

AVENHAM CONSERVATION AREA CHARACTER APPRAISAL

September 2024



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Executive Summary

The last appraisal of the Avenham Conservation Area was undertaken in 2009.

The current conservation area appraisal outlines the special historic and architectural interest of the area and its development into a middle-class residential district with a street layout based on former agricultural field patterns.

The conservation area appraisal consists of eight sections. The first two sections provide an introduction to the conservation area and the relevant planning policy context. The third section describes the location and setting of Avenham, which is followed by a section focusing on the historical development of Preston and Avenham. The fifth section forms the bulk of the appraisal and provides an analysis of the character and appearance of the conservation area, focusing in particular on the settings and views, built environment and the streetscape while highlighting elements that make positive and negative contributions to the sense of place. The sixth section provides an assessment of the current condition of buildings and the wider conservation area and compares the current situation with the issues referred to in the last appraisal. The seventh chapter makes recommendations for the future management of the conservation area. The final section is on involvement of the public at large in finalising the appraisal. The appraisal supports heritage-led, informed approaches to the long-term management of change.

This document should be reviewed periodically to capture changes so that the information is accurate, and recommendations reflect the present situation.

There is one proposed change to the existing conservation area boundary as part of this appraisal review.

The key issues raised at public consultation related to concerns of the number of Houses in Multiple Occupation (HMOs) in operation within Fishergate Hill and issues relating to the restriction of window replacement.

1.Introduction

1.1 Avenham Conservation Area

Avenham Conservation Area was designated by the-then Preston Borough Council in 1975 and its boundaries were amended in 1984, 1992 and in 2009. Previous conservation area appraisals date to 1996 and 2009. The current appraisal updates and expands on the most recent appraisal carried out in 2009.

A conservation area is an “area of special architectural or historic interest” the character or appearance of which it is desirable to preserve or enhance¹. Designation of a conservation area increases the control over significant or total demolition of unlisted buildings, strengthens control over minor development and protects trees within its boundaries. It also ensures that any new development maintains or enhances the character of the area.

Section 71 of the Planning (Listed Buildings and conservation areas) Act 1990 imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals must be publicised and incorporate public comment. The purpose of a conservation area appraisal is, in accordance with the methodology recommended by Historic England, to define and record the special architectural and historic interest of the conservation area.²

Section 69(2) of the Act states that ‘local planning authorities must review their conservation areas from time to time’. An up-to-date appraisal provides a sound basis for development management decisions affecting the conservation area and for the development initiatives for improving the area. The review also provides an opportunity to raise public awareness of the city’s historic character and engage the local community in the process. Accordingly, the current appraisal reviews and compares the changes that have occurred since the last conservation area appraisal was prepared in 2009 in order to support the local authority in its active management of Avenham conservation area. The final version of the appraisal will set out how the views of the community have been incorporated into the document.

¹ Planning (Listed Buildings and Conservation Areas) Act 1990.

² *Conservation Area Appraisal, Designation and Management*, Historic England Advice Note 1 2016.

1.2 Statement of Special Interest

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

- A mixture of fine Georgian town houses in the south and southwest dating from the early to mid-nineteenth century, stepped back from the pavement to allow light to cellars, and smaller middle class terraced houses in the east with some of the same architectural features;
- A large number of buildings and monuments either listed or of local architectural or historic interest;
- Traditional craftsmanship embodied in original building materials and architectural features;
- Visual harmony resulting from use of a limited palette of natural building materials of brick and slate roofs and a limited variety of styles, particularly in the terraced streets;
- Hard and soft landscaped spaces and historic street surfaces in parts of the conservation area enhancing the environment;
- Attractive views across the Ribble Valley;
- Green open space and historic park structures provided by the more formal Grade II* listed Avenham and Miller Parks, Grade II listed Avenham Walk, as well as the private gardens of Bank Parade; the riverside walk (Avenham and Miller Parks have been described as being amongst the finest examples of traditional Victorian parkland in the northwest of England); more informal parkland to Frenchwood Knoll and part of the designed riverside walk with its avenue of trees.

Following the approval of the Fishergate Hill CAA, the special interest may refer to the Gate Lodge to the west of the railway line.

2.Planning Policy Context

2.1 Conservation Areas

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'. 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:

- increasing control over significant or total demolition of unlisted buildings;
- strengthening control over minor development and protecting trees within its boundaries;
- the advertisement of planning applications for development that would affect the character or appearance of the area;
- the requirement for the submission of notifications for works to trees.

Section 72 (1) of the Planning (Listed Building & conservation areas) Act 1990 states: 'In the exercise, with respect to any building or any other land in a conservation area, of any functions... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

2.2 Review and Updating

Section 69(2) of the Act imposes a duty on local authorities to review their conservation areas from time to time, to ensure that standards remain sufficiently high and their distinctive character is preserved and enhanced. 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 reassess 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.

2.3 National Planning Policy

The Government's planning policies for England are set out in the National Planning Policy Framework (the Framework), which was first published in March 2012 and updated in July 2018, February 2019 and most recently in July 2021. The policies directly addressing the conservation and enhancement of the historic environment are contained in Chapter 16. The Framework states in paragraph 191: '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 local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.

2.4 Local Planning Policy

The Preston Local Plan (2012-2026), adopted by the Council on 2nd July 2015 and the Central Lancashire Publication Core Strategy – Local Development Framework - July 2012; provides guidance on planning and development across the district.

The following planning policy guidance and strategy are relevant to any development proposal in the conservation area;

- a) Policy EN8 - Development and Heritage Assets and Policy EN1 – Development in the Open Countryside of the Preston Local Plan (2012-2026)
- b) Central Lancashire Core Strategy Policy 16 - Local Development Framework, July 2012.

3. Location and Setting

3.1 Geographical Location

Preston lies on the north side of the Ribble estuary centred on NGR SD 538 296. The historic core of Preston was laid out along a low rise above the River Ribble. Preston was sited on the north bank of the river, at its lowest bridging point and near to the upper limit of tidal flow. It was also on the main western route north from the south of England, with the Pennines to the east and the coastal moss lands to the west. Situated approximately at the mid-point of the County Palatine and at the boundaries of three of its historic administrative divisions (the Hundreds of Blackburn, Leyland and Amounderness) it was a convenient centre of administration, particularly for the various courts; more so, in fact, than Lancaster itself.

The town lies on an undulating plateau of glacial drift, mostly heavy clay with an overlay of sand which in some places is approximately nine metres thick. This plateau is crossed by a few small brooks, which have etched little ravines for themselves. The clay was suitable for brick-making, the sand was good for drainage and the brooks were useful sources of water for the early steam-powered cotton mills.

Avenham Conservation Area lies to the southwest of Preston town centre, with Ribblesdale Place and its continuation Avenham Lane at its heart, and encompasses Avenham and Miller public parks in the south. Covering 35 hectares, it is one of the largest conservation areas in Preston. The boundaries of the conservation area extend from East Cliff in the west to Glover Street and Berwick Road in the east. It is the southern neighbour of Winckley Square Conservation Area and shares its southern boundary.



The geographical location of the Avenham Conservation Area (highlighted in yellow) in relation to Preston City Centre

3.2 Landscape Setting

Preston formed near to the mouth of the River Ribble, on the edge of the Ribble estuary. The Countryside Commission has defined various character areas in the region and described this as an agricultural landscape with medium- to large-scale fields, with some pasture and blocks of mixed woodland. To the east of Preston is Pendle Hill and more rolling countryside running up to the uplands of the Bowland Fells and southern Pennine hills.

Avenham Conservation Area lies to the north of River Ribble and south of Winckley Square Gardens, which slopes to the south. The built-up area in the north of the conservation area is at a considerable height when compared with the level of the river. The slope is essentially occupied by Avenham and Miller parks and Frenchwood Knoll. The rear elevations of the buildings on the southern side of Ribblesdale Place together with the detached houses on East Cliff, as well as the terrace houses on Bushell Place and Bank Parade form the edges of the built-up area and overlook the sloped green areas within the conservation area.

The properties within the conservation area have mainly similar plot sizes with buildings fronting the pavements and gardens at the rear. The building stock consists largely of terraced houses with a few notable exceptions along Ribblesdale Place and East Cliff. Many of the rows of terraces were built as planned developments so historically there were few gaps between the buildings. Exceptions to this in the present day are in Frenchwood Street, where part of the eastern side of the terrace houses was replaced with a carpark in the 20th century, and Avenham Road, where on either side of the street there are carparks for the use of residents.

3.3 General Character, Form and Appearance

Preston's urban area was defined in the Lancashire Historic Landscape Characterisation Project, which outlined urban areas in accordance with their extent in around 1990. Preston was originally a planned, nucleated settlement laid out as a two-row community along Fishergate and Church Street, with the church at the eastern end. In the period of expansion commencing in the nineteenth century estates were sold off for development allowing surveyors to plan and lay out large areas in a grid design. This pattern of development continued throughout the nineteenth century and into the early twentieth century.

The conservation area is located to the west of the railway line (north-south axis) and consists of Avenham Park, Miller Park and Frenchwood Knoll along River Ribble and the built-up areas to the north of the parks, mainly on streets off Ribblesdale Place and Avenham Lane, which function as the spine. The streets run in the northwest-southeast axis and

are largely parallel to one another. There are two distinct characters within the conservation area, which consist of the built up environment on the north and the parks (and Frenchwood Knoll) that the buildings encircle. The built up areas are mainly residential buildings, some to the east converted into offices. There are a very limited number of shops or pubs in the conservation area some no longer used for this purpose. There is a recently opened café that operates from the garage of a property. The conservation area has kept its 19th century character to a large extent with some modern development in the northeastern part of the conservation area but these changes were retained within the 19th century layout.

For the purposes of this appraisal, the conservation area has been sub-divided into seven coherent smaller areas with particular sets of distinctive characteristics. While these sub-areas are not strictly character areas, the buildings in each individual area show similarities. The areas are as follows:

- Area 1: Ribblesdale Place with Camden Place, Starkie Street, Regent Street and Harris Institute, as well as Avenham Colonnade.
- Area 2: Bairstow Street and Chaddock Street,
- Area 3: Avenham Road and Glover Street,
- Area 4: Great Avenham Street, Frenchwood Street, west side of Berwick Road, and Avenham Place
- Area 5: Bushell Place, Bank Parade, Latham Street and Cadogan Place
- Area 6: East Cliff and the southern end of Winckley Street
- Area 7: Avenham Park, Miller Park, and Frenchwood Knoll [Bowling Green, sports facility, Frenchwood Recreation Ground]

The built-up areas in the conservation area are largely residential in character. The buildings in Area 1, in terms of scale, are much larger than most of the buildings in the CA, particularly those on the southern side of Ribblesdale Place. They are mainly two storeys with attics and have spacious rear gardens overlooking Avenham Park. A prominent landmark in this area is the Grade II* listed Harris Institute on the corner of Avenham Lane and Regent Street. Regent Street has smaller terrace houses with through-lobbies. Starkie Street has seen the most change with modern buildings on the west side of the street, mostly in use as offices. Roughly half of the buildings in this area are Grade II listed.

Area 2 consists of two parallel streets, Bairstow Street and Chaddock Street, which mainly consist of two-storey plus basement terrace houses with through lobbies. Built of red brick (Flemish bond), they have sandstone dressings and slate

roofs with brick chimneys. Most of the houses in Bairstow Street have ground-floor canted bay windows. Nearly half of the buildings in this area are Grade II listed.

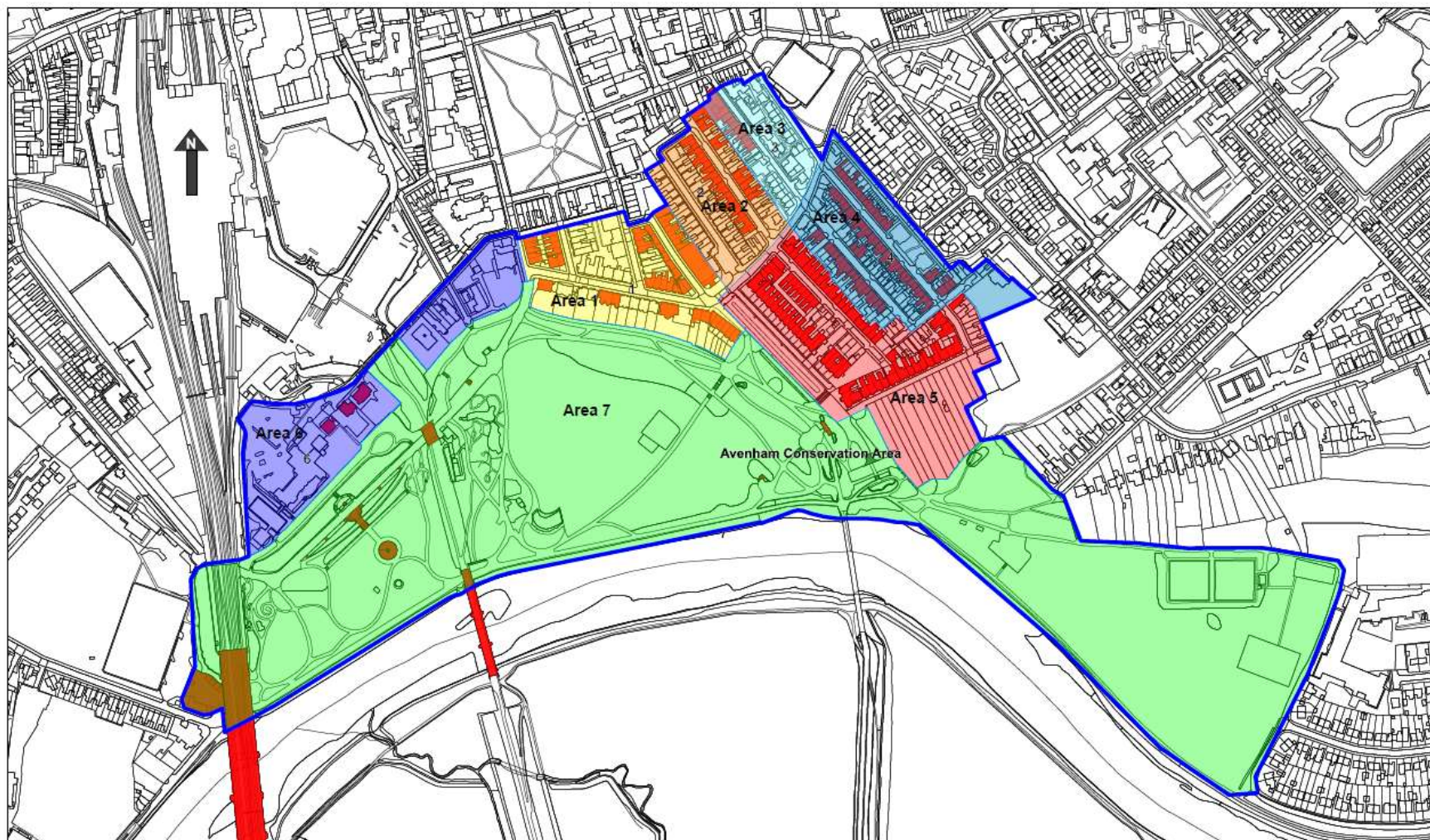
Area 3 consists of the properties along Avenham Road and the western side of Glover Street, which forms the northeastern boundary of the conservation area. Most of this part of the conservation area has been redeveloped in the late 20th century and includes the new building block replacing Simpson's Goldthread Works on the eastern side of Avenham Road and the buildings on the southern part of the road, next to and opposite the former New Jerusalem Church. Some of the remaining 19th-century terrace houses on the northwest, mainly two-storeys with basements, were associated with the former Simpson's Goldthread Works on the northeast end of the Avenham Road. The majority of these buildings are Grade II listed.

