

High Speed Rail (Crewe – Manchester)

Background information and data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

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Department for Transport

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High Speed Two (HS2) Limited
Two Snowhill
Snow Hill Queensway
Birmingham B4 6GA

Telephone: 08081 434 434

General email enquiries: HS2enquiries@hs2.org.uk

Website: www.hs2.org.uk

A report prepared for High Speed Two (HS2) Limited:

ARUP+ ERM | FOSTER + PARTNERS | JACOBS
RAMBOLL | TYPISA | COSTAIN

MWJV

Mott MacDonald | WSP

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1 Introduction

1.1 Purpose of this report

- 1.1.1 This report presents a summary of the baseline data relating to the historic environment.
- 1.1.2 Baseline data have been collected for the Proposed Scheme in relation to Preston Station, which lies within the districts of Preston and South Ribble, within the County of Lancashire and contains part of the civil parish of Penwortham and the unparished area of Preston.
- 1.1.3 The purpose of this report is:
- to provide a contextual background narrative for the historic environment, including buried archaeological remains, built heritage and the historic landscape, and to place these in a geological and topographical context;
 - to support the reporting of the predicted effects on historic environment in the Environmental Statement¹; and
 - to present identified research priorities for the historic environment.
- 1.1.4 All identified heritage assets discussed in this report are shown in the Environmental Statement, Volume 5 Historic environment Map Book, Map Series HE-01 (heritage assets within the 250m study area).
- 1.1.5 The Environmental Statement should be referred to for details of the historic environment impact assessment.
- 1.1.6 The detailed gazetteer in Appendix A sets out Unique gazetteer identifier (UID) codes for the heritage assets considered in the impact assessment (e.g. OR001_0001); these UID are used for reference across all the historic environment reports and maps.

1.2 Data sources

- 1.2.1 As set out in the Environmental Impact Assessment Scope and Methodology Report (SMR)², data described in this report were obtained from several sources. The main sources comprised:
- the National Heritage List for England (NHLE) for details of designated sites held by Historic England;

¹ High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

² High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Impact Assessment, Scope and Methodology Report*, Volume 5, Appendix CT-001-00001. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

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- local authority conservation area appraisal and management documents and their mapping;
- National Record of the Historic Environment (NRHE) held by Historic England;
- historic geological mapping and borehole information as held by the British Geological Survey;
- documentary, cartographic and other resources as deposited within local studies libraries, county and national records libraries and archives, including historic Ordnance Survey maps, tithe, estate and other maps, and other relevant primary sources;
- readily available published and unpublished sources, building surveys and gazetteers;
- data from previous intrusive studies, for example coring, trial trenching and building survey;
- data in respect of the zone of theoretical visibility (ZTV) as identified by the landscape and visual assessment, where this is available; and
- data obtained through site visit and walkover survey from Public Rights of Way (PRoW), or from private land where access has been previously arranged and approved.

1.3 Study area

1.3.1 Detail regarding study areas used for the identification of baseline conditions are set out in the SMR; these comprise:

- the land required for construction of the Proposed Scheme; and
- 250m either side of the land required for the construction of the Proposed Scheme for all heritage assets (designated and non-designated).

1.4 Surveys undertaken

1.4.1 No geophysical survey was undertaken at Preston Station.

2 Geology, topography and landform

2.1 Geology

- 2.1.1 This section provides a summary of the geology (superficial and bedrock units) as identified on the British Geological Survey³ within Preston Station.
- 2.1.2 The bedrock geology primarily comprises the Sherwood Sandstone Group, which is mainly described as mudstone, siltstone and sandstone. The local sandstone, also referred to as Longridge Stone, has been used as a primary material in the construction of prestigious post-medieval buildings in Preston. This can be observed in the large civic buildings in Market Square Conservation Area. In the numerous Victorian and Edwardian terraced and town houses in the study area, this Longridge Stone is used decoratively on the predominantly red brick buildings⁴.
- 2.1.3 The bedrock for the majority of the area is overlain by superficial deposits of glacial till. Glacial clay and glaciofluvial sand and gravel survive on the higher ground in Preston, with river terrace deposits and alluvial deposits located along the course of the River Ribble. These give way to tidal flat deposits to the west.

2.2 Topography and landform

- 2.2.1 Preston Railway Station (OR001_0040) is located to the north of the River Ribble. The river lies within a broad flat-bottomed valley that extends to the south to Factory Lane and includes Miller Park (OR001_0002) and Avenham Park (OR001_0017) on the northern bank of the Ribble. The station sits above the height of the river valley floor, with the land rising sharply at the appropriately named East and West Cliff. Railway lines enter the station from the south on embankments and a railway viaduct (OR001_0013) that carry the lines over the river valley. The land to the north and east of Preston Railway Station continues to increase in height. As a result, the railway station is on lower ground than the city centre of Preston. The reason for the selection of this site for the station was largely to minimise the height required for viaducts over the River Ribble. Railway tracks immediately north of the station pass under Fishergate Bridge (OR001_0060). The buildings to the east and north of the station sit higher than those to its west due to the slope away from the River Ribble. This topography results in the station being obscured from many of the surrounding assets and the Fishergate streetscape, meaning that despite the large size of the station buildings they are not prominent in the wider townscape.

³ British Geological Survey (2021), *Geology of Britain*. Available online at: <https://www.bgs.ac.uk/>.

⁴ English Heritage (2011), *Strategic Stone Study: A Building Stone Atlas of Lancashire*.

3 Archaeological, historic and built heritage background

3.1 Introduction

- 3.1.1 This section provides a chronological overview of the archaeological and historic context of Preston Station (OR001_0040). This context supports an understanding of the relative heritage value of assets within the study area and identifies archaeological characteristics and underlying trends contributing to an understanding of the potential for unknown archaeological remains to be present within the study area. It is also intended to assist in understanding the relative heritage value of assets within the study area, by identifying groups and common themes and types of built heritage assets.
- 3.1.2 The study area is largely dominated by the townscape of Preston with Preston Railway Station (OR001_0040) at its centre. The surrounding streets feature a mixture of 19th century town houses, 19th and 20th century commercial buildings and large civic and educational establishments, the majority of which are built of red brick with slate roofs. Miller (OR001_0002) and Avenham (OR001_0017) Park provide open green spaces to the south of the station, with decorative and commemorative structures dotted throughout the parks. The northern and southern extents of the study area extend out into the suburbs of Preston where 20th century housing developments are present. At the northern extent of the study area the Grade I listed Church of St Walburge (OR001_0073) sits at a junction in the railway line, its towering spire visible from across the city.

3.2 Prehistoric to medieval (1,000,000 BC – AD 1540)

- 3.2.1 There is little evidence for settlement in the study area during the prehistoric period, with evidence largely limited to findspots. A large assemblage of prehistoric artefacts was recovered during the construction of Preston Dock in the 1880s. The finds included human remains, animal remains and two dugout canoes, which are estimated to date to the Iron Age⁵.
- 3.2.2 Although there was no known settlement in the study area during the Roman period, Roman roads passed close to what is now the centre of Preston. The road from Luguvalium (Carlisle) to Coccium (Wigan; Margary 70c and 70d) crossed the River Ribble at Walton-Le-Dale, 1km south-east of the centre of Preston, where there was possible a camp or station. Another

⁵ Turner, A. Gonzalez, S. and Ohman, J. C. (2002), *Prehistoric Human and Ungulate Remains from Preston Docks*, Lancashire, UK: Problems of River Finds, *Journal of Archaeological Science* 29, P423–433.

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Roman Road (Margary 703) passed through Withy Trees, 2km north of the study area, which led from Bremetennacum (Ribchester) towards the coast⁶.

- 3.2.3 Substantial settlement in Preston is likely to have first occurred in the early medieval period. The Domesday Survey records Preston as 'Prestune'. The name Preston is believed to derive from 'priest's-town', providing evidence that the earliest settlement here was on land owned by members of the priesthood. The Domesday Survey shows that it was the most important town in Amounderness, the area between the River Ribble and the River Cocker⁷. The strategic position of the town, on the River Ribble and major road routes from the Roman period, promoted river and road-based trade and is likely the cause of the emerging importance of the town.
- 3.2.4 During the medieval period, the textile industry was the primary economy of Preston. Wool and linen were crafted locally and traded in the market, for which a charter was awarded in 1179. A friary established in the 12th century was dissolved during the Dissolution of the Monasteries. Despite this, Catholicism continued as a significant minority religion in the town throughout much of its history, making an important contribution to the identity of Preston.

3.3 Post-medieval (1540 – 1901)

- 3.3.1 At the start of the post-medieval period, Preston was an important regional centre and thriving market town, second only to the county town of Lancaster. It remained prosperous and popular during the post-medieval period, despite suffering during the English Civil War (1642–1651). The English Civil War brought significant changes to Preston, as control of the town changed several times. Parliamentary forces attacked Preston in 1643, quickly capturing the town and killing the mayor. Only a few months later, royalists recaptured the town but did not hold it for long. Two years after Charles I's surrender, the victorious Parliamentary army, led by Oliver Cromwell, took on its former allies, the Scottish Army, at the Battle of Preston. The battle took place just outside of the town, at Walton-le-Dale, and resulted in a victory for the Parliamentary forces⁸.
- 3.3.2 Preston flourished during the 18th century, with a thriving economy based around trade centred on its markets. This success saw the establishment of a new middle class⁷. A boom in the construction of middle-class housing began to meet rising demand, resulting in the early 19th century Georgian houses in Avenham Conservation Area (OR001_0027), Fishergate Hill Conservation Area (OR001_0035) and Winckley Square Conservation Area (OR001_0062). Despite the growth of the central town, much of the study area, especially to the south of the River Ribble, remained in agricultural use. The area was primarily

⁶ Margary, I. (1973), *Roman Roads in Britain*, 3rd edition, London.

⁷ Hodge, A. (1994), *History of Preston: An Introduction*, Carnegie Publishing, Lancaster.

⁸ Bull, S. and Seed, M. (1997), *Bloody Preston: Battle of Preston 1648*, Carnegie Publishing, Lancaster.

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characterised by rural farms, such as the Grade II listed farmhouse at Middleforth Hall (OR001_0011).

- 3.3.3 The Industrial Revolution transformed the towns of Northern England into industrial powerhouses. The production of textiles in Preston was mechanised on a large scale; the first cotton mill opened in 1771 and by 1835 there were 40⁹. As a town long-reliant on trade, this increased means of production benefitted it economically, promoting the expansion of the town and investment in its commercial trade routes. The growth in industry attracted those looking for jobs and resulted in an influx of Irish immigrants. The majority of those arriving from Ireland would have been Catholic and several new Roman Catholic churches, including the Grade II* listed Church of St Wilfred (OR001_0063) and the Grade I listed Church of St Walburge (OR001_0073), were constructed to service the booming Catholic population. The Grade II listed St Joseph's Orphanage (OR001_0058), built in 1872, provides an example of the social care provisions needed for the expanding town. Its architecture is Gothic in style and distinctly different from many of the post-medieval buildings in Preston.
- 3.3.4 The first steam railway line into Preston was constructed in 1838 by the North Union Railway Company, running a service from Preston to Wigan. A new viaduct over the River Ribble was designed as part of the works by Charles Vignoles (OR001_0013). The viaduct is Grade II listed and built of dressed sandstone ashlar, with five wide, segmental arches, low barge-shaped piers and a continuous moulded cornice. Two further bridges were constructed; in 1840 (OR001_0076) to cross the Lancaster Canal and in 1846 (OR001_0001) to carry a railway. Following a flurry of railway building in the 1840s, Preston became a major junction for services to large cities in north-west England. A line to a new port and town at Fleetwood, was constructed to create another route for traded goods out of Preston. A local line seven miles long was constructed to Longridge, serving small, local stations¹⁰. These tracks were all owned by small, local companies until a series of mergers eventually created two major railway companies that serviced most routes: the London and North-Western Railway Company and the Lancashire and Yorkshire Railway Company.
- 3.3.5 In 1880, the London and North-Western Railway Company and The Lancashire and Yorkshire Railway Company funded the construction of Preston Railway Station (OR001_0040), now Grade II listed. Replacing a series of smaller stations and platforms, the station was intended to consolidate and modernise Preston's rail services. The station, built by Cooper and Tullis of Preston, features a central booking hall and offices, four platforms and train sheds¹¹. The station entrance is located at the end of a ramp leading south from the Grade II listed Fishergate Bridge (OR001_0060). This ramp leads to an impressive two-storey booking office

⁹ Encyclopaedia Britannica (2018), *Preston, England*, Encyclopaedia Britannica. Available online at: <https://www.britannica.com/place/Preston-England>.

¹⁰ Hindle, D. J. (2010), *All Stations to Longridge: A history of the Preston to Longridge Branch Line and Associated Railways*. Amberly Publishing, Stroud.

¹¹ Historic England (2014), *Preston Railway Station*. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1207271>.

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of buff brick with sandstone dressings and slate roofs. A repeating pattern of arched openings characterises both the booking hall and the three ranges of buildings located on the central island platform, providing a continuity of design. Internally, the sandstone dressings feature roses relating to the red and white roses of the badge of the Lancashire and Yorkshire Railway Company. The use of buff brick in the building appears to be unique within the study area and is in direct contrast to the red brick which was the predominant building material in 19th-century Preston. This makes the station distinctive within the surrounding townscape. The station features a large amount of decorative cast-iron work, including columns and arched girders. The ramp down from the booking office to main platforms features decorated cast-iron railings. The footbridges to the outer platforms are of cast- and wrought-iron, with latticed sides; these are much plainer than other iron work elements on the central platforms.

- 3.3.6 The construction of the railway station, to the west of the historic town centre, promoted Fishergate as a popular route between the fashionable suburb Fishergate Hill (OR001_0035) and Preston's commercial centre. This resulted in the commercial development of the street, which now contains numerous listed properties dating from 1880 to 1910. In 1883, the Park Hotel (OR001_0080), a non-designated heritage asset, was opened to the public. Owned by the railway companies, the hotel was built with the intention of providing high-class accommodation for travellers¹². The hotel was built in red brick, in a loose Tudor revival style, with a large distinctive castellated tower and soaring chimneys. The hotel was once connected to the station by a covered subway or footbridge which emerged onto the current platform 4b, but this has now been demolished.
- 3.3.7 In 1843, the Preston Corporation purchased the land which would become Miller Park and Avenham Park (OR001_0002 and OR001_0017) and constructed a riverside walk. The parks were designed by Edward Milner in 1862 and the landscaping was completed by 1867¹³. Miller Park, located to the south of Preston Station on the banks of the River Ribble, is bisected by the Railway Viaduct over River Ribble (OR001_0013), which has a large subway underneath to allow for access between the two parts of the park. Avenham Park is located to the east of Miller Park, separated from it by a former railway embankment. These parks are now separately listed as Grade II* registered park and gardens. Miller Park features a terrace with six Grade II listed urns, a Grade II listed fountain (OR001_0004) and a Grade II listed monument to the 14th Earl of Derby (OR001_0008). The construction of the parks was part of the trend of middle-class expansion in Preston, contributing to the growing popularity of the suburbs around Winkley Square, in addition to the existing fashionable Fishergate area¹⁴.

¹² Gairns, J. F. (1926), *Notable Railway Stations and their traffic: Preston*, Railway Magazine 58 (347), P337-346.

¹³ Historic England (2013), *Avenham Park*. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1000944>.

¹⁴ Morgan, N. (2006), *Desirable Dwellings, unpublished*. Available online at: <https://prestonhistory.com/subjects/desirable-dwellings/>.

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- 3.3.8 Together, The Park Hotel (OR001_0080), Miller Park (OR001_0002) and Avenham Park (OR001_0017) demonstrate how public interests of the Preston Corporation and the private interests of the railway companies were integral to the design and development of Preston station.

3.4 Modern (1901 – present)

- 3.4.1 At the turn of the 20th century, Preston was still an industrial powerhouse; however, by the 1970s, the town was experiencing mass unemployment. Numerous factories were closed, drastically changing the nature of the town. Recent investment has seen an improvement in this and, in 2002, Preston was granted city status. There are several significant mid-century buildings in Preston, although none are within the study area. Within the study area, the only designated heritage asset, dating to the modern period, is the Boer War memorial (OR001_0025), which was erected in 1904.
- 3.4.2 The railway was the dominant mode of transportation in Preston at the turn of the 20th century. Despite the closure of local lines and stations in the 1900s and 1930s¹⁵, Preston Railway Station (OR001_0040) continued to expand in the 20th century. In 1902, the station was extended to create what is now known as Platform 0. The new platform featured a long central range of buildings and a smaller podium building that carried an iron-lattice girder footbridge from the current Platform 1. Both buildings were constructed in the same buff brick and sandstone dressings and the same repeating stilted openings featured in the rest of the station. This continuity provides stylistic unity within the station and the structures appear, at first glance, to belong to the same building phase. An iron canopy was added, covering and connecting the new platform to the current Platform 1, placing the whole station undercover. This canopy echoed the design of the rest of the station. A subway and baggage tunnel at the southern end of the platform also provided access to all other station platforms. In 1935, Preston Railway Station was again remodelled, with an additional entrance created to Butler Street and phone boxes (OR001_0050) added to the station's Fishergate entrance.
- 3.4.3 Preston Railway Station was a commercial success; however, rail faced increasing competition from road throughout the 20th century. In 1958, the first section of motorway in the country, the M6 Preston By-Pass, was opened. The 1947 Transport Act¹⁶ brought the various railway companies together as British Rail. In order to stay competitive, British Rail invested in electrification and remodelling at Preston Railway Station. The canopy roof and supports between Platform 0 and Platform 1 were removed in 1960, probably when the new covered footbridge was added between platforms 1 and 0 replacing or substantially altering the original 1902 footbridge. New individual canopies were also added to both Platform 0

¹⁵ Hindle, D.J. (2010), *All Stations to Longridge: A history of the Preston to Longridge Branch Line and Associated Railways*. Stroud: Amberly Publishing.

¹⁶ Transport Act 1947, London, Her Majesty's Stationery Office.

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and Platform 1 and a lift shaft and office building were built at the southern end of Platform 0. The 1960s footbridge linking platforms 1 and 0 was removed in around 1970, at which point it is thought that the current canopy on Platform 0 was installed. This was possibly to facilitate the electrification of some lines through the station, which took place in the early 1970s. The new, and present, canopy to Platform 0 was significantly lower than the original canopy. The new canopy attaches to the platform buildings just below the first-floor windows, whereas the old canopy was attached at the roofline.

- 3.4.4 Improvements to Preston Station have continued into the 21st century, with further electrification in the 2010s and a remodelling of the station's Butler Street entrance in 2016. In 2012, a First World War memorial plaque was installed between Platform 3 and 4, designed by John Shaw¹¹.
- 3.4.5 Fishergate Bridge (OR001_0060) continues to form the main entrance to Preston Railway Station. The high barriers on the bridge largely screen views of the station from the bridge. However, where the bridge opens out onto the entrance ramp to the station, the principal façade of the booking office is framed by the bridge piers. This view makes a positive contribution to how the heritage value of the station is appreciated. The Butler Street entrance is surrounded by modern commercial properties, which along with the new entrance building, alter the historic relationship of the station with its surroundings, making a negative contribution to the heritage value of the station. Due to the topography of the landscape, the station is largely obscured from the surrounding historic residential properties to the east and west. However, they form part of the station's historic context, as they show the influence the station had on the development of the surrounding townscape.

4 Research potential

4.1 Introduction

- 4.1.1 The North West England Regional Research Framework¹⁷ provides an introduction to the key research themes in the region by period. A focus for further research-led investigation in the Preston Station could be provided by reflecting on the known and potential historic environment interest of the land required for the construction of the Proposed Scheme, and drawing on the general themes identified in the regional research framework.
- 4.1.2 Research themes for further investigation will be set out more fully in a Historic Environment Research and Delivery Strategy (HERDS), which will be produced post-deposition of the hybrid Bill. The HERDS covers all aspects of the historic environment including built heritage, archaeology and the historic landscape.

4.2 Preston Station

- 4.2.1 The development of railway transportation in Preston is closely tied to the industrial expansion of the town and was a key economic factor in the post-medieval period and throughout the industrial revolution. The railway station itself has undergone several redevelopments, which are not fully understood. HS2 represents the opportunity to investigate:
- the development of Preston Station, its expansion and contraction, and what are the causes of this?;
 - how has the varying influences on railway station design, over time, affected the design of Preston Railway Station, as we see it today?; and
 - how the presence of Preston Railway Station influenced the form, function and character of the surrounding townscape, especially the conservation area of Fishergate Hill (OR001_0035) and Avenham Park and Miller Park (OR001_0017 and OR001_0002)?

¹⁷ Research Frameworks (2021), *The North West England Regional Research Framework*. Available online at: <https://researchframeworks.org/nwrf/>.

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5 List of acronyms

Table 1: List of acronyms

Acronym	Meaning
BID	Background Information and Data
HERDS	Historic Environment Research and Delivery Strategy
NHLE	National Heritage List for England
NRHE	National Record of the Historic Environment
PRoW	Public Rights of Way
SMR	Scope and Methodology Report
UID	Unique gazetteer identifier
ZTV	Zone of Theoretical Visibility

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British Geological Survey (2021), *Geology of Britain*. Available online at:

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<https://historicengland.org.uk/listing/the-list/list-entry/1000944>.

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Morgan, N. (2006), *Desirable Dwellings*, unpublished. Available online at:

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Turner, A. Gonzalez, S. and Ohman, J. C. (2002), *Prehistoric Human and Ungulate Remains from Preston Docks*, Lancashire, UK: Problems of River Finds, *Journal of Archaeological Science* 29, P423-433.

