal steps with nosings, and a wide elliptical-headed doorway which has a wooden doorcase with side-lights of patterned coloured glass and a fanlight with radiating lead tracery. The windows are sashed without glazing bars, and have raised sills and wedge lintels. Basement areas filled in but enclosed by plinths of former railings. Both gable walls have 12-pane sashes on 3 levels, and the right-hand wall has a stair-window next to the projecting service wing. The rear has (inter alia) a round-headed stair-window with radiating glazing bars and coloured margin panes. INTERIOR: entrance lobby with glazed screen including side windows with coloured margin panes and elliptical fanlight with radiating glazing bars; central hallway with diamond-pattern black and white marble paving; dog-legged staircase with decorated curvilinear cast-iron balusters and wreathed mahogany handrail; former kitchen in parallel rear wing, servants' stairs next to it.

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/298 (South side) 27/09/79 Nos.14 AND 15 and attached railings and coach house GV II Pair of large town houses, now barristers' chambers and office. c.1830, for Peter Catterall (attorney), with very early addition to make 2 houses; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Deep double-depth plan with back extensions and attached outbuildings including former coach-house. Three storeys with cellars and attics, 3+3 bays, but apparently designed initially as 5 bays (vertical joints in the front and rear walls, and an upstand over the 4th bay, showing that the 1st bay was added to an otherwise symmetrical 5-bay composition); ashlar basement, 1st-floor sill-band, plain frieze, moulded cornice and blocking course with upstand over 4th bay. The doorways, in the 1st and 4th bays respectively, both up 3 steps with nosings (and boot-scrapers at No.14), have doorcases with engaged columns, plain friezes and moulded cornices, but differ in size and style: Tuscan at No.14 and Ionic at No.15 (the larger); No.14 has a modern door, No.15 has a panelled door, both with overlights and that at No.15 with margin panes. Attached at each side are cast-iron railings with curvilinear balusters enclosing 2-bay basement areas (that to the right with windows but the other now filled in). All the windows are sashed without glazing bars, mostly unhorned, and have raised sills and wedge lintels. Skylight and segmental-headed dormer at No.14; coped gables, side-wall and central chimneys. Right-hand return wall of No.15 (to Camden Place) has various sashed windows on 3 levels; and a narrow 3-storey link to a 2-storey back extension which has sashes on both floors. Attached to rear corner of this, and facing Back Starkie Street, a cubic coach-house which has 2 elliptical arches with triple keystones, the right-hand arch containing a 4-pane sash and the left formerly similar but now blind, a stone band, 2 segmental-headed windows at 1st floor (the 1st blind and the 2nd a 2-light casement), a stone gutter cornice and pyramidal roof. INTERIOR of No.15 has front room with egg-and-dart frieze and elaborate plaster

cornice; doglegged staircase with stick balusters and wreathed mahogany handrail; full cellar suite, with fireplace in front room (now blocked); otherwise, altered.

PRESTON SD5328NE WINCKLEY SQUARE 941-1/13/299 (South side) 27/09/79 Nos.16-19 (Consecutive) GV II Includes: Nos.18 AND 18A RIBBLESDALE PLACE. Includes: No.5 CAMDEN PLACE. Terrace of 6 town houses, now all offices. c.1824-36 (beginning at the west end with No.18 Ribblesdale Place); altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular double-depth block with left and right returned ends to Camden Place and Ribblesdale Place respectively, all single-fronted to Winckley Square and with long back extensions. Three storeys over cellars, with 12 bays in total to Winckley Square and 3 bays to Camden Place and Ribblesdale Place respectively. Plain frieze and moulded cornice carried round. The doorways of Nos.16 to 19 are all to the left, those of the Camden Place and Ribblesdale Place facades are in the centre, and all have doorcases with Tuscan semi-columns, plain friezes and moulded cornices, plain jambs with impost, and panelled doors with elliptical fanlights. All the windows have raised sills, all except those at 2nd floor have wedge lintels, and all those to Winckley Square are sashed without glazing bars; the side facades have similar fenestration except that the front bay of each has blind windows, No.5 Camden Place has a service doorway to the left at ground floor, 12-pane sashes at 1st floor and 9-pane sashes above, and No.18 Ribblesdale Place has 6-pane sashes at 2nd floor. Cellar areas to Winckley Square, most railings removed or replaced except at the 2 at the left end which have simple cast-iron railings. Hipped roof with ridge chimneys. Back extensions to No.5 Camden Place and No.18 Ribblesdale Place (the latter separately occupied as No.18A) are both 2 storeyed and have various sashed windows, the former with glazing bars, and the latter has an inserted doorway. Rear: back extensions mostly altered, some with additions which are not of special interest. INTERIORS: all have dog-legged staircases with stick balusters and mahogany handrails; No.5 Camden Place has moulded plaster cornices, marble fireplaces in 2 principal ground floor rooms and 1st floor front room, blocked fireplace in front cellar room; No.16 has moulded plaster cornice in front room at ground floor (with leaf-and-dart, and foliation); Nos.16 to 19 are very long and very narrow. History: No.5 Camden Place was built for Thomas Leach, hosier and draper; reference: M.Roberts "The Story of Winckley Square" (1988) pp 27-30, quoting from Samuel Leach "Old Age Reminiscences" (1916) - copy in Harris Reference Library, Preston.