Area 4 is to the south of Avenham Lane and consists of terrace houses along Great Avenham Street, Frenchwood Street and Avenham Place. Houses in the eastern part of the conservation area are smaller in size compared to the houses in the western part. They share features with the largest houses, including cellars, numbers of chimney pots and architectural detailing of door cases with engaged Ionic columns and bracketed and moulded cornices, fanlights and moulded gutter cornices. The northern end of Great Avenham Street previously had two pubs on either side. Almost all the buildings along Frenchwood Street and nearly half of those along Great Avenham Street are Grade II listed.

Area 5 consists of Bushell Place, Bank Parade, Latham Street and Cadogan Place. Bushell Place, situated opposite Avenham Walks, has large properties with front gardens, which is an anomaly compared with the rest of the conservation area. The houses north of Porter Place are two storeys while those on the south end of Bushell Place are more imposing at three-storeys with columned and corniced porticoes and canted bay windows over two floors with balustrades on top. The terrace houses on Bank Parade vary in height (two or three storeys) with some having canted bay windows on their ground floors and some going to the first floor. The private road Bank Parade separates the properties from their oblong gardens, which slope down considerably to the south. Avenham Tower is situated between the terrace houses of Bushell Place and Bank Parade, forming the western end of the latter. Almost all of the buildings in this area are Grade II listed.

Area 6 consists of detached buildings along East Cliff and properties at the southern end of Winckley Square/Street, the eastern end of Ribblesdale Place. The buildings are the largest buildings in the conservation area; they have spacious

gardens, mainly overlooking Avenham Park and Miller parks. Park Hotel, to the southwest of East Cliff, is the most prominent building. The buildings to the southwest of Vicar's Bridge are Grade II listed.



Avenham Conservation Area – Amended Sub-Area Boundary Map

4. Historical Development

An overview of the history and development of Preston followed by the development of Avenham is described below.

4.1 Historical Development of Preston

Preston was founded on a low ridge on the north bank of the River Ribble. Its date of first settlement is uncertain, but there is evidence of a significant settlement by the time of the Norman Conquest in 1066, which suggests that it must have served as an important market centre well before then. The Ribble itself would have provided an important communication route for the Scandinavian communities in Dublin and York.

The Borough of Preston was probably created in the early 1100s, its earliest surviving charter dating from 1179. It was a free borough, not subject to manorial control but governed by an elected body drawn from the local citizens. The charter stipulated that burgage plots or building sites must have frontages at least 12 feet wide. The Borough was established along both sides of Church Street and Fishergate in a two-row plan form, with the church at one end. The east and west extent of the town was marked by barrs or gates which survived until the 1600s. The original market was probably held in the Church Street / Fishergate area but a purpose-built market place was soon established on the north side of Fishergate. Preston became one of the richest boroughs in Lancashire and it made early improvements to the streets, including paving and the construction of a stone bridge over the Ribble. There was also a school by around 1230.

During the Civil War, in the 1640s, Preston was a centre for Royalist sympathisers and the town was fortified with two brick walls but was nevertheless captured by Parliamentary forces. The town appears to have remained largely within its medieval boundaries and was little changed by the 1770s, although the backs of burgage plots had become subdivided and filled with courts. Preston's role was mainly that of a market, agricultural, legal and administrative centre and middle class people were attracted to the town. They had good quality houses built in fashionable architectural styles. From the 1600s there was a significant amount of new building in brick and stone, the most imposing being the Earl of Derby's new house on Church Street: Patten House. In general, the buildings on the main streets were thought very handsome and Preston's status as a fashionable place was reflected in the establishment of public places where the gentry could meet and take the air. The first of such was Avenham Walk, laid out as a tree-lined avenue in 1696. Another of Preston's finest features was the Market Place and its Town Hall. There was also early development of civic amenities, including the provision of piped water to public taps in 1729. However, disposal of sewage was a problem, made worse by roaming animals such as pigs.

Local businessmen formed Turnpike Trusts to charge tolls for using important roads and use the money to improve them. The first road through Preston to be turnpiked was the road south to Wigan in 1726 but the main period of development of turnpike roads around Preston was in the 1750s. Preston became part of the canal system with the official opening of the Lancaster Canal from Preston to Tewitfield, on the Lancashire / Cumbria border, in 1797.

Industry

Preston began to develop an industrial base, initially with the provision of windmills for grinding corn and later with textile manufacture. From the late 1700s, cloth merchants built handloom weavers' houses. The first cotton factory was built by William Collinson on Moor Lane in 1772 and, by 1802, there were around 8 spinning factories. Another early entrepreneur was John Horrocks whose firm became the largest textile manufacturer in Preston; by 1862, Horrockses Miller & Co. had 10 mills. The first power looms were introduced in 1824 and weaving became increasingly dominant, although spinning continued to form an important part of the local industry. Most of the mills were built to the north and north-east of the town, initially near streams for water power and later near canal or railway junctions for the supply of coal for steam engines. In the late nineteenth century, owners began to build mills in the centre. The economic upturn of the 1880s and the loss of earlier mills to fire led to older mills being rebuilt in fireproof materials. The final period of expansion of the industry was in the 1900s with the construction of very large cotton factories for both spinning and weaving.

Engineering was also an important local industry, mainly supplying machinery for textile mills. The expansion of mills and housing led to the development of a significant brick industry with brickfields mostly to the north of the town.

Housing in the 1800s

From the early 1800s social changes led to the abandonment and redevelopment of many older buildings, especially the large town houses in the centre. There was also redevelopment and more intensive occupation in the medieval streets to accommodate the growing population of textile workers which resulted in congested courts and alleys. New development took place on the edges of the town, often close to factories. House building spread north, often consisting of poor quality buildings, which were later criticised in sanitary reports. Around 1850 better quality terraced houses appeared, with back yards accessed from the street by a passage between the front doors of a pair of houses. The middle classes began moving to grand new houses, mostly in Winckley Square, and white collar workers to terraced houses in a grand style. The main middle class suburb lay around Avenham and the pattern of Winckley Square was imitated elsewhere by houses built around existing churchyards.

Preston began expanding rapidly in around 1850 and the Local Board of Health was able to improve the standard of housing provided. The Preston Improvement Act of 1880 led to the introduction of back roads to service yards with their outside toilets. Once Avenham had been developed, the growing ranks of professional, managerial and commercial middle class people looked to live in areas on the outskirts of town, leading to the development of suburbs to the north and west of the centre and towards Fulwood and Ashton-on-Ribble.

Commercial Development

By the 19th century Preston had a wide range of trades and shops: the 1855 trade directory listed over 1600 professionals, trades people and shopkeepers. The town's status as a provincial centre attracted services such as insurance offices, banks, lawyers, surveyors and architects. The Miller Arcade, built in 1899, was one of the first steel-framed buildings in the country and was described as an Italianate masterpiece.

Civic Amenities and Transport

Preston was the first town outside London to be lit by gas, following the establishment of a gas company in 1815 by a group of local businessmen. They enlisted the help of John Grafton, an engineer with the Chartered Company of London, who persuaded local businesses and mills to use the service, to ensure its success; the Borough Council took over the supply in 1839.

The lack of a widely available fresh water supply and sanitation system led to cholera and typhus outbreaks and high infant mortality. A reliable water supply was only established in 1832 when the Preston Waterworks Company built a reservoir at Grimsargh. The corporation took this over in 1853 and added more reservoirs. Baths and washhouses opened in 1851 but it was many years before the sewage system was complete.

Preston's importance as a regional centre meant that it was connected to the railway system from an early date. The first railway to be built was the Preston to Wigan line, run by the North Union Railway and opened in 1838. The line connecting Preston and Manchester opened in 1841. The Preston Tramways Company opened the first public passenger horse tramway in 1879, running to Fulwood Barracks along Victoria Road. The system was extended in 1882, with routes from Fishergate Hill to the Pleasure Gardens in New Hall Lane and from the Town Hall to Ashton.

4.2 Historical Development of Avenham

Avenham was predominantly agricultural in nature and only began to be built-up in the early 1800s, but records give some insight into its earlier history. The first reference is to the construction of a workhouse for the poor by Preston Borough in 1675, superseded in 1788 by a new house on the moor. In around 1696, when the town of Preston was still quite small, Alderman Lemon sold a piece of ground to the Borough for use as a public walk. The area, now known as Avenham Walk, was planted with lime trees, and became a place for fashionable people to promenade. It would also have provided young people with a socially acceptable place to meet those of the opposite sex. The Lancashire Historic Town Survey quotes Hardwick on Avenham Walk:

'the beautiful scenery, and the well-kept walks, on the banks of the Ribble, form a natural landscape infinitely superior in picturesque aspect, to many artificially formed parks, where the character of the locality has been less favourably adapted to such a purpose.'

Until the early 1800s this area was still fields divided into long narrow strips with Avenham Lane winding across them to the meadows by the river. After the laying out of nearby Winckley Square, Avenham began to develop as a middle-class residential district with the street layout (and, in some cases, the size of houses and their yards) reflecting the previous field pattern. Avenham Road was the first street to be laid out, in 1809, and the other streets had been added by the 1830s. Avenham was the first residential suburb for white collar workers such as teachers, clerks, minor officials and travelling salesmen. Originally there were also humbler streets to the east, but these have now all been demolished. The rows of houses on the eastern edge of the area look like typical working-class terraces, but they were designed for and occupied by middle class families. The social character of even the smallest houses left in this area is still recognisable by the features which they share with the largest. These include cellars or basements, the number of chimney pots, the type of brickwork and their architectural style, including various kinds of decoration such as door cases, fanlights, railings, and gardens.

The arrival of non-conformists in the area resulted in the construction of the New Jerusalem Church in 1844 on Avenham Road and the Zoar Particular Baptist Chapel on Regent Street in 1853. Two years later the Baptist congregation moved to Great Avenham Street but the Catholic Apostolic Church took over the building in 1882. Local people were keen to have their children educated and the Institute for Diffusion of Useful Knowledge, established in 1828, and commissioned John Welch to design a new building on Avenham Lane in 1849. However, the Institute declined in popularity and in 1882 the trustees of the late Edmund Robert Harris re-endowed it as a Technical, Science and Art School. J.V. Hibbert, architect of the Harris Museum, re-designed the building to cope with the needs of new courses, such as physics, and numbers increased. The building was used by the

University of Central Lancashire as the Harris School of Arts and Crafts until the university sold the institute building in 2007. It has been vacant since then.

Harris was a wealthy lawyer and a bachelor. He benefited from his brother, Thomas' will, inheriting the bulk of his fortune. When Edmund died, he left an estate worth half a million pounds, the proceeds of which were to be devoted to charitable purposes, administered by the Harris Trustees.

In 1839 Isaac Simpson set up a business making gold thread on Avenham Road. He was successful and expanded his premises five years later to include an office and works with an attached factory to the rear. This is the only example of industrial premises in the conservation area and is a rare example of such usage developing from domestic origins. Twenty years later Isaac Simpson's son, Stephen, built additional premises on the opposite side of the road.

The attractiveness of the area was enhanced by the opening of two public parks in the south-west, which incorporated a riverside walk laid out in 1847-9. The corporation purchased land between 1843 and 1852 for Avenham Park which provided attractive pleasure grounds of 27 acres on the banks of the River Ribble when it opened in 1867. Alderman Thomas Miller also gave 11 acres for Miller Park, to the west. Edward Milner, a London landscape architect, designed both parks between 1861 and 1867 and the landscaping provided work for local factory workers made unemployed by the American Civil War. Miller Park included an ashlar-faced belvedere which was moved to the north-eastern side of Avenham Park in around 1873 when a granite and marble memorial to the fourteenth Earl of Derby was installed. The fourteenth Earl of Derby was MP for Preston from 1826-30 and for North Lancashire from 1832-44; he was later Prime Minister in 1852, 1858-59 and 1866-68. Two captured Russian cannons from the Crimean War were placed in Avenham Walk as memorials of the war but were removed in the 1960s. In 1926 the Boer War memorial was moved to the Park from the market place when the cenotaph was constructed.