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Appendix A: Historic environment detailed gazetteer

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Unique Gazetteer ID (UID): OR001_0001

Asset name: Bridge at south end of Railway Embankment between Avenham Park and Miller Park

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353762 428601

Asset class/type and dates

Monument class/type: Transport
Railway bridge

Period(s): Post-medieval

References

References: NHLE: 1279843
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0002 Miller Park

OR001_0017 Avenham Park

OR001_0018 Railway Bridge over Drive between Avenham Park and Miller Park

Description and sources

Full asset description:

"Bridge over riverside walk, linking railway embankment with railway viaduct. c. 1846, for Blackburn and Preston Railway Company; resident engineer, Sturges Meek. Red brick with sandstone dressings. Single span linking south end of embankment with north end of viaduct over river. Tall round-headed arch with rusticated stone voussoirs, brick parapet with stone coping, terminal pilasters at north side with rusticated quoins, plain band. At north end of east side a long flight of steps at right-angles leads up to a pedestrian walkway along the viaduct. History: with railway bridge over drive at north end of embankment, this was an integral element of landscaping demanded of the Company by Preston Corporation, which was beginning to create Avenham Park in the mid 1840s." [1]

The bridge is located between Avenham Park (OR001_0017) and Miller Park (OR001_0002).

Setting description:

The setting of the asset includes Avenham (OR001_0017) and Miller (OR001_0002) Parks including a riverside walk which passes underneath the bridge. The setting also includes disused railway infrastructure: a railway embankment and bridge to the north (OR001_0018) and viaduct crossing the River Ribble to the south.

Asset value assessment:

The value of the asset lies in its historic and architectural interest relating to its association with the Blackpool

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and Preston Railway Company and Avenham and Miller Park. Miller and Avenham Park and the disused railway form the setting of the asset and make a positive contribution to its heritage value by illustrating its historic function.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279843>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0002

Asset name: Miller Park

Designation and grade: Registered park/garden Grade II*

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353610 428619

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Park

Period(s): Post-medieval

References

References: NHLE: 1001450
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0001	Bridge at south end of Railway Embankment between Avenham Park and Miller Park
OR001_0003	Urn approximately 50 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0004	Fountain in Pond approximately 65 metres south-east of Derby Monument
OR001_0005	Urn approximately 2 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0006	Urn approximately 25 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0007	Terrace Steps with Balustrades and Urns in centre of Upper Terrace
OR001_0008	Derby Monument
OR001_0009	Urn approximately 2 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0013	Railway Viaduct over River Ribble
OR001_0014	Urn approximately 25 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0015	Urn approximately 50 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0018	Railway Bridge over Drive between Avenham Park and Miller Park
OR001_0020	8, East Cliff
OR001_0027	Avenham Conservation Area
OR001_0080	The Park Hotel

Description and sources

Full asset description:

"Summary

A public park designed by Edward Milner in 1864 incorporating a riverside walk which had been laid out 1847-9. The park retains all the essential elements of the 1864 design with the exception of the Derby Monument, which replaced the original arcaded shelter in 1873. The shelter, called the Belvedere, was relocated in Avenham Park.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Reasons for Designation

Miller Park, Preston, opened in 1864, is designated at Grade II* for the following principal reasons: * Date: the park is an early example of a municipal park; * Design: although enhanced, the park's design is essentially unchanged from its original layout; * Designer: the park was designed by the leading landscape designer Edward Milner, incorporating a riverside walk of 1847-8; * Historic interest: the park was developed by Preston Corporation for recreational purposes taking in the earlier walks, the railway alongside which was provided with ornamental structures; * Structures and planting: the park retains various listed 19th century structures; * Group value: it lies alongside Avenham Park, also by Milner.

History

Preston Corporation had started to develop land in the area for recreational purposes by stipulating that the railway bridges across the site of c. 1846 should be treated ornamentally. A tree-lined walk was laid out along the banks of the River Ribble after the railway was constructed. Miller Park was laid out in 1864 to the design of Edward Milner (1819-84), on land acquired for the purpose by Alderman Miller, and the work was supervised by George Rowbotham.

In 1869-76 the line of the Tram Road was incorporated into the design of the park after its closure resulting in the relocation of the Belvedere after the construction of the Derby Memorial. Then between 1877-82 Milner was asked to draw up new proposals as the North Western Railway (formerly North Union) was widened, these include the rockwork and pools that still remain. The entrance to West Cliff and the Lodge were also constructed after the acquisition of the land.

The park went through an extensive restoration programme in the early 21st century, restoring the park back to its original design and removing insensitive later additions. This included the removal of a modern toilet block and the restoration of the rockwork as according to the 1893 Ordnance Survey plan. The waterfall to the west rockwork has been restored and is in full working order. The park gates and railings were also restored, with missing areas replaced.

Details

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Miller Park is situated c. 1km south of Preston town centre, on land occupying c. 3ha which slopes southwards down to the River Ribble. The river forms the site's southern boundary. The east and west boundaries are formed by railway embankments. The northern boundary is formed by a stone wall which has balustrading in front of the former Park Hotel, now used as the County Council Offices, which overlooks the park. The railway embankment on the east side separates Miller Park from Avenham Park, which was also designed by Milner. The two parks are linked by bridges at each end of the embankment and continuity between the two sites is given by the views along the shared riverside walk. On the south side of the River Ribble there are playing fields with open land beyond; these form part of the setting and can be seen in views looking south from the park.

ENTRANCES AND APPROACHES There are four entrances to the park, all leading beneath bridges at each end of the railway embankments which form the east and west boundaries of the site. The principal entrance is from West Cliff. At the southern end of this street 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 gabled lodge. A tree-lined path runs south-eastwards to the railway embankment where it divides; ahead to the east there is an entrance to the park beneath a railway bridge with a decorative cast-iron parapet. Another path leads off to the south along the line of the embankment which is planted with trees and lined with rockwork. This leads beneath a sandstone railway bridge and joins with another path leading into the park from Riverside.

The eastern railway embankment, dividing Miller Park from Avenham Park, has a bridge at each end forming entrances from Avenham Park. The northern bridge (c. 1846, listed Grade II) is of stone with a stone parapet. The southern bridge (c. 1846, listed Grade II) carries the railway over the riverside walk and is linked with a viaduct which carried the railway over the Ribble.

GARDENS AND PLEASURE GROUNDS The central part of Miller Park is strongly formal in character and there are less formal areas at the north-east and north-west corners of the site.

Three terraces have been laid out on sloping land on the north side of the site. The central terrace, which forms the main axis and focus of the park, consists of a broad path which has on its south side, at the edge of the terrace, a range of plinths supporting ornamental urns (all listed Grade II). In the centre of the terrace

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

on the northern side of the path there is a statue of the fourteenth Earl of Derby (Matthew Noble 1873, listed Grade II), which is known as the Derby Monument. In front of this a balustraded double staircase leads down to the terrace below. From this point the stair continues as a single, wide flight of steps down to formal lawns and a circular pool with an ornate fountain (c 1865, listed Grade II) which is aligned with the stair and situated c. 80m south of the Derby Monument. Some 10m south of this there is a garden with formal beds surrounded by a beech hedge in which is situated a bandstand. This garden was created and the bandstand introduced in the late 20th century.

The land slopes up steeply to the north of the Derby Monument. Rustic steps lead up on either side of the statue and join to form a single flight of steps up the slope, mirroring in an informal manner the formal staircase on the terraces below.

There is an area of rockwork consisting of large, naturalistically arranged stone slabs and boulders along the western side of the site against the railway embankment. A path leads off south-westwards from the northern railway bridge entrance, through a rockwork arch and on through rockwork and pools. The path emerges from the rockwork to skirt planting on the railway embankment and continues southwards to join with the riverside walk. An area east of the rockwork, c. 150m south-west of the Derby Monument, has been laid out with formal beds around a spiral-shaped path with a sundial at the centre. This arrangement conforms with the layout shown on the 1893 Ordnance Survey map.

There is another, less extensive area of rockwork which extends c. 50m southwards along the embankment from the northern entrance into Avenham Park. Here there are stone steps leading up to a seat set into the embankment and paths leading through a rockwork arch. Thick planting screens the remainder of the embankment.

The park also contains examples of Pulhamite rockwork, designed by James Pulham, including a waterfall, cliffs, a rocky pond and a drinking fountain." [1]

Setting description:

Miller Park is set to the south of the centre of Preston, with buildings such as the County Offices and The Park Hotel (OR001_0080) to its north. To the south the park is bounded by the River Ribble. The setting of the asset includes Avenham Park (OR001_0017) to the east and West Cliff to the west. Railway infrastructure also forms part of the setting of the asset; to the east is a disused railway line which survives as an embankment and bridges (OR001_0001 and OR001_0018). The West Coast Mainline bisects the designated area in the west carried by the Railway Viaduct over River Ribble (OR001_0013).

Asset value assessment:

The value of the asset lies in the artistic interest of the designed landscape and its association with the landscape architect Edward Milner. The park retains many essential elements of the 1864 design. The park also has group value with surrounding heritage assets. The setting of the asset, especially the relationship to Avenham Park and the River Ribble, makes a positive contribution to its heritage value.

Heritage value: High

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1001450>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0003

Asset name: Urn approximately 50 metres south-west of Terrace Steps on Upper Terrace of Park

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353593 428625

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Urn

Period(s): Post-medieval

References

References: NHLE: 1218659
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0002 Miller Park

OR001_0004 Fountain in Pond approximately 65 metres south-east of Derby Monument

OR001_0005 Urn approximately 2 metres north-east of Terrace Steps on Upper Terrace of Park

OR001_0006 Urn approximately 25 metres south-west of Terrace Steps on Upper Terrace of Park

OR001_0007 Terrace Steps with Balustrades and Urns in centre of Upper Terrace

OR001_0008 Derby Monument

OR001_0009 Urn approximately 2 metres south-west of Terrace Steps on Upper Terrace of Park

OR001_0014 Urn approximately 25 metres north-east of Terrace Steps on Upper Terrace of Park

OR001_0015 Urn approximately 50 metres north-east of Terrace Steps on Upper Terrace of Park

OR001_0027 Avenham Conservation Area

Description and sources

Full asset description:

"Garden urn on pedestal. c. 1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approximately 0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of six lining the upper terrace." [1]

Setting description:

The setting of the asset is formed by Miller Park and its associated assets, including the other five urns lining its terraces which form a group.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of the asset lies in its artistic interest, as well as its historic association with Miller Park and its associated assets, especially the other five urns lining its terraces which form a group. The setting makes a positive contribution to the heritage value of the asset by providing a context for understanding its historic and artistic interest.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218659>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0004

Asset name: Fountain in Pond approximately 65 metres south-east of Derby Monument

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353678 428630

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Fountain

Period(s): Post-medieval

References

References: NHLE: 1279801
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0002	Miller Park
OR001_0003	Urn approximately 50 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0005	Urn approximately 2 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0006	Urn approximately 25 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0007	Terrace Steps with Balustrades and Urns in centre of Upper Terrace
OR001_0009	Urn approximately 2 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0014	Urn approximately 25 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0015	Urn approximately 50 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0027	Avenham Conservation Area

Description and sources

Full asset description:

"An ornamental fountain in circular pond, likely dating to c. 1865. The pond is approximately 20m in diameter, with a moulded sandstone ashlar rim. The fountain is in the centre, made of imitation stone and Longridge stone, Greek cross plan. It has a two-step base channelled to represent water-wear and on this a large pedestal composed of four female figures emblematic of Earth, Air, Fire, and Water, seated in inverted brackets, the angles between them filled with a shell, rush, and trident design, and the whole surmounted by a large shell-like basin." [1]

Setting description:

Miller Park forms the setting of the asset, including its associated assets. The fountain is located centrally within the park.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of the asset lies in its historic and artistic interest and its association with Miller Park. The asset has group value with surrounding heritage assets. The setting of the asset is formed by Miller Park which makes a positive contribution to the heritage value of the asset by illustrating its historic context.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279801>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0005

Asset name: Urn approximately 2 metres north-east of Terrace Steps on Upper Terrace of Park

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353612 428643

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Urn

Period(s): Post-medieval

References

References: NHLE: 1207311
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0002	Miller Park
OR001_0003	Urn approximately 50 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0004	Fountain in Pond approximately 65 metres south-east of Derby Monument
OR001_0006	Urn approximately 25 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0007	Terrace Steps with Balustrades and Urns in centre of Upper Terrace
OR001_0008	Derby Monument
OR001_0009	Urn approximately 2 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0014	Urn approximately 25 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0015	Urn approximately 50 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0027	Avenham Conservation Area

Description and sources

Full asset description:

"Garden urn on pedestal. c. 1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approximately 0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of six lining the upper terrace." [1]

Setting description:

The setting of the asset is formed by Miller Park and its associated assets, including the other five urns lining its terraces which form a group.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of the asset lies in its artistic interest, as well as its historic association with Miller Park and its associated assets, especially the other five urns lining its terraces which form a group. The setting makes a positive contribution to the heritage value of the asset by providing a context for understanding its historic and artistic interest.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207311>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0006

Asset name: Urn approximately 25 metres south-west of Terrace Steps on Upper Terrace of Park

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353632 428662

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Urn

Period(s): Post-medieval

References

References: NHLE: 1218613
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0002	Miller Park
OR001_0003	Urn approximately 50 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0004	Fountain in Pond approximately 65 metres south-east of Derby Monument
OR001_0005	Urn approximately 2 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0007	Terrace Steps with Balustrades and Urns in centre of Upper Terrace
OR001_0008	Derby Monument
OR001_0009	Urn approximately 2 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0014	Urn approximately 25 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0015	Urn approximately 50 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0027	Avenham Conservation Area

Description and sources

Full asset description:

"Garden urn on pedestal. c. 1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approximately 0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of six lining the upper terrace." [1]

Setting description:

The setting of the asset is formed by Miller Park and its associated assets, including the other five urns lining its terraces which form a group.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of the asset lies in its artistic interest, as well as its historic association with Miller Park and its associated assets, especially the other five urns lining its terraces which form a group. The setting makes a positive contribution to the heritage value of the asset by providing a context for understanding its historic and artistic interest.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218613>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0007

Asset name: Terrace Steps with Balustrades and Urns in centre of Upper Terrace

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353644 428666

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Garden terrace

Period(s): Post-medieval

References

References: NHLE: 1218491
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0002	Miller Park
OR001_0003	Urn approximately 50 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0004	Fountain in Pond approximately 65 metres south-east of Derby Monument
OR001_0005	Urn approximately 2 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0006	Urn approximately 25 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0008	Derby Monument
OR001_0009	Urn approximately 2 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0014	Urn approximately 25 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0015	Urn approximately 50 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0027	Avenham Conservation Area

Description and sources

Full asset description:

"Terrace steps with balustrades and urns. c. 1865. Sandstone ashlar, the balustrades and urns now painted cream. Upper deck of terrace approximately 10m wide with curved ends (now occupied by flower bed), and rusticated ashlar retaining wall protected by a balustrade with four urns, and flanked by lateral winding steps which descend to a lower deck, a straight flight of steps descending further to the lower terrace, these steps protected by matching balustrades with urns." [1]

Setting description:

The setting of the asset is formed by Miller Park and its associated assets, the terrace forms a focal point in the north of Miller Park.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of the asset lies in its historic and artistic interest as part of the original design for Miller Park by the landscape architect Edward Milner. The asset has group value with the other listed features of Miller Park. The setting of the asset is formed by Miller Park. This setting makes a positive contribution to the heritage value of the asset by illustrating its historic context.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218491>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0008

Asset name: Derby Monument

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353632 428678

Asset class/type and dates

Monument class/type: Commemorative
Commemorative monument

Period(s): Post-medieval

References

References: NHLE: 1218485
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0002 Miller Park

OR001_0003 Urn approximately 50 metres south-west of Terrace Steps on Upper Terrace of Park

OR001_0005 Urn approximately 2 metres north-east of Terrace Steps on Upper Terrace of Park

OR001_0006 Urn approximately 25 metres south-west of Terrace Steps on Upper Terrace of Park

OR001_0007 Terrace Steps with Balustrades and Urns in centre of Upper Terrace

OR001_0009 Urn approximately 2 metres south-west of Terrace Steps on Upper Terrace of Park

OR001_0014 Urn approximately 25 metres north-east of Terrace Steps on Upper Terrace of Park

OR001_0015 Urn approximately 50 metres north-east of Terrace Steps on Upper Terrace of Park

OR001_0027 Avenham Conservation Area

Description and sources

Full asset description:

"Monument to the 14th Earl of Derby (died 1869). Dated 1873 on rear of pedestal; by M. Noble of London. Grey polished granite and white marble. Punched granite base; pedestal of grey polished granite, square in section with chamfered corners, approximately 4m high, with moulded foot and prominent cornice, the front inscribed: "EDWARD GEOFFREY STANLEY / 14th EARL OF DERBY K.C. / BORN 29th MARCH 1799 / DIED 23rd OCTOBER 1869, and the rear: NORTH AND NORTH EAST / LANCASHIRE / DERBY MEMORIAL / 1873". Statue in Sicilian white marble, approximately 3.3m high, depicting the Earl of Derby as if addressing the House of Lords, standing with a scroll in his right hand, his robe of rank removed and draped over a pile of books behind his leg. History: as the Hon. E. G. Stanley before his succession to the title, the subject was Member of Parliament for Preston 1826-30 and for North Lancashire 1832-44; and subsequently Prime Minister in 1852, 1858-59, and 1866-68. (Monument erected on site formerly occupied by gazebo now in Avenham Park.)" [1]

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Setting description:

The setting of this asset is comprised of Miller Park, which retains its historic layout and decorative features. The asset is located on a raised terrace in the northern section of the park.

Asset value assessment:

The asset is of historic interest resulting from its association with the former prime minister, the 14th Earl of Derby, and the sculptor, M. Noble of London. The asset also has artistic interest as a piece of sculpture. The setting of the asset within Miller Park contributes positively to the heritage value of the asset. The asset has group value with the urns which line the terrace to the east and west of the asset and the terrace steps and balustrade. The design of the park places visual emphasis on the statue, ensuring that it is prominent within internal views.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218485>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0009

Asset name: Urn approximately 2 metres south-west of Terrace Steps on Upper Terrace of Park

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353649 428678

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Urn

Period(s): Post-medieval

References

References: NHLE: 1291944
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0002	Miller Park
OR001_0003	Urn approximately 50 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0004	Fountain in Pond approximately 65 metres south-east of Derby Monument
OR001_0005	Urn approximately 2 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0006	Urn approximately 25 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0007	Terrace Steps with Balustrades and Urns in centre of Upper Terrace
OR001_0008	Derby Monument
OR001_0014	Urn approximately 25 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0015	Urn approximately 50 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0027	Avenham Conservation Area

Description and sources

Full asset description:

"Garden urn on pedestal. c. 1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approximately 0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of six lining the upper terrace." [1]

Setting description:

The setting of the asset is formed by Miller Park and its associated assets, including the other five urns lining its terraces which form a group.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of the asset lies in its artistic interest, as well as its historic association with Miller Park and its associated assets, especially the other five urns lining its terraces which form a group. The setting makes a positive contribution to the heritage value of the asset by providing a context for understanding its historic and artistic interest.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291944>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0011

Asset name: Middleforth Hall

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353755 427381

Asset class/type and dates

Monument class/type: Domestic
Farmhouse

Period(s): Post-medieval

References

References: NHLE: 1210848
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
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n/a	n/a
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Description and sources

Full asset description:

"Farmhouse, early 18th century. Back towards road. Roughcase brick painted white, stone dressings, slate roof, gable chimneys (one projecting, the other corbelled). Double pile plan two x two rooms. Two storeys with attic, almost symmetrical door slightly left of centre, with stone jambs and lintel, rectangular fanlight; four windows at ground floor and three above, all sashed with glazing bars, stone sills and splayed stone heads. Rear has outshut to left half, central stairlight window and three other windows. Interior: chamfered beams in front ground floor rooms; staircase with turned balusters, moulded handrail and rectangular newels." [1]

Setting description:

The setting of the asset includes the associated working farmyard and agricultural fields to the east, west and south. Factory Lane is located approximately 10m north of the asset with a single residence and sports pitches beyond. Approximately 100m to the west of the asset is the West Coast Mainline, approximately 120m to the east are abandoned industrial buildings and modern sports facilities, these are all partially screened by vegetation.

Asset value assessment:

The value of this asset lies in its historic and architectural interest as a record of historic farming practices and an example of an early 18th century farmhouse. The setting of the asset positively contributes to its heritage value by illustrating its historic agricultural use.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1210848>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0013

Asset name: Railway Viaduct over River Ribble

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353529 428409

Asset class/type and dates

Monument class/type: Transport
Railway viaduct

Period(s): Post-medieval

References

References: NHLE: 1218908
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0002	Miller Park
OR001_0040	Preston Railway Station

Description and sources

Full asset description:

"Railway viaduct carrying North Union Railway over River Ribble; now British Rail viaduct (now Network Rail). 1837-38, for North Union Railway Company, resident engineer Charles Vignoles; widened 1879-80 (with subsequent further addition). Rusticated hammer-dressed sandstone ashlar. Approximatel 200 metres long, in five wide spans. Classical style. Low barge-shaped piers; five wide segmental arches with long rusticated voussoirs, a continuous moulded cornice, and plain parapet (now interrupted by stanchions of overhead power lines). The soffits of the arches are also rusticated, and have longitudinal joints on the midline, the width of the viaduct having been doubled in 1879-80 and the addition built in matching style. Northernmost arch spans riverside road entering Miller Park from west, and dies into a battered pier. West side of item partly covered by later iron addition. (Southern half of structure is in Penwortham CP, South Ribble District.)"[1]

Setting description:

The viaduct spans the River Ribble. It carries the West Coast Mainline which brings trains into Preston Railway Station (OR001_0040) to the north. The northernmost section of the viaduct bisects Miller Park (OR001_0002).