PRESTON SD5328NE WINCKLEY SQUARE 941-1/13/300 (West side) 27/09/79 Nos.20 AND 21 (Formerly Listed as: WINCKLEY SQUARE (West side) No.20) GV II Large town house, subsequently 2 houses, then convent school, now offices. Probably early 1820s, extended and altered in 1850s; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan, with narrow addition to right-hand side. Three storeys over a basement, 5 bays (except for 1-bay addition to right, formerly No.21); symmetrical, with ashlar basement treated as a plinth, 1st-floor band, plain frieze and moulded cornice with lead-clad blocking course. The central doorway, up 5 wide steps with nosings, is elliptical-arched with an extrados of gauged brick, and has a moulded stone architrave with keystone, moulded impost and lintel, a plain fanlight over the lintel, slender set-in Tuscan columns, and a moulded surround and 6-panel door (the top panels glazed). The windows are sashed without glazing bars, and have raised sills and wedge lintels. The basement has 2 windows each side of the steps, the area protected by replacement cast-iron railings (continued across the addition to the right, with a gate at that end). Two chimneys on front slope of roof. The addition (No.21), one narrow set-back bay to the same height, has a former doorway (altered as a

window) which has an architrave of engaged columns with Egyptian caps and a dentilled cornice, and windows with moulded architraves on small consoles, both sashed without glazing bars. INTERIOR: moulded plaster cornices (egg-and-dart, etc); marble fireplace in front left room at ground floor, another at 1st floor with fluted colonettes; open-well staircase to full height, with scrolled brackets, stick balusters and wreathed mahogany handrail. History: No.21 formed by addition (and presumably internal subdivision), for Edward Garlick (partner in Garlick, Park and Sykes, surveyors and architects, inter alia of Preston Dock and Blackpool Promenade); whole building latterly part of former Holy Child Convent School for Girls.

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/301 (West side) 27/09/79 No.22 GV II Large town house, now offices, gymnasium etc. c.1850, for Philip Park (surveyor and civil engineer, partner in Park, Son, and Garlick; also Treasurer and Steward to Preston Corporation); altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan, with long back extension. Three storeys over a basement, 3 bays, with ashlar basement treated as a plinth, raised rusticated quoins, moulded sill-bands to all floors (with sill-blocks below 2nd floor windows), plain frieze and prominent modillioned cornice. The doorway in the 1st bay, up 4 renewed steps protected by cast-iron railings with urn finials, has a moulded architrave with dentilled cornice on carved consoles and a 4-panel door with plain rectangular overlight. The 2 windows to the right have matching architraves and panelled aprons; the windows on the upper floors also have moulded architraves, that in the centre of the 1st floor with a segmental pediment on consoles and those flanking it with moulded cornices, and all are sashed without glazing bars. Hipped roof with corniced stone chimney to the left. Rear: 2-storey back extension with added attic, wooden canted oriels at 1st floor. INTERIOR: very large lateral open-well staircase with 2 turned balusters per tread, wreathed mahogany handrail, egg-and-dart cornices; 1st-floor front room (now partitioned) with modillioned egg-and-dart cornice, and grey marble fireplace with anthemion enrichment; cellars to whole building, approached by steps from back extension.

