

1. **Historical Analysis**
2. **Townscape and Chacter Analysis**
3. **Listed Buildings and Conservation Areas**
4. **Land Ownerships (indicative)**
5. **Area Profile**

**Stoneygate
Church Street / Percy Street
Horrocks Quarter / Grimshaw Street**

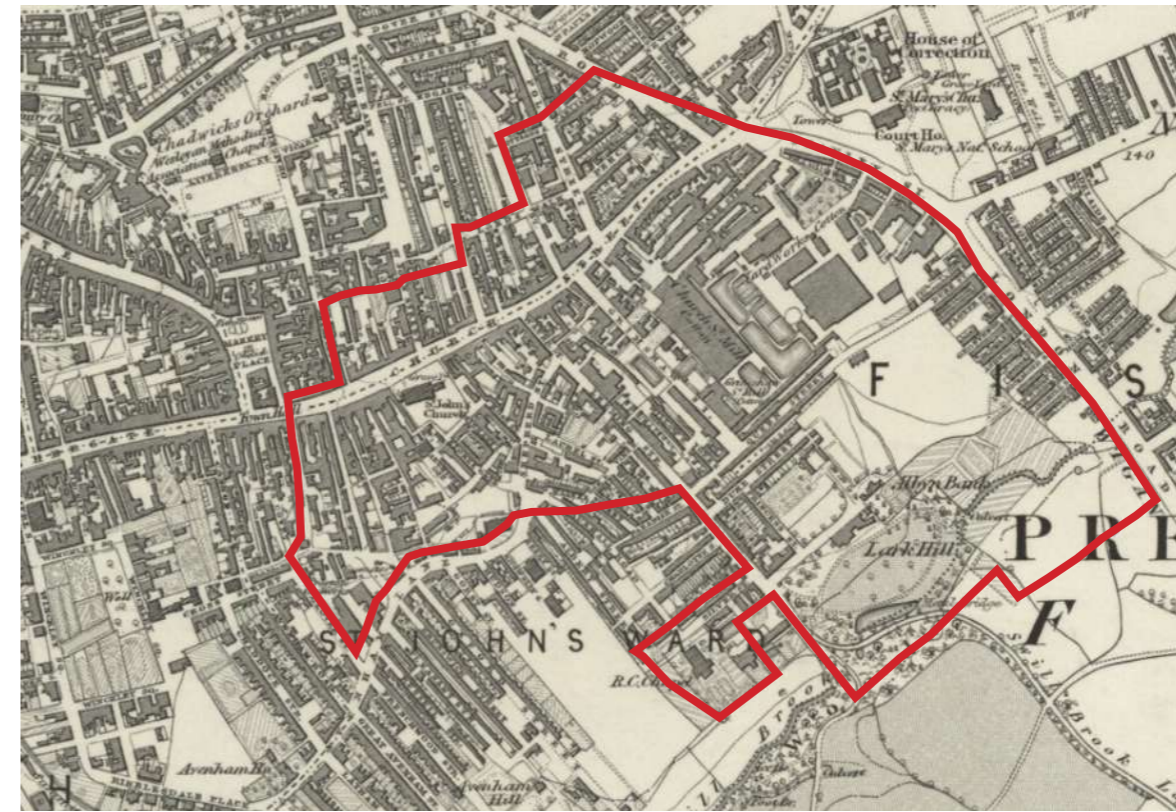


Figure 24: Preston 1774



Prior to the Industrial Revolution, Preston was a small market town, with the principal thoroughfares of Fishergate, Churchgate and Friargate converging on Market Place. Churchgate (now Church Street) would have incorporated several of the residences and public houses that are still extant (albeit altered). St John's Church was a central landmark within the town, with Arkwright House nearby down Stoneygate. The street pattern south of the Church was beginning to be established, although the majority of what is now the Study Area comprised agricultural land. By this time, Richard Arkwright had invented the Water Frame, which helped facilitate industrialisation of the town.