Asset value assessment:

The value of the asset lies in its historic interest and association to the North Union Railway. The River Ribble, Miller Park and the West Coast Mainline form the setting of the asset and make a positive contribution to its heritage value, informing its historic context and use.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218908>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0014

Asset name: Urn approximately 25 metres north-east of Terrace Steps on Upper Terrace of Park

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353669 428698

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Urn

Period(s): Post-medieval

References

References: NHLE: 1279802
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0002	Miller Park
OR001_0003	Urn approximately 50 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0004	Fountain in Pond approximately 65 metres south-east of Derby Monument
OR001_0005	Urn approximately 2 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0006	Urn approximately 25 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0007	Terrace Steps with Balustrades and Urns in centre of Upper Terrace
OR001_0008	Derby Monument
OR001_0009	Urn approximately 2 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0015	Urn approximately 50 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0027	Avenham Conservation Area

Description and sources

Full asset description:

"Garden urn on pedestal. c. 1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approximately 0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of six lining the upper terrace." [1]

Setting description:

The setting of the asset is formed by Miller Park and its associated assets, including the other five urns lining its terraces which form a group.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of the asset lies in its artistic interest, as well as its historic association with Miller Park and its associated assets, especially the other five urns lining its terraces which form a group. The setting makes a positive contribution to the heritage value of the asset by providing a context for understanding its historic and artistic interest.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279802>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0015

Asset name: Urn approximately 50 metres north-east of Terrace Steps on Upper Terrace of Park

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353692 428720

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Urn

Period(s): Post-medieval

References

References: NHLE: 1207312
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0002	Miller Park
OR001_0003	Urn approximately 50 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0004	Fountain in Pond approximately 65 metres south-east of Derby Monument
OR001_0005	Urn approximately 2 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0006	Urn approximately 25 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0007	Terrace Steps with Balustrades and Urns in centre of Upper Terrace
OR001_0008	Derby Monument
OR001_0009	Urn approximately 2 metres south-west of Terrace Steps on Upper Terrace of Park
OR001_0014	Urn approximately 25 metres north-east of Terrace Steps on Upper Terrace of Park
OR001_0027	Avenham Conservation Area

Description and sources

Full asset description:

"Garden urn on pedestal. c. 1865. Sandstone ashlar pedestal and imitation stone urn now painted white. Pedestal approximately 0.5m square and 1.5m high, with moulded base and cap, and panelled sides; large chalice-shaped urn with relief decoration including acanthus leaves, running vines, small figures, and ammonite handles. The item is one of a set of six lining the upper terrace." [1]

Setting description:

The setting of the asset is formed by Miller Park and its associated assets, including the other five urns lining its terraces which form a group.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of the asset lies in its artistic interest, as well as its historic association with Miller Park and its associated assets, especially the other five urns lining its terraces which form a group. The setting makes a positive contribution to the heritage value of the asset by providing a context for understanding its historic and artistic interest.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207312>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0016

Asset name: 72, 74, 76, West Cliff

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353382 428728

Asset class/type and dates

Monument class/type: Domestic
Terrace

Period(s): Post-medieval

References

References: NHLE: 1219158
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0019	66,68, West Cliff
OR001_0022	60, West Cliff
OR001_0024	54, 56, West Cliff
OR001_0026	48, West Cliff
OR001_0028	42, West Cliff
OR001_0029	38, West Cliff
OR001_0030	39-57, West Cliff
OR001_0035	Fishergate Hill Conservation Area

Description and sources

Full asset description:

"Terrace of three houses. Mid 19th century. Red brick with Welsh slate roof and brick stacks set forward and to rear of ridge. two-storeys and attic. six-window range in all of two/two sashes under slightly cambered stone lintels. Similar one/one sashes to ground floor. To right of each house a stone doorcase with arched opening framing panelled doors. Pilasters, entablature, moulded cornice and blocking course. Stone sill band and wide eaves. Dormers with casements and rounded roofs. Similar sashes to gable end walls. Interiors not inspected." [1]

Setting description:

The terrace is set at the southern end of West Cliff, a road of mostly residential properties of broadly similar date, style and materials. The asset is located within the Fishergate Hill Conservation Area. Similar residential streets are located to the north of West Cliff with historic properties also belonging to the Fishergate Hill Conservation Area.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of a mid 19th century town house. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on West Cliff and the wider Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219158>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0017

Asset name: Avenham Park

Designation and grade: Registered park/garden Grade II*

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353932 428743

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Park

Period(s): Post-medieval

References

References: NHLE: 1000944
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0001	Bridge at south end of Railway Embankment between Avenham Park and Miller Park
OR001_0018	Railway Bridge over Drive between Avenham Park and Miller Park
OR001_0025	Boer War Memorial, approximately 75 metres south of Overleigh House (not included)
OR001_0027	Avenham Conservation Area
OR001_0031	The Rectory, Ribblesdale Place
OR001_0032	24 and 25 and attached Pump, Ribblesdale Place
OR001_0033	22, 23, Ribblesdale Place
OR001_0034	19, 20, 21, Ribblesdale Place
OR001_0036	17, Ribblesdale Place

Description and sources

Full asset description:

"Summary

A public park designed by Edward Milner and laid out in 1861 incorporating an existing riverside walk which had been laid out 1847-9. The park retains all the essential elements of the 1861 design.

Reasons for Designation

Avenham Park, Preston, opened in 1861, is designated at Grade II* for the following principal reasons: * Date: the park is an early example of a municipal park; * Design: although enhanced, the park's design is essentially unchanged from its original layout; * Designer: the park was designed by the leading landscape designer Edward Milner, incorporating a riverside walk of 1847-8; * Historic interest: the park was developed by Preston Corporation for recreational purposes taking in the earlier walks, the railway alongside which was provided with ornamental structures; * Structures and planting: the park retains various listed 19th century structures and a Boer War memorial, as well as mature planting; * Group value: it lies alongside Miller Park, also by Milner.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

History

Preston Corporation had started to develop land for recreational purposes during the 1840s by stipulating that the railway along the west side of the site should have ornamental bridges and by laying out a tree-lined riverside walk along the banks of the River Ribble. Land was purchased for the park by Preston Corporation in 1852. Avenham Park was laid out in 1861 to the design of Edward Milner (1819-84) and the work was supervised by George Rowbotham.

The park underwent an extensive restoration project funded by the Heritage Lottery Fund (HLF) in early 21st century to restore it back to its original design and to remove any insensitive additions. This included the restoration and replacement, where lost, of the parks railings, the refurbishment of the entrance lanterns, replacement of some of the chestnut trees, the restoration of the Japanese Garden and Belvedere and the construction of a new pavilion.

Details

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Avenham Park lies on the southern edge of Preston overlooking the River Ribble, c. 1km south of the town centre. The c. 8ha site slopes down steeply from the northern and north-western boundaries to the River Ribble which forms the southern boundary. The western boundary is formed by a railway embankment which separates the park from Miller Park. The rising land on three sides gives the park an amphitheatre-like shape. The northern boundary is formed by a stone wall dividing the park from gardens to houses on Ribblesdale Place. The eastern boundary is formed by a stone retaining wall along the edge of Avenham Walk and the south-eastern part by the fenced edge of gardens running south from Bank Parade. The extreme south-east corner of the site merges with public open space in an area called Frenchwood Knoll which continues along the riverbank to the east. Views of the river and open agricultural and recreational land beyond can be obtained by looking south from most of the northern part of the park.

ENTRANCES AND APPROACHES The principal entrance to the park is from Ribblesdale Place, and is marked by stone gate piers. This connects with a broad path which runs across the north-west side of the site and is aligned with a railway bridge (c. 1846, listed Grade II) leading through to Miller Park. The bridge is of stone with a stone balustrade. A gabled lodge with mock timber framing is situated within the park immediately south of the bridge. Another railway bridge (c. 1846, listed Grade II) carries the railway over the riverside walk and is linked with a viaduct over the Ribble. It is of brick with rusticated stone dressings and it forms a second entrance from Miller Park at the south-west corner of the site.

An entrance is situated between the Ribblesdale Place entrance and the northern bridge, at the end of East Cliff Road. This is formed by an opening and stone steps. A further entrance leads from an alley, called Avenham Colonnade, between Ribblesdale Place and Avenham Walk. At the extreme south-east corner of the site paths lead east to Frenchwood Knoll, and north to steps up to Avenham Walk. The park can be approached from the south side of the river via the Old Tram Bridge at the south-east corner of the site, and via a footbridge along the railway viaduct which leads to a steep flight of steps running down into the park adjacent to the southern railway bridge.

GARDENS AND PLEASURE GROUNDS Avenham Park consists of a central area of open grassland sloping southwards down to the riverbank. Belts of trees conceal the boundaries on the north, east and west sides and paths leading through the trees give views over the grassland to the Ribble and beyond. The Ribblesdale Place entrance leads to a broad path running across the north-west corner of the site from which subsidiary paths lead off through the trees to both east and west. The main path leads to a gabled timber-framed shelter c. 100m south-west of the entrance. Some 50m south-west of this, on the north side of the path, there is a Boer War memorial in the form of an obelisk (listed Grade II). The path continues west to the northern railway bridge and there are views under the bridge into Miller Park. On the west side of the site, south of the obelisk, was the location of the original Duck Pond, which was altered in 1936, with the removal of the woodland and shrub understorey to be replaced with white waterworn limestone set into the slopes around the lake. The Japanese Garden was also created and is enclosed by iron railings. This consists of an inverted L-shaped pond set amongst extensive artificial rockwork which forms a steep ravine at the north-west end of the garden, and informal terraces and outcrops around the lake on the other sides. The garden is planted with a variety of ornamental trees, and there is a 20th century wooden bridge over the lake immediately south of the angle of the L. Thick planting conceals the railway embankment and a small maintenance yard immediately west of the garden.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Some 80m south-east of the Japanese Garden there is a modern pavilion designed by Ian McChesney and opened in 2008, funded by the Heritage Lottery Fund. It contains a café, toilets, meeting room and function space. Paths continue south from the garden to join with the tree-lined riverside walk and there are views along the walk under the bridge into Miller Park. A Victorian bandstand, which was replaced in the 1950s, sat on a site to the east of the new pavilion, the later bandstand was demolished as part of the restoration of the park.

The eastern edge of the park is wooded with a network of paths connecting with entrances. The steps down from Avenham Walk lead southwards to two terraces, with steps down to each and thence to the riverbank. At the south-east corner of the site is a drinking fountain (c. 1865, listed Grade II) and a path aligned with the entrance from the Old Tram Bridge runs north through an area of rockwork to an arcaded shelter (1865-66, listed Grade II), called the Belvedere, with a flight of steps immediately before it. The Belvedere, which was originally located in Miller Park, overlooks falling land to the south and west and lies c. 60m north of the Old Tram Bridge. Paths continue northwards around the perimeter of the site to a clearing where the path from the Avenham Colonnade entrance joins other paths. At this point a flight of stone steps leads south-westwards down the slope to a path across the open grassland.

The park also contains examples of Pulhamite rockwork, designed by James Pulham, including the waterfall and cave. Pumps are by Green and Carter."^[1]

Setting description:

Avenham Park is set to the south of the centre of Preston, bordered to the north by rows of 19th century housing. To the south the park is bounded by the River Ribble, beyond which is the agricultural land of the Ribble Valley which can be viewed from within the park. ^[2] The setting of the asset includes Miller Park to the west. Railway infrastructure also forms part of the setting of the asset; to the west is a disused railway line which survives as an embankment and two bridges (OR001_0001 and OR001_0018).

Asset value assessment:

The value of this asset lies in its historic, architectural and artistic interest. The asset has historical associations with the landscape architect Edward Milner and the Preston Corporation. The asset also has group value with Miller Park and related assets. The setting, especially the relationship to Miller Park and the River Ribble and Ribble Valley, makes a positive contribution to the value of the asset by illustrating the historic context of the park and its design.

Heritage value: High

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1000944>
- 2 K. Sather (2009), Avenham Conservation Area Preston Conservation Area Appraisal, Preston City Council.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0018

Asset name: Railway Bridge over Drive between Avenham Park and Miller Park

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353721 428751

Asset class/type and dates

Monument class/type: Transport
Railway bridge

Period(s): Post-medieval

References

References: NHLE: 1279844
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0001 Bridge at south end of Railway Embankment between Avenham Park and Miller Park

OR001_0002 Miller Park

OR001_0017 Avenham Park

OR001_0027 Avenham Conservation Area

Description and sources

Full asset description:

"Railway bridge. c. 1846, for Blackburn and Preston Railway Company; resident engineer, Sturges Meek. Sandstone ashlar. Single span, slightly skewed. Classical style. Semi-elliptical arch with rusticated rock-faced voussoirs, rusticated terminal pilasters, plain band, balustraded parapet with shield in centre; soffit of winding rusticated masonry; curved rock-faced abutments. History: bridge carried the former East Lancashire Railway line over drive between parks. Together with arch over riverside walk at south end of railway embankment, this was an integral element of landscaping demanded of the railway company by Preston Corporation which was beginning to create Avenham Park in the mid 1840s." [1]

Setting description:

The setting of the asset includes Avenham park to the east and Miller Park to the west. It also includes the embankment and bridge to the south (OR001_0001) which are a continuation of the same railway line.

Asset value assessment:

The value of the asset lies in its historic and architectural interest, as well as its association to the railway company. The asset has group value with the railway bridge to the south (OR001_0001). The setting of this asset is formed by Avenham and Miller Parks and the former railway. This setting is integral to understanding the asset's historic development and positively contributes to its heritage value.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279844>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0019

Asset name: 66,68, West Cliff

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353358 428754

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1279779
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0016	72, 74, 76, West Cliff
OR001_0022	60, West Cliff
OR001_0024	54, 56, West Cliff
OR001_0026	48, West Cliff
OR001_0028	42, West Cliff
OR001_0029	38, West Cliff
OR001_0030	39-57, West Cliff
OR001_0035	Fishergate Hill Conservation Area

Description and sources

Full asset description:

"Pair of town houses. c. 1850. Red brick in Flemish bond, with sandstone dressings and slate roof with stone chimneys. Double-depth plan, each house double-fronted. Two storeys over basements, a three by three window range, symmetrical, with banded quoined corner pilasters, plinth, two bands between the floors, small moulded frieze and prominent projected eaves with plaster coving. Each house has a central doorway with a large panelled pilastered doorcase including cornice on coupled consoles, and panelled door with overlight. All the windows are recessed and segmental-headed, those at ground floor with panelled stone aprons, with two-pane sashes at No. 66 and plain sashes at No. 68 (ventilator inserted in upper leaf of central 1st-floor window). Shallow hipped roof with chimney stack in centre of ridge and several others to No. 66. Later additions at each end. Rear and Interior not inspected." [1]

Setting description:

The asset is located on West Cliff, a road of mostly residential properties of broadly similar date, style and materials. The asset is located within the Fishergate Hill Conservation Area. Similar residential streets are located to the north of West Cliff with historic properties also belonging to the Fishergate Hill Conservation

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of mid 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on West Cliff and the wider Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279779>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0020

Asset name: 8, East Cliff

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353615 428759

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1292411
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0002	Miller Park
OR001_0021	7, East Cliff
OR001_0023	6, East Cliff
OR001_0027	Avenham Conservation Area
OR001_0080	The Park Hotel

Description and sources

Full asset description:

"Detached town house, now education centre and offices. c. 1835, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over basement, a symmetrical three-window façade, with plinth, 1st-floor band and prominent projecting eaves. The doorway has a doorcase with coupled pilasters and entablature with dentilled cornice, and a panelled door and overlight with vertical glazing bars. The windows are all 16-pane sashes with raised sills and flat-arched heads. Roof with projected verges and gable chimneys. Side walls have inter alia roundel windows in the gables. The south front has two segmental three-window bows (terminating below the eaves), with a plain frieze over each floor, and sashed windows on each floor. Interior has dog-legged staircase with stick balusters and mahogany handrail with wreathed curtail. Added two-storey wing on east side." [1]

Setting description:

The asset is set within an area of hardstanding used for carparking, including car parking for The Park Hotel (OR001_0080); a large red brick and tile building which dominates the setting to the south-west. Opposite the asset is a railway depot. The setting also includes two 1840s town houses to the north-east (7 and 6 East Cliff, OR001_0021 and OR001_023). Mature vegetation provides seasonal screening from the extensive car parking to the north, the West Coast Mainline to the west and Miller Park to the south. The asset is located with the Avenham Conservation Area.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of an early 19th century town house. The historic interest of the asset is derived from its ability to illustrate the development of East Cliff as a fashionable residential street in Preston in the early 19th century. The asset has group value with the other residential houses on East Cliff and the wider Avenham Conservation Area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292411>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0021

Asset name: 7, East Cliff

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353635 428779

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1279820
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0020	8, East Cliff
OR001_0023	6, East Cliff
OR001_0027	Avenham Conservation Area
OR001_0080	The Park Hotel

Description and sources

Full asset description:

"Detached town house, now offices. c. 1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Mostly double-depth, but east end single-depth to south side. Three storeys over high basement, with three-window main range and set-back one-window wing; square two-light basement windows, tall 12-pane sashes at ground and 1st floors, square six-pane sashes at 2nd floor; gable chimneys; 12-pane sashes on upper floors of set-back portion. Entrance front in west side, with large round-headed doorway up steps. Four-window south front, mostly 12-pane sashes, but with added canted bay window at ground floor. Interior not inspected." [1]

Setting description:

The asset is located on East Cliff, between the earlier 8 East Cliff (OR001_0020) and later 6 East Cliff (OR001_0023). To the east and south-east is an area of hardstanding used for carparking, including car parking for The Park Hotel (OR001_0080); a large red brick and tile building which dominates the setting to the south-west. A railway depot is located opposite the asset. Mature vegetation provides seasonal screening from the extensive car parking to the north, the West Coast Mainline in the west and Miller Park to the south. The asset is located within the Avenham Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of a mid 19th century town house. The historic interest of the asset is derived from its ability to illustrate the

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

development of East Cliff as a fashionable residential street in Preston in the early 19th century. The asset has group value with the other residential houses on East Cliff and the wider Avenham Conservation Area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279820>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0022

Asset name: 60, West Cliff

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353338 428780

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1291611
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0016	72, 74, 76, West Cliff
OR001_0019	66,68, West Cliff
OR001_0024	54, 56, West Cliff
OR001_0026	48, West Cliff
OR001_0028	42, West Cliff
OR001_0029	38, West Cliff
OR001_0030	39-57, West Cliff
OR001_0035	Fishergate Hill Conservation Area

Description and sources

Full asset description:

"Detached town house. Probably c. 1830-36; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over basement, with attic; a three-window symmetrical facade with plain frieze and moulded cornice; central doorway with Ionic doorcase, panelled door and overlight with glazing bars; and 12-pane sashed windows with raised sills and wedge lintels. Two tall chimney stacks on the front slope. Rear and Interior not inspected. History: first house built on West Cliff." [1]

Setting description:

The asset is located on West Cliff, a road of mostly residential properties of broadly similar date, style and materials. The asset is located within the Fishergate Hill Conservation Area. Similar residential streets are located to the north of West Cliff with historic properties also belonging to the Fishergate Hill Conservation Area.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of an early 19th century town house. The historic interest of the asset is derived from it being the first house built on West Cliff and consequently its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on West Cliff and the wider Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291611>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0023

Asset name: 6, East Cliff

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353650 428793

Asset class/type and dates

Monument class/type: Domestic
Vicarage

Period(s): Post-medieval

References

References: NHLE: 1209912
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0020 8, East Cliff

OR001_0021 7, East Cliff

OR001_0027 Avenham Conservation Area

Description and sources

Full asset description:

"Vicarage, now hostel. Dated 1846 on gable of porch. Snecked sandstone with quoins and ashlar dressings, slate roof. Irregular double-depth plan, with projecting wing to left, 17th century vernacular style, with mullioned windows and steeply pitched roofs. Two storeys and attic, raised over a basement; a wide asymmetrical façade with four windows at 1st floor. The wing to the left has coupled unequal gables, the smaller to the right belonging to an integral two-storey porch, which has a Tudor-arched doorway with deep moulded surround and hoodmould (approached by a flight of steps between gatepiers in the area wall), a small lancet at 1st floor and a shield in the gable lettered "MDCCCLVI"; to the left, the main portion of the wing has a four-light at ground floor, a smaller three-light window at 1st floor, and a lancet to the attic. Steeply-pitched coped gables, an apex cross on the larger. The main range has a transomed three-stage six-light stair window near the centre, a two-light window on each floor to the left, a large five-light window to the right and a smaller four-light window above. Skylight in roof; several tall triple-flue chimneys, including one rising from angle and another at the right-hand gable. Rear and interior altered." [1]

Setting description:

The setting of the asset includes two slightly earlier buildings to the west: 7 East Cliff (OR001_0020) and the later 8 East Cliff (OR001_0019). There is hardstanding car parking to the front of the property with gardens to the rear. The is a railway depot opposite the asset. Mature vegetation provides seasonal screening from the extensive car parking to the north, West Coast Mainline in the west and Miller Park to the south. To the north-east is a 21st century bridge which forms the continuation of East Cliff. The asset is located within the Avenham Conservation Area.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset's sandstone construction and revived Elizabethan style is distinctive within the streetscape. The historic interest of the asset is derived from its ability to illustrate the development of East Cliff as a fashionable residential street in Preston in the early to mid 19th century. The asset has group value with the other residential houses on East Cliff and the wider Avenham Conservation Area, which date to a similar time. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of East Cliff.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209912>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0024

Asset name: 54, 56, West Cliff

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353319 428804

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1207340
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0016	72, 74, 76, West Cliff
OR001_0019	66,68, West Cliff
OR001_0022	60, West Cliff
OR001_0026	48, West Cliff
OR001_0028	42, West Cliff
OR001_0029	38, West Cliff
OR001_0030	39-57, West Cliff
OR001_0035	Fishergate Hill Conservation Area

Description and sources

Full asset description:

"Pair of town houses, now offices. Probably early 1840s; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house double-fronted. Two storeys and attic, over basement, three+three bays, the fronts panelled so as to give the effect of simple pilasters, plus a one-bay side wing at the left end; with stone plinth, 1st-floor bands in the panelled bays, small moulded frieze to prominent projected eaves with plastered coving. The slightly-raised centre of each house has a large doorway up three steps, with a stone doorcase of panelled square pilasters, frieze with rosettes, and cornice with blocking course, and a panelled door with overlight (that at No. 56 with margin panes); and a 1st floor window with a cornice on consoles. The windows are all 12-pane sashes with flat-arched heads, those at ground floor recessed with panelled stone aprons and those above with raised sills and plain reveals. No. 54 has a large modern continuous dormer in the roof, No. 56 has two small dormers. The wing to the left, two lower storeys, has a round-headed blind window on each floor. At each end of the range is a ramped screen wall, that to the right with a similar blind window and both with doorways. The right-hand end wall of No. 54 has inter alia a round-headed sashed stair window with radiating glazing bars. Rear and interior not inspected." [1]

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Setting description:

The asset is located on West Cliff, a road of mostly residential properties of broadly similar date, style and materials. The asset is located within the Fishergate Hill Conservation Area. Similar residential streets are located to the north of West Cliff with historic properties also belonging to the Fishergate Hill Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of mid 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on West Cliff and the wider Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207340>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0025

Asset name: Boer War Memorial, approximately 75 metres south of Overleigh House (not included)

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353763 428806

Asset class/type and dates

Monument class/type: Commemorative
War memorial

Period(s): Modern

References

References: NHLE: 1207232
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
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OR001_0017	Avenham Park
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OR001_0027	Avenham Conservation Area
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Description and sources

Full asset description:

"War memorial. 1904, by T. Hodgkinson, sculptor, of Preston. Grey granite, and polished red and pink granite, with bronze plaques. Obelisk form, 25 feet high, consisting of two square steps of unpolished grey granite, a short square pedestal of polished red granite with moulded base and cornice which has panelled sides containing lettered bronze plaques, and an obelisk of polished pink Scotch granite (from Peterhead quarries). The bronze plaques have raised lettering and decoration, that on the south side reading: "IN MEMORY OF / THE OFFICERS, NON-COMMISSIONED OFFICERS AND MEN / LOYAL NORTH LANCASHIRE REGIMENT / WHO LOST THEIR LIVES IN THE SERVICE OF THEIR COUNTRY / DURING THE / SOUTH AFRICAN WAR 1899-1902 / ERECTED BY THEIR COMRADES"; the plaques in the other three sides list the names by Battalion. Originally situated in the Market Place and probably removed to this site in 1926, when the Cenotaph was erected." [1]

Setting description:

The asset is located within Avenham Park (OR001_0017), in a prominent position central to a terrace in the north-west of the park. The memorial was moved here from the Market Place in 1926. The asset is located within the Avenham Conservation Area.