Avenham remains one of the most architecturally striking areas in the centre of Preston and has preserved most of its historic and architectural fabric. As a historic urban landscape changes to the built environment in Avenham Conservation Area remained fairly limited until the late 20th century. Properties in the central and western parts of the conservation area, Ribblesdale Place and East Cliff in particular were gradually converted for office use during the 20th century. The houses of the eastern part of the conservation area were repaired towards the late 20th century. The beginning of 2000s marked the start of a major project to revitalize Avenham and Miller parks with funding made available by Preston City Council through the Heritage Lottery Fund, AvenCentral Partnership, the European Development Fund and Lancashire County Council. Work began with the demolition of the 1950s bandstand and major work on services. Improvements were also made to the council depot at the South Meadow Lane entrance to Miller Park as well as new vehicle restrictions at entrances. Improvements were made to pathways and drainage, and

restoration work was carried out on the Boer War memorial and the statue of the Earl of Derby. In February 2008 two replica cannons, made by a Wigan-based specialist company, Lost Art, were installed to replace the historic Sebastopol cannons. In August 2008 a new ornate fountain was switched on in Miller Park and, a month later, a new Pavilion Café opened. The next phase of the project aimed to restore Edward Milner's original landscape design as well as 20th century additions, such as the Japanese Garden. These works resulted in the parks acquiring Green Flag Awards, and both parks, which until then had been Grade II listed, achieved Grade II* listed status in 2013.



Lancashire Sheet LXI. Surveyed: 1844 to 1847, Published: 1849 (Reproduced with the permission of the National Library of Scotland)



Lancashire Sheet LXI.SW. Surveyed: 1891 to 1892, Published: 1895 (Reproduced with the permission of the National Library of Scotland)



Lancashire Sheet LXI.SW. Revised: 1938, Published: 1947 (Reproduced with the permission of the National Library of Scotland)

5. Character and Appearance

5.1 Overview

Situated south of Winckley Square and to the north/northeast of Avenham and Miller Parks, Avenham Conservation Area consists of a built environment and greenscape that together create a striking urban landscape at the heart of Preston. The area has developed from agricultural fields in a residential district largely consisting of late Georgian and early Victorian terrace houses and villas along parallel streets meeting at Ribblesdale Place and Avenham Lane.



*Preston Sheet 21. Surveyed: 1847, Published: 1849.
(Reproduced with the permission of the National Library of Scotland)*

The conservation area is largely residential in character with a few buildings built for other purposes including the Harris Institute, Park Hotel, as well as churches, pubs and shops. The character and appearance are largely replicated within the conservation area and can be observed in similar building types, scale, mass and architectural style. Buildings along East Cliff and those on the southern side of Ribblesdale Place show differences with their mainly detached and larger-scale buildings.

5.2 Setting, Views and Approach



Key



Significant View/Panorama

Avenham Conservation Area affords a variety of views into and out of the conservation area. Due to the topographical layout, the built-up areas are situated at a much higher level than River Ribble and the green areas of Avenham and Miller parks along the river. Avenham Walk, an avenue of lime trees dating to the 17th century, runs in front of Bushell Place, and presents long views to the northwest ending with the Harris Institute and to the southeast ending with Avenham Tower. South-westerly views into Avenham Park from Avenham Walk are very limited due to tree growth and greenery, especially in the summer months. From Avenham and Miller parks, there are wide open views across both parks and towards River Ribble. The path along the river affords long, winding views into both parks, the bridges crossing the river, as well as towards the south into the fields across the river.



Avenham Walk looking south



Path along the river (looking west)

The majority of the buildings in the conservation area are positioned along parallel streets originating from Ribblesdale Place and Avenham Lane. Views from Bairstow Street, Avenham Road (situated north of Avenham Lane) and Latham Street, Great Avenham Street and Frenchwood Street (situated south of Avenham Lane) afford long views that mainly consist of hard urban landscape with terraced buildings on either side with few green features, forming the character of the conservation area here.



Starkie Street looking north



Looking north from Bairstow Street



Frenchwood Street looking south



Latham Street looking northwest

There are also shorter, winding streets, such as Regent Street and Avenham Terrace. It is also possible to get glimpses of Winckley Square gardens from streets to its south, which are within Avenham Conservation Area, such as from Camden Place, which roughly culminates at the centre of the southern end of the gardens. These views contribute to the general appearance and character of the conservation area.



Avenham Terrace – short, winding view



Regent Street – short, winding view



Camden Place looking north towards Winckley Square

Several views out of the conservation area present less harmonious views. Looking north from Chaddock Street, the multi-storey building on Cross Street interrupts the largely homogenous urban setting. Also, the two multi-storey buildings outside the conservation area, where Avenham Lane meets Oxford Street, are visible from within the conservation area, from in front of Harris Institute onwards, continuing northeast along Avenham Lane. These high-rise buildings present an incongruous silhouette against the historic fabric of the buildings in the conservation area along Avenham Lane.



Chaddock Street looking north, view of multi-storey building on Cross Street outside the CA



Looking towards Avenham Lane from the corner of Bushell Place – multistorey buildings outside the CA



Avenham Road looking north, outside the CA

The corner of Ribblesdale Place and Winckley Square affords a long, descending and uninterrupted view towards the north, outside Avenham Conservation Area into Winckley Square Conservation area, as far as Fishergate. This view, characterised by large residential buildings on the western side that form the back of the pavement, has remained largely intact since its conception and is one of the most significant views in the conservation area. Looking south from this point, one is afforded with a glimpsed view of Avenham Park through one of its entrances. The considerable drop in height and presence of trees results in only a limited view of the park grounds. Looking east from Ribblesdale Place, one is afforded a long view of the terraces on either side, culminating with Avenham Walk at the end due to the bend in the street at this point where it meets Avenham Lane.



Ribblesdale Place looking towards Winckley Square



Ribblesdale Place looking towards Avenham Walk

While the views from the streets within the conservation area are relatively more uniform, largely characterised by hard urban landscape interspersed with the odd green or vacant plot, the edges of the conservation area, defined by East Cliff on the northwest and Glover Street, Berwick Road on the northeast, present more diverse views in and out of the conservation area.



Glover Street looking north with multistorey car park on the right



Berwick Road looking southeast

East Cliff, the northwestern boundary of the conservation area, presents a long, straight albeit unbalanced view owing to the built up southeastern part of the road, which is mainly residential buildings set within spacious grounds. The northwestern side of the road, from East Cliff Road onwards, comprises a car parking area set behind a brick boundary wall. Further along is Vicar's Bridge where northwestern views from this point onwards afford long views of the multi-storey car park of the train station, as well as Fishergate Shopping Centre and its car parking. The southeastern view towards Avenham Park is very limited on the bridge due to the abundance of trees. East Cliff culminates with barriers/gates on its southwestern end just before No. 9 East Cliff, by the grounds of the former Park Hotel, which are not publicly accessible.



East Cliff looking southwest towards Vicarage Bridge and Park Hotel



Vicar's Bridge looking towards Fishergate Shopping Centre car park

The main landmarks and focal points of the conservation area are Park Hotel southwest of East Cliff, overlooking Miller Park, the Harris Institute situated on the corner of Avenham Lane and Regent Street, and Avenham Tower situated on the corner of Avenham Walk and Bank Parade.

Within Miller Park, a significant focal point is the Derby Monument towards the northwest, situated at a prominent position overlooking the park. Behind the monument is the former Park Hotel, its brick towers and prominent chimney highly visible amidst the trees lining the edge of the park at this point. The pond further below is another centre of attraction in this part of the conservation area. These trees are noteworthy landmarks in Miller Park. Looking south, one is afforded views of the Railway Viaduct on the west and the bridge between Avenham Park and Miller Park.

5.3 Architectural Built Form

Avenham was Preston's "first residential suburb for white collar workers such as, teachers, clerks, minor officials and travelling salesmen, whose incomes and standards of living were similar to shopkeepers and tradesmen, but whose working contacts and ambitions linked them to the urban elite."³. In the early 19th century, the currently built-up area in Avenham mainly consisted of long narrow strips of ancient fields, which subsequently defined the location of streets, as well as the sizes of houses and yards when Avenham began to be developed during the first half of the 19th century⁴.



Park Hotel



Harris Institute

³ *Preston Historic Town Assessment Report, p.3.*

⁴ *Preston Historic Town Assessment Report, p.26.*

Use of buildings

The conservation area is largely residential in character but there are also several buildings that were built for other purposes. These include the Harris Institute built in 1846-9 (with additions to rear c.1883) on Avenham Lane and Park Hotel, which was used by the Lancashire County Council until 2016 but remains vacant since, as well as three churches (the former New Jerusalem Church built in 1844 on Avenham Road, currently a children's nursery and masjid; the former Catholic Apostolic Church built in 1853 on Regent Street, currently vacant; and the former Baptist Chapel built in 1882 on Great Avenham Street, converted into flats).



*Former New Jerusalem Church
on Avenham Road*



*Former Catholic Apostolic Church
on Regent Street*



*Former Baptist Chapel
on Great Avenham Street*

There were three public houses situated at the end of terraces facing Avenham Lane. 18 Avenham Lane-2-4 Great Avenham Street on the corner of Great Avenham Street was the former Palatine Inn/Hotel, which has been converted for residential use (window converted into door). 24 Avenham Lane, which was the former Avenham Park and also is on the corner of Great Avenham Street, has been vacant since at least 2009. 36 Avenham Lane, the former Frenchwood Inn/Hotel on the corner of Frenchwood Street, which was vacant at the time of the last appraisal, has been in residential use since the early 2010s.



*Former Avenham Park at 24 Avenham Lane
(vacant)*



*Former Palatine Inn/Hotel at 18 Avenham Lane-2-4
Great Avenham Street in residential use*



Former Frenchwood Inn at 36 Avenham Lane in residential use

Shops are not common in the conservation area. 42 Avenham Lane appears to have been originally built as a shop on the ground floor and is currently used as a pharmacy and retains some of its shopfront features. The houses at 26-28 Avenham Lane and 32 Avenham Lane were converted into shops and are currently used as convenience stores.



24-32 Avenham Lane with shops (left end and black painted house) and vacant pub (right end)

Interestingly, 11 Avenham Lane, one of a pair of two-storey townhouses attached to 27 Chaddock Street, was converted into a shop at some point in the 20th century and used as such until the 1980s. The alteration drastically changed the front elevation to add a central entrance and two shop windows (polygonal bay windows) on either side. When the shop closed in the 1980s, the original elevation was reinstated.



42 Avenham Lane (pharmacy)



11 Avenham Lane (left end) formerly converted into a shop (adjacent to 15 Avenham Lane and 27 Chaddock Street)

Other uses include the surgery at a converted terrace house on 23 Ribblesdale Place. There are also garages/workshops at 7-11 Great Avenham Street. A relatively new use in the conservation area is the café operating from the garage of 13 Ribblesdale Place.

In recent years, the conversion of houses into offices has become prevalent, especially in the western part of the conservation area, while HMO conversions can be felt across the whole site. These conversions mainly manifest themselves in the loss of traditional features such as windows and doors. Vertical/horizontal modern extensions are not particularly common. Examples include several buildings along East Cliff, Ribblesdale Place and Frenchwood Street, which use traditional building materials.

A rare example where modern materials are used in an extension visible from the road is 23 Ribblesdale Place (Park View Surgery), which has a sympathetic glazed extension covering the former rear/side yard and part of the front yard facing Ribblesdale Place.



Modern extension, 23 Ribblesdale Place (Park View Surgery)



*Side extension,
4 Ribblesdale Place*



*29a Frenchwood Street
(side extension to 29 Frenchwood Street)*

Urban development

Avenham Road was the earliest street to be built on in the conservation area. This was followed by Great Avenham Street and Ribblesdale Place along with other streets from the 1830s onwards. While most of the conservation area had developed by the mid-19th century, there was still a large gap to the southeast of Winckley Square as far as Ribblesdale Place as there were no roads between Chaddock Street and Camden Place. Also small gaps remained within the built up areas, which included the western side of Latham Street, southeast corner of Great Avenham Street, and the southwestern end of Frenchwood Street, as well as several individual plots on Chaddock Street, the eastern side of Latham Street, and the western side of Glover Street.

To the southeast of Winckley Square, Bairstow Street (also known as Chaddock Place), Regent Street and Starkie Street were built around the 1850s, later than most other streets in the conservation area. The Harris Institute at the southern end of Regent Street and opposite to Avenham House, was an imposing building that was unusual amidst the residential fabric of the area. Cadogan/Bank Place and Avenham Place, perpendicularly cutting Frenchwood Street, were opened in the second half of the 19th century, adding to the existing Georgian townhouses on Frenchwood Street. The development of Avenham culminated with the construction of Park Hotel at the end of East Cliff in the late 19th century.

While the construction of most of the buildings in the conservation area appear to have concluded by the late 19th century, there are examples of later buildings or existing buildings being altered. A notable example is the large detached building called “Avenham House” on the corner of Avenham Lane and Bairstow Street, which predated the development of Bairstow Street. OS maps show that this building was demolished sometime between 1895 and 1913, and the terrace houses on No.33-39 Bairstow Street were built instead. Interestingly, 27 Chaddock Street received an added floor to its two storeys, possibly in the late 19th century, which also removed a door in the rounded-off corner of the building.