Figure 25: 1849



The advent of industrialisation saw a rapid development of the town centre, with densely packed streets running off Church Street comprising predominantly housing around St. John's Church (as well as a gas works on the site of the multi-storey car park), with the development of the large yard works that would become Horrockses well-advanced (the reservoirs were also created by this time). The streets to the south of St. John's comprised a tight cluster of cottages hard up against the churchyard. A House of Correction had been established over Stanley Street. At this point the rapid development of the town had extended northwards, with large areas of green space to the south and east.

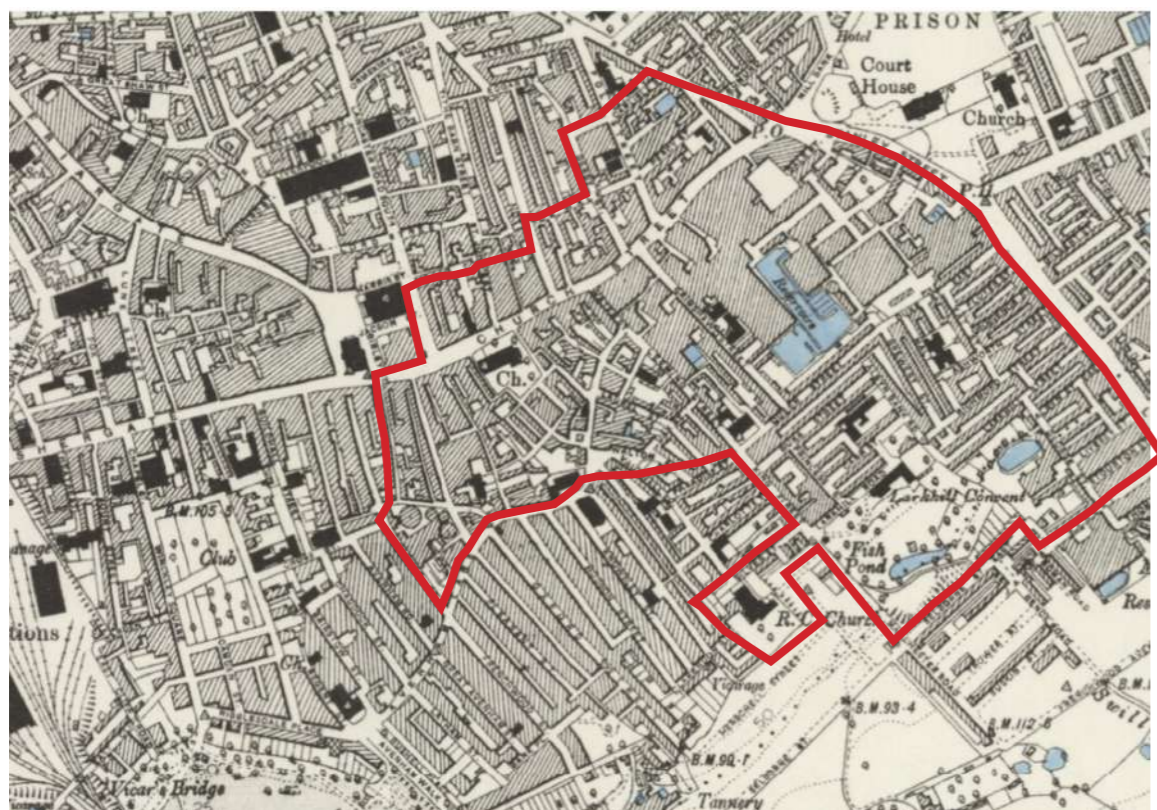


St. John's Minster



Stoneygate

Figure 26: Preston 1895



The development of the area continued into the late C19th with housing expanding southwards towards Avenham Park and Lark Hill. The development of Miller Arcade and the Harris Library nearby demonstrated the growing wealth of industrial Preston, while St. John's Church was rebuilt in the 1850s. Horrockses Yard and Works was well-established at this point and had become a complex of large sheds with prominent chimneys. HMP Preston was developed into the radial form that still survives. The density of the immediate vicinity of St. John's around Stoneygate is clear, with its complex of alleys and ginnels.

Figure 27: Preston 1960



The Area layout remained largely unaltered through the early C20th (notwithstanding the development of the Town Hall and Sessions House nearby), with modifications largely carried out on individual buildings. However, the post-war era began to see significant changes, with the clearance of housing around Stoneygate and development of more commercial buildings. To the south of the area the dense terraces were beginning to be cleared to be replaced by modern social housing and high rise blocks. Preston Bus Station would be completed in 1969, the Guild Hall in 1972, while Horrockses, still extant at this point, would be cleared before the end of the C20th.