Asset value assessment:

The value of the asset lies in its artistic and historic interest as a piece of sculpture and a memorial to the loss of life during the Boer War. Its current setting informs its heritage value to a lesser extent, not being its original location. However, the prominent position of the memorial within the park and the aesthetics of this

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

setting still have a positive contribution on the value of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207232>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0026

Asset name: 48, West Cliff

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353292 428836

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1219138
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0016	72, 74, 76, West Cliff
OR001_0019	66,68, West Cliff
OR001_0022	60, West Cliff
OR001_0024	54, 56, West Cliff
OR001_0028	42, West Cliff
OR001_0029	38, West Cliff
OR001_0030	39-57, West Cliff
OR001_0035	Fishergate Hill Conservation Area

Description and sources

Full asset description:

"Detached town house, now offices. c. 1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, with side wings. Two storeys over basement (plus added attic storey), a symmetrical three-window facade with clasping corner pilasters and flanking one-window wings to a lower level; with stone plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course. The doorway, up four steps, has an Ionic doorcase with engaged columns and entablature with cornice and blocking course, a panelled door and overlight with margin panes. The ground floor windows have raised sills and wedge lintels (all boarded at time of survey); the 1st floor has 12-pane sashes with wedge lintels; and the wings have similar but smaller windows. Large 20th century attic storey; gable chimney stacks. Rear and INTERIOR not inspected." [1]

Setting description:

The asset is located on West Cliff, a road of mostly residential properties of broadly similar date, style and materials. The asset is located within the Fishergate Hill Conservation Area. Similar residential streets are located to the north of West Cliff with historic properties also belonging to the Fishergate Hill Conservation

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of a mid 19th century town house. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on West Cliff and the wider Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219138>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0027

Asset name: Avenham Conservation Area

Designation and grade: Conservation area

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 354026 428849

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Park

Period(s): Post-medieval, and
Modern.

References

References: NHLE n/a
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0002 Miller Park

OR001_0003 Urn approximately 50 metres south-west of Terrace Steps on Upper Terrace of Park

OR001_0004 Fountain in Pond approximately 65 metres south-east of Derby Monument

OR001_0005 Urn approximately 2 metres north-east of Terrace Steps on Upper Terrace of Park

OR001_0006 Urn approximately 25 metres south-west of Terrace Steps on Upper Terrace of Park

OR001_0007 Terrace Steps with Balustrades and Urns in centre of Upper Terrace

OR001_0008 Derby Monument

OR001_0009 Urn approximately 2 metres south-west of Terrace Steps on Upper Terrace of Park

OR001_0014 Urn approximately 25 metres north-east of Terrace Steps on Upper Terrace of Park

OR001_0015 Urn approximately 50 metres north-east of Terrace Steps on Upper Terrace of Park

OR001_0017 Avenham Park

OR001_0018 Railway Bridge over Drive between Avenham Park and Miller Park

OR001_0020 8, East Cliff

OR001_0021 7, East Cliff

OR001_0023 6, East Cliff

OR001_0025 Boer War Memorial, approximately 75 metres south of Overleigh House (not included)

OR001_0031 The Rectory, Ribblesdale Place

OR001_0032 24 and 25 and attached Pump, Ribblesdale Place

OR001_0033 22, 23, Ribblesdale Place

OR001_0034 19, 20, 21, Ribblesdale Place

OR001_0036 17, Ribblesdale Place

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Description and sources

Full asset description:

"Avenham conservation area was first designated in 1975 and since expanded, it lies south-west of Preston town centre and encompasses Miller and Avenham parks, with Avenham Lane at its centre. It has a mixture of fine Georgian town houses in the south and south west 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. There are a large number of buildings and monuments listed or of local architectural or historic interest. Traditional craftsmanship is embodied in the original building materials and architectural features. There is 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 enhance the environment. There are attractive views across the Ribble valley throughout the area, with other key views including Avenham and Miller Parks. There is plenty of green open space and historic park structures provided by the more formal Grade II listed Avenham and Miller Parks, which include Avenham Walk, as well as the private gardens of Bank Parade and 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. There is more informal parkland to Frenchwood Knoll." [1]

Setting description:

The asset is located to the south of central Preston, with the urban and suburban areas of Preston forming its setting to the north. The River Ribble forms its southern border, with an agricultural area of Ribble Valley beyond. To the north-west is Preston Station, which forms part of the setting of the conservation area to its west.

Asset value assessment:

The value of this asset lies in the historic, architectural and artistic interest of its 19th century houses, parks and streetscapes. The setting of the asset on the southern edge of Preston City Centre makes a positive contribution to its value, providing historic context for the development of Avenham.

Heritage value: Moderate

Sources:

- 1 K. Sather (2009), Avenham Conservation Area Preston Conservation Area Appraisal, Preston City Council.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0028

Asset name: 42, West Cliff

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353270 428858

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1279778
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0016	72, 74, 76, West Cliff
OR001_0019	66,68, West Cliff
OR001_0022	60, West Cliff
OR001_0024	54, 56, West Cliff
OR001_0026	48, West Cliff
OR001_0029	38, West Cliff
OR001_0030	39-57, West Cliff
OR001_0035	Fishergate Hill Conservation Area

Description and sources

Full asset description:

"Detached town house, now offices. Probably early 1840s; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys and attic, over basement, four bays defined by simple pilasters (the outer bays wider than the inner), with stone plinth, interrupted 1st-floor band, plaster frieze with roundels and cornice, bracketed eaves. The doorway, in the 3rd bay, has a shallow porch with panelled square pilasters which have foliated caps, and entablature with dentilled cornice and blocking course, carrying an ornamental cast-iron balcony. Above the porch is a tall window with moulded architrave. The other windows have raised sills and chamfered rectangular lintels, and altered glazing. Roof with inserted continuous dormer, and gable chimney stacks. Attached at the left end is a one-bay three-storey addition with similar windows. Rear and interior not inspected. One of the first four houses built on West Cliff, and stylistically similar to Nos. 54 and 56." [1]

Setting description:

The asset is located on West Cliff, a road of mostly residential properties of broadly similar date, style and materials. The asset is located within the Fishergate Hill Conservation Area. Similar residential streets are

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

located to the north of West Cliff with historic properties also belonging to the Fishergate Hill Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of a mid 19th century town house. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on West Cliff and the wider Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279778>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0029

Asset name: 38, West Cliff

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353252 428882

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1207338
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0016	72, 74, 76, West Cliff
OR001_0019	66,68, West Cliff
OR001_0022	60, West Cliff
OR001_0024	54, 56, West Cliff
OR001_0026	48, West Cliff
OR001_0028	42, West Cliff
OR001_0030	39-57, West Cliff
OR001_0035	Fishergate Hill Conservation Area

Description and sources

Full asset description:

"Detached town house, now part of offices. Mid 19th century, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over basement (with altered attic); a symmetrical five-window façade, with clasping corner pilasters and slightly raised centre, stone plinth, interrupted string-course, plain frieze and moulded cornice with blocking course. The centre has a large stone porch composed of panelled square columns and pilasters, mounted on plinths with steps between and linked by simple balustrading, with anthemion and palmette decoration to the caps and a dentilled entablature with egg-and-dart frieze to the cornice, and a parapet; and a doorway with broad shouldered architrave and panelled double doors with overlight. The windows are 12-pane sashes, that over the door with a moulded architrave and cornice on consoles, and the others with raised bracketed sills and wedge lintels with raised keystones. Roof with 20th century attic storey and gable chimneys. The left gable has a tall round-headed sashed stair-window with radiating glazing bars, a shorter but similar window above, and various 12-pane sashes. 20th century rear wing to this side. Rear and interior not inspected." [1]

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Setting description:

The asset is located on West Cliff, a road of mostly residential properties of broadly similar date, style and materials. The asset is located within the Fishergate Hill Conservation Area. Similar residential streets are located to the north of West Cliff with historic properties also belonging to the Fishergate Hill Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of a mid 19th century town house. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on West Cliff and the wider Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207338>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0030

Asset name: 39-57, West Cliff

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353304 428886

Asset class/type and dates

Monument class/type: Domestic
Terrace

Period(s): Post-medieval

References

References: NHLE: 1207339
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0016	72, 74, 76, West Cliff
OR001_0019	66,68, West Cliff
OR001_0022	60, West Cliff
OR001_0024	54, 56, West Cliff
OR001_0026	48, West Cliff
OR001_0028	42, West Cliff
OR001_0029	38, West Cliff
OR001_0035	Fishergate Hill Conservation Area

Description and sources

Full asset description:

"Terrace of 10 town houses, some now flats etc. c. 1850-60, altered. Sandstone ashlar at ground floor, red brick in Flemish bond above, with sandstone dressings, slate roofs (but some tiled on rear slope); and No. 51 now rendered. Double-depth plan, each house single-fronted, with individual back extensions. Three storeys over cellars, a 20-window range (stepping up slightly between Nos. 41 and 43, and Nos. 49 and 51), with channelled ashlar ground floor, large ornamental cast-iron balconies to 1st floor (except No. 39, and those at Nos. 53-57 missing though the brackets remain), narrow round-headed slots between the houses on the upper floors, 2nd-floor sill-bands, plain frieze and moulded gutter cornice. The doorways, to the right, have plain set-in jambs with large non-functional consoles, and panelled doors with rosettes in the corners of the panels (that at No. 55 altered) with large overlights. Each house has a large tripartite sashed window at ground floor, two tall four-pane sashes at 1st floor with unusually tall lower leaves (except No. 49, which are altered), and short windows at 2nd floor (four-pane sashes at Nos. 39-43 and No. 51, the others altered); all these upper windows with flat-arched heads. Ridge chimney stacks. Tusked brick-work at left end, as for continuation of range. Interior: No. 41 has dog-legged staircase to full height, with stick balusters and mahogany handrail with wreathed curtail; three-room cellar." [1]

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Setting description:

The asset is located on West Cliff, a road of mostly residential properties of broadly similar date, style and materials. The asset is located within the Fishergate Hill Conservation Area. Similar residential streets are located to the north of West Cliff with historic properties also belonging to the Fishergate Hill Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of mid 19th century terrace of large town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on West Cliff and the wider Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207339>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0031

Asset name: The Rectory, Ribblesdale Place

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353842 428908

Asset class/type and dates

Monument class/type: Domestic
House

Period(s): Post-medieval

References

References: NHLE: 1207320
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0017	Avenham Park
OR001_0027	Avenham Conservation Area
OR001_0032	24 and 25 and attached Pump, Ribblesdale Place
OR001_0033	22, 23, Ribblesdale Place
OR001_0034	19, 20, 21, Ribblesdale Place
OR001_0036	17, Ribblesdale Place

Description and sources

Full asset description:

"House, now rectory. c. 1820, altered. Red brick in Flemish bond, scored stucco to the west side and rear, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over cellar, three bays, symmetrical, with stone plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course. The central doorway, up two steps with nosings, has a doorcase of engaged Tuscan columns with abaci, plain frieze and moulded cornice with blocking course, plain jambs with impost, and a panelled door under an elliptical fanlight. The windows have raised sills and wedge lintels and are now all top-hung casements imitating sashes; and there are two cellar windows in the plinth, protected by gratings. Roof with coped gables, now lacking chimneys. Screen wall attached at left end, with service door and inserted garage doorway. Rear has two-storey canted bay. Interior not inspected." [1]

Setting description:

The setting of the asset is formed by Ribblesdale Place and the other historic buildings of a similar period, which are located on the street. The setting also includes Avenham Park (OR001_0017), which is located immediately to the south of the asset. The asset is located within the Avenham Conservation Area.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of an early 19th century town house. The historic interest of the asset is derived from its ability to illustrate the development of Avenham as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Ribblesdale Place and the wider Avenham area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Avenham.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207320>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0032

Asset name: 24 and 25 and attached Pump, Ribblesdale Place

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353856 428934

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1291723
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0017	Avenham Park
OR001_0027	Avenham Conservation Area
OR001_0031	The Rectory, Ribblesdale Place
OR001_0033	22, 23, Ribblesdale Place
OR001_0034	19, 20, 21, Ribblesdale Place
OR001_0036	17, Ribblesdale Place

Description and sources

Full asset description:

"Pair of town houses. Probably 1832, slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, No. 24 double-fronted and No. 25 single-fronted, both with back extensions. Two storeys with basements and attics, three by two bays, with ashlar basement treated as a plinth, 1st-floor sill-band, plain frieze and moulded cornice with blocking course. The doorways, in the 2nd and 4th bays, both up four steps with nosings, have doorcases of engaged Ionic columns with plain friezes and moulded cornices with blocking courses, plain jambs with impost, and panelled doors under elliptical fanlights. The windows are sashed without glazing bars, and have raised sills and wedge lintels; the basements have half-sunk windows with gratings over the wells. Large wooden gabled dormer over 3rd bay of No. 24; one ridge chimney and gable chimneys. The right-hand return wall of No. 25 (to Camden Place) has one window on each floor of the rear bay (including cellar) and an attic window; and, continued to the rear, a lower two-storey one-bay back extension architecturally integrated with Nos. 1 to 4 Camden Place, with sashed windows on both floors. Interior: No. 24 has a complete service including fireplace, washing boiler, slopstone, and steps up to the back yard where there is a pump dated 1832." [1]

Setting description:

The asset is located on Ribblesdale Place. The setting includes 19th century town houses on both sides of the street, mostly in red brick, sandstone and slate, and historic street furniture such as street lamps. The

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

setting of the asset extends to Avenham Park (OR001_0017) on the south side of the street, a primary entrance to which can be seen looking east on Ribblesdale Place. The asset is located within the Avenham Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of early 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Avenham as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Ribblesdale Place and the wider Avenham area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Avenham.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291723>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0033

Asset name: 22, 23, Ribblesdale Place

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353831 428937

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1291721
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0017	Avenham Park
OR001_0027	Avenham Conservation Area
OR001_0031	The Rectory, Ribblesdale Place
OR001_0032	24 and 25 and attached Pump, Ribblesdale Place
OR001_0034	19, 20, 21, Ribblesdale Place
OR001_0036	17, Ribblesdale Place

Description and sources

Full asset description:

"Two town houses, No. 22 now office, No. 23 now surgery with flat over. c. 1840, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. L-shaped block on corner site, No. 22 double-depth and single-fronted, with a back extension, No. 23 attached to the right-hand (south) side, facing south, single-depth and double-fronted. Two storeys with cellars and attics; 1st-floor sill-band, plain frieze and moulded cornice with blocking course. No. 22 is two bays (forming part of terrace which includes Nos. 19 to 21), has the doorway to the 2nd bay, up four steps, with a doorcase of engaged Ionic columns with plain frieze and moulded cornice with blocking course, plain jambs with impost, and a recessed panelled door under a semi-circular fanlight with radiating glazing bars; and unhorned 12-pane sashed windows with raised sills and wedge lintels, and a cellar window to the left of the door with grating over the well. Ridge chimney to the left, and a low modern dormer to the right of this. The gable-end of No. 23 to the right has similar windows on both floors and a round-headed attic window with radiating glazing bars; the four-bay south-facing façade has a doorway in the 2nd bay like that of No. 22, a canted bay window to the right, patched brickwork in place of former windows on both floors of the 1st bay, and other windows like those of No. 22. Screen wall continued to right, with inserted garage door. Interiors: No. 22 has dog-legged staircase with stick balusters; No. 23 altered." [1]

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Setting description:

The asset is located on Ribblesdale Place. The setting includes 19th century town houses on both sides of the street, mostly in red brick, sandstone and slate, and historic street furniture such as street lamps. The setting of the asset extends to Avenham Park on the south side of the street, a primary entrance to which can be seen looking east on Ribblesdale Place. The asset is located within the Avenham Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of mid 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Avenham as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Ribblesdale Place and the wider Avenham area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Avenham.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291721>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0034

Asset name: 19, 20, 21, Ribblesdale Place

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353827 428950

Asset class/type and dates

Monument class/type: Domestic
Row

Period(s): Post-medieval

References

References: NHLE: 1279769
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0017	Avenham Park
OR001_0027	Avenham Conservation Area
OR001_0031	The Rectory, Ribblesdale Place
OR001_0032	24 and 25 and attached Pump, Ribblesdale Place
OR001_0033	22, 23, Ribblesdale Place
OR001_0036	17, Ribblesdale Place

Description and sources

Full asset description:

"Row of three town houses forming part of terrace, now all offices. Later 1840s, slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted and with a back extension. Two storeys with cellars and attics, two + two + two bays; 1st-floor sill-band, plain frieze and moulded cornice with blocking course. Each house has the doorway in the 2nd bay, up four steps, with a doorcase of engaged Ionic columns with plain frieze and moulded cornice, plain jambs with imposts, and a recessed panelled door under a semi-circular fanlight with radiating glazing bars (except No. 20 which is plain). The windows are all unhorned 12-pane sashes, with raised sills and wedge lintels, and to the left of the door each has a cellar window with grating over the well. Ridge chimneys. The left gable wall of No. 19 has two windows on each floor like those at the front, and a round-headed attic window with radiating glazing bars; and continued to the rear a lower two-storey two-bay back extension with six-pane sashes. Interior: No. 19 has a dog-legged staircase with stick balusters and mahogany handrail, and a two-room cellar, the front room containing a washing boiler and a slopstone; No. 20 has two original cast-iron fireplaces with tiled surrounds." [1]

Setting description:

The asset is located on Ribblesdale Place. This setting includes 19th century town houses on both sides of the street, mostly in red brick, sandstone and slate, and historic street furniture such as street lamps. The

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

setting of the asset extends to Avenham Park on the south side of the street, a primary entrance to which can be seen looking east on Ribblesdale Place. The asset is located within the Avenham Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of an early 19th century town house. The historic interest of the asset is derived from its ability to illustrate the development of Avenham as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Ribblesdale Place and the wider Avenham area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Avenham.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279769>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0035

Asset name: Fishergate Hill Conservation Area

Designation and grade: Conservation area

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353216 428977

Asset class/type and dates

Monument class/type: Domestic
Suburb

Period(s): Post-medieval, and
Modern.