The majority of the built-up part of the conservation area remained intact until the late 20th century. A significant change occurred in the 1980s with the redevelopment of the eastern part of the conservation area between Avenham Road and Glover Street. The terrace houses in the southeastern corner of Chaddock Street, the southwestern part of Avenham Road, as well as those between Avenham Road and Glover Street, were demolished in 1983 as part of a housing development (see plaque on the corner of Glover Street and Avenham Lane).



*Plaque on Glover Street "Avenham Conservation Area
Glover Street Development Preston Borough Council Housing
Committee 1983"*

In contrast to the layout of historic buildings in the conservation area, the modern two-storey brick houses that replaced them have their principal elevations facing private alleys/paths with their rear elevations facing the street. The buildings are separated from the street with a low boundary wall of brick and green space. The pitched roof houses have casement windows with wedge lintels and raised sills. On the whole, this development is sympathetic in scale and its use of building materials, preserving the general character and appearance of the conservation area.

Another redevelopment that took place in the eastern part of the conservation area concerned the former Goldthread Works on Avenham Road and Chaddock Street. After the Goldthread Works ceased operating in 1990, the western side of the complex on Avenham Road was converted into flats but the eastern building on the same road remained vacant for a number of years, after which it was demolished and replaced with 3-4 storey block of flats. These modern flats are clad with brick and metal with timber faced ground floors. Most unusually, they have metal balconies facing

Avenham Road. The scale, materials and design have no relation to the former Gold Thread Works building and to the wider conservation area. To the west of Avenham Road, 1-8 Simpson Court replaced a brick building that was part of Goldthread Works and had an elevation facing Chaddock Street. The new building retained the footprint of the former building but has an added recessed floor on top. The building materials are similar to the modern flats on Avenham Road with the recessed top floor (clad in metal) and the lower floors in brick and timber. While the buildings do not fully detract from the significance of the conservation area, they are a contrast to the historic character and are out of place in terms of materials, design, and scale.

Building styles and materials

More than half of the buildings in the conservation area are Grade II listed with the Harris Institute having Grade II* status (only Bairstow Street has no listed buildings). Most houses are late Georgian in style, with exceptions including the Italianate-style Avenham Tower on Bushell Place, and 12 Ribblesdale Place, which has Gothic features. Unusual in this conservation area is the

entrance to the alleyway on Latham Street demonstrates features of Venetian Gothic Architecture with its polychromatic brickwork and multiple arches set in diminishing proportions. The Harris Institute is Classical in style and Park Hotel is Victorian with Arts and Crafts style details. The different construction times of the houses can be observed through changing mortar lines, sill bands, roof levels, as well as variations in architectural styles and different scales of architectural features.



Avenham Tower



12 Ribblesdale Place

The primary building material is red brick, mainly in English garden wall bond and Flemish bond but also in Stretcher bond, with sandstone dressings. Brown brick is seen in one historic building (34 Ribblesdale Place) and a modern building (11 Starkie Street). Yellow brick may have been used in the chimney stacks of 6-7-8 Ribblesdale Place.

Use of multi-coloured brick is not common although there are a small number of exceptions including 53-55-57 Great Avenham Street with its alternating bricks painted in white to give a quoin effect to both the windows and the corner of 57 Great Avenham Street. A very unusual example is the entrance to the alleyway behind 22-28 Latham Street (Cuerdan Place), situated next to the later wing to 29 Latham Street, where banded red and yellow brickwork is used.



11 Starkie Street in brown brick



Alternating bricks, 57 Great Avenham Street



Chimney stacks, 6-7 Ribblesdale Place



Polychrome brick wall on Latham Street and plastered quoins at either end of 22-28 Latham Street

Painted red brick or rendered/roughcast surfaces are less common but can be observed throughout the conservation area using a variety of colours. Several examples to rendered elevations are 13 Ribblesdale Place, 51 Great Avenham Street, 3-4 and 64, 66 Frenchwood Street, 18 and 32 Avenham Lane. An unusual feature for Avenham is the plastered quoins at either end of 22-28 Latham Street. Use of tiles is very rare with an exception at 14 Latham Street, which has three bands of decoration between the upper windows composed of strips of tile beneath projected headers and bands of tiling in the pilasters.



Rendered and painted brick elevations at 3-5 Great Avenham Street



Decorative tiles, 14 Latham Street

Stone as a construction material, other than in dressings of the majority of buildings, is mainly seen in larger buildings such as Harris Institute, the former New Jerusalem Church on Avenham Road, 6 East Cliff (the Old Vicarage), and several buildings on Bank Parade. Timber, other than in windows, is mainly used for through-lobby and garage doors in historic buildings, and as part of cladding in modern buildings in the eastern part of the conservation area. Iron is seen in railings used to mark boundaries (either historic, newly reinstated or modern design) and gratings covering cellar windows. They are also used in rainwater goods and in balcony railings on top of the canted bay windows such as at 15 Ribblesdale Place, 4 Bank Parade and more recently at 38 Bairstow Street.



Stone building, 6 East Cliff (the Old Vicarage)



Railings 6a Starkie Street



4 Bank Parade railings above canted bay window (left), 3 Bank Parade railings on the roof (centre), iron gratings covering basement level at Bairstow Street (right)

Architectural features

The residential buildings in the conservation area are usually two to three storeys occasionally with basements set in terraces with a smaller number of semi-detached and detached houses, mainly situated to the south of Ribblesdale Place and along East Cliff. The buildings in the eastern part of the conservation area are smaller than those in the southern and western parts but they replicate the majority of the features of these grander houses.

A most characteristic feature of the terrace houses in Avenham is the “through-lobby”, which led to the rear yards of pairs of houses. These doors can be situated between the doorways of houses, resulting in triplet door arrangements (such as at 65-66 Frenchwood Street, 19-20 Latham Street), or in the centre of pairs of terrace houses with doorways on either side (such as at 32-33 Chaddock Street). Except Bushell Place, Ribblesdale Place and Camden Place, the terrace houses on other streets across the conservation area largely consist of houses with through-lobbies.

Windows

Traditional windows are usually timber sash with various numbers of panes. They usually have raised sills with either wedge lintels or rounded architraves. Historically, windows would be six over six, which can still be observed in Regent Street, Ribblesdale Place, Avenham Lane, and Latham Street among others (23 Ribblesdale Place, 12 Avenham Lane, 2 and 11 Latham Street, 23-27 Latham Street). Others are replaced with one over one or two over two sashes. Casement windows can also be observed as replacements for timber sash windows. Modern uPVC windows in various colours and compositions are especially seen in the eastern part of the conservation area.



Traditional six over six timber sash windows on the northern end of Regent Street with door panels painted in a variety of colours



6 Great Avenham Street mock sash windows in black



Variety of windows 33-34 Avenham Road

All of the houses along Bairstow Street and Bushell Place as well as most of Bank Parade and some along Ribblesdale Place and Camden Place have canted bay windows (either one or two storeys). In some cases, these windows were added after the buildings were constructed in the Georgian style, such as at Bushell Place and 10 Ribblesdale Place. Bow windows are not very common with exceptions at either end of Latham Street (14 Avenham Lane and 29 Latham Street).

Dormer windows are mainly seen in houses on Ribblesdale Place with a small number of examples in several houses on Starkie Street, Bairstow Street, Bank Parade and East Cliff. They are invariably pitched roofed with very few flat-roofed examples (Starkie Street, Ribblesdale Place).



Dormer window variations (28, 29, 29a Ribblesdale Place and 9 Starkie Street)



Dormer windows 3-6 Starkie Street



Bow window, 29 Latham Street

Leaded windows are not very common with a few exceptions in Bairstow Street, Latham Street and elsewhere (19 Bairstow Street, 19 Latham Street). There are also examples of window shutters (ex. 2 Regent Street, 9 Latham Street, 25 Ribblesdale Place).



10 Bairstow Street leaded window



Rooflights at 10-11 Ribblesdale Place

Doors

Doorways are usually up one or two steps with engaged columns in the Tuscan (2 Latham Street), Ionic (Ribblesdale Place, 3-6 Starkie Street) and Composite orders (15 Latham Street), pilasters (Ribblesdale Place, Bairstow Street) or plain jambs with cornices on consoles (Regent Street). The doorways may have moulded cornices (ex. Latham Street) or round-headed architraves (ex. Chaddock Street). Rusticated doorways are not very common (one example is Avenham Colonnade). Transom lights or

fanlights are common (ex. Latham Street, Bairstow Street). Doors are usually panelled (two, four or six) with an increase in modern doors mainly in timber (sometimes with glass panes) but also other materials.



Examples of doorways in the conservation area



Doorways with Ionic columns and six-panelled doors at 30-34 Ribblesdale Place



35-36 Ribblesdale Place



Decorative doorway and door panel at 7 Ribblesdale Place, 6a Starkie Street, 29 Ribblesdale Place

Through-lobby doors are much simpler in style and usually very plain with few exceptions such as at 3-6 Starkie Street where the central through lobby has a moulded stone surround and cornice. Some have been altered.



8 Regent Street through-lobby doorway with cornice and purple painted door



Altered through-lobby door between 7 and 8 Starkie Street

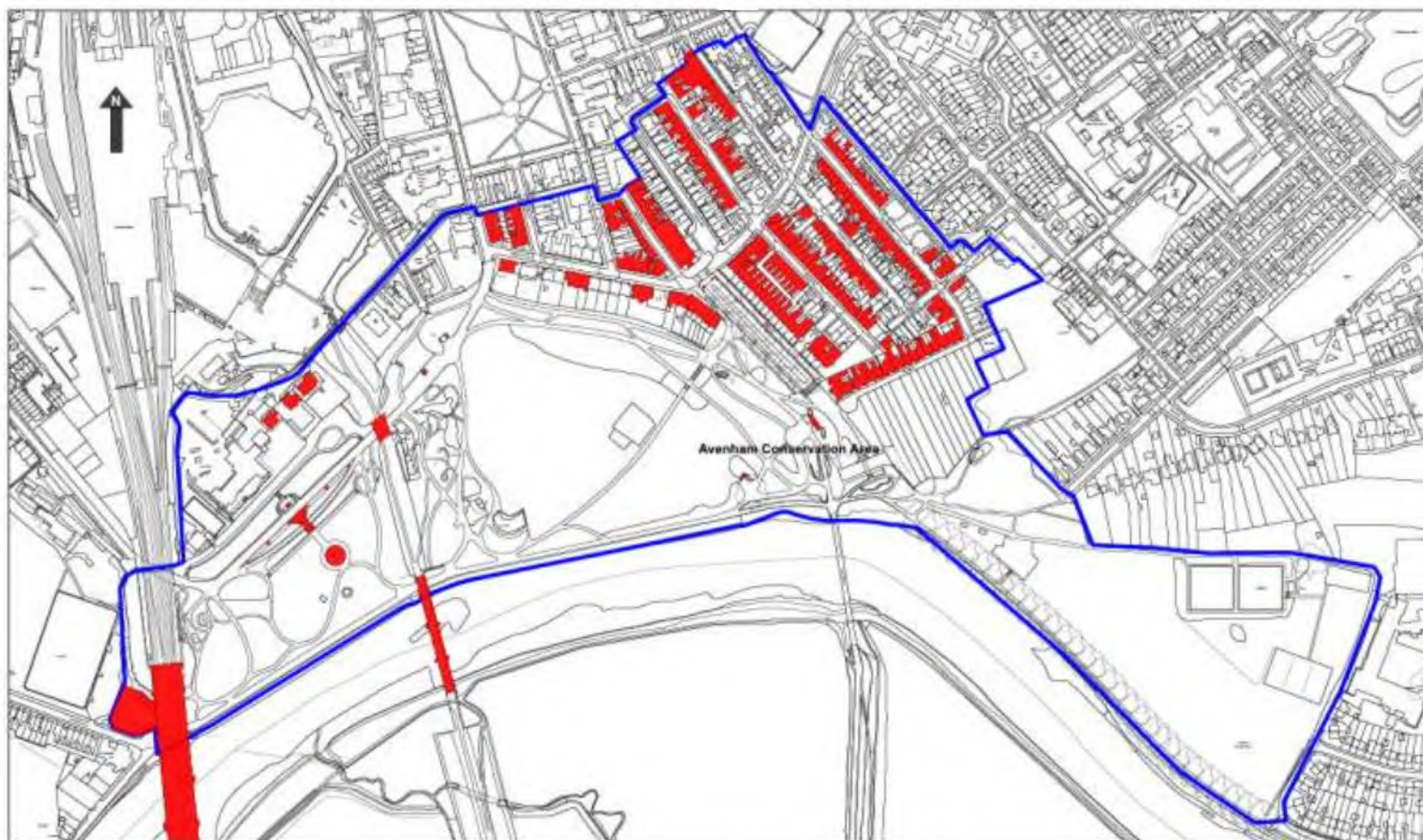
The roofscape is largely defined by slate roofs and red brick chimney stacks topped with a variety of chimney pots. Slate has sometimes been replaced with other tiles such as concrete.

5.4 Archaeology

Areas of below-ground potential within the historic core are constrained by post-medieval and nineteenth century development, some of which were cellared. The extensive process of modernisation from the nineteenth century onwards appears to have disturbed the remains of the medieval and early post-medieval town. There has been no archaeological excavation on the south side of the medieval town, neither on Fishergate nor Church Street. Here, the lines of the burgage plots survive to a greater degree, even though the buildings appear to have been replaced in the nineteenth century.

5.5 Key Historic Buildings within the conservation area - Listed Buildings

There are 96 listed building entries and 32 listed structures within the Avenham Conservation Area ('structure' denotes everything that is not a 'building' i.e. dwelling, and includes urns, bridges, parks, railings, street lights etc.). There is one Grade II* listed building, which is the Harris Institute. The rest of the listed buildings are Grade II. Avenham and Miller parks have Grade II* listed status. Please refer to Appendix A for further information on the listed buildings.