PRESTON SD5328NE WINCKLEY SQUARE 941-1/11/302 (West side) 27/09/79 No.27 (Formerly Listed as: WINCKLEY SQUARE (West side) Nos.27, 28 AND 29) GV II Large town house, formerly part of school, now offices. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Three storeys over basement, 4 bays, with ashlar plinth, 1st-floor sill-band, plain frieze and moulded cornice. The doorway in the 3rd bay has a large doorcase with engaged Ionic columns, plain frieze and moulded cornice with blocking course, hollow-moulded inner surround, modern glazed door (fixed) and rectangular overlight with glazing bars and margin panes. The windows at ground and 1st floors have 12-pane sashes (those at 2nd floor unglazed at time of survey), all with raised sills and wedge lintels. One cellar opening to the left. INTERIOR not inspected but believed to be remodelled.

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/303 (West side) 27/09/79 Nos.30 AND 31 GV II Pair of town houses, No.30 latterly a club, No.31 now office. c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted. Three storeys over basements, 2+2 bays, with 1st-floor sill-band, shallow frieze and prominent moulded cornice with blocking course. Each house has the doorway to the right, up 2 steps, with a doorcase of engaged Tuscan columns with abaci, plain frieze and moulded cornice, plain jambs with impost, altered panelled door and elliptical

fanlight. To the left of the doorway each has a basement window in a well protected by railings on a stone plinth (those at No.30 with alternate curvilinear and stick balusters, others altered), and at ground floor 2 sashed windows without glazing bars; at 1st floor No.30 has 12-pane sashes, No.31 has sashes without glazing bars; at 2nd floor both have 9-pane sashes; all these windows are unhorned except those at ground floor of No.31, and have raised sills and wedge lintels. ridge chimneys at the junctions. Rear and INTERIOR not inspected.

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/292 (North side) 27/09/79 No.4 and attached railings GV II Large town house, now offices. c.1800, for Nicholas Grimshaw; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Three storeys over basement, 5 bays, symmetrical; ashlar basement treated as a plinth, 1st floor sill-band, and prominent moulded cornice. The central doorway, up 3 steps with nosings, has a pedimented doorcase with slender engaged Tuscan columns which have fluted caps, square abaci, and a frieze with 5 blocks of fluting; plain jambs with small impost, a semi-circular fanlight, and a panelled door. The ground and 1st floors have 4-pane sashed windows, the 2nd floor has unhorned 9-pane sashes, all with raised sills and wedge lintels. Basement areas both sides of door protected by iron railings with dogbars, an urn finial to the left of the steps but otherwise mostly with knob finials (including the dog-bars). Stone gable copings, chimneys at the side walls. The right-hand return wall (to Winckley Street) has (inter alia) a doorway and 2 windows at ground floor with moulded achitraves and an attic window with radiating glazing bars. Rear: full-height round-headed stair-window with radiating glazing bars. INTERIOR: open-well staircase with stick balusters and wreathed mahogany handrail. History: second house built in Winckley Square, after No.11 Winckley Street (q.v.).

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/293 (North East side) 27/09/79 No.5 GV II Large town house, now part of annex to college of further education (with No.11 Winckley Street, q.v.). 1854-5, for Thomas Miller; altered. Red brick in Flemish bond, with sandstone ashlar dressings and slate roof. Double-pile plan, double-fronted, plus a short projecting wing at the right-hand corner. Italian palazzo style. Three storeys over basement, a symmetrical 5-window main range, with ashlar plinth, sill-bands to all floors, string-course with Vitruvian scroll ornament over ground floor, and frieze with rosettes between moulded brackets to a prominent cornice. The central entrance has a large and elaborate stone porch including blocked semi-columns with composite capitals, prominent cornice and pierced parapet, a round-headed archway with impost cartouches monogrammed "TM" and a keystone cartouche, internal steps and barrel-vaulted ceiling, and a large round-headed inner doorway with side lights and fanlight (all glazing either engraved or coloured). The windows are sashed without glazing bars and have flat-arched heads; the basement has large rectangular openings with ornamental cast-iron grills, the areas each side of the porch surrounded by plinths of former railings. Hipped roof, ridge chimneys. The wing to the right is slightly lower, has a plinth and dentilled cornice, and a tripartite sashed window a ground floor, but is otherwise similar. East side wall has 2 tripartite stair-windows, the upper Venetian. Rear has various sashed windows, and some additions. INTERIOR: entrance lobby with steps, coffered barrel-vaulted ceiling, shell tympani over inner and outer doors; lateral hallway with coloured tile floor, large open-well stone staircase with decorated cast-iron balusters, and stair-windows with coloured glass, the lower including a shield dated "MDCCCLV", and upper with similar glazing including monogram "TM". History: Thomas Miller was proprietor of Horrocks Miller & Co, the largest cotton firm in Preston.