References

References: NHLE n/a
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0016	72, 74, 76, West Cliff
OR001_0019	66,68, West Cliff
OR001_0022	60, West Cliff
OR001_0024	54, 56, West Cliff
OR001_0026	48, West Cliff
OR001_0028	42, West Cliff
OR001_0029	38, West Cliff
OR001_0030	39-57, West Cliff
OR001_0041	1-4, Stanley Terrace
OR001_0042	5, Stanley Terrace
OR001_0043	88, 89, Fishergate Hill
OR001_0044	6, 7, Stanley Terrace
OR001_0045	7-10, Fishergate Hill
OR001_0047	8, Stanley Terrace
OR001_0048	5, 6, Fishergate Hill
OR001_0049	1, Waltons Parade
OR001_0051	91, 92, 93, Fishergate Hill, 19, Spring Bank
OR001_0053	1, 2, 2a, 2b, 2c, Fishergate Hill
OR001_0054	95, Fishergate Hill
OR001_0055	12-18, Spring Bank
OR001_0056	7, 8, Spring Bank
OR001_0057	9, 10, 11, Spring Bank

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Description and sources

Full asset description:

"Fishergate Hill conservation area as designated in 1994. It is 11.81ha in size. It is visually separated from the town centre by Preston Train Station, Butler Street and Corporation Street. The area has a distinct historic residential character. The character of the area is derived from; the group value and townscape quality of a number of surviving early and mid 19th century buildings, many of which are designated heritage assets; Fishergate Hill is a historic route into Preston from a westerly direction and has continued to develop as a main thoroughfare with a strong urban character of townhouses fronting the street; The finely grained street pattern reflects the areas development from a rural area in the early 1800s to a fashionable residential area of Preston by 1850; West Cliff, originally built as a carriageway and later a fashionable suburb for wealthy families, leads off Fishergate Hill to the south; there is distinctive topography where Fishergate Hill rises to the city centre and overlooks to River Ribble to the south; Properties on Stanley Place and Spring Bank are designated heritage assets; There is a harmonious use of materials, architectural scale, setting, massing and styles which unify the buildings; the historic residential properties on Fishergate Hill now have a mixture of uses; Hard surfaces dominate the public realm but there is a small area of green open space to the front of the County Council and bowling greens opposite Spring Bank; Traditional craftsmanship and techniques are embodied in the distinctive architectural features; the area surrounding the conservation area has a less cohesive character." [1]

Setting description:

Fishergate Hill Conservation Area is set to the west of central Preston, with the West Coast Mainline and Preston Station forming a boundary to its east. On all other sides the setting comprises urban and suburban development between the West Coast Mainline, A59 and River Ribble.

Asset value assessment:

The value of this asset lies in the historic and architectural interest of its buildings and streetscapes. The role the area played in the development of Preston and its historic suburbs is also of historic interest. The setting of the asset within Preston provides historic context to the development of the conservation area. In particular, the relationship of Fishergate Hill to the city centre is of importance, illustrating the historic role of Fishergate Hill as a thoroughfare into the city. The setting of the asset therefore makes a positive contribution to its heritage value.

Heritage value: Moderate

Sources:

1 <https://www.preston.gov.uk/article/1291/Fishergate-Hill-conservation-area>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0036

Asset name: 17, Ribblesdale Place

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353796 428980

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1207321
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0017	Avenham Park
OR001_0027	Avenham Conservation Area
OR001_0031	The Rectory, Ribblesdale Place
OR001_0032	24 and 25 and attached Pump, Ribblesdale Place
OR001_0033	22, 23, Ribblesdale Place
OR001_0034	19, 20, 21, Ribblesdale Place

Description and sources

Full asset description:

"House, now office. Mid 19th century, altered and with 20th century additions. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan (built on narrow plot between earlier buildings). Three storeys over basement, three bays, with ashlar basement, plain frieze and moulded cornice. The entrance in the 1st bay has a porch with four Tuscan columns mounted on panelled pedestals, with plain frieze and moulded cornice, three steps under the porch leading to a round-headed doorway which has impostes and a fanlight with moulded surround; and continued to the right of the porch is a panelled ashlar wall protecting a deep basement well (the basement having a doorway and a 20-pane sashed window). All the windows have moulded architraves with corbels at the ends of the sills, and altered glazing. Interior: entrance hall with unusual screen on inner side of doorway (Tuscan columns distyle in antis), elaborate moulded plaster cornices here and in front room; large open-well staircase with two turned balusters per tread and panelled newels, illuminated by large skylight with painted panel in centre; 1st floor front room with very elaborate undercut plaster frieze and cornice, and ceiling rose with curled acanthus leaves." [1]

Setting description:

The asset is located on Ribblesdale Place. This setting includes 19th century town houses on both sides of

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

the street, mostly in red brick, sandstone and slate, and historic street furniture such as street lamps. The setting of the asset extends to Avenham Park on the south side of the street, a primary entrance to which can be seen looking east on Ribblesdale Place. The asset is located within the Avenham Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of a large mid 19th century town house. The historic interest of the asset is derived from its ability to illustrate the development of Avenham as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Ribblesdale Place and the wider Avenham area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Avenham.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207321>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0037

Asset name: 20, 21, Winckley Square

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353791 428993

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1219266
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0038	5 Camden Place, 18, 18a, Ribblesdale Place, 16-19 Winckley Square
OR001_0039	22, Winckley Square
OR001_0046	27, Winckley Square
OR001_0052	30, 31, Winckley Square
OR001_0059	St Wilfrids Presbytery (Part), 1, Winckley Square
OR001_0062	Winckley Square Conservation Area

Description and sources

Full asset description:

"Large town house, subsequently two houses, then convent school, now offices. Probably early 1820s, extended and altered in 1850s; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan, with narrow addition to right-hand side. Three storeys over a basement, five bays (except for 1-bay addition to right, formerly No. 21); symmetrical, with ashlar basement treated as a plinth, 1st-floor band, plain frieze and moulded cornice with lead-clad blocking course. The central doorway, up five wide steps with nosings, is elliptical-arched with an extrados of gauged brick, and has a moulded stone architrave with keystone, moulded imposts and lintel, a plain fanlight over the lintel, slender set-in Tuscan columns, and a moulded surround and six-panel door (the top panels glazed). The windows are sashed without glazing bars, and have raised sills and wedge lintels. The basement has two windows each side of the steps, the area protected by replacement cast-iron railings (continued across the addition to the right, with a gate at that end). Two chimneys on front slope of roof. The addition (No. 21), one narrow set-back bay to the same height, has a former doorway (altered as a window) which has an architrave of engaged columns with Egyptian caps and a dentilled cornice, and windows with moulded architraves on small consoles, both sashed without glazing bars. Interior: moulded plaster cornices (egg-and-dart, etc); marble fireplace in front left room at ground floor, another at 1st floor with fluted colonettes; open-well staircase to full height, with scrolled brackets, stick balusters and wreathed mahogany handrail. History: No. 21 formed by addition (and presumably internal subdivision), for Edward Garlick (partner in Garlick, Park

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

and Sykes, surveyors and architects, inter alia of Preston Dock and Blackpool Promenade); whole building latterly part of former Holy Child Convent School for Girls." [1]

Setting description:

The asset faces onto Winckley Square in the Winckley Square Conservation Area, one of the finest examples of a Georgian planned square in Lancashire. [2] The centre of the square is occupied by a mature park with trees and grassed areas enclosed by low cast iron railings. The majority of the other buildings which front onto the square are designated historic buildings of a similar style and period.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of an early 19th century town house. The asset has historic associations with the architect and surveyor, Edward Garlick, and the Holy Child Convent School for Girls. The asset has group value with the other residential houses on Winckley Square, which date to a similar time and are in a similar style. The setting of the asset is formed by Winckley Square, one of the finest examples of a Georgian planned square in Lancashire. This setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of the development of Winckley Square as the most fashionable address in Preston in the early 19th century.

Heritage value: Moderate

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1219266>
- 2 Preston City Council (2018), Winckley Square Conservation Area Appraisal, Preston City Council.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0038

Asset name: 5 Camden Place, 18, 18a, Ribblesdale Place, 16-19 Winckley Square

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353829 428993

Asset class/type and dates

Monument class/type: Domestic
Terrace

Period(s): Post-medieval

References

References: NHLE: 1207344
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0037	20, 21, Winckley Square
OR001_0039	22, Winckley Square
OR001_0046	27, Winckley Square
OR001_0052	30, 31, Winckley Square
OR001_0059	St Wilfrids Presbytery (Part), 1, Winckley Square
OR001_0062	Winckley Square Conservation Area

Description and sources

Full asset description:

"Includes: Nos. 18 AND 18A Ribblesdale Place. Includes: No. 5 Camden Place. Terrace of six town houses, now all offices. c. 1824-36 (beginning at the west end with No. 18 Ribblesdale Place); altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular double-depth block with left and right returned ends to Camden Place and Ribblesdale Place respectively, all single-fronted to Winckley Square and with long back extensions. Three storeys over cellars, with 12 bays in total to Winckley Square and three bays to Camden Place and Ribblesdale Place respectively. Plain frieze and moulded cornice carried round. The doorways of Nos. 16 to 19 are all to the left, those of the Camden Place and Ribblesdale Place facades are in the centre, and all have doorcases with Tuscan semi-columns, plain friezes and moulded cornices, plain jambs with impost, and panelled doors with elliptical fanlights. All the windows have raised sills, all except those at 2nd floor have wedge lintels, and all those to Winckley Square are sashed without glazing bars; the side facades have similar fenestration except that the front bay of each has blind windows, No. 5 Camden Place has a service doorway to the left at ground floor, 12-pane sashes at 1st floor and 9-pane sashes above, and No. 18 Ribblesdale Place has six-pane sashes at 2nd floor. Cellar areas to Winckley Square, most railings removed or replaced except at the two at the left end which have simple cast-iron railings. Hipped roof with ridge chimneys. Back extensions to No. 5 Camden Place and No.18 Ribblesdale Place (the latter separately occupied as No. 18A) are both two storeyed and have various

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

sashed windows, the former with glazing bars, and the latter has an inserted doorway. Rear: back extensions mostly altered, some with additions which are not of special interest. Interiors: all have doglegged staircases with stick balusters and mahogany handrails; No. 5 Camden Place has moulded plaster cornices, marble fireplaces in two principal ground floor rooms and 1st floor front room, blocked fireplace in front cellar room; No. 16 has moulded plaster cornice in front room at ground floor (with leaf-and-dart, and foliation); Nos. 16 to 19 are very long and very narrow. History: No. 5 Camden Place was built for Thomas Leach, hosier and draper; reference: M. Roberts "The Story of Winckley Square" (1988) pp 27-30, quoting from Samuel Leach "Old Age Reminiscences" (1916) - copy in Harris Reference Library, Preston." [1]

Setting description:

The principal façade of the asset faces onto Winckley Square in the Winckley Square Conservation Area, one of the finest examples of a Georgian planned square in Lancashire[2]. The centre of the square is occupied by a mature park with trees and grassed areas enclosed by low cast iron railings. The majority of the other buildings which front onto the square are designated historic buildings of a similar style and period.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of early 19th century town houses. The asset has historic associations with Thomas Leach, a former resident who was a hosier and draper. The asset has group value with the other residential houses on Winckley Square, which date to a similar time and are in a similar style. The setting of the asset is formed by Winckley Square, one of the finest examples of a Georgian planned square in Lancashire. This setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of the development of Winckley Square as the most fashionable address in Preston in the early 19th century.

Heritage value: Moderate

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1207344>
- 2 Preston City Council (2018), Winckley Square Conservation Area Appraisal, Preston City Council.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0039

Asset name: 22, Winckley Square

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353787 429005

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1207345
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0037	20, 21, Winckley Square
OR001_0038	5 Camden Place, 18, 18a, Ribblesdale Place, 16-19 Winckley Square
OR001_0046	27, Winckley Square
OR001_0052	30, 31, Winckley Square
OR001_0059	St Wilfrids Presbytery (Part), 1, Winckley Square
OR001_0062	Winckley Square Conservation Area

Description and sources

Full asset description:

"Large town house, now offices, gymnasium etc. c. 1850, for Philip Park (surveyor and civil engineer, partner in Park, Son, and Garlick; also Treasurer and Steward to Preston Corporation); altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan, with long back extension. Three storeys over a basement, three bays, with ashlar basement treated as a plinth, raised rusticated quoins, moulded sill-bands to all floors (with sill-blocks below 2nd floor windows), plain frieze and prominent modillioned cornice. The doorway in the 1st bay, up four renewed steps protected by cast-iron railings with urn finials, has a moulded architrave with dentilled cornice on carved consoles and a four-panel door with plain rectangular overlight. The two windows to the right have matching architraves and panelled aprons; the windows on the upper floors also have moulded architraves, that in the centre of the 1st floor with a segmental pediment on consoles and those flanking it with moulded cornices, and all are sashed without glazing bars. Hipped roof with corniced stone chimney to the left. Rear: two-storey back extension with added attic, wooden canted oriels at 1st floor. Interior: very large lateral open-well staircase with two turned balusters per tread, wreathed mahogany handrail, egg-and-dart cornices; 1st-floor front room (now partitioned) with modillioned egg-and-dart cornice, and grey marble fireplace with anthemion enrichment; cellars to whole building, approached by steps from back extension." [1]

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Setting description:

The asset faces onto Winckley Square in the Winckley Square Conservation Area, one of the finest examples of a Georgian planned square in Lancashire[2]. The centre of the square is occupied by a mature park with trees and grassed areas enclosed by low cast iron railings. The majority of the other buildings which front onto the square are designated historic buildings of a similar style and period.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of a mid 19th century town house. The asset has historic associations with the civil engineer, Philip Park [2]. The asset has group value with the other residential houses on Winckley Square, which date to a similar time and are in a similar style. The setting of the asset is formed by Winckley Square, one of the finest examples of a Georgian planned square in Lancashire. This setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of the development of Winckley Square as the most fashionable address in Preston in the early 19th century.

Heritage value: Moderate

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1207345>
- 2 Preston City Council (2018), Winckley Square Conservation Area Appraisal, Preston City Council.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0040

Asset name: Preston Railway Station

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353464 429025

Asset class/type and dates

Monument class/type: Transport
Railway station

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1207271
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0013 Railway Viaduct over River Ribble

OR001_0050 Two K6 Telephone Kiosks beside Entrance Block of Preston Railway Station

OR001_0060 Fishergate Bridge

OR001_0080 The Park Hotel

Description and sources

Full asset description:

"Railway station. 1880, by Cooper and Tullis of Preston, for the London and North Western and the Lancashire and Yorkshire Railway Companies; altered at various dates, and renovations in progress at time of survey (1989). Booking hall and offices of buff brick with sandstone dressings, granite plinths and slate roofs; train sheds of cast-iron and steel with roofs of glass and corrugated sheet. Three island platforms, the centre much wider than the others, its north end covered by a descending approach road to the entrance block (the booking hall) and its centre occupied by three brick ranges on the same axis, containing other offices; with a 4th platform on the east side (now the entrance front from Butler Street). The entrance block has a tripartite rectangular plan, presenting a symmetrical facade with a five-bay centre of two storeys and attic flanked by single-storey three-bay offices (the centre embraced, and the side offices protected, by the glazed gable-ends of the two principal train sheds); the ground floor of the centre is open-arcaded, the front arcade faced with Tuscan columns of punched granite, the 1st floor has five sashed windows with moulded architraves framed by a sill-band, banded corner pilasters and a prominent bracketed cornice, and above this is a mansard roof treated as an attic, with three pedimented dormers (the larger one in the centre containing a clock), wrought-iron cresting with scrolls and anthemions, and tall side-wall chimneys. The flanking side offices have sandstone plinths, channelled corner pilasters, and stilted-arched openings with moulded architraves linked by impost bands (including a doorway in the centre to the left). To the left are the gables of two wide aisled train sheds, both slightly bowed and with vertical-paned glazing (but the outer smaller), and to the right the gable of the 3rd train shed with altered glazing. The east side wall (to Butler Street), altered at various dates (principally by removal of former booking office) and recently renovated, is

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

mostly a continuous arcade of stilted arched windows matching those of the office blocks on the main platform (see below).

INTERIOR: three brick ranges on main platform, three bays wide and respectively 15, 18 and 12 bays long, and of uniform design: tall ground floors treated as stilted arcades, the piers on moulded plinths of grey granite but otherwise of buff brick with moulded sandstone frames, capitals and architraves, and the openings mostly filled with tripartite wooden and glazed screens with dentilled cornices at impost level and radiating glazing bars in the overlights; between the arches, small carved corbels to cast-iron roof brackets with foliated open-work; a string course above the arches, and a moulded frieze and cornice. All these blocks (including the entrance) linked by sections matching the structure of the main sheds (but the one-bay gap between the centre and south ranges reduced to a tunnel by modern brick infilling). The train shed has a four-span roof carried on cast-iron columns which have fern-leaf enrichment to the feet, stiff-leaf and lily decoration to the caps, and are linked by arched longitudinal latticed girders with rosette and tendril decoration; steel arch-braces with cast-iron foliated open-work, steel roof trusses with webs of tension rods, linked by latticed clasped purlins; and foliated arch-braced trusses to the central smoke-louvres. Ramp down from booking office to main platform protected by cast-iron railings with large rosette open-work panels, and top rail with star-and-spike cresting; footbridges at entrance end, of cast and wrought-iron, with latticed sides to the deck and straight steps with half-landings and decorated iron balustrading; subways linking centres of platforms, entered from central platform by a U-ramp and from east island by straight ramp, both protected by twisted bar railings, and from west island by steps protected by panelled railings.

History: built as compound station to replace former complex of separate platforms and offices built by different railway companies since 1838. A First World War memorial plaque dedicated to The Preston Pals 'D' Company the 7th (Service) Battalion of the Loyal North Lancashire Regiment (19th West Division), designed by John Shaw, was installed between Platforms 3 and 4 in 2012." [1]

In 1880 the London and North-Western Railway Company and the Lancashire and Yorkshire Railway Company funded the construction of the Grade II listed Preston Railway Station, intended to replace a series of small stations and platforms to consolidate and modernise Preston's rail services. The station, built by Cooper and Tullis of Preston, featured a central booking hall and offices, four platforms and train sheds. The station entrance was located at the end of a ramp leading south from the Grade II listed Fishergate Bridge (OR001_0060). This ramp led to an impressive two-storey booking office of buff brick with sandstone dressings and slate roofs. A repeating pattern of stilted arch opening characterises both the booking hall and the three ranges of buildings which are located on the central island platform, providing a continuity of design. Internally the sandstone dressings feature roses which may relate to the badge of the Lancashire and Yorkshire Railway Company which includes both the Lancashire white rose and the Yorkshire red rose. The use of buff brick in the building appears to be unique within the study area and is in direct contrast to the red brick which was the predominant building material in 19th-century Preston. This makes the station distinctive within the surrounding townscape. The station features a large amount of decorative cast-iron work including cast-iron columns with fern-leaf enrichment to the feet and stiff-leaf and lily decoration to the caps linked by arched girders with rosette and tendril decoration. The ramp down from the booking office to main platforms features cast-iron railings with large rosette open-work panels, and top rails with star-and-spike cresting. The footbridges to the outer platforms are of cast and wrought-iron, with latticed sides, these are much plainer than other iron work elements within the station.

In 1902 the station was extended to create the modern Platform 0, with a long central range of buildings and a smaller podium building which carried an iron-lattice girder footbridge to the platform from the current Platform 1. Both these buildings were constructed in the same buff brick and sandstone dressings of the rest of the station and featured the same repeating stilted openings. This continuity provides stylistic unity with the rest of the station meaning they appear at first glance to belong to the same building phase. An iron canopy covered the new platform and connected it to the current Platform 1, meaning the whole station was undercover. This canopy also echoed the design of the rest of the station. A subway and baggage tunnel at the southern end of the platform also provide access to all other station platforms.

In 195 Preston Railway Station was again remodelled, with an additional entrance added from Butler Street and phone boxes (O001_0050) added to the station's Fishergate entrance.

The canopy roof and supports between Platform 0 and Platform 1 were removed in 1960. This was likely when a new covered footbridge was added between platforms 1 and 0, replacing or substantially altering the original 1902 footbridge. New individual canopies were also added to both Platform 0 and Platform 1 and a

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

lift shaft and office building were built at the southern end of the Platform 0. The 1960s footbridge linking platforms 1 and 0 was removed in around 1970, at which point it is thought that the current canopy on Platform 0 was installed. This was possibly in order to facilitate the electrification of some lines through the station which took place in the early 1970s. The new and present canopy to Platform 0 was significantly lower than the original canopy. The new canopy attaches to the platform buildings just below the first-floor windows whereas the old canopy was attached at the roofline.

Improvements to Preston Station have continued into the 21st century, with further electrification in the 2010s and a remodelling of the station's Butler Street entrance in 2016. In 2012 a First World War memorial plaque was installed between Platform 3 and 4, designed by John Shaw.

Setting description:

The station is entered from the north by a ramp leading from Fishergate Bridge which is approximately 85m long. The walls of Fishergate Bridge largely screen the asset from view on the approach, until the corner is turned towards the main entrance when the symmetrical principal façade of the station can be appreciated. The station sits low within the surrounding landscape. To the east is the Butler Street station entrance, which features modern commercial properties and a multi-storey car park opposite, these buildings screen views to the centre of Preston. To the west, the station is flanked by Christian Road, featuring historic residential properties, from which views of the station are mostly screened by topography and buildings. Christian Road leads to the modern Royal Mail Group complex which borders the station to the south-west. The impressive Park Hotel (OR001_0080) is visible from the station, at the south end of East Cliff, approximately 150m south of the station buildings. The history of the hotel is related to the station with both being owned by the same railway companies when it was built in 1883 [2]. The remainder of the station setting is comprised of the rail lines and railway operational buildings.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a representative record of the progressive change to and expansion of Preston Railway Station. The cohesive use of materials and style across the historic station buildings further contributes to this value. The 21st century Butler Street entrance and the 1970s canopy structures to Platform 0 and Platform 1 are not of value and do not complement the historic buildings. The station also has historic interest relating to its association with the London and North Western Railway Company and the Lancashire and Yorkshire Railway Company, as well as to Cooper and Tullis of Preston.