Arkwright House viewed from the south with the now demolished White Lion public house in the foreground



Appendix 2 - Townscape and Character Analysis

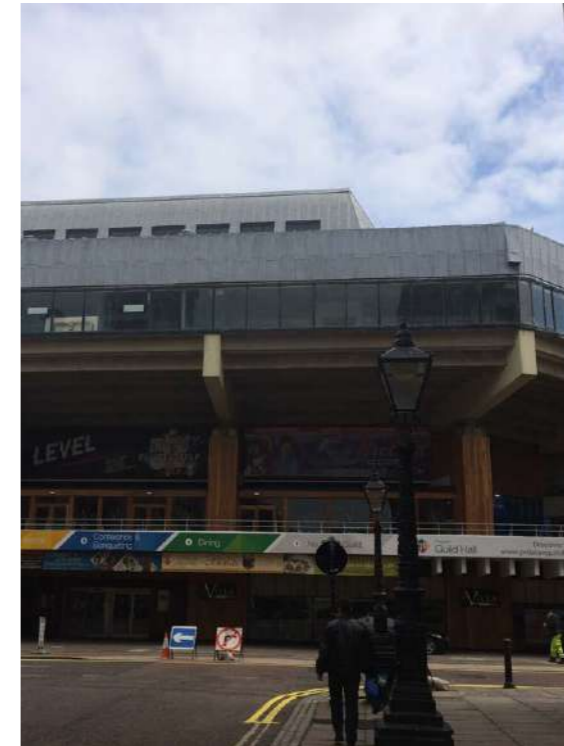
Key Plan



1. View along Fishergate. Vista to St John Minster.



2. Corner treatment Church St /Glover street.



3. Preston Guildhall.



4. Church Street. Public realm.



5. Harris Museum and Art Gallery.



6. View along Church Street and St John Minster.



7. View to Church Street. Frontages of varying scale



8. Taller buildings within the within the city centre.



Appendix 2 - Townscape and Character Analysis

Key Plan



1. Tall buildings around the bus station to the edge of the study area.



2. Key transport interchange in the bus station.



3. Empty or gap sites.



4. Landscape public realm around ramp.



5. Office building on the corner of Pole Street and Percy Street.



6. Gap sites to corners such as Cotton Street.



7. Undeveloped site at Stoneygate.



8. Retail development to edge of London road.



9. View along Avenham Lane.



10. Mix of post war housing and brick built terraced housing. View along Richmond Street.



11. Housing along Larkhill Street, low quality landscaping .

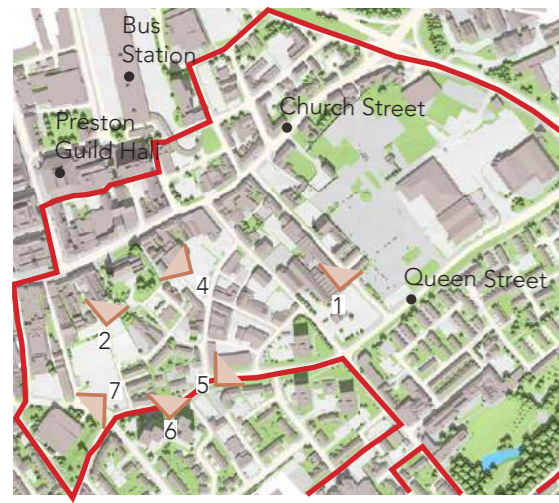


12. Apartment building on Richmond street.



Appendix 2 - Townscape and Character Analysis

Key Plan



1. View to Walker Street. Terraced housing which would benefit from improved landscape. Potential linkages.



2. Gap site at Shepherd Street could benefit from development .



3. Industrial brick buildings. No consistency on signage.



4. View from Car park with glimpses through to St John Minster.



5. View to towers blocks along Avenham Lane.



6. View from Avenham Lane with vista to the church spire. 2 storey housing .



7. Car park serving the city centre.



8. Streets with buildings with high quality and historic façades.



Figure 28: Existing Building Heights



Stoneygate / Horrock's Quarter

The diagram opposite shows an analysis of the existing townscape in the Stoneygate and Horrocks Quarter area. The following conclusions, constraints and opportunities can be drawn;