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/294 (East side) 12/06/50 No.6 GV II Large town house, now office. c.1805, for John Gorst; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular double-depth double-fronted plan, with a wing attached to the rear right-hand corner. Three storeys over basement, 5 bays, symmetrical, with a 1st-floor band, plain frieze, moulded cornice and blocking course; a large round-headed doorway in the centre (approached by 3 steps with nosings) with a plain brick surround, containing a set-in stone doorcase with Tuscan semi-columns distyle in antis and a plain frieze and moulded cornice, and a large fanlight with radiating glazing bars; sashed windows without glazing bars at ground floor, and unhorned 12-pane sashes at 1st floor, 6-pane sashes at 2nd floor. Shallow-pitched hipped roof now without chimneys; 2 receding ridges behind. The right-hand return wall has various segmental-headed windows towards the rear, mostly sashed, and attached to the rear corner a 2-storey wing which has (inter alia) an elliptical-headed wagon archway through to the rear, with sandstone jambs. Rear: 2 gables, with unusual bifurcated external chimneys, various small sashed windows and the top of a round-headed stairwindow with radiating glazing bars, but mostly covered by large modern addition. INTERIOR: ground right-hand front room with elaborate plaster frieze, cornice and ceiling decoration (scrolled leaves, acanthus, etc); lateral open-well staircase with 2 fluted stick balusters per tread and wreathed mahogany handrail, 2 lower stages of stairwindow with glazing bars now covered by external addition; otherwise altered.

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/295 (East side) 18/04/91 No.7 GV II Large town house, now office. 1830-31, for the Rev. Roger Carus-Wilson, Vicar of Preston; altered. Red brick, mostly in English garden wall bond, but the facade apparently of hand-made brick with unusual bonding at ground floor; with sandstone dressings and slate roof. Long rectangular plan at right-angles to street, with short wing at rear right-hand corner. Three storeys over basement; the 4-bay facade (which may be a late C19 remodelling) has broad banded brick pilasters between the openings at ground floor (the bands 4 courses deep and the middle courses composed of small headers), a broad 1st-floor string course, coupled corner pilasters to the upper floors (of brick with stone bases and caps), a deep frieze and prominent moulded cornice. The doorway in the 3rd bay (approached by 3 steps with nosings, the 2nd step with boot-scrapers) has a plain stone surround with panelled reveals, and a recessed panelled door with egg-and-dart decoration to the lintel and a plain rectangular overlight. The windows are sashed without glazing bars, those at ground floor with panelled aprons, those at 1st floor with cornices on consoles, and those at 2nd floor square, with raised sills. Hipped roof with 2 receding ridges, one chimney at the right-hand side. Rear: 2-storey wing attached to right-hand corner, with wagon archway through to rear courtyard. INTERIOR: open-well staircase with slender moulded stick balusters and wreathed mahogany handrail, the well with a Vitruvian-scroll and a frieze with wreaths.

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/296 (East side) 27/09/79 No.9 GV II Town house, now office (integrated with C20 block to right). Early C19, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan. Three storeys over cellar, 3 bays, with ashlar plinth, 1st floor band, plain frieze, moulded cornice and low blocking course; a wide elliptical-headed doorway in the 3rd bay, with gauged brick voussoirs, set-in Tuscan columns, wide hollow-moulded jambs, panelled door (now fixed) and fanlight with radiating glazing bars; sashed windows without glazing bars, all with raised sills and those at ground and 1st floors with wedge lintels. Pitched roof now lacking chimneys. INTERIOR altered.