Avenham Conservation Area – Listed buildings

5.6 Positive Buildings of Note

These are buildings that contribute to the special character, interest and integrity of the Avenham Conservation Area and make a positive contribution to the character and appearance. They are of key importance for their 'townscape' quality and wider historic role in the development of the conservation area and should be regarded as non-designated heritage assets.

For the purpose of this conservation area appraisal, positive buildings of moderate significance according to the building assessments are listed below. Most of these buildings are in the western part of the conservation area. Four were also nominated to be included in Preston's Local List as part of Lancashire Local List project. These are the Former Railway / Park Hotel (former County Offices), 6 Chapel Street, Winckley Square Gardens and Gold Thread Commemoration Bobbin.

Please refer to Appendix B for full details of the positive buildings.

- 6-10 Camden Place
- 11 Camden Place
- 26-28 Ribblesdale Place
- 29-29a Ribblesdale Place
- 12 Ribblesdale Place
- 10-11 Ribblesdale Place (Burlington House)
- 6-7 Ribblesdale Place
- 5 Ribblesdale Place
- 4 Ribblesdale Place
- 6a Starkie Street
- 7-8 Starkie Street
- 9 Starkie Street
- 12-13 Starkie Street
- 1-6 Avenham Colonnade
- 3 Bairstow Street
- 5-7 Bairstow Street
- 9-11 Bairstow Street
- Area between 11 and 17 Bairstow Street

- 17-19 Bairstow Street
- 21-23 Bairstow Street
- 25-31 Bairstow Street
- 33-39 Bairstow Street
- 10-28 Bairstow Street
- 30-34 Bairstow Street
- 36 Bairstow Street
- 38 Bairstow Street
- 8-9 Chaddock Street
- 12-15 Chaddock Street
- 16 Chaddock Street
- 25 Chaddock Street
- 27-27a-27b Chaddock Street
- Former New Jerusalem Church, 14 Avenham Road
- 27-43 Great Avenham Street
- 36 Avenham Lane
- 3-5 Avenham Place
- 6-7 Avenham Place
- Oak House
- 2-8 Avenham Terrace
- 1-5 Cadogan Place
- 7-13 Cadogan Place
- 10-12 Cadogan Place
- 14 Ribblesdale Place
- 15 Ribblesdale Place+1a East Cliff
- 19-21 East Cliff Road+Overleigh House
- 1-4 East Cliff
- 5 East Cliff

- Former Park Hotel
- 2-3-4 East Cliff Gardens

5.7 Negative Buildings of Note

Most of the buildings within the conservation area are either listed or although undesignated positively contribute to the character and appearance of the conservation area. There are a few buildings and areas, however, which detract from the overall appearance and character. These are mainly located in Area 4, in the southeastern part of the conservation area defined by Great Avenham Street and Frenchwood Street, and a couple in Area 1, in the western part of the conservation area. These mainly consist of historic buildings that have suffered from insensitive modern alterations which conflict with the prevalent design and materials, resulting in a contrast to the overall character, and visually detract from the CA.

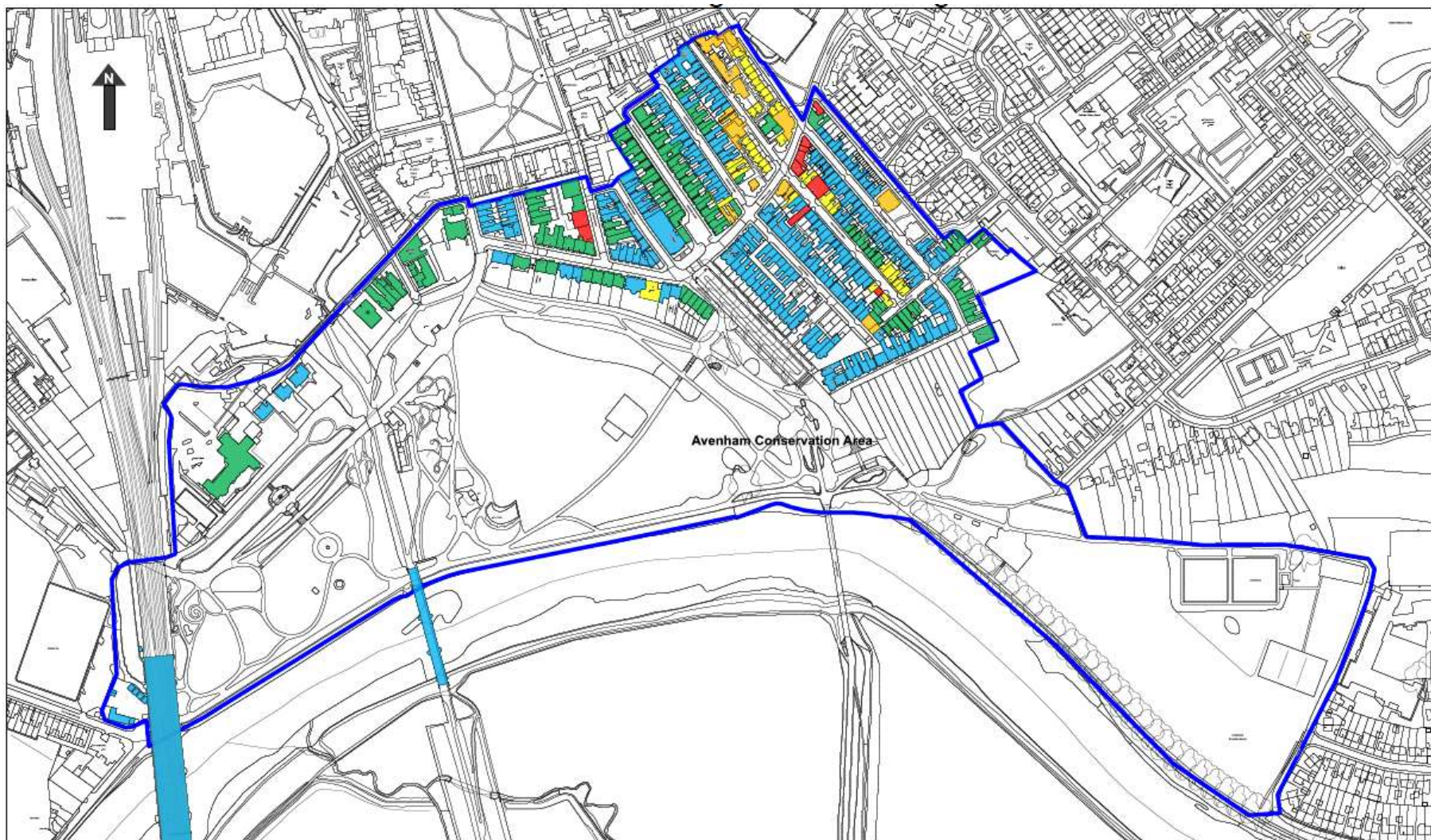
Please refer to Appendix C for full details of the negative buildings.

- Area between 9 and 11 Starkie Street
- 11 Starkie Street
- Garage adjacent 44 Great Avenham Street
- 7-11 Great Avenham Street
- 12 Great Avenham Street
- 24-32 Avenham Lane, 68 Frenchwood Street
- 42-42a Avenham Lane

5.8 Building Significance

The conservation area generally has a good building stock, many of which positively contribute to the collective character of the conservation area. There are only a small number of buildings, open areas, and areas of public realm that detract from the character and appearance of the wider significance of the conservation area. The following map highlights the level of significance each individual building contributes to the conservation area.

Negative Buildings <i>Detracts/takes away from the area</i>
Neutral Buildings <i>Neither detracts or adds to the area</i>
Positive Buildings of a Low Significance <i>Slightly adds to the wider area</i>
Positive Buildings of a Moderate Significance <i>Moderately adds to the wider area</i>
Positive Buildings of a High Significance <i>Significantly adds to the wider area – Listed Buildings</i>



Building significance

5.9 Open Spaces & Trees

The main open spaces in the Avenham Conservation Area are the Grade II* listed Miller and Avenham Parks which are semi-informally landscaped areas providing a natural feel to the area. The parks are among the finest examples of traditional Victorian parkland in the North West of England. They are bounded on the north by the garden walls of houses along Ribblesdale Place and East Cliff and trees, on the west by the railway lines, on the south by the River Ribble, and on the east by the private gardens along Bank Parade. They are linked by the ornate arches of another, now disused, set of railway tracks. Since they were opened in the mid-nineteenth century, they have provided an important leisure facility for the people of Preston and make the transition between the urban and the rural areas to the south, across the river. The Parks are connected to Avenham Walk by an entrance at the southern end of the latter. The Walk is a formal promenade with its main access from Avenham Lane.

Avenham Park was created from a natural amphitheatre and contains Avenham Walk, the Belvedere and Swiss Chalet, which are listed buildings, and the Boer War memorial. Later additions to the design of the park include the rock garden, also known as the Japanese Garden, which was constructed in the 1930s. The old tram bridge and its former track can still be seen forming a nucleus of paths in the east of Avenham Park.

The Grade II listed Avenham Walk is planted with two rows of mature lime trees as well as other more recent species. There is no surface covering. It features original cast-iron benches and listed cast-iron street lamps, of which those at the north-western end are on stone plinths. There are traditional-style litter bins between the benches and bollards at the entrance from Avenham Lane.

Miller Park is more formal in appearance and contains Derby Walk, an Italianate terrace and a listed fountain together with the Derby memorial statue, grotto and ornate floral displays. Frenchwood Knoll is a designed landscape in an informal manner, with curved stone steps and pathways creating views across a small wooded knoll. The tree-lined riverside walk, designed in 1847-1849, predates the public parks. This walking route follows the contours of the river and provides views framed by the well-established trees.

Other than Avenham and Miller parks, which provide valuable recreational and green spaces within the conservation area, the built-up parts are densely grained with buildings often opening out to the street resulting in few open and green spaces. Greenery is mainly in the form of front gardens and street trees. Open surface-level car parks on Frenchwood Street, Glover Street and on either side of Avenham Road, which mainly contain trees and shrubs, also provide some greenery; especially the row of trees along the two car parks on Frenchwood Street and the green area in between create a pleasant boundary opposite the terrace houses.



Frenchwood Street looking north with car park to the right



Front gardens of Bushell Place

The front gardens of Bushell Place work as an extension to Avenham Walk and whilst they lack mature trees they positively contribute to creating an aesthetically pleasing open green space. The front gardens of Bank Parade have a line of mature trees along the road and the gardens are filled with a variety of greenery but as they are accessed from a private road they cannot be equally well experienced. These long gardens have some original railings but loss of boundary walls as well as more recent alterations including new boundary treatments that vary in type and materials diminish their significance. Similar to the gardens of Bank Parade, the spacious rear gardens of the houses on the southern part of Ribblesdale Place are not publicly visible. The garden of 24 Ribblesdale Place adds to the greenery of Avenhem Park immediately to the south and contributes to the attractive entrance to the park.

Other large gardens have lost some or all their greenery to hard standing. Examples include the part of the garden of Oak House at the end of Bank Parade and the garden of 15 Ribblesdale Place-1a East Cliff. Both are used for car parking. Whilst the latter is screened from view behind high boundary walls, the wide hard surface at Oak House is in stark contrast next to the gardens of Bank Parade and creates a less attractive place.

10-12a Bushell Place, 1 and 2 Porter Place have lost parts of their rear gardens to garages accessed from Latham Street and Porter Place respectively. Their inconsistent styles, particularly the visual appearance of the garages at 1 and 2 Porter Place with corrugated metal roofs and varying garage shutters/doors detract from the appearance and character of the conservation area.



Garages on either side of Porter Place

In addition to the abovementioned gardens, there are trees in the following private gardens:

- rear gardens of 38-39 Chaddock Street, which face Bairstow Street,
- rear gardens of 11-12-12a Bushell Place and 15-16 Bushell Place,
- 19 and 21 Avenham Lane,
- 6 Glover Street and one along Glover Street.

The built-up part of the conservation area has few trees in the public realm but some young trees are seen to have been planted at either ends of several streets, which create a more pleasing view. Trees are in the following locations:

- front of Harris Institute,
- front of 33 and 39 Bairstow Street,
- southern end of Chaddock Street at either end,

- front of the 1980s redevelopment at the southeastern corner of Chaddock Street, southern ends of Avenham Road and Glover Street,
- either side of Avenham Place where it meets Frenchwood Street,
- corner of Cadogan Place and Great Avenham Street,
- western side of Frenchwood Street
- northern end of Great Avenham Street at either side of the road,
- either end of Latham Street (between 2-3 Latham Street and in front of 21 Latham Street).

Since the last appraisal, some of the gardens have lost trees, including at 19 Avenham Lane, 25 Ribblesdale Place and 19 East Cliff Road. In the first two cases, the trees were removed to prevent further damage to the walls/basement resulting from their proximity to the buildings. There is an unkempt small green space at the southern end of Latham Street, which detracts from the appearance of the conservation area. Currently, this space has some rudimentary timber fencing(?), wooden planters and a wooden telegraph pole.

There are six Tree Preservation Orders within the conservation area:

- 13 Bank Parade,
- 10 & 11 Bushell Place,
- Avenham Walk,
- 38 - 39 Chaddock Street,
- 6 East Cliff,
- 8 East Cliff.

It should be noted that trees in a conservation area that are not protected by a Tree Protection Order, are usually protected by the provisions in section 211 of the Town and Country Planning Act 1990.



Trees on either side of Great Avenham Street looking southeast



Rear gardens of 38-39 Chaddock Street



21 Avenham Road



6 Glover Street

5.10 Boundaries

Avenham Conservation Area, with the exception of the parks, is a dense urban area very close to the centre of Preston where there is a small number of private gardens or gaps within the urban grain. The majority of the buildings in the conservation area are terrace houses that directly face the street without any boundary walls or with boundaries consisting of stone bases with/without railings.