- Existing Stoneygate area is poorly defined as its own character area.
- Lack of good quality East - West links through area.
- Existing pedestrian gate at junction between Stoneygate & Church St has potential be utilised to define gateway to the area.
- Existing heritage assets at St John's Minster and Arkwright House. These assets are under-utilised with an opportunity for their interaction with surrounding area to be enhanced.
- There are a series of empty sites currently forming gaps in the building fabric which have a negative impact on the character of the area and offer no active usage at street level.
- Existing links feel unsafe, have no active frontage along their length.
- Central area of 'Stoneygate' is dominated with low rise warehouse type buildings that have blank facades onto the street.
- Lack of a coherent route from Cardinal Newman College site on Manchester Road / Queen Street to Church Street / Fisher Street.
- Topography change - Stoneygate sits in 'Bowl' between Church Street & Queen Street.

Figure 29: Stoneygate / Horrocks Quarter Character Analysis



Large carpark gap site shows visual barrier between South Stoneygate & rear of Church St.



Vehicle dead ends and poor quality pedestrian east west links.



Gap site and 'weak' edge to area gateway at Manchester Street.



Gap sites and large existing buildings clutter area with no defined use or character.



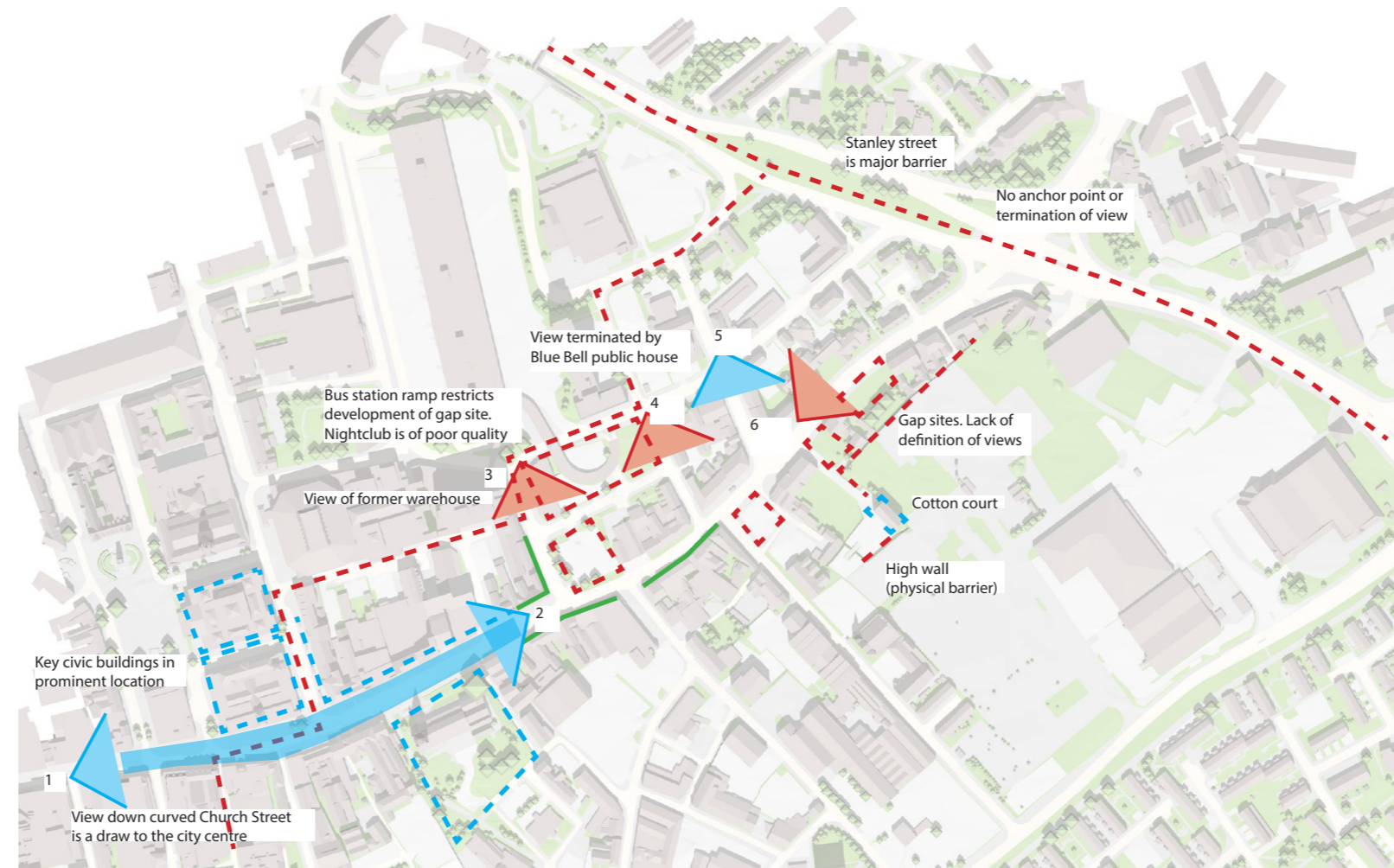
Gap site - potential East / West link.