The view of the principal façade of the station from Fishergate Bridge makes a positive contribution to how the heritage value of the station is appreciated. The Park Hotel (OR001_0080) also forms a part of the setting of the station, illustrating the historic connection between the two buildings. The Butler Street entrance is surrounded by modern commercial properties, which along with the new entrance building, alter the historic relationship of the station with its surroundings, making a negative contribution to the heritage value of the station. Due to the topography of the landscape, the station is largely obscured from the surrounding historic residential properties to the east and west. However, they form part of the station's historic context, as they show the influence the station had on the development of the surrounding townscape. Overall the setting of this asset makes a positive contribution to its heritage value.

Heritage value: Moderate

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1207271>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0041

Asset name: 1-4, Stanley Terrace

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353138 429058

Asset class/type and dates

Monument class/type: Domestic
Terrace

Period(s): Post-medieval

References

References: NHLE: 1279774
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0042	5, Stanley Terrace
OR001_0044	6, 7, Stanley Terrace
OR001_0047	8, Stanley Terrace

Description and sources

Full asset description:

"Includes: Nos. 86 and 87 Fishergate Hill. (No. 86 being the returned end of the terrace). Terrace of five town houses, No. 2 and Nos. 86 and 87 Fishergate Hill now hotels. c. 1820, altered. Red brick in Flemish bond, with sandstone dressings and hipped slate roof. Double-depth plan, each house on Stanley Terrace single-fronted and Nos. 86 and 87 Fishergate Hill double-fronted to that street; with long back extensions. Three storeys over cellars, with two + two + two + two + one windows to Stanley Terrace; plain frieze, moulded cornice and low blocking course carried round. Each house has a round-headed doorway to the right, with a doorcase of engaged Tuscan columns, entablature and cornice; one window at ground floor and two on each floor above, those at ground and 1st floors tall and with raised sills and wedge lintels, and those at 2nd floor square under the frieze, with raised sills, and all these windows with altered glazing. Cellar windows also with wedge lintels, and protected by gratings. Ridge chimney stacks. No. 86 Fishergate Hill, the right-hand return, has a symmetrical three-window façade in matching style. Continued to the right of this is No. 87 Fishergate Hill, an early addition (now incorporated with No. 86), also three storeys and three windows and in similar style but with a simple round-headed doorway, and additions to the front of the ground floor and a large iron fire-escape in the centre." [1]

Setting description:

The asset is on an unsurfaced road which leads north off Fishergate Hill, within the Fishergate Hill Conservation Area. The terrace overlooks two bowling greens to the west. The remainder of the setting is comprised rows of, mostly terraced, housing which comprises the conservation area and historically

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

fashionable suburb of Fishergate Hill.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of mid 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Stanley Terrace and the wider Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279774>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0042

Asset name: 5, Stanley Terrace

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353127 429074

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1219114
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0041	1-4, Stanley Terrace
OR001_0044	6, 7, Stanley Terrace
OR001_0047	8, Stanley Terrace

Description and sources

Full asset description:

"Town house, now flats. c. 1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth single-fronted plan with back extension. Three storeys over cellar, a two-window façade, with elliptical-headed doorway up two steps to the right, doorcase of engaged Tuscan columns with entablature and cornice; windows with raised sills and wedge lintels, that at ground floor now flanked by round-headed lights, and all with altered glazing. Plain brick parapet with stone coping. Same scale as terrace to right, Nos. 1 to 4, to which it is attached, but of different proportions." [1]

Setting description:

The asset is on an unsurfaced road which leads north off Fishergate Hill, within the Fishergate Hill Conservation Area. The terrace overlooks two bowling greens to the west. The remainder of the setting is comprised rows of, mostly terraced, housing which comprises the conservation area and historically fashionable suburb of Fishergate Hill.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of an early 19th century town house. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Stanley Terrace and the wider Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219114>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0043

Asset name: 88, 89, Fishergate Hill

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353170 429080

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1207273
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0045	7-10, Fishergate Hill
OR001_0048	5, 6, Fishergate Hill
OR001_0051	91, 92, 93, Fishergate Hill, 19, Spring Bank
OR001_0053	1, 2, 2a, 2b, 2c, Fishergate Hill
OR001_0054	95, Fishergate Hill

Description and sources

Full asset description:

"Pair of town houses, now offices and surgeries. c. 1830-40, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Rectangular double-depth plan, each house double-fronted, with added back extensions. Three storeys over basements, three plus three windows, symmetrical, with 1st-floor sill-band, plain frieze, moulded gutter cornice and low blocking course. Each has a central doorway protected by a porch with fluted Doric columns (and unfluted pilasters), with deep entablature, moulded cornice and blocking course, and a panelled door with plain overlight, each porch mounted on a short flight of steps forming a bridge over the basement area (that to No. 89 now filled up). The windows, diminishing in the height and all with raised sills and wedge lintels, are sashed without glazing bars, except one at 1st floor and two at 2nd floor of No. 88. Lateral chimney stack at the junction, altered chimney at right-hand gable. Left gable wall rebuilt in modern brick. Rear: various 12- and six-pane sashed windows at No. 89; added back extension in centre of each (two-storey at No. 88, 1-storey at No. 89). Interior: moulded architraves to doors, moulded plaster cornices in both entrance halls, very elaborate vine friezes in principal ground floor rooms, doglegged staircases (both now with boarded balusters)." [1]

Setting description:

The asset is located on Fishergate Hill within the Fishergate Hill Conservation Area. This area was a fashionable suburb and retains historic residential houses of a similar period, in a cohesive style. Several of

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

these have been converted to commercial uses. The road is a historic route into Preston City Centre and is busy with road traffic and pedestrians.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of mid 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Fishergate Hill and the wider Fishergate Hill Conservation Area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207273>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0044

Asset name: 6, 7, Stanley Terrace

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353121 429083

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1207334
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0041	1-4, Stanley Terrace
OR001_0042	5, Stanley Terrace
OR001_0047	8, Stanley Terrace

Description and sources

Full asset description:

"Pair of small town houses. c. 1830, in two builds; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with coupled back extensions and through-lobby at the junction. Two storeys over cellars, two+two windows, with plain frieze and moulded gutter cornice, and vertical joint between the two. The doorways, flanking the lobby-door at the junction, are round-headed and up one step, and have doorcases of engaged Tuscan columns with entablature and cornice; the windows have raised sills and wedge lintels, that at ground floor widened, and all have altered glazing. Each has an inserted attic dormer in the roof." [1]

Setting description:

The asset is located on an unsurfaced road which leads north off Fishergate Hill, within the Fishergate Hill Conservation Area. The terrace overlooks two bowling greens to the west. The remainder of the setting is comprised rows of, mostly terraced, housing which comprises the conservation area and historically fashionable suburb of Fishergate Hill.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of early 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Stanley Terrace and the wider

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207334>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0045

Asset name: 7-10, Fishergate Hill

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353239 429088

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1207272
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0043	88, 89, Fishergate Hill
OR001_0048	5, 6, Fishergate Hill
OR001_0051	91, 92, 93, Fishergate Hill, 19, Spring Bank
OR001_0053	1, 2, 2a, 2b, 2c, Fishergate Hill
OR001_0054	95, Fishergate Hill

Description and sources

Full asset description:

"Row of four town houses, No. 7 now club, Nos. 8 and 9 in one as flats, and No. 10 offices. c. 1836-40, Nos. 7 to 9 in one build and No. 10 added shortly after; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted. Two storeys over cellars, two + two + two + two windows, with stone plinth, 1st floor sill-band, plain frieze and moulded cornice. Nos. 7 to 9 have doorways to the left, No. 10 has the doorway to the right, all with doorcases of engaged Ionic columns, plain entablatures and cornices, those at Nos. 7 and 8 round-headed and No.8 with radiating tracery in the fanlight, and those at Nos. 9 and 10 square-headed with plain overlights, and all with panelled doors (some being modern replacements). Each has a large stone canted bay window at ground floor, with moulded cornice and blocking course, those at Nos. 7 and 8 sashed without glazing bars and the others with altered glazing; at 1st floor Nos. 7 and 8 have sashed windows without glazing bars, Nos. 9 and 10 have four-pane sashes. Roof with skylights inserted at Nos. 8 to 10; chimneys at junctions between Nos. 7 and 8, and 9 and 10. Rear rebuilt and rendered. Interior: Nos. 8 and 9 have staircases with stick balusters, and some fluted doorcases." [1]

Setting description:

The asset is located on Fishergate Hill within the Fishergate Hill Conservation Area. The asset is located in the Fishergate Hill Conservation Area. The value of this asset lies in its historic and architectural interest.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Fishergate Hill and neighbouring buildings form the setting of the asset. This setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill, an area that emerged as a fashionable residential district and thoroughfare in the early to mid 19th century.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of mid 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Fishergate Hill and the wider Fishergate Hill Conservation Area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207272>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0046

Asset name: 27, Winckley Square

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353763 429090

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1219283
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0037 20, 21, Winckley Square

OR001_0038 5 Camden Place, 18, 18a, Ribblesdale Place, 16-19 Winckley Square

OR001_0039 22, Winckley Square

OR001_0052 30, 31, Winckley Square

OR001_0059 St Wilfrids Presbytery (Part), 1, Winckley Square

OR001_0062 Winckley Square Conservation Area

Description and sources

Full asset description:

"Large town house, formerly part of school, now offices. c. 1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Three storeys over basement, four bays, with ashlar plinth, 1st-floor sill-band, plain frieze and moulded cornice. The doorway in the 3rd bay has a large doorcase with engaged Ionic columns, plain frieze and moulded cornice with blocking course, hollow-moulded inner surround, modern glazed door (fixed) and rectangular overlight with glazing bars and margin panes. The windows at ground and 1st floors have 12-pane sashes (those at 2nd floor unglazed at time of survey), all with raised sills and wedge lintels. One cellar opening to the left. INTERIOR not inspected but believed to be remodelled." [1]

Setting description:

The asset faces onto Winckley Square in the Winckley Square Conservation Area, one of the finest examples of a Georgian planned square in Lancashire[2]. The centre of the square is occupied by a mature park with trees and grassed areas enclosed by low cast iron railings. The majority of the other buildings which front onto the square are designated historic buildings of a similar style and period.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of an early 19th century town house. The asset has group value with the other residential houses on Winckley Square, which date to a similar time and are in a similar style. The setting of the asset is formed by Winckley Square, one of the finest examples of a Georgian planned square in Lancashire. This setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of the development of Winckley Square as the most fashionable address in Preston in the early 19th century.

Heritage value: Moderate

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1219283>
- 2 Preston City Council (2018), Winckley Square Conservation Area Appraisal, Preston City Council.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0047

Asset name: 8, Stanley Terrace

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353115 429092

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1219117
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0041	1-4, Stanley Terrace
OR001_0042	5, Stanley Terrace
OR001_0044	6, 7, Stanley Terrace

Description and sources

Full asset description:

"Town house. c. 1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan double-fronted plan with back extension. Two storeys over cellars, a three-window façade, symmetrical, with plain frieze and moulded gutter cornice. The ground floor has a wide doorway with doorcase of engaged Ionic columns, entablature with moulded cornice and blocking course, panelled door and overlight with radiating tracery, flanked by large rectangular bay windows (one:two:one lights) with panelled pilasters and dentilled cornices; the 1st floor has windows with raised sills and wedge lintels; all these windows sashed without glazing bars. Included for group value." [1]

Setting description:

The asset is on an unsurfaced road which leads north off Fishergate Hill, within the Fishergate Hill Conservation Area. The terrace overlooks two bowling greens to the west. The remainder of the setting is comprised rows of, mostly terraced, housing which comprises the conservation area and historically fashionable suburb of Fishergate Hill.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of mid 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Stanley Terrace and the wider

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219117>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0048

Asset name: 5, 6, Fishergate Hill

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353253 429099

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1210014
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0043	88, 89, Fishergate Hill
OR001_0045	7-10, Fishergate Hill
OR001_0051	91, 92, 93, Fishergate Hill, 19, Spring Bank
OR001_0053	1, 2, 2a, 2b, 2c, Fishergate Hill
OR001_0054	95, Fishergate Hill

Description and sources

Full asset description:

"Pair of town houses, now flats. c. 1840, altered. Red brick in Flemish bond (rear now rendered), with sandstone dressings and slate roof. Double-depth plan, each house single-fronted (and without back extensions). Three storeys over cellars, two+two windows (but No. 5 slightly wider), with 1st floor sill-band, plain frieze and moulded cornice; and vertical joint between the houses. Each has the doorway to the left, up two steps, with a doorcase of engaged Ionic columns and entablature with cornice and blocking course, deep cavetto jambs and moulded lintel, four-panel door and rectangular overlight (that to No. 5 with geometrical panes); both have sashed windows without glazing bars, that at ground floor of No. 5 larger than the others and with a moulded architrave and cornice, otherwise all with raised sills and wedge lintels. Chimney stacks in front of the ridge at the junction and at the right-hand gable. Rear and interior altered." [1]

Setting description:

The asset is located on Fishergate Hill within the Fishergate Hill Conservation Area. This area was a fashionable suburb and retains historic residential houses of a similar period, in a cohesive style. Several of these have been converted to commercial uses. The road is a historic route into Preston City Centre and is busy with road traffic and pedestrians.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of mid 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Fishergate Hill and the wider Fishergate Hill Conservation Area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1210014>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0049

Asset name: 1, Waltons Parade

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353290 429105

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1207337
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0035 Fishergate Hill Conservation Area

Description and sources

Full asset description:

"Town house, now hotel annexe. c. 1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Two storeys over cellar; a symmetrical three-window façade, with 1st-floor sill-band, plain frieze and moulded cornice; elliptical-headed doorway with doorcase of engaged Ionic columns with plain frieze, moulded cornice with blocking course, cavetto surround and plain fanlight; windows with raised sills and wedge lintels, all sashed without glazing bars. Gable chimneys. Left side has altered windows; rear has some 12-pane sashes." [1]

Setting description:

The streetscape of Waltons Parade forms the setting of the asset. The streetscape features historic buildings, mostly well-kept, of cohesive materials but varying design. A tree-lined rail line passes under the street approximately 80m south of the asset, forming the border to West Cliff Terrace. The north of the street connects to Fishergate Hill.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of an early 19th century town house. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Waltons Parade and the wider Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207337>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0050

Asset name: Two K6 Telephone Kiosks beside Entrance Block of Preston Railway Station

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353451 429107

Asset class/type and dates

Monument class/type: Communications
Telephone box

Period(s): Modern

References

References: NHLE: 1292367
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0040	Preston Railway Station

Description and sources

Full asset description:

"Two telephone kiosks. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast-iron. Square kiosks with domed roofs. Unperforated crowns to top panels and margin panes to windows and doors." [1]

Setting description:

Preston Railway Station forms the setting of this asset, with the phone boxes in their historic location at the Fishergate (original) entrance to the station.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The design of the phone box is iconic and its association with its designer Sir Giles Gilbert Scott is of historic interest. The setting of the asset makes a positive contribution to its heritage value by illustrating the historic context of the asset in an area with high footfall and a requirement for telephone kiosks.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292367>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0051

Asset name: 91, 92, 93, Fishergate Hill, 19, Spring Bank

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353221 429111

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1292344
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0043	88, 89, Fishergate Hill
OR001_0045	7-10, Fishergate Hill
OR001_0048	5, 6, Fishergate Hill
OR001_0053	1, 2, 2a, 2b, 2c, Fishergate Hill
OR001_0054	95, Fishergate Hill

Description and sources

Full asset description:

"Includes: No. 19 Spring Bank. Two town houses, now two shops and house. 1820s, in two builds; altered. Red brick in Flemish bond (No. 93 now cleaned), with sandstone dressings and slate roof. Double-depth plan, each house double-fronted (that on the left now partitioned as Nos. 91 and 92), and with a back extension to Nos. 91 and 92 which now includes No. 19 Spring Bank. Two storeys over basements, three + three windows, both formerly symmetrical; with simple moulded gutter cornice. Each house has a central round-headed doorway up three steps, with gauged brick voussoirs and set-in wooden doorcase of Tuscan semi-columns and cornice, altered door and fanlight; No. 93 has sashed windows without glazing bars, all with raised sills and wedge lintels but that in the centre at 1st floor narrower, cellar windows protected by gratings and surrounded by bar railings with urn finials which enclose the front area each side of the door, and chimneys at the junctions to left and right. The house to the left now has a corner shop front to the left of the door (No. 91) and a basement barber shop to the right of the door, but the fenestration is otherwise similar to No.93 except that the window over the door is a 12-pane sash and the one to the right of this has altered glazing. The left return wall has a modern shop window projected from ground floor, two windows above this, and No. 19 Spring Bank continued to the rear (the former back extension), painted white, with a round-headed door in the centre, two windows at ground floor and three above, all with altered glazing." [1]

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Setting description:

The asset is located on the corner of Fishergate Hill Spring Bank, within the Fishergate Hill Conservation Area. This area was a fashionable suburb and retains historic residential houses of a similar period, in a cohesive style. Several of these have been converted to commercial uses. The road is a historic route into Preston City Centre and is busy with road traffic and pedestrians. The north and west of Spring Bank features historic houses with original features, the south features modern residential buildings.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of early 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Fishergate Hill and Spring Bank and the wider Fishergate Hill Conservation Area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292344>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0052

Asset name: 30, 31, Winckley Square

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353760 429120

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1279782
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0037 20, 21, Winckley Square

OR001_0038 5 Camden Place, 18, 18a, Ribblesdale Place, 16-19 Winckley Square

OR001_0039 22, Winckley Square

OR001_0046 27, Winckley Square

OR001_0059 St Wilfrids Presbytery (Part), 1, Winckley Square

OR001_0062 Winckley Square Conservation Area

Description and sources

Full asset description:

"Pair of town houses, No. 30 latterly a club, No. 31 now office. c. 1830, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted. Three storeys over basements, two + two bays, with 1st-floor sill-band, shallow frieze and prominent moulded cornice with blocking course. Each house has the doorway to the right, up two steps, with a doorcase of engaged Tuscan columns with abaci, plain frieze and moulded cornice, plain jambs with impost, altered panelled door and elliptical fanlight. To the left of the doorway each has a basement window in a well protected by railings on a stone plinth (those at No.30 with alternate curvilinear and stick balusters, others altered), and at ground floor two sashed windows without glazing bars; at 1st floor No. 30 has 12-pane sashes, No. 31 has sashes without glazing bars; at 2nd floor both have 9-pane sashes; all these windows are unhorned except those at ground floor of No. 31, and have raised sills and wedge lintels. Ridge chimneys at the junctions. Rear and interior not inspected." [1]

Setting description:

The asset faces onto Winckley Square in the Winckley Square Conservation Area, one of the finest examples of a Georgian planned square in Lancashire [2]. The centre of the square is occupied by a mature park with trees and grassed areas enclosed by low cast iron railings. The majority of the other buildings which front onto the square are designated historic buildings of a similar style and period.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of early 19th century town houses. The asset has group value with the other residential houses on Winckley Square, which date to a similar time and are in a similar style. The setting of the asset is formed by Winckley Square, one of the finest examples of a Georgian planned square in Lancashire. This setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of the development of Winckley Square as the most fashionable address in Preston in the early 19th century.

Heritage value: Moderate

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1279782>
- 2 Preston City Council (2018), Winckley Square Conservation Area Appraisal, Preston City Council.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0053

Asset name: 1, 2, 2a, 2b, 2c, Fishergate Hill

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353288 429126

Asset class/type and dates

Monument class/type: Commercial
Hotel

Period(s): Post-medieval

References

References: NHLE: 1279823
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0043	88, 89, Fishergate Hill
OR001_0045	7-10, Fishergate Hill
OR001_0048	5, 6, Fishergate Hill
OR001_0051	91, 92, 93, Fishergate Hill, 19, Spring Bank
OR001_0054	95, Fishergate Hill

Description and sources

Full asset description:

"Hotel, shops and dwellings. Early 19th century. Red brick with stone dressings and parapeted roof with brick and rendered ridge stacks. three-storey six-window range in all of wooden mullion and transom windows to left and six/six sashes to right. Similar windows to 2nd floor with, to right, a three/six sash either side of a casement. Stone lintels to 1st floor, those to right painted white, and continuous cornice band to 2nd floor forms lintels. Low parapet above. On ground floor two wooden mullion and transom windows to left and 20th century shopfronts to right. To centre left, a doorway with columns in antis and modillion cornice under elliptical-arched head. Right end is rendered but retains a nine/nine and a nine/one sash with other 20th century windows. Interiors not inspected." [1]

Originally built as a pair of townhouses, the buildings were some of the first to be built of Fishergate [2].