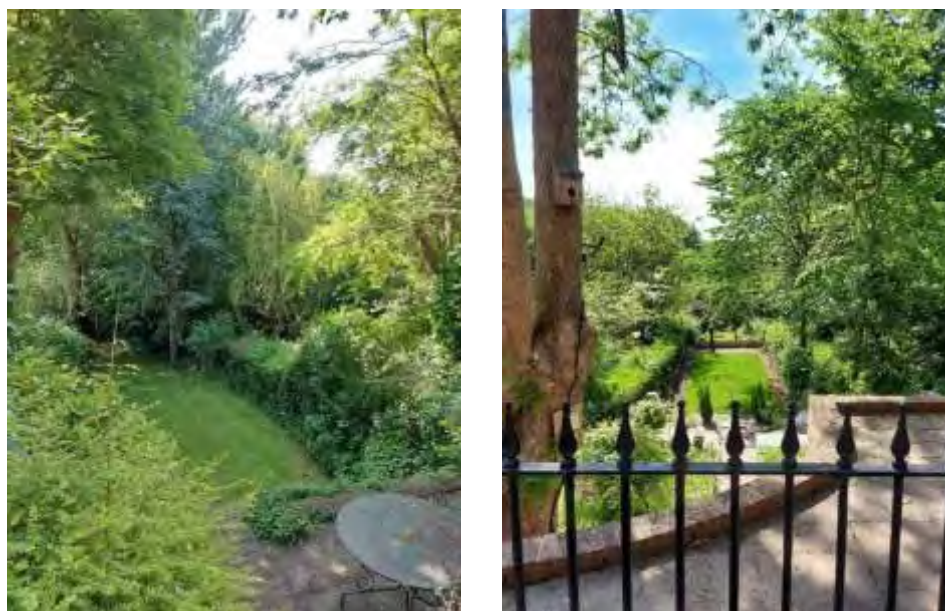
The terrace houses on Regent Street, Chaddock Street, Avenham Road, Frenchwood Street, Avenham Terrace and Great Avenham Street face directly the street. The properties along Camden Place (east side only-no railings), Starkie Street (east side only-most railings exist), Bairstow Street (few railings) and Bank Parade (few railings) have their front boundaries marked with stone bases. The majority of the buildings along Ribblesdale Place also have stone bases, some with railings, particularly on the southern side of the street (railings on the opposite side, with the exception of 26-27 Ribblesdale Place, no longer exist).



Boundary treatment with stone bases (and railings)

Front gardens are not widespread and where they exist, the treatment of their boundary walls varies. The terrace houses along Bushell Place have moderate-sized front gardens with low boundary walls consisting of stone with railings and hedges (the height of the stone wall increases towards the southeast end of the terrace). 1 Bushell Place is an exception here, which has a brick wall with railings facing Bushell Place and one remaining gatepost. 16 Bushell Place is the only other property on this terrace with gateposts (two).

Properties along Bank Parade also have front gardens, which are quite long, but these are separated from the houses via a private road. Unusually, most of the houses have tunnels under the street connecting the cellar with the gardens. The garden walls facing Bank Parade vary in materials and design, ranging from low walls of brick with railing to modern stone bases with railings, and timber fencing. Initially the gardens did not have the rigid, long rectangular form they currently have but were more like a large garden for the use of all properties along Bank Parade. The divisions became more rigid in later periods.



Gardens at Bank Parade

The comparatively small front gardens of 35-36 Ribblesdale Place and the side garden of 38 Bairstow Street have their boundaries marked with low stone bases with railings. Hedgerows are not very common and are mainly situated behind low stone walls/bases marking the front boundaries of properties. Harris Institute and the small front gardens of 12, 24-25 Ribblesdale Place are a few examples.



35-36 Ribblesdale Place



38 Bairstow Street iron railings

Stone is mainly used as bases marking front boundaries or as plinths for brick walls. Boundary walls consisting of a few courses of stone are rare. A noteworthy exception is 6 East Cliff with its stone wall with gabled gateposts marking the entrance to the house and a more imposing pair to the right with wide timber doors to the rear. Avenham Tower is another rare example with a boundary wall with gateposts consisting of two courses of stone with stone coping and iron railings above a stone base and. 14 Ribblesdale Place stands out with its curved front boundary wall of stone marking the entrance of the house with stone gateposts

at either end. Originally this wall had low railings on top. The south facing garden has its own brick wall with a stone plinth, at the end of which is one of the stone gateposts marking the entrance of Avenham Park (the opposite pier is to the right of 13 Ribblesdale Place).



Boundary walls of 14 Ribblesdale Place



Boundary wall of Avenham Tower

The most common material used for the boundary walls separating individual terrace houses is brick. Rear gardens are usually not publicly visible but there are cases where they face the street and these are invariable of brick, especially with tall rear boundary walls with gates or garage doors. Examples are 39 Frenchwood Street's rear boundary wall of brick wall with stone capping facing Cadogan Place, the rears of properties along Bushell Place (south of 22 Latham Street), which consist of tall brick walls with garage or garden doors. Similarly the rear boundary walls of the houses on Frenchwood Street, which face Berwick Road, consist of tall brick walls with timber doors and timber garage doors from 8-14 Frenchwood Street onwards (covered with metal sheets). In the case of the rear boundary wall of 38-39 Chaddock Street, the brick walls facing Bairstow Street were replaced with tall iron

fences while the brick wall (with low railings) to the north of 17 Bairstow Street remains. Brick boundary walls are also used in late 20th-century development in the eastern part of the conservation area. Identical gated tall brick walls at 11-12a and 15-20a Avenham Road, and low brick walls marking the boundaries of associated car parks of these modern housing developments are examples. The same arrangement is seen at Glover Street's new development. The boundaries of the car park between Frenchwood Street and Berwick Road are marked with a knee rail in the former and a timber fence with green foliage in the latter street.



Rear of 42 Avenham Lane (Berwick Road)



Various rear boundary treatments at the rear of Frenchwood Street (Berwick Road)

More prominent examples where brick is used in tall boundary walls are seen in larger properties, such as the tall stepped boundary wall at 13 Ribblesdale Place. In East Cliff, where the properties are considerably larger and mainly detached houses with spacious gardens. The tall brick boundary wall of 1 East Cliff stands out with its quoined corner and arched doorway of stone. The rear boundary wall of 15 Ribblesdale Place-1a East Cliff facing East Cliff has a tall brick wall with stone coping and is distinguishable with its recessed detail between pilasters. The same detail is seen at 19 East Cliff Road facing East Cliff but the wall is lower (the wall where 1a East Cliff and 19 East Cliff Road meet was rebuilt in 2015 and partially lowered). The street facing boundary wall of 2-4 East Cliff also replicates this recessed detail but has panelled stone lintels to the garage doors and ashlar doorways.



Tall brick boundary wall along East Cliff



Corner of 1 East Cliff

There are a few properties that over the years have lost their front or rear boundary walls to garages. Examples include 1 and 2 Porter Place, where closed garages were created on either side of the street, the rear boundary walls of 19 Ribblesdale Place and 6-8 Camden Place and the front boundary wall of 23 Ribblesdale Place where the areas are used as car parks. The brick boundary wall of 29 Ribblesdale Place has recently been reduced in height, parts of it removed and two timber fences added, one facing the street and the other to separate the garages of two properties.

Due to the fact that the majority of the houses in the conservation area directly face the street and lack front boundary walls, the number of publicly visible gateposts is quite small. There are a number of stone gateposts along East Cliff Road, at 5 and 6 East Cliff, as well as at Avenham Tower and 12 Ribblesdale Place. In addition to their use for boundaries of properties, there are a number of gateposts with railings marking the entrances of roads. Examples include the corner of Bairstow Street and Avenham Lane with its two stone gateposts, the corner of Bushell Place and Porter Place with two gateposts, while the corner of Latham Street and Porter Place has one remaining stone gatepost (the location of the opposite post is filled with tarmac). Knee rails surrounding the rear garden of 19 Avenham Lane were recently replaced with a tall timber fence –the use of timber as a boundary

treatment is not a common especially when visible from the road. At 15 Avenham Lane, next to the pedestrian access to 16-20A Avenham Road, the side garden has lost some of its knee rails marking its boundary.



Gateposts 2-4 East Cliff Gardens



Overleigh House with gateposts



Corner of Porter Place and Latham Street with remaining gatepost



19 Avenham Lane timber boundary treatment

5.11 Public Realm

In the context of the conservation area, public realm is described in terms of floorscape (street and pavement surfacing) and street furniture. Avenham Conservation Area has a variety of floor types. The majority of the road surfaces are tarmac, but there are some instances of stone setts such as along Avenham Colonnade and Bairstow Street. The footpaths are largely paved with flagstones (concrete or York stone pavers) and some decorative stone setts can be found imbedded within them in certain areas; examples can be found in front of the Harris Institute and at the entrance to Chaddock Street. The use of setted surfaces and setted lines between the flagstones add character to the appearance of the conservation area. Tarmac is used instead of flagstones for the footpaths along Avenham Lane.



Stone setts along Avenham Colonnade



Stone flags along Camden Place



Decorative stone setts along Avenham Colonnade

York stone pavements can be found on numerous streets, including: Bairstow Street, Regent Street, Frenchwood Street, Bushell Place, Latham Street, Cadogan Place, Camden Place, Avenham Place and Great Avenham Street with extensive stone paving in front of the Harris Institute. The flagstone flooring throughout the conservation area is in a generally good condition; however, there are numerous instances where repair works have taken place or flagstones have been removed and tarmac/asphalt has

been used to infill the gaps in the surfaces. There are occasional occurrences where the setted stone details between the flagstones have been lost, impacting on this design feature. The tarmacked areas are also in various degrees of physical condition, again as a result of repairs to utilities. Overall, the repairs to the pavement surfacing have created an unattractive appearance and have a negative visual impact. The footpaths within Avenham and Miller Park are generally well maintained throughout. The private streets of Bank Parade and Bushell Place are not evidently maintained, the surface is a mixture of hard core and tarmac which is in poor condition, leading to localised flooding.



Repairs to flagstones along Chaddock Street



Repairs to setted area around tree on Bairstow Street



Tarmac footpath along Avenham Lane



Bank Parade

The public realm also includes street lighting, signage, litterbins, benches and bollards. The conservation area features traditional street lamps throughout which add significant character to the appearance of the area. There are two styles of traditional lighting found throughout the conservation area; on principal routes such as Avenham Lane and Ribblesdale Place, tall streetlamps are used. On the majority of the side streets, shorter streetlamps can be found with different style lamp heads to those on the principal routes. Along Avenham Walk, four ornamental streetlamps are positioned upon stone pedestals at the entrance to the garden space, the street lamps are Grade II listed. The use of traditional street lamps within the conservation area continues into Avenham and Miller Parks. There is a limited use of modern street lighting throughout the conservation area which helps retain its historic appearance.



Types of street lamps in the conservation area

There are some instances where traditional street lamps have had their posts retained but the lamp head has been replaced with a modern fixture, examples of this can be found on Avenham Terrace and Regent Street. The replacement of lamp heads with non-traditional fittings has had a negative impact on the appearance of the conservation area. Throughout the conservation area

modern street lighting can be found above road signs, examples of this can be found at the entrance to Avenham Colonnade and Latham Street.



Example of modern lamp head on a traditional post on Regent Street

Street nameplates are a mix of designs and vary in age and size. Throughout the conservation area there are many road signs, some of which are lit by modern lighting. The modern street lighting and signs have a somewhat negative visual impact on the appearance of the conservation area.

Other features and utilities can be found within the public realm, including a singular post box adjacent to the Harris Institute, which is in good condition. More unsympathetic items can also be found within the conservation area such as utility boxes. Only a small number of litterbins can be found along the streets of the conservation area; an example can be found on Ribblesdale

Place, at the entrance to Avenham Park. There are also a number of litter bins located within Avenham and Miller Park and along Avenham Walk. The bins are of a simple, standard design which have a relatively neutral appearance in the conservation area.



Modern street and traditional nameplates



No entry signs, Chaddock Street



Utility box along Avenham Lane



Example of a litter bin

A range of bollard types can be found throughout the conservation area, examples can be found at the entrance to Latham Street, Avenham Walk, Starkie Street and along Avenham Lane. Retractable bollards which allow car access to Avenham Park can be found at the entrance to the Park. Bollards within the conservation area vary in condition and design, some are of more of a traditional design and do not considerably detract from the appearance of the conservation area, whilst the modern and poorly kept bollards have more of a visual impact. Telephone wires have been strung across a few streets in a cat's cradle, particularly on Bairstow Street, and wires run across walls of houses on Regent Street and Latham Street.



Bollards on southern end of East Cliff Road



Bollards at entrance to Avenham Park



Bollards along Bairstow Street

Positive features within the conservation area include cast-iron piers and railings on low stone walls serving to enclose residential streets such as on Avenham and at the south end of Bairstow Street, enclosing it from Avenham Lane. As well as the railway bridge to the west of Miller Park, to the north of the statutorily listed section, which has skewed stonework. Traditional style benches can be found throughout Avenham and Miller Park and along Avenham Walk which contribute to the appearance of the conservation area.