Queen Street / Manchester Street junction is awkward to use and discourages use and links.

Church Street and Bus Station

Figure 30: Church Street and Bus Station Townscape and Character Analysis

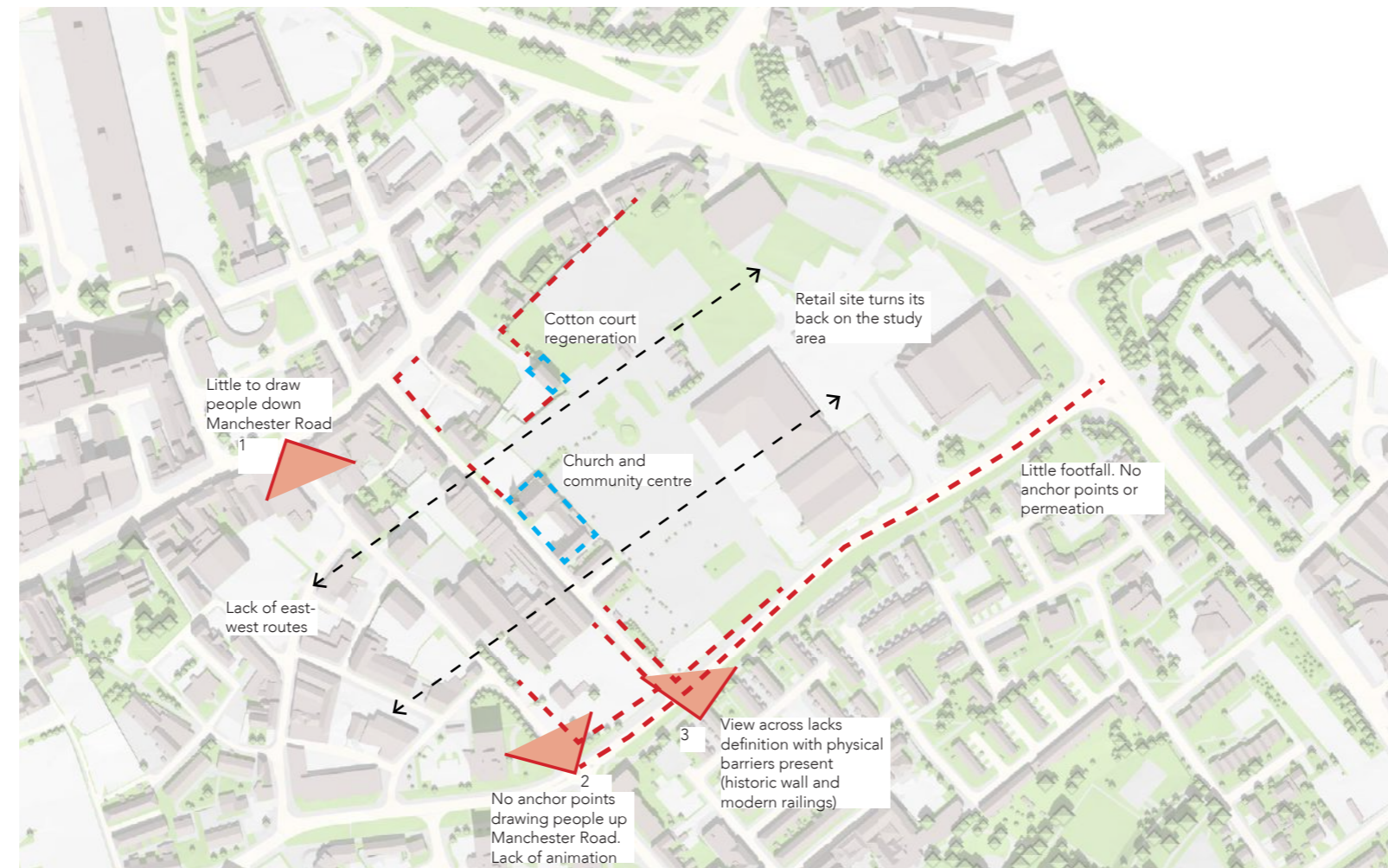


- Key**
- Negative edge/area
 - Positive edge/area
 - Prime route
 - Key view
 - Negative view
 - Good quality public realm