Setting description:

The asset is located on Fishergate Hill within the Fishergate Hill Conservation Area. This area was a fashionable suburb and retains historic residential houses of a similar period, in a cohesive style. Several of these have been converted to commercial uses. The road is a historic route into Preston City Centre and is busy with road traffic and pedestrians.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of early 19th century town houses. The buildings were some of the first to be built of Fishergate. [2] The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the residential houses on Fishergate Hill and the wider Fishergate Hill Conservation Area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1279823>
- 2 Preston City Council (2015), Fishergate Hill Conservation Area Character Appraisal, Preston City Council.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0054

Asset name: 95, Fishergate Hill

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353235 429128

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1279824
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0043	88, 89, Fishergate Hill
OR001_0045	7-10, Fishergate Hill
OR001_0048	5, 6, Fishergate Hill
OR001_0051	91, 92, 93, Fishergate Hill, 19, Spring Bank
OR001_0053	1, 2, 2a, 2b, 2c, Fishergate Hill

Description and sources

Full asset description:

"Town house, now bank. Early 1820s, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Three storeys over cellars, a symmetrical three-window façade, with 1st-floor sill-band, plain frieze, moulded cornice and blocking course. The ground floor has in the centre (and up four steps recently extended to the left) a wide elliptical-headed doorway with a fine doorcase of set-in fluted Greek Doric columns and pilasters, dentilled frieze and mutuled cornice, a sixpanel door and fanlight with Greek-key surround. The ground and 1st floors have 12-pane sashed windows with raised sills and wedge lintels, the 2nd floor has small square two-light casements under the frieze, with raised sills. Roof has coped gables and one chimney to the left behind the ridge. Rear and Interior not inspected." [1]

Setting description:

The asset is located on Fishergate Hill within the Fishergate Hill Conservation Area. This area was a fashionable suburb and retains historic residential houses of a similar period, in a cohesive style. Several of these have been converted to commercial uses. The road is a historic route into Preston City Centre and is busy with road traffic and pedestrians.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of early 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the residential houses on Fishergate Hill and the wider Fishergate Hill Conservation Area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279824>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0055

Asset name: 12-18, Spring Bank

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353199 429130

Asset class/type and dates

Monument class/type: Domestic
Terrace

Period(s): Post-medieval

References

References: NHLE: 1279773
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0056	7, 8, Spring Bank
OR001_0057	9, 10, 11, Spring Bank

Description and sources

Full asset description:

"Terrace row of seven small town houses. c. 1825, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, and most with individual back extensions attached by links. Two storeys over cellars, with 1st-floor sill-band, plain frieze and moulded gutter cornice; doorways to the right at Nos. 12 to 16, to the left at Nos. 17 and 18 (those of Nos. 16 and 17 coupled), all elliptical-headed, up three steps, and in doorcases with engaged Tuscan columns, entablatures and moulded cornices; most doors altered, but panelled door at No. 13, and fanlights with radiating glazing bars here and at No. 12. Added canted bay windows at Nos. 14 and 18; sashed windows without glazing bars at Nos 13 and 18; 20th century rectangular window at ground floor of No. 17, but raised sills and wedge lintels to the other windows. Ridge chimneys. Rear and interiors not inspected." [1].

Setting description:

The streetscape of Spring Bank forms the setting of the asset. The north and west of Spring Bank features historic houses with original features, the south features modern residential buildings in similar materials. The asset is located within the Fishergate Hill Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of small early 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Spring Bank and the wider

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279773>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0056

Asset name: 7, 8, Spring Bank

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353160 429143

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1207332
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0055	12-18, Spring Bank
OR001_0057	9, 10, 11, Spring Bank

Description and sources

Full asset description:

"Pair of small town houses. Mid 19th century, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth interlocking plans, No. 7 double-fronted and No. 8 single-fronted, with back extensions. Two storeys over cellars, with three + two windows; with 1st-floor sill-band, plain frieze and moulded gutter cornice. No. 7 has the doorway in the centre, No. 8 to the left, both with Tuscan pilasters, dentilled entablatures, cornices with blocking courses, and panelled doors with overlights. To left and right respectively, each has a stone three-light canted bay window with pilasters, moulded cornice and blocking course, with four-pane sashed glazing; otherwise, No.7 has altered four-pane glazing in the window to the right, and altered small-pane glazing above, and No. 8 has unhorned 12-pane sashes at 1st floor. Gable and ridge chimneys. Rear and interior not inspected. Included for group value." [1]

Setting description:

The streetscape of Spring Bank forms the setting of the asset. The north and west of Spring Bank features historic houses with original features, the south features modern residential buildings in similar materials. The asset is located within the Fishergate Hill Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of small mid 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Spring Bank and the wider

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207332>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0057

Asset name: 9, 10, 11, Spring Bank

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353181 429149

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1219098
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0035	Fishergate Hill Conservation Area
OR001_0055	12-18, Spring Bank
OR001_0056	7, 8, Spring Bank

Description and sources

Full asset description:

"Group of three small town houses. Mid to later 19th century; altered. Red brick in Flemish bond (No.9 now painted white), with sandstone dressings and slate roof. Double-depth plan, Nos. 9 and 10 built halls-adjointing, and No. 11 on wedge-shaped plot adjoining No. 12 to right; with individual back extensions. Two storeys over cellars, two+two+two windows, with plain frieze and moulded gutter cornice, and No. 11 canted back to the right of the door. Nos 9 and 10 have coupled doorways in architraves with one moulded cornice on consoles and two shallow triangular upstands, and altered doors with overlights; No. 11 has a matching doorway, with panelled door. No. 9 has 12-pane unhorned sashed windows and No. 11 has 16-pane unhorned sashes in the canted portion to the right, but all other windows have altered glazing; all windows have raised sills and wedge lintels. Ridge and gable chimneys. Rear and interior not inspected." [1]

Setting description:

The streetscape of Spring Bank forms the setting of the asset. The north and west of Spring Bank features historic houses with original features, the south features modern residential buildings in similar materials. The asset is located within the Fishergate Hill Conservation Area.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of small mid 19th century town houses. The historic interest of the asset is derived from its ability to illustrate the development of Fishergate Hill as a fashionable residential district in Preston in the early to mid 19th century. The asset has group value with the other residential houses on Spring Bank and the wider

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Fishergate Hill area, which date to a similar time and are in a similar style. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of Fishergate Hill.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1219098>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0058

Asset name: St Josephs Orphanage

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353688 429152

Asset class/type and dates

Monument class/type: Health and welfare
Orphanage

Period(s): Post-medieval

References

References: NHLE: 1207336
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0062 Winckley Square Conservation Area

Description and sources

Full asset description:

"Orphanage, now nursing home. 1872, by R. W. Hughes for patron Mrs Maria Holland. Red brick in English bond with blue brick and sandstone ashlar dressings, Welsh slate roof. L-plan formed by main range on east-west axis facing north and long chapel wing projecting on the east side, with porch tower in angle. High Victorian Gothic style. Two storeys with basements and attics. Tower has main entrance in base, with two-centred moulded stone arch under blue-red brick relieving arch, panelled door and overlight (plain glass replacing stained glass), buttress to right, and plaque above door lettered "St Joseph's Orphanage / Erected and endowed by / Mrs Maria Holland / 1872"; two lancet windows below the belfry stage which has offset angle buttresses and louvred two-light openings with colonettes and two-centred relieving arch, and a two-stage pyramidal spire interrupted by mid height windows. The main range has a gabled centre breaking forwards, with a projected ground floor lit by transomed windows beneath a band of cross motifs, two pairs of arched windows at 1st floor each with a recessed oculus beneath the relieving arch, an oculus above with a hoodmould, and a half-hipped roof; and its outer bays have two-centred arches to the ground floor windows, and small segmental-headed windows beneath ornamented brick eaves. The chapel wing to the left has large arched two-light windows with original patterned glazing, and one has stained glass. Rear elevation is symmetrical, in similar style, with gabled ends and centre, and has (inter alia) a statue in a canopied niche. Hospital wings added to east end and attached to west end." [1]

Setting description:

The asset is located at the end of Theatre Street, on a plot adjoining Mount Street. The streetscapes of Theatre Street and Mount Street do not have a unified aesthetic or substantial surviving historic fabric, there are also several neglected buildings on Mount Street. The orphanage bell tower is visible from the main thoroughfare of Fishergate. The asset is located within the Winckley Square Conservation Area.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The high Victorian Gothic design of the building adds variety to the built environment of Winckley Square Conservation Area, which is largely made up of Georgian style properties. The orphanage bell tower is prominent local landmark visible from the main thoroughfare of Fishergate. As an orphanage the building is evidence for the Victorian trend for conspicuous philanthropy and the development of welfare institutions. Theatre Street frames views of the asset from Fishergate. This element of the asset's setting makes a positive contribution to its heritage value.

Heritage value: High

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207336>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0059

Asset name: St Wilfrids Presbytery (Part), 1, Winckley Square

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353770 429181

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1207342
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0037	20, 21, Winckley Square
OR001_0038	5 Camden Place, 18, 18a, Ribblesdale Place, 16-19 Winckley Square
OR001_0039	22, Winckley Square
OR001_0046	27, Winckley Square
OR001_0052	30, 31, Winckley Square
OR001_0062	Winckley Square Conservation Area
OR001_0063	Church of St Wilfrid

Description and sources

Full asset description:

"Includes: No. 1A Chapel Street. Pair of large town houses on corner site; No. 1A Chapel Street now offices, and No. 1 Winckley Square now integrated with Nos. 2 and three as presbytery. c. 1804, altered. Red brick in Flemish bond (side and rear in four + one English garden wall bond), with sandstone dressings and slate roof. Double-pile plan under single-span roof. Three storeys over cellars, five + five bays to Winckley Square, each house symmetrical; stone plinth and 1st floor sill-band (both carried round left return wall to Chapel Street), moulded gutter cornice. No. 1 Winckley Square (the right-hand of the pair) has a wide elliptical- arched doorway in the centre, with brick voussoirs now painted black, two steps up to a set-in stone tripartite doorcase which has plain side panels, reeded jambs and lintel, and a modern glazed door (now fixed), all under a large fanlight with pendent oval tracery and margin panes; No. 1A Chapel Street has no entrance in this façade. The windows of both houses have raised sills and wedge lintels, those at 1st floor furnished with small segmental cast-iron balconies with hooped railings, fixed to the wall with pairs of fleur-de-lys brackets; No.1A Chapel Street has sashes without glazing bars at ground and 1st floors, No.1 Winckley Square has 12-pane sashes at ground floor and eight-pane sashes at 1st floor, and both have nine-pane sashes at 2nd floor. The gabled left return wall (the entrance front of No.1A Chapel Street), six bays, has a wide round-headed doorway in the 4th bay (up two steps) with a set-in wooden pilastered doorcase and a fanlight with radiating pseudo-glazing bars of iron (some replaced with lead strips); and

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

fenestration matching the façade to Winckley Square but with only four windows at 2nd floor, and the sill of a former attic window above. Rear: sashed windows replaced with casements. Interior: both have fine open-well staircases with stick balusters and wreathed mahogany handrails, illuminated by domed oval skylights; No. 1A Chapel Street now has under-drawn ceilings said to conceal moulded plaster decoration, and is otherwise altered. No. 1 Winckley Square has extensive cellars; ground-floor front rooms and entrance hall now all in one (as refectory), but retaining Gothic geometrical moulded plaster decoration to the ceilings, and a black marble fireplace with fluted Ionic columns; in the left room above, a white marble fireplace with fluted surround." [1]

Setting description:

The asset is located on the corner of Chapel Street and Winckley Square, with its principal façade facing onto Winckley Square. Winckley Square is one of the finest examples of a Georgian planned square in Lancashire [2]. The centre of the square is occupied by a mature park with trees and grassed areas enclosed by low cast iron railings. The majority of the other buildings which front onto the square are designated historic buildings of a similar style and period. The is now part of the presbytery for the Church of St Wilfrid (OR001_0063) which is located to the rear of the property on Chapel Street.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset is a typical example of early 19th century town houses. The asset has group value with the other residential houses on Winckley Square, which date to a similar time and are in a similar style, and to the Church of St Wilfrid. The setting of the asset is formed by Winckley Square, one of the finest examples of a Georgian planned square in Lancashire. The Church of St Wilfrid which is immediately to the rear of the asset also forms part of the its setting. This setting makes a positive contribution to the heritage value of the asset by illustrating its historic context as part of the development of Winckley Square as the most fashionable address in Preston in the early 19th century. The setting also demonstrates the building's current function as part of the presbytery to the Church of St Wilfrid.

Heritage value: Moderate

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1207342>
- 2 Preston City Council (2018), Winckley Square Conservation Area Appraisal, Preston City Council.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0060

Asset name: Fishergate Bridge

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353440 429208

Asset class/type and dates

Monument class/type: Transport
Road bridge

Period(s): Post-medieval

References

References: NHLE: 1209986
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0040	Preston Railway Station

Description and sources

Full asset description:

"Road bridge over main railway lines. Later 19th century, extended. Sandstone ashlar and cast-iron. Very large rectangular piers, and high parapet of cast-iron panels. Entrance to central approach to station on south side. Included for group value only." [1]

Setting description:

Fishergate Bridge is located between the Fishergate Hill Conservation Area (OR001_0035) to the west and the Fishergate streetscape to the east. These form a major historic route to, and through, the city centre. The bridge crosses the railway lines and the setting also includes Preston Railway Station (OR001_0040) to the south which is accessed by a ramp leading from the bridge.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. Primarily this is derived from the asset's group value and historic association with Preston Railway Station. Its relationship to the railway provides key historic context to the bridge and, along with the wider setting of the surrounding streetscapes, makes a positive contribution to the value of the asset by illustrating its historic function.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209986>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0061

Asset name: 9, 10, Chapel Street

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353735 429215

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1209690
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0062	Winckley Square Conservation Area
OR001_0063	Church of St Wilfrid
OR001_0064	13, Chapel Street

Description and sources

Full asset description:

"Pair of town houses, now offices. c. 1800-1810; altered. Brown brick in English garden wall bond (4 + 1, but varied by inclusion of stretchers in the header courses), with scored stucco to ground floor, slate roof. Double-depth plan, each house single-fronted. Three storeys over cellars, 1 + 1 windows, symmetrical; with plinth, sill-bands to ground and 1st floors, plain shallow frieze. The doorways, coupled in the centre and up three steps, have plain stone surrounds under a single pediment with dentils (both doors altered). The ground floor has late 19th century square windows with altered glazing and wedge lintels with keystones and moulded borders, and banded rustication to the wall beneath the sill-band; the 1st floor has a moulded sill-band and sashed windows with wedge lintels, both with glazing bars but the lower leaves altered; the 2nd floor has square windows with raised sills and heads under the eaves, that to the right sashed without glazing bars but the other with altered glazing. Rear and interior not inspected. Included for group value." [1]

Setting description:

The asset is located on Chapel Street, which leads from Winckley Square to Fishergate. The street and surrounding buildings form the setting of the asset. The Church of St Wilfrid (OR001_0063) is opposite. With the exception of one modern block at the entrance to Fishergate, the street has distinct historic character. The buildings are of varied style with unique architectural features. This street is within the Winckley Square Conservation Area.

Asset value assessment:

The heritage value of the asset is derived from its historic and architectural interest. The asset has group

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

value with other buildings on Chapel Street and the wider Winckley Square Conservation Area. The streetscape of Chapel Street forms the setting of the asset. This setting makes a positive contribution to the heritage value of the asset by providing a context for understanding its historic and architectural interest.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209690>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0062

Asset name: Winckley Square Conservation Area

Designation and grade: Conservation area

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353878 429219

Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces
Square

Period(s): Post-medieval, and
Modern.

References

References: NHLE n/a
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0037	20, 21, Winckley Square
OR001_0038	5 Camden Place, 18, 18a, Ribblesdale Place, 16-19 Winckley Square
OR001_0039	22, Winckley Square
OR001_0046	27, Winckley Square
OR001_0052	30, 31, Winckley Square
OR001_0058	St Josephs Orphanage
OR001_0059	St Wilfrids Presbytery (Part), 1, Winckley Square
OR001_0061	9, 10, Chapel Street
OR001_0063	Church of St Wilfrid
OR001_0064	13, Chapel Street
OR001_0065	Fishergate Baptist Church
OR001_0066	95, Fishergate
OR001_0067	96, Fishergate
OR001_0068	1 Lune Street
OR001_0069	Main Block to St Wilfrids Roman Catholic School

Description and sources

Full asset description:

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

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

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

Buildings are laid out in a linear fashion parallel with the road, fronting the pavement. Some have small front yards or enclosed light wells while others are located directly at the back of the pavement. Properties generally have enclosed rear yards but none have private garden space. Rear or secondary streets contribute significantly to the urban grain as well as adding a characterful contrast to the formality of the frontages. There are no back-to-back properties in this area." [1]

Winckley Square was the first planned residential expansion of Preston at the beginning of the 19th century. It contains a mixture of nineteenth and twentieth century commercial and residential buildings. The residential properties are mostly fine Georgian town houses, mostly dating from the early nineteenth century, with some smaller middle class terraced houses. The conservation area contains a number of buildings or monuments which are listed or of local architectural or historic interest. There is visual harmony resulting from use of a limited palette of natural building materials including brick, sandstone and slate and a limited variety of styles, particularly around Winckley Square. Hard and soft landscaped spaces and historic street surfaces in parts of the conservation area enhance the environment. Winckley Square itself is considered to be one of the finest examples of a Georgian planned square in Lancashire [1].

Setting description:

The conservation area is surrounded by Preston City Centre to the north, east and west, with Avenham Conservation Area (OR001_0027) immediately to the south. To the west is the modern Fishergate Centre and associated car parking. To the north is the busy A59 and modern commercial development. To the north-east is Market Square Conservation Area, which represents the historic core of Preston and includes grand civic buildings.

Asset value assessment:

The value of the conservation area lies in its architectural and historic interest of the asset. Winckley Square itself is considered to be one of the finest examples of a Georgian planned square in Lancashire and the quality of architecture throughout the whole conservation area is generally considered to be high [1]. The setting of the asset includes parts of Preston City Centre and inner-city residential areas. This setting provides a context for understanding the historic development of the conservation area, making a positive contribution to the heritage value of the asset.

Heritage value: Moderate

Sources:

1 Preston City Council (2018), Winckley Square Conservation Area Appraisal, Preston City Council.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0063

Asset name: Church of St Wilfrid

Designation and grade: Listed building Grade II*

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353765 429221

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Roman Catholic church

Period(s): Post-medieval

References

References: NHLE: 1207254
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0059	St Wilfrids Presbytery (Part), 1, Winckley Square
OR001_0061	9, 10, Chapel Street
OR001_0062	Winckley Square Conservation Area

Description and sources

Full asset description:

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

Setting description:

The church's principal façade faces onto a small courtyard which leads off Chapel Street. The parish centre immediately to the north, and presbytery (OR001_0059) immediately to the south, form part of the church complex. The asset is located within the Winckley Square Conservation Area.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The heritage value of the asset is derived from its architectural, historic and artistic interest. The interior is widely considered to be the most spectacular classical Catholic interior outside of London [2]. The setting of the church includes the parish centre to the north, and presbytery (OR001_0059) to the south, which both form part of the church complex. This setting makes a positive contribution to the heritage value of the asset providing a context in which to understand the social and spiritual function of the building.

Heritage value: High

Sources:

- 1 <https://historicengland.org.uk/listing/the-list/list-entry/1207254>
- 2 B. Little (1966), *Catholic Church since 1623: A study of Roman Catholic Churches in England and Wales from Penal Times to the Present Decade*, Robert Hale, London.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0064

Asset name: 13, Chapel Street

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353733 429236

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1292529
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0061 9, 10, Chapel Street

OR001_0062 Winckley Square Conservation Area

Description and sources

Full asset description:

"Town house now office. Early 19th century, altered. Red brick in English garden wall bond, with sandstone dressings and slate roof. Double-depth double-fronted plan. Three storeys and three windows, symmetrical; central doorway, up three steps, with pilastered architrave and cornice on consoles, panelled double doors. The ground and 1st floors have windows with raised sills and wedge lintels, those at ground floor recently enlarged by lowering of sills and now glazed with plate glass, those above them tripartite sashes with glazing bars and that over the door now a top-hung casement with glazing bars; the 2nd floor has a four-pane sash in the centre and coupled plain sashes in the outer bays, all with raised sills and heads under the shallow eaves cornice. Gable chimneys. Rear and interior not inspected. Included for group value." [1]

Setting description:

The asset is located on Chapel Street, which leads from Winckley Square to Fishergate. The street and surrounding buildings form the setting of the asset. The Church of St Wilfrid (OR001_0063) and parish centre is opposite. With the exception of one modern block at the entrance to Fishergate, the street has distinct historic character. The buildings are of varied style with unique architectural features. This street is within the Winckley Square Conservation Area.

Asset value assessment:

The heritage value of the asset is derived from its historic and architectural interest. The asset has group value with other buildings on Chapel Street and the wider Winckley Square Conservation Area. The streetscape of Chapel Street forms the setting of the asset. This setting makes a positive contribution to the heritage value of the asset by providing a context for understanding its historic and architectural interest.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292529>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0065

Asset name: Fishergate Baptist Church

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353611 429267

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Baptist chapel

Period(s): Post-medieval

References

References: NHLE: 1279822
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0062 Winckley Square Conservation Area

Description and sources

Full asset description:

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

Setting description:

The streetscape of Fishergate forms the setting of this asset. The asset is located within the Winckley Square conservation area. This is a historic route to the city centre and contains a mix of historic and modern, mostly commercial, buildings and modern signage and street furniture.

Asset value assessment:

The value of the asset lies in its historic and architectural interest. The building is an expression of the rapidly growing confidence of non-conformist religions in the 19th century as they competed with the

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

established religion to build new churches in prominent central locations. The streetscape of Fishergate forms the setting of this asset. This is a historic route to the city centre and retains some historic 19th century buildings. It also has numerous modern commercial buildings. The setting provides a historic context for the bulding, making a positive contribution to its heritage value.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279822>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0066

Asset name: 95, Fishergate

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353737 429290

Asset class/type and dates

Monument class/type: Domestic
Town house

Period(s): Post-medieval

References

References: NHLE: 1207269
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0062 Winckley Square Conservation Area

Description and sources

Full asset description:

"Town house, now shop. c. 1830-50, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Three-storey three-window facade, with quoins to left corner, plain frieze and moulded cornice. Ground floor entirely altered by insertion of modern shop front; sashed windows without glazing bars on both upper floors, those at 2nd floor lower, all with raised sills and those at 2nd floor with wedge lintels. Rear and Interior not inspected. One of the few former domestic buildings surviving in this street. Contrasts with No. 96 to right." [1]

Setting description:

The streetscape of Fishergate forms the setting of this asset. The street contains a mix of historic and modern, mostly commercial, buildings and modern signage and street furniture. This asset is within the Winckley Square conservation area.