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/304 (South side) 15/07/91 Starkie House GV II Formerly known as: No.14 STARKIE STREET. Large town house, now office. 1844, for James German (barrister); altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan, with back extension to the right. Two storeys with basement and attic, 4 bays to Winckley Square and 3 bays to Starkie Street, the centres of both breaking forwards slightly, with ashlar basement, corner pilasters, interrupted 1st-floor bands, and a plain frieze, moulded cornice and blocking course to the Winckley Square facade. This has a doorway to the 3rd bay (inserted in place of a window), with a modern pilastered architrave (replacing a former porch), modern double doors and an overlight with margin panes. The window to the left of the door has a panelled apron (formerly matched in the 3rd bay), this and the 2 windows above are recessed, all the windows are sashed without glazing bars and have gauged brick heads and raised sills, and those in the outer bays have sill-tabs. Three blocked cellar windows, the area protected by replacement spear railings on a moulded stone plinth. Stone gable copings, chimney at right-hand gable. The centre of the Starkie Street facade has a large doorway (altered as a window), with a doorcase of Ionic columns distyle in antis, dentilled cornice, plain frieze and moulded cornice with blocking course; a recessed window above with a stone apron and a detached cornice on consoles, and a round-headed sashed attic window with radiating glazing bars; the outer bays have fenestration matching the front. INTERIOR: very large basement (apparently run-out under yard to right), one room fully furnished with stone shelves; dog-legged main staircase on main axis, with bifurcated ornamental cast-iron balusters and running-vine frieze; servants' staircase at the right-hand end, from which a long service wing extends to the rear.

PRESTON SD5329SE WINCKLEY SQUARE 941-1/11/305 (East side) 27/09/79 Statue of Sir Robert Peel opposite Cross Street GV II Monument to Sir Robert Peel (d.1850). Erected 1852; by Thomas Duckett of Preston. Limestone. High square pedestal with moulded base and banded top, surmounted by statue of Sir Robert Peel standing with his left hand on a draped rock behind him and his right hand at his waist, wearing a top coat, and a pair of trousers the tightness of which attracted contemporary criticism ("The clothing appears to cling to the lower limbs as though it had been soaked in water": Hardwick, History of Preston, 1857). The pedestal is inscribed "SIR/ ROBERT PEEL/ BARONET" with "ERECTED/ BY PUBLIC SUBSCRIPTION/ 1852" on the plinth, while its base has a linear hollow in place of the original inscription "THOMAS MONK ESQ., MAYOR" (erased following Thomas Monk's sentence to penal servitude for life in 1858, convicted for forging a will).

### Cross Street

PRESTON SD5329SE CROSS STREET 941-1/11/89 (South side) 27/09/79 No.11 (Formerly Listed as: CROSS STREET Nos.11 TO 15 (Consecutive)) GV II Town house, now office; the first built in a row which includes No.49 Chaddock Street to the left (q.v.) and Nos.12 to 15 Cross Street to the right (q.v.). c.1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with back extension. Two storeys over cellar, 2 bays; 1st floor sill-band, narrow frieze and moulded cornice (continuous with the row). The doorway, to the left and up 2 steps, is round-headed with a set-in doorcase of engaged Tuscan columns with square abaci and shallow cornice, a 6-panel door and altered fanlight. To the right is a small cellar window with rectangular lintel and a wide segmental-headed window at ground floor (probably a C20 alteration); at 1st floor, 2 windows with wedge lintels, both sashed without glazing bars. Chimney on front slope at junction with No.12 to right. Rear not inspected. INTERIOR altered.



PRESTON SD5329SE CROSS STREET 941-1/11/90 (South side) 27/09/79 Nos.12-15 (Consecutive) (Formerly Listed as: CROSS STREET Nos.11 TO 15) GV II Row of 4 town houses, now all offices. Early to mid 1840s; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension, and Nos.13 and 14 built as a halls-adjoining pair. Two storeys over cellars, each house 2 bays; 1st floor sill-band, shallow frieze and moulded cornice (continuous with No.11 to left, and stepped down slightly at No.15). The centre pair (Nos.13 and 14) have coupled doorways with 3 Tuscan semi-columns, a plain frieze and moulded cornice, deep jambs with impost, and recessed panelled doors with rectangular overlights, and Nos.12 and 15 have matching doorways at the left and right-hand ends respectively; in addition No.14 has a small lobby doorway to the right with a rectangular lintel, No.15 has a lobby doorway adjoining this with raised convex surround, and Nos.12 and 13 have a similar doorway between them. Nos.12 and 15 have cellar windows with wedge lintels, protected by gratings, and altered square windows at ground floor, Nos.13 and 14 have windows with raised sills and wedge lintels, sashed window without glazing bars at No.13 but altered at No.14; at 1st floor Nos.13 to 15 have sashes without glazing bars, and No.12 has top-hung casements, all these windows with wedge lintels. Coupled ridge chimney stacks.