 - Inconsistent/inappropriate shop front treatment



Manchester Road / Queen Street

Figure 31: Manchester Road / Queen Street Townscape and Character Analysis



Key

Negative edge/area

Positive edge/area

Prime route

Key view

Negative view

Good quality public realm

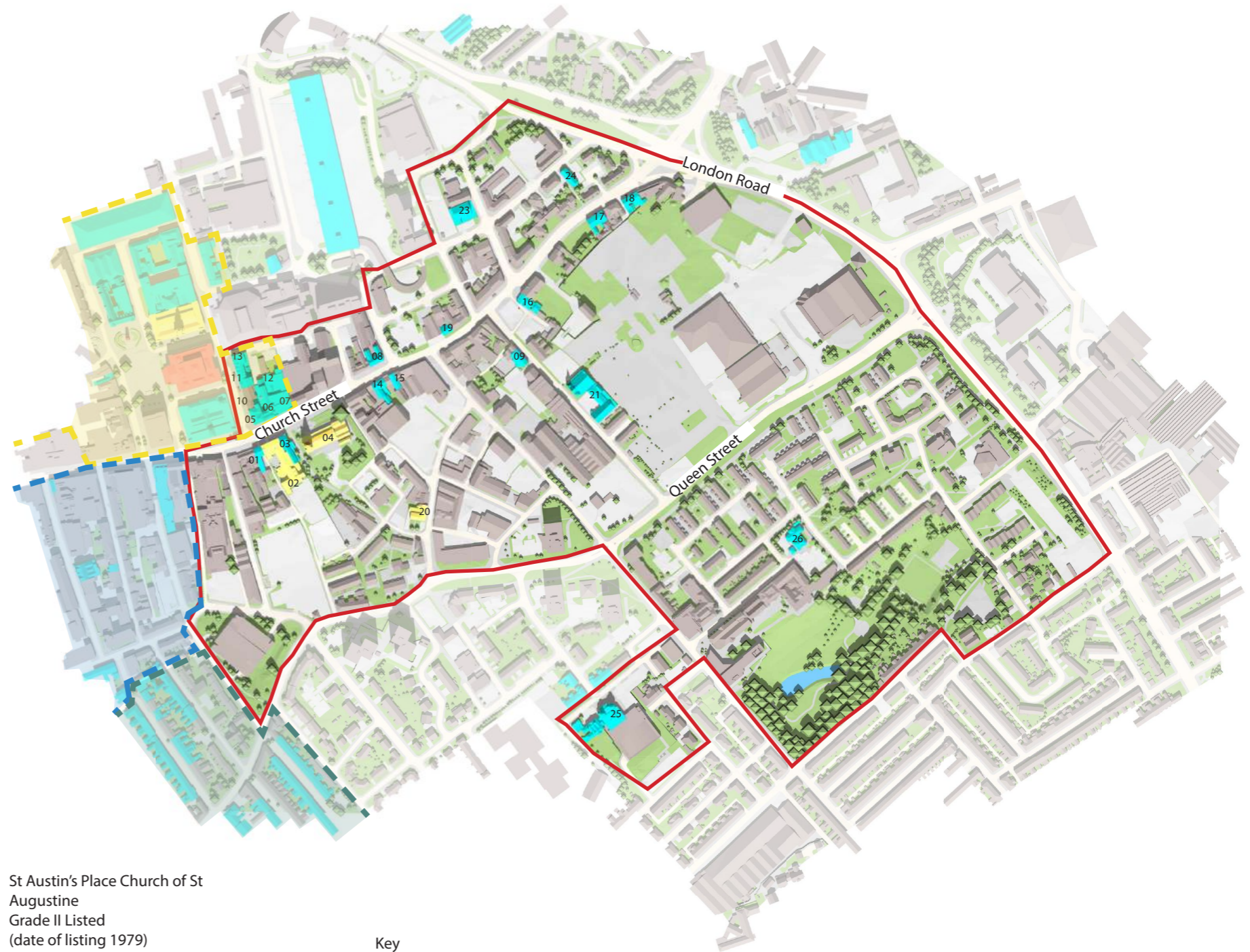
Inconsistent/inappropriate shop front treatment