A public art installation, the goldthread bobbin, is located on the corner of Avenham Lane and Avenham Road. The bobbin is in good condition but would benefit from some minor cleaning. Other sculptural and decorative features such as flower pots and water features can be found in Avenham and Miller Parks. There are numerous blue plaques in the conservation area, these include:

- 7 Ribblesdale Place, for Avice Margaret Pimblett was unveiled by Mayor Neil Darby on 2nd November 2023
- 7 East Cliff Blue
- 13 Ribblesdale Place
- 13 Starkie Street to honour Beatrice Todd on International Women's Day

Strategies to improve public realm condition:

- Existing features that complement the quality, style and character of the buildings in the conservation area such as setts, cobbles and natural flagstones should be preserved. A maintenance scheme could be put in place to ensure that their condition does not deteriorate and to prevent further loss.
- A consistency in the repairs of pavements and respect for the existing material fabric would be beneficial to maintain the character and appearance of the conservation area.
- Repairs to traditional street lamps should be consistent and not be replaced in full or partially with modern elements.
- The conservation area would benefit from some general upkeep such as the painting and cleaning of road signs.

6. Assessment of Condition

The buildings in Avenham Conservation Area are mostly well-kept and in good condition. Whilst there are no widespread concerns regarding serious states of disrepair or of deliberate neglect, there is a noticeable deterioration in the eastern part of the conservation area. The poor condition of the buildings particularly along Great Avenham Street and Frenchwood Street, as well as unsympathetic alterations to windows, doors and other architectural features are worth mentioning.

There have been some noteworthy improvements since the last appraisal in terms of the public realm and the built environment such as the removal of red tarmac along Ribblesdale Place and the demolition of the multi-storey office block adjacent to Park Hotel since the late 2000s.

Vacant buildings are not common but it is worth highlighting that two landmarks within the conservation area, Park Hotel and Harris Institute, are both vacant and are known to have been recently vandalised. Their vacancy and associated problems were also noted in the previous conservation area appraisal. In 2022, Harris Institute was on Historic England's Heritage at Risk register, which emphasized problems associated with dry rot and how this may affect the building. In late 2022, an enforcement case was opened to have the roof of the building repaired. Further inaction may result in continued vandalism and/or antisocial behaviour.

Planning Applications

Harris Institute: Full application (major), 06/2024/0489, Mixed-use re-development

Park Hotel: Full application (major), 06/2023/0509, Mixed-use residential



Harris Institute - Extension, meshed and boarded up windows

There are other buildings within the conservation area that appear to have recently become vacant. 24 Avenham Lane, which used to be a public house ('The Avenham Park') continues to be vacant since this was noted in the previous appraisal in 2009. The building had white-painted exterior walls and timber sash windows with horns. The paint and the cornice above the main entrance have been removed a few years ago and the windows are boarded up. 26 Great Avenham Street appears to have become vacant in the last decade and currently has boarded-up windows. 1 Regent Street (the former Catholic Apostolic Church), which was up for rent/sale, was vacant at the time of survey. 57 Great Avenham Street may be vacant – broken upper floor windows.



24 Avenham Lane



26 Great Avenham Street

A significant physical change in the conservation area since the last appraisal has been the demolition of the 1960s six-storey office block to the southwest of Park Hotel, which had been occupied by the Lancashire County Council until 2016. This building was out of character with the conservation area and had been noted in the 2009 appraisal as one of the negative buildings that diminished the significance of the conservation area. Since LCC vacated the office block, there have been planning applications to redevelop the site and the demolition took place as part of a planning permission granted to re-use the Park Hotel. More recently, a planning application has been put forward to build two buildings (9 and 10 storeys) and change of use of the former Park Hotel and no.8 East Cliff to provide up to 440 residential apartments, gym, co-working and café space. Park Hotel and its vicinity, including 8 East Cliff, have the potential for a major redevelopment that could revive this part of Avenham in a sympathetic way that could considerably enhance the significance of the conservation area while inhabiting a vacant landmark of not only Avenham but of Preston as a whole.

Another recent redevelopment concerns Avenham Cottage which used to be the easternmost edge of the built-up part of the conservation area. Originally a single dwelling dating to the early 19th century, the building was converted into a synagogue in

1932. The building was subsequently purchased by the Swaminarayah Hindu Mission, which opened it as a temple in 1984. Since the mission's departure, the building had been vacant and this resulted in the physical decline of the property. Following a planning application, the building was demolished in 2022 and will be replaced with nine dwellings with access off Avenham Place leading to a courtyard and parking area providing parking for 14 vehicles. The proposed buildings to a large extent replicate the existing 19th-century character of the conservation area.

There are few areas that could be considered as gaps within the built-up part of the conservation area. These are car parks created during the 20th century, which either replaced gardens or terrace houses. Situated on Avenham Road and Glover Street, they mostly do not have an impact on the conservation area as they are screened with walls, trees or greenery.

Loss of brick boundary walls, although a relatively minor occurrence, can also be observed. The former rear garden of 29a Ribblesdale Place, which faces Starkie Street, is used for parking in an incompatible way, resulting in a negative site within the conservation area as noted in Section 5.7. The former garden has also lost its remaining brick boundary wall, part of it attached to the main building, over the course of the last decade. The poorly maintained area is out of character and detracts from the wider conservation area. The brick boundary wall between 24 and 27 Chaddock Street, at either end of the gap, was replaced with iron railings. This space is used for bins and is unkempt.



Rear garden of 29a Ribblesdale Place with hardstanding and mix of boundary treatments

Two shops in the eastern part of the conservation area (42 Avenham Lane, 32 Avenham Lane) detract from the appearance and character of the conservation area. 42 Avenham Lane, a corner building dating to the early 19th century, is currently used as a pharmacy. It was most likely built as a shop on the ground floor, similar to various other buildings in the city centre most of which have been lost. As a relatively rare survival, it still retains some of its shopfront elements but has largely lost its historic character due to the loss of architectural features and the use of incompatible materials and signage. The recently opened café at 13 Ribblesdale Place operates from the garage of the property and has no adverse impacts on the conservation area.

The presence of HMOs is felt across the whole conservation area but perhaps more prominently in the western parts. c



Bins along Starkie Street (left), fly tipping on Chaddock Street centre), bin bags in front of 47-49 Great Avenham Street (right)

Incompatible spatial alterations are not particularly prevalent but there are several that harm the appearance and character of the conservation area such as at 7-11 and 12 Great Avenham Street, where the principal elevations of the houses have been significantly altered to accommodate wide garage doors.

New dormer windows are not common. 6a Starkie Street, where the flat roofed dormer spans the width of the front elevation and is too close to the edge of the roof in a way that negatively impacts the conservation area. The dormer windows at 9 Starkie Street and 5 Ribblesdale Place are unattractive due to their design and lack of maintenance.



Bins on the northern end of Avenham Walk



Modern dormer at 22 Ribblesdale Place



Starkie Street dormer windows on the right

Loss of timber sash windows is a relatively common issue observed across the conservation area (ex. 12-13 Starkie Street had six over six and one over one timber sash windows, which were replaced with charcoal grey one over one timber windows). These alterations result in incremental loss of traditional sash windows across the conservation area, which on the whole will result in some degradation and loss of character associated with the architectural style of the 19th century building stock. There are a large number of unsympathetic windows/door alterations, examples of which are more common along Frenchwood Street and Great Avenham Street where the use of metal and thick-framed uPVC can be observed.



Brown uPVC windows of Oak House



Incompatible door and window alterations, use of metal and uPVC along Frenchwood Street

It is common to encounter a variety of windows along the same terrace, which result in a diminishing effect on the appearance and character of the conservation area. Avenham Road is one such example where windows vary between uPVC (white) casement windows, dark brown, leaded timber windows, six over six timber sash windows, one over one mock sash windows on white rendered, yellow painted and bare red brick elevations. These piecemeal alterations degrade the significance of the listed buildings and the conservation area as a whole.



Vent in a window at Camden Place (left), security screen on window at Avenham Colonnade (centre left), altered window with vent at Ribblesdale Place (centre right), vent in wall at 5 Avenham Colonnade (right)

There are also several alterations that appear to provide increased accessibility for the inhabitants, including fixing of metal handles on engaged columns of doorways (ex. 2 and 13 Frenchwood Street, 56 Frenchwood Street) and a metal balustrade (on the steps and doorway of 40 Frenchwood Street).

Whilst most buildings retain their red brick elevations, there are examples of painted brickwork, some of which are unattractive and interrupt the similarity of principal elevations, detracting from the appearance and character of the conservation area. Rendering, where the building was not originally rendered, may cause visual harm to the appearance of the conservation and also creating risks for the building's breathability.



Altered steps, door and handle



Painted brickwork; rendered elevation in poor condition

Poor repair workmanship diminishes the visual appearance of buildings and may cause damage to the fabric and structure of the building. Use of incompatible brick and bond types and poor mortar repairs negatively impact the appearance and character of the conservation area.

Similarly, lack of maintenance, such as window frames, doors, paint and rendering, has a detrimental impact on the appearance of the conservation area.



Brick discolouration (possible damp)



Brick repairs and traces of the removed boundary wall



Poor condition timber materials and rendering etc



Alarm boxes, electrical cables are observed across the whole conservation area. Satellite dishes are more prominent at Avenham Place, Avenham Terrace, and northern half of Frenchwood Street. Commercial signs on windows, real estate advertisements on properties that are for rent and/or for sale also detract, mainly in the western part of the conservation area.



Rental and sale signs along Camden Place

There have been improvement in the public realm since the last appraisal. One noticeable example is the pavements of Ribblesdale Place. These were previously red tarmac but have since been replaced with flagstones, which contributes to the appearance and character of the conservation area. In the previous appraisal, the road at the southern end of Avenham Walk, in front of the Grade II listed Tower House and Avenham Tower by the entrance of Avenham Park had been noted as intrusive due to its red brick surface. This has since been replaced with tarmac. While the tarmac is relatively in good condition, it shows signs of wear and slightly detracts from the appearance of the area.



Satellite dishes and cables



Tarmac in front of Avenham Tower

The stone steps going down from Avenham Walks to this tarmac are in poor condition, some stone blocks show signs of displacement, and there is loss of mortar, all of which create a visually unfavourable appearance as well as pose safety risks for the visitors of Avenham Walks and the parks.



Steps on the southern end of Avenham Walk

The private road at Bank Parade remains in poor condition as was the case at the time of the 2009 appraisal. Lack of an appropriate surface material results in patchy and hazardous areas, which is further exacerbated by weather conditions during which flooding may occur. Another lingering problem is the physical condition and appearance of the street surface at Bushell Place, which let the area down, particularly as this is one of the more prominent areas within the conservation area next to Avenham Walk.



Bank Parade road surface

In recent years, concerns over climate change, energy efficiency and cost of living have resulted in increased numbers of planning and listed building consent applications seeking to replace historic windows with double-glazed timber-frame or uPVC windows. Although not prevalent in the conservation area at the time of the current appraisal, it is also anticipated that these issues will gradually lead to more interest in installing photovoltaic panels on the roofs of buildings.

Another issue that is observed in planning and listed building consent applications is the assumption that the listed status of a building is limited to only the front/principal elevation of the property. It is important to note that a building's listed status concerns not only the building's principal elevation but the building and its curtilage as a whole. Proposals seeking alterations to listed buildings should respect the character of the internal scheme of the building, such as the position of the staircase, partition walls etc. The official listing description found on Historic England's website is for guidance only and does not necessarily refer to all the architectural and other significant elements of the building.

7. Issues for Further Action

7.1 Opportunities for Enhancement

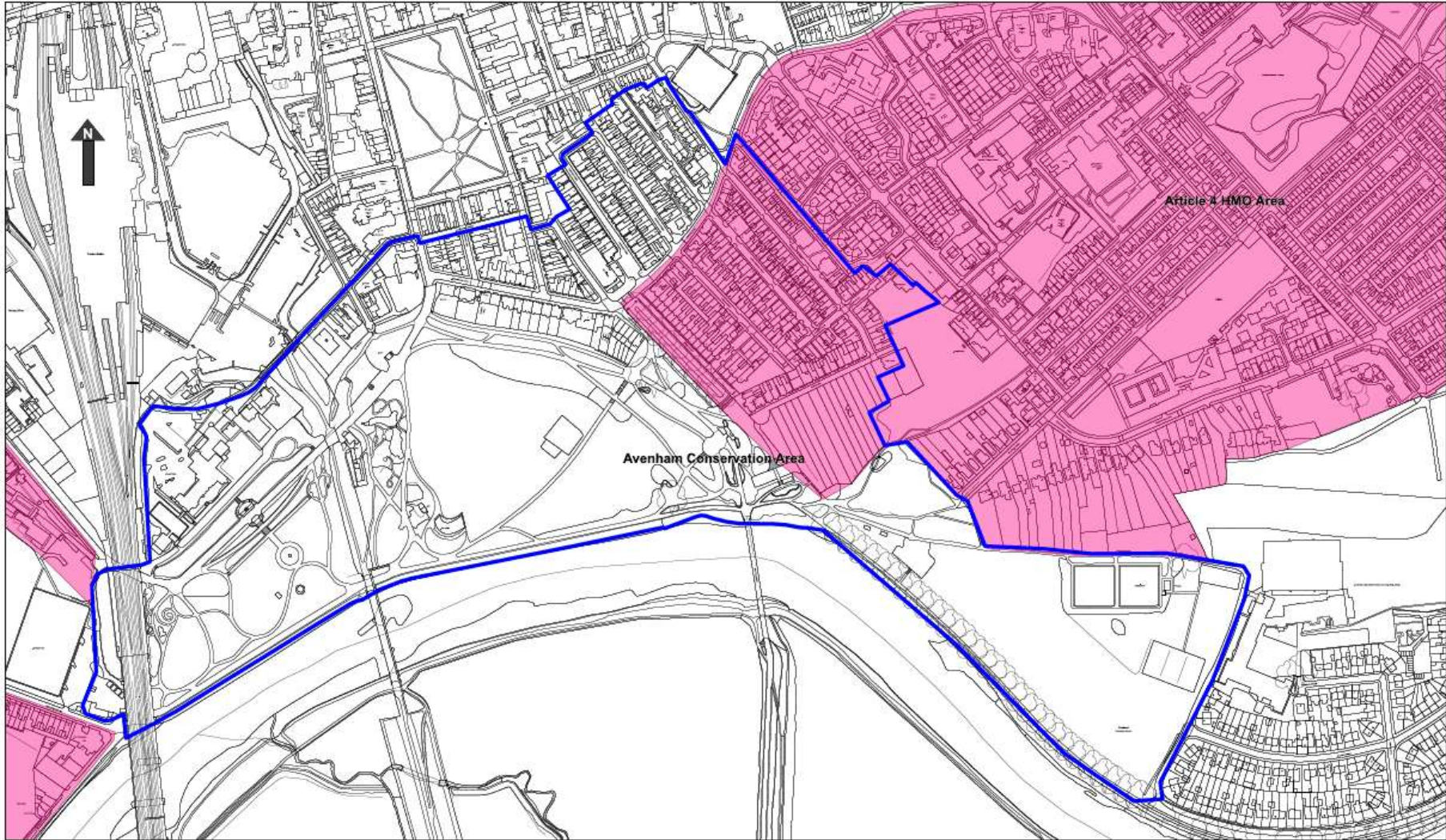
Based on the issues identified in Section 6, the following have been identified as potential methods of improvement:

- preparation of a Design and Maintenance Guide for owners of properties particularly focusing on windows.
- adopt a strategy to deal with sites and properties that are considered to detrimentally affect the area and/or have been subject to unauthorised development.
- adopt a strategy to improve quality of the public realm including reinstatement of more appropriate surfacing materials and consistency in the repair of pavements.