Asset value assessment:

The value of the asset lies in its historic and architectural interest. The asset is located within the Winckley Square Conservation Area. The setting of the asset is formed by the Fishergate streetscape, a busy commercial city centre street. The asset is one of the few former domestic buildings surviving on the street. The setting of the asset on Fishergate makes a positive contribution to its heritage value by providing historic context for the asset.

Heritage value: Moderate

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207269>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0067

Asset name: 96, Fishergate

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353746 429293

Asset class/type and dates

Monument class/type: Commercial
Bank (financial)

Period(s): Post-medieval

References

References: NHLE: 1209965
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0062 Winckley Square Conservation Area

Description and sources

Full asset description:

"Commercial building (probably bank), now building society office. Probably mid to later 19th century; altered. Sandstone ashlar, slate roof. Narrow rectangular plan at right-angles to street. Classical style. Three diminishing storeys and four bays, with plinth, cornices over all floors (the top with pairs of small acroteria). Ground floor has tall four-bay arcade with coupled pilasters which have palmette capitals, frieze and cornice stepped round the openings, and moulded heads with acanthus keystones (doorway to left and three altered windows); 1st floor has sashes without glazing bars, in shouldered architraves with shallow dentilled pediments; 2nd floor has round-headed windows between coupled pilasters with stiff-leaf capitals. Rear and interior not inspected." [1]

Setting description:

The streetscape of Fishergate forms the setting of this asset. The street contains a mix of historic and modern, mostly commercial, buildings and modern signage and street furniture. The asset is located within the Winckley Square conservation area.

Asset value assessment:

The value of the asset lies in its historic and architectural interest. The setting of the asset on Fishergate makes a positive contribution to its heritage value by providing historic context for the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1209965>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0068

Asset name: 1 Lune Street

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353753 429295

Asset class/type and dates

Monument class/type: Unassigned
Office

Period(s): Post-medieval, and
Modern.

References

References: NHLE: 1218420
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0062 Winckley Square Conservation Area

Description and sources

Full asset description:

"Former Friendly Society office. Late 19th century rebuilding for society established 1831; slightly altered late 20th century. Polished dark brown granite at ground floor, red brick with sandstone dressings above; slate roof. Shallow rectangular plan on corner site, with chamfered corner. Baroque style. Three storeys plus corner turret, with a three-window facade to Lune Street and 1-window facade to Fishergate; with stone bands, frieze, modillioned cornice and panelled and balustraded parapet. The ground floor, of channelled rusticated polished granite, has wide segmental-arched windows with triple keystones, that in the centre wider (and the sills recently lowered, but this alteration not now detectable), and in the chamfered corner a doorway with moulded architrave including triple keystone, under a prominent open segmental pediment. The 1st floor has a tripartite window in the centre with architrave including a triple keystone and open segmental pediment, and a single-light windows on each side with similar architrave (except the pediment); the 2nd floor has single-light windows with simpler architraves; and the Fishergate façade windows like those of the centre. The canted corner has an elaborately enriched corbel carrying a tall five-sided oriel with narrow windows at 2nd floor, finished above the cornice as an octagonal turret with small round-headed keyed windows, a prominent bracketed cornice, and a domed copper cap with finial. Good original interior."
[1]

Setting description:

The streetscapes of Fishergate and Lune street form the setting of this asset. The streets contains a mix of historic and modern, mostly commercial, buildings and modern signage and street furniture. The asset is located within the Winckley Square conservation area.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of the asset lies in its architectural and historic interest. The setting of the asset on Fishergate and Lune Street makes a positive contribution to this heritage value by providing historic context for the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1218420>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0069

Asset name: Main Block to St Wilfrids Roman Catholic School

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353688 429337

Asset class/type and dates

Monument class/type: Education
Church school

Period(s): Post-medieval

References

References: NHLE: 1207274
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0062 Winckley Square Conservation Area

Description and sources

Full asset description:

"School. Dated 1814 in pediment; altered and enlarged. Red brick in Flemish bond, with sandstone dressings and slate roof. L-plan, formed by rectangular main range with rear wing to left. Two storeys over basement, a two + three + two window range, symmetrical, the pedimented centre breaking forwards slightly; with plinth, 1st floor band, plain frieze and moulded cornice. The doorway has an Ionic doorcase (now rendered) with engaged columns, frieze with raised lettering "CATHOLIC SCHOOL" and moulded cornice, cavetto jambs, panelled double doors and elliptical fanlight with radiating glazing bars; the windows have raised sills and wedge lintels, and altered six-pane glazing; and the pediment contains a lozenge with the date "1814". Left return wall has doorway with plain surround, pulvinated frieze, moulded cornice and rectangular overlight, 1 window to the right, another window and a blind window above, and small modern rear wing (not of special interest) replacing original rear wing; right-hand gable wall has basement storey and various four-pane sashed windows. Rear and INTERIOR not inspected. History: built by Father Joseph Dunn S. J., an early pioneer of gas lighting, and said to be the first school ever lit by piped gas." [1]

Setting description:

The streetscape of Fox Street forms the setting of this asset. It features both modern and 19th and 20th century buildings, commercial and residential, in a mixture style and materials. The Central Methodist Church (OR001_0070) opposite is of a similar date. The asset is located within the Winckley Square Conservation Area.

Asset value assessment:

The heritage value of the asset is derived from its historic and architectural interest. The building is said to

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

be the first school ever to be lit by piped gas. The streetscape of Fox Street forms the setting of this asset. It features modern and historic buildings, commercial and residential, of mixed period, style and materials. This setting makes a positive contribution to the value of the asset, providing a context for its historic development.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207274>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0070

Asset name: Central Methodist Church

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353724 429351

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Wesleyan Methodist chapel

Period(s): Post-medieval

References

References: NHLE: 1291958
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
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n/a	n/a
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Description and sources

Full asset description:

"Wesleyan Methodist chapel, now United Methodist church. 1817, remodelled 1862-63 by Poulton and Woodman. Brick, with façade of sandstone ashlar, slate roof. Rectangular plan at right-angles to street. Two storeys, a symmetrical tripartite façade dominated by a very dramatic giant round-headed archway projected from the centre on two pairs of giant free-standing Corinthian columns with a moulded cornice to each pair (run out to the sides), and with a moulded surround to the arch, and heavily moulded gable cornice with dentils. Steps under the arch lead to a full-height rectangular inner porch which has (inter alia) a giant round-headed window (over altered doors), and a small round-headed doorway in each side (blocked). The narrower and lower side bays (which are porches) each have one round-headed window on each floor, with impost and keystones (both lower windows blocked with notice boards), and a parapet above the run-out cornice. All these windows have circular geometrical glazing. The side walls have round-headed windows on both floors, all with margin panes. The rear has a shallow two-storey extension with gabled porches at each end, both with round-headed doorways and fanlights with radiating glazing bars. Interior: horseshoe gallery of 1875, with curved foliated cast-iron balustrade; rostrum with similar balustrading." [1]

Setting description:

The streetscape of Lune Street forms the setting of this asset. Its buildings are mostly commercial, with both historic and modern buildings in a variety of styles and materials. The street is dominated by the presence of the Central Methodist Church and, opposite this, the late 20th century St George's shopping arcade. The asset is located within the Winckley Square Conservation Area.

Asset value assessment:

The value of the asset lies in its historic fabric and architectural and artistic interest. The asset is associated

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

with the Methodist Church and the architects Poulton and Woodman. The setting of the asset makes a neutral contribution to its heritage value.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291958>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0072

Asset name: Hosiery House

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 353510 429519

Asset class/type and dates

Monument class/type: Commercial
Warehouse

Period(s): Post-medieval

References

References: NHLE: 1279794
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
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n/a	n/a
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Description and sources

Full asset description:

"Probably a warehouse; now clothing wholesaler's premises. Probably mid 19th century; altered. Coursed squared sandstone with quoins, slate roof. Rectangular plan. Three storeys and attic, a nine-window range; ground floor of west side and south end now painted white up to 1st-floor sill level; windows have raised sills and rectangular lintels, those at ground floor of west side now blocked and doorway inserted at left end, those at 1st and 2nd floor with altered glazing (except that at right-hand end of top floor, which is bricked); small chimney at right-hand corner of roof. South end has blocked segmental wagon archway (smaller doorway inserted under it), a rectangular garage doorway to the right, a loading door at 2nd floor above this and windows on three levels including two to attic. Rear has similar fenestration including blocked windows at ground floor, and two stair-windows. Interior: three rows of slender cast-iron columns with simple cruciform pads, carrying timber beams; collar-truss roof with cast-iron braces to the collars and king-posts with fishbone struts; unusual large cast-iron braces under ends of principal rafters (like ashlar-pieces). A sturdy utilitarian building of stone in a town dominated by brick." [1]

Setting description:

The streetscapes of Ladywell Street and Heatley Street form the setting of this asset. Ladywell Street is dominated by a large modern block of student accommodation to the west and is otherwise comprised of modern residential blocks and car parks. Heatley Street includes modern industrial out of town commercial premises with accompanying car parking.

Asset value assessment:

The heritage value of the asset is derived from its architectural and historic interest. The building's stone construction is unusual for Preston, a rare survivor in an area of the City which has undergone substantial

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

modern redevelopment. The streetscapes of Ladywell Street and Heatley Street form the setting of this asset, this makes a neutral contribution to its value.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1279794>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0073

Asset name: Church of St Walburge

Designation and grade: Listed building Grade I

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 352961 429851

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Roman Catholic church

Period(s): Post-medieval

References

References: NHLE: 1207341
HER n/a
NMR n/a

Associated assets

Asset UID Asset name

OR001_0075 Former Talbot Roman Catholic Primary School

Description and sources

Full asset description:

"Roman Catholic church. Begun 1850, opened 1854, tower completed c. 1857 and spire added 1867, all by J. A. Hansom; with apse 1872, by Nichols of London. Coursed brown sandstone rubble with lighter-coloured sandstone dressings, slate roof; steeple of white limestone. Nave with short three-sided apse and very tall south steeple. The nave and apse are in 13th century French Gothic style, the steeple of 15th century East Midlands type. The nave, a very large single-cell vessel with steeply pitched roof, has the entrance front at the west end: this has corner turrets with pinnacles and two large buttresses framing a wide centre and narrow outer bays, the centre containing coupled trefoil-headed doorways with shafts under a two-centred arch moulded in two orders, the outer bays with cusped two-centred arched doorways; over the whole, an arcade of nine two-centred arched two-light windows with shafts, quatrefoil heads and linked hoodmoulds; a very large wheel window in the centre, and spherical triangles with trefoil tracery in the outer bays; and over the wheel window an arcade of five stepped lancet lights. The 13-bay side walls have emphatic buttresses, and tall attenuated two-centred arched three-light windows with slender shafts and bar tracery quatrefoils in the heads; the three-sided full-height apse, in matching and accentuated style, has full-height buttresses terminating in pinnacles, with blind-arcading to the top stages, and very tall attenuated windows with slender shafts and multifoils, with three lights in the east end and two lights at the sides, all under relieving arches. The tower (to the right of the 7th bay) is square in plan and of three tall stages, elevated on an open base of large two-centred arches, with angle-buttresses terminating in pinnacles and a shaft in the centre of each side adding vertical emphasis, two tall slender two-light belfry windows in each side, with shafts, cruciform tracery, and gablets with pinnacles; and a very tall octagonal spire (reaching 314 feet), the base clasped by pinnacles and small arched flying buttresses, with two-light lucarnes in the cardinal sides. Interior: like a medieval hall, with a spectacular hammer-beam roof which has painted statues on the hammer beams, arch bracing and cusped tracery; corbelled canted wall-pulpit on north side, with sounding board, and approached by wall-staircase with three arched windows which have cusped tracery; former organ loft in tower with large arched opening and projected gallery; elaborate wooden west gallery (with organ relocated

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

from tower 1877); panelled dado, and windows with geometrical-patterned stained glass (by Maycock); various stained glass memorial windows at east end, by Hardman of Birmingham and Mayer of Munich, including one to Henry Lord Holland." [1]

Setting description:

The main entrance of the church is at its west end where a small paved forecourt, enclosed by cast iron railings and stone piers, opens out onto Weston Street. Weston Street is lined with small 19th century brick built terraced houses. To the north of the church is a large presbytery, which is connected to the church via a link building, and the parish centre (OR001_0075). To the south and east of the asset the church is enclosed by railway lines in cuttings.

Asset value assessment:

The value of this asset lies in its historic fabric and architectural and artistic interest. The building features a tall stone spire, the tallest of any parish church in England. The distinctive spire is a recognised Preston landmark. The asset's association to its designers, J.A.Hansom and Nicholas of London is of historic interest. The asset has group value with the associated presbytery and parish centre (OR001_0075). The setting of the asset makes a positive contribution to its value providing a context in which to understand the social and spiritual function of the church.

Heritage value: High

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1207341>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0074

Asset name: Former Church of St Mark

Designation and grade: Listed building Grade II*

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 352707 429871

Asset class/type and dates

Monument class/type: Religious, ritual and funerary
Parish church

Period(s): Post-medieval

References

References: NHLE: 1291672
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
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n/a	n/a
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Description and sources

Full asset description:

"Church, closed in 1983 and disused at time of survey. 1862-63, by E. G. Paley; tower added 1870. Sandstone ashlar, slate roof. Nave with north Decorated transepts, apsidal chancel, and tower in north-east angle. Decorated style. The four-bay buttressed nave has a moulded sill-band carried round and hoodmoulds with block stops (some damaged and those on the north side partly boarded), and a plain parapet. The west front has massive buttresses with offsets embracing a three-bay open porch which has plain stone columns with plain square caps carrying a gabled two-centred arch and stilted side arches, and above this a large two-centred arched five-light window with a multifoil in the head and hoodmould with block stops. The transepts, almost full-height, each have two small two-light windows and a large circular window above, that on the north side with wheel tracery and that on the south side with a plate-traceried multifoil surrounded by quatrefoils. The three-sided apse has tall two-light windows rising into gables. The tower, of four unequal stages with clasping buttresses to the first two and a narrow octagonal stair-turret at the south-east corner, has a tall 3rd stage with two very tall narrow two-light traceried windows in each side (leaded glazing now damaged), and a shorter top stage with clasping corner pinnacles and two louvred two-light belfry windows each under a steeply-pitched gablet rising through the pierced parapet. Interior not inspected. Forms a group with 67 to 91 Wellington Street on south side." [1]
The church has now been converted to flats and offices.

Setting description:

The setting of the asset is formed by the surrounding streets which are paved with granite setts and lined with 19th century brick terrace houses. The associated former vicarage and school on Wellington Street also form part of the setting. A railway line is aligned parallel to the church to the north along St Mark's Road.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The value of this asset lies in its historic and architectural interest. The asset has group value with the associated former vicarage and school. The asset also has a historic association with its designer, E. G. Paley. The setting makes a positive contribution to the value of the asset by illustrating its historic context.

Heritage value: High

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291672>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0075

Asset name: Former Talbot Roman Catholic Primary School

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 352948 429927

Asset class/type and dates

Monument class/type: Education
Church school

Period(s): Post-medieval

References

References: NHLE: 1291587
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0073	Church of St Walburge

Description and sources

Full asset description:

"School, currently undergoing restoration and conversion as library. 1847-49 (dated 1849 over south doorway). Uncoursed brown sandstone rubble, with dressings of lighter-coloured sandstone and graduated slate roof. L-plan formed by a long rectangular range at right-angles to the street containing two large halls with a lateral passage between them, with a transept at the east end of the north side. Early English style. One storey under a high steeply-pitched roof, seven+one+seven bays, with low side walls and a large west gable to the street. The gable has side buttresses with two offsets, a stepped group of three tall cusped lancets in the centre flanked by similar but smaller lancets, and a coped gable with the stool of a former finial. The south front has matching buttresses, coupled cusped lancets in each bay (but the three easternmost bays now covered by a later 19th century addition), and in the centre a wide one-and-a-half storey gabled porch breaking forwards slightly with a taller octagonal stair turret attached to its right-hand corner; the porch has a two-centred arched doorway with shafts, a tablet above this with raised lettering "HIS / MUNIFICENTIAE / GULIELMI TALBOT / SOCIETATI PERENNE MONUMENTUM / [1]849" (1st digit missing), and a window of three stepped cusped lights in the gable; the turret has small lancets and a conical-octagonal cap. The roof has a small dormer above the porch and two ventilators on the ridge. The rear and north transept are in matching style (but former rear porch, subsequently altered as chimney, under reconstruction at time of survey), and the transept has one taller two-light window with a gable over. Irregular extension to rear of transept, in similar style and materials. Interior: wide central passage with inner porch at south end, large two-centred arches in centre and coupled segmental-pointed windows beyond (with shafts) all opening into halls on each side; spiral staircase to attic over passage; large halls, each with six large arch-braced hammerbeam roof trusses which have trefoil arcading above the collars; three-bay arcade to transept, which also has hammerbeam roof but of differing design. History: probably served as both church and school before opening of church of St Walburge in 1854. Forms group with that church, which it resembles in materials and roof construction." [1]

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Setting description:

The main entrance to the church is on Weston Street. Weston Street is lined with small 19th century brick built terraced houses. To the west and north is St Walburses Gardens which is lined with low density late 20th century houses. To the east is the West Coast Mainline in a cutting. To the south of the asset is a large presbytery and the Church of St Walburge (OR001_0073), together these assets form the parish complex.

Asset value assessment:

The value of this asset lies in its historic fabric and architectural and artistic interest. It also has historic interest as a former school and current library and group value with the Church of St Walburge. The setting makes a positive contribution to the value of the asset by providing a context in which to understand the historic function of the asset.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1291587>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0076

Asset name: Railway Bridge, with Viaduct and Former Bridge approximately 100 metres north

Designation and grade: Listed building Grade II

Asset location

Community area: Preston Station

Additional community area(s):

Map book reference: HE-01-801

National Grid Reference: 352941 430074

Asset class/type and dates

Monument class/type: Transport
Railway bridge

Period(s): Post-medieval

References

References: NHLE: 1292233
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
n/a	n/a

Description and sources

Full asset description:

"Bridge carrying Lancaster and Preston Railway over Fylde Road, with viaduct continued to bridge over course of former Lancaster Canal approximately 70m north. 1840, by Joseph Locke, for Lancaster and Preston Junction Railway Company. Bridges of sandstone ashlar, viaduct of red brick and some engineering brick.

The bridge over Fylde Road is in triumphal-arch form, consisting of a wide elliptical arch in the centre and a round-headed arch each side, with banded rustication, emphatic impost bands (running through the passages), rusticated voussoirs and raised keystones, broad terminal piers, string course, and parapet. The viaduct continued from the north end is carried on seven semicircular arches (each with two tie-plates), and links with the bridge over the former canal (now filled in). This is also tripartite in form, having a wide elliptical arch in the centre, flanked by broad piers, and short rock-faced retaining walls at the sides, terminating in similar piers; the archway has a raised keystone, voussoirs, a band, and a parapet like those of the first bridge." [1]

The bridge no longer carries the canal, which stops short to the north-west.

Setting description:

Fylde Road (A583), the railway and the former Lancaster Canal form the setting of this asset. Fylde Road is a busy 'A' road with modern buildings. The Lancaster Canal now stops short of the viaduct, to the north-west. The railway over the bridge is still in use.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Asset value assessment:

The heritage value of the asset lies in its historic and architectural interest. Fylde Road is a busy 'A' road with modern buildings. The Lancaster Canal now stops short of the viaduct and its former course is covered by vegetation. The setting makes a positive contribution to the heritage value of the asset by illustrating its historic function.

Heritage value: Moderate

Sources:

1 <https://historicengland.org.uk/listing/the-list/list-entry/1292233>

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Unique Gazetteer ID (UID): OR001_0080

Asset name: The Park Hotel

Designation and grade: Non-designated

Asset location

Community area: Preston Station

Additional community area(s): n/a

Map book reference: HE-01-801

National Grid Reference: 353589 428710

Asset class/type and dates

Monument class/type: Commercial
Hotel

Period(s): Post-medieval

References

References: NHLE n/a
HER n/a
NMR n/a

Associated assets

Asset UID	Asset name
OR001_0002	Miller Park
OR001_0020	8, East Cliff
OR001_0021	7, East Cliff
OR001_0040	Preston Railway Station

Description and sources

Full asset description:

A hotel, built 1883 in red brick in a loose Tudor revival style with a large distinctive castellated tower and soaring chimney. The hotel was owned by the railway companies and provided high-class accommodation for travellers using Preston Railway Station. The hotel was connected to the station by a covered subway or footbridge which emerged onto the current platform 4b. This has now been demolished. Guests would have benefited from views onto Miller Park (OR001_0002) and the Ribble Valley. [1]

Setting description:

The immediate setting of the asset is formed by large areas of carparking to the north which were historically landscaped gardens. A large late 20th century office block is located immediately to the south west of the asset. Preston Railway Station (OR001_0040) is located approximately 150m to the north and Miller Park (OR001_0002) is immediately to the south.

Asset value assessment:

The value of this asset lies in its historic and architectural interest. Namely its historic connection to Preston Railway Station (OR001_0040) and the railway companies which ran the hotel. The building is a prominent and distinctive building in Preston, located as it is on raised ground above Miller Park (OR001_0002). The eclectic style of the building and its distinctive tower and chimneys add to its architectural interest. The setting makes a positive contribution to the value of the asset by providing a context for its location and historic function.

Background Information and Data

Historic environment

BID HE-001-OR001

Off-route works: Preston Station

Historic environment baseline report

Heritage value: Low

Sources:

- 1 J. F. Gairns, 1926, Notable Railway Stations and their traffic: Preston. Railway Magazine 58 (347), 337-346.

High Speed Two (HS2) Limited

Two Snowhill

Snow Hill Queensway

Birmingham B4 6GA

Freephone: 08081 434 434

Minicom: 08081 456 472

Email: HS2enquiries@hs2.org.uk