Key

- | | |
|---|---|
| 01 143 Church Street
Grade II listed
(date of listing 1991) | 13 Stanley Arms Hotel, 24 Lancaster Road
Grade II listed
(date of listing 1979) |
| 02 The Old Bull, 141-2 Church Street
Grade II* listed
(date of listing 1950, amended 1991) | 14 The Old Dog Inn, 133 Church Street
Grade II listed
(date of listing 1979) |
| 03 Central Conservative Club, 140-140A Church Street
Grade II listed
(date of listing 1960, amended 1991) | 15 131A Church Street
Grade II listed
(date of listing 1979) |
| 04 Church of St John the Divine, Church Street
Grade II* listed
(date of listing 1979) | 16 Olde Blue Bell Public House, 114 Church Street
Grade II listed
(date of listing 1979) |
| 05 11 Church Street and 2 & 4 Lancaster Road
Grade II listed
(date of listing 1979) | 17 The George Hotel and Shop Adjoining to the Right, 89-90 Church Street
Grade II listed
(date of listing 1991) |
| 06 Former Red Lion Hotel and Ellesmere Chambers, 13 Church Street
Grade II listed
(date of listing 1979) | 18 The Lamb Hotel and Shop, 83-84 Church Street
Grade II listed
(date of listing 1979) |
| 07 Trustee Savings Bank, 14 and 15 Church Street
Grade II listed
(date of listing 1979) | 19 The Bear's Paw Public House, 42 Church Street
Grade II listed
(date of listing 1991) |
| 08 29, 30, 31 Church Street
Grade II listed
(date of listing 1991) | 20 Arkwright House, Stoneygate
Grade II* listed
(date of listing 1950) |
| 09 18 Grimshaw Street
Grade II listed
(date of listing 1991) | 21 Grimshaw Street School, Grimshaw Street
Grade II listed
(date of listing 1991) |
| 10 10, 12 & 14 Lancaster Road
Grade II listed
(date of listing 1979) | 22 16 Grimshaw Street
Grade II listed
(date of listing 1991) |
| 11 16 & 18 Lancaster Road
Grade II listed
(date of listing 1979) | 23 Carey Baptist Chapel, Pole Street
Grade II listed
(date of listing 1991) |
| 12 20 & 22 Lancaster Road
Grade II listed
(date of listing 1979) | 24 Former Unitarian Chapel, Percy Street/Church Street
Grade II listed
(date of listing 1974) |

Figure 32: Listed Buildings and Conservation Areas



Key

- | | | | |
|--|---|---|--|
| ■ Grade 1 listed | ■ Grade 2* listed | Market Place Conservation Area | Winckley Square Conservation Area |
| ■ Grade 2 listed | ■ Not listed | Avenham Conservation Area | |



Land Ownership

Whilst there are some significant ownerships in the area, large areas, notably the historic core, are in multiple ownerships.

Figure 33: Land Ownerships