7.2 Future Management Proposals

Conservation areas have restricted permitted development rights affecting all properties. There is an Article 4 Direction covering most of the built-up areas of the Avenham conservation area, which makes it necessary to obtain planning permission for all external changes to single-dwelling houses. The intention of the Article 4 Direction is to encourage the retention of traditional materials and to prevent the unnecessary loss of historic architectural features in order to uphold the character, appearance and historic significance of Avenham conservation area.

In 1986, the-then Preston Borough Council made a direction under Article 4(1) of the Town and Country Planning General Permitted Development Orders in 1977 to 1985 for Avenham conservation area, which removed permitted development rights for homeowners [Class I (*development within the curtilage of a dwellinghouse*) and Class II (*sundry minor operations*)] with the aim of preventing the erosion of the character of the area through insensitive incremental minor changes.



Avenham Conservation Area Article 4 HMO Area

7.3 Boundary Review

The boundaries of Avenham Conservation Area were extended in 1984, 1992 and 2009.

As part of the update of the conservation area appraisal, an assessment was made of the existing boundaries to the conservation area and whether they still meet the requirements under the Planning (Listed Buildings and conservation areas Act) 1990 and in particular, to ensure that all areas of the conservation area are still of special interest.

Paragraph 191 of the NPPF states that 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’*.

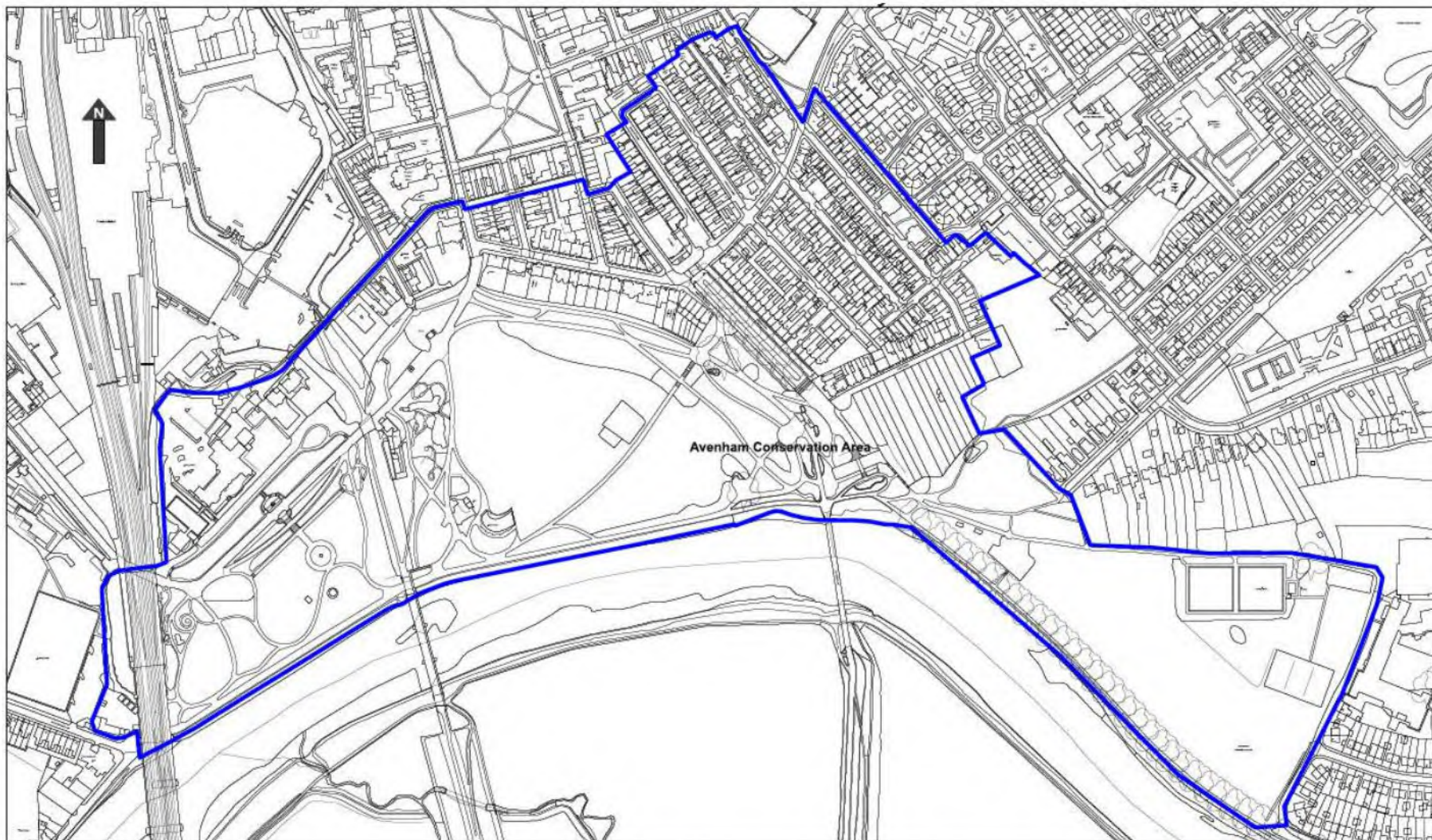
Following a building character assessment study across the whole of the conservation area, it is felt the existing boundary is, on the whole, correctly drawn and still meets the test of having ‘special architectural or historic interest’. However, the review has identified one area where an amendment to the boundary could be justified, which relates to the area of land at the southern end of West Cliff in Fishergate Hill conservation area and includes the entrance pathway into Miller Park, entrance gates and brick Gate Lodge and extending down to the railway bridge. The pathway extending up from Miller Park to the entrance gates at the southern end of West Cliff are part of the Grade II* Historic Park and Garden designation for Miller Park (List entry 1001450), which is in Avenham conservation area.

Miller Park was opened in 1864 and is an early example of a municipal park. The park was designed by leading landscape designer Edward Milner and adjoins Avenham Park, which lies to the east. Both Miller Park and Avenham Park form the core of Avenham conservation area, which was first designated in 1975. The Avenham Conservation Area Appraisal (2009) identifies the significance of the area and the new parks to the growing town.

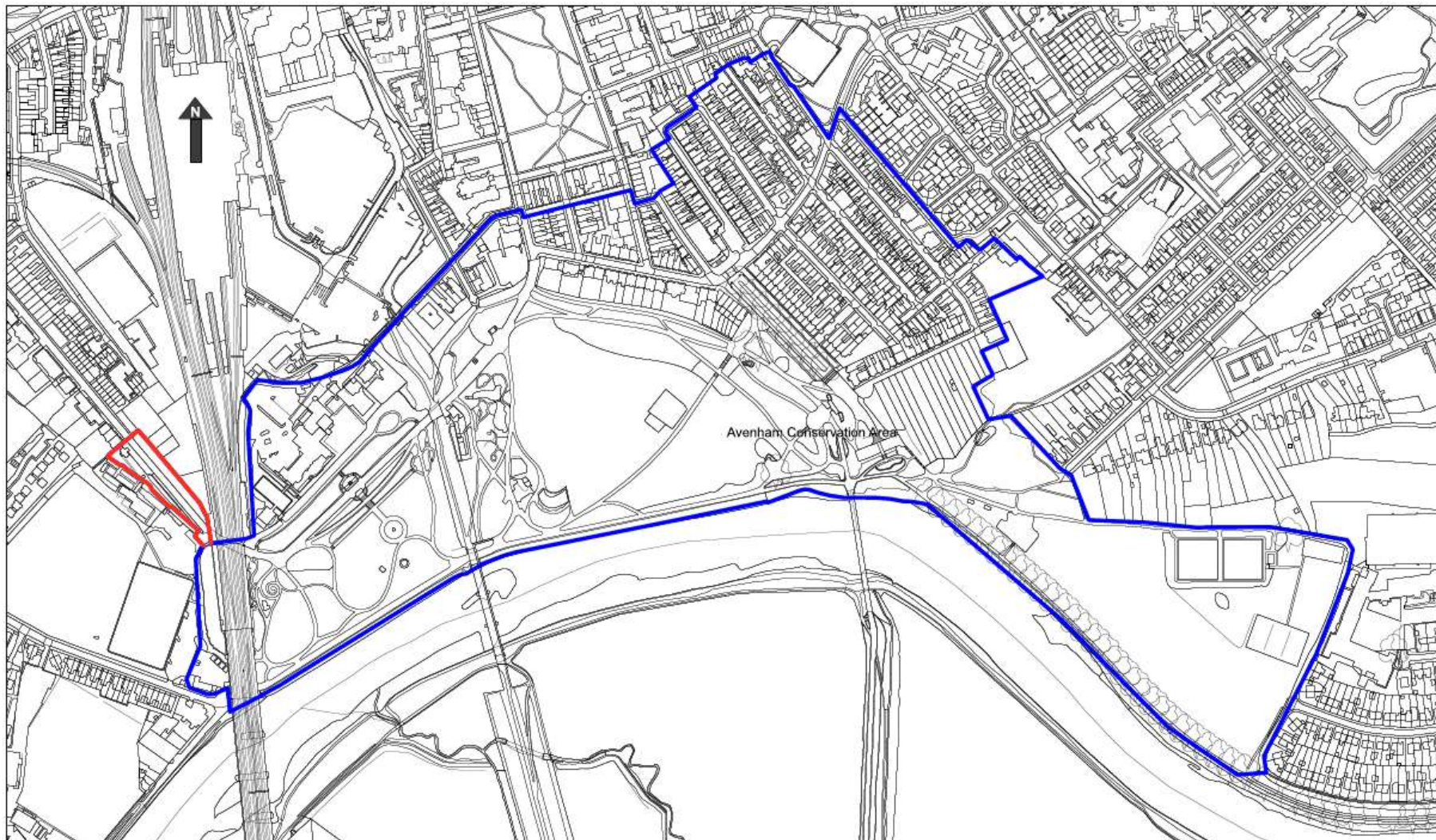
There are four entrances into Miller Park, with the principal entrance being from West Cliff, where there is a pair of brick gate piers with stone carvings of the Agnus Dei (from the town's coat of arms) in gabled canopies. Immediately to the west of the gateway, there is a brick-built late C19 gabled lodge. Beyond the gates, the entrance path runs south-eastwards to the railway embankment where it divides and there is an entrance to the park beneath the listed railway bridge, which carries the railway over the River Ribble.

Whilst visually the western entrance of the park is connected to the southern end of West Cliff, it nevertheless forms a key part of the historic park, which lies extensively in Avenham conservation area. In this regard, it is recommended that the boundaries of

both Avenham conservation areas and Fishergate Hill are altered to recognise the historic significance of the boundary to Miller Park and to include it in the Avenham Conservation Area rather than Fishergate Hill conservation area. This amendment was also proposed in the Fishergate Hill conservation area Appraisal prepared in 2022.



Existing boundary of Avenham Conservation Area



Proposed boundary of Avenham Conservation Area with the addition highlighted in red

8. Community Involvement

Public consultation is an important part of the appraisal process, not only to include the community but also to raise awareness and appreciation of heritage issues.

This updated appraisal will be published on the council's website.

Any matters relating to changes to boundaries and/or revisions to the Article 4 Direction will be consulted upon and any comments taken into account prior to a final decision being made.

9. References

9.1 Legislation and Guidance

The Planning (Listed Buildings and conservation areas) Act 1990

The Town and Country Planning Act 1990

The National Planning Policy Framework (2021)

Historic England, 2019. *Conservation area Appraisal, Designation and Management Second edition, Historic England Advice Note 1* Swindon. Historic England.

The Preston Local Plan (2012-2026)

Central Lancashire Adopted Core Strategy Local Development Framework – July 2015

9.2 Other Sources

Kathryn Sather & Associates, 2009 Avenham Conservation Area Preston conservation area Appraisal.

Lancashire County Council and Egerton Lea Consultancy, 2006. *Lancashire Historic Town Survey Programme: Preston with Walton-le-Dale and Penwortham Historic Town Assessment Report*.

National Library of Scotland (maps)

Oxford Character Assessment Toolkit

Historic England Official Listings

The Buildings of England – Lancashire: North, Clare Hartwell and Nikolaus Pevsner, 2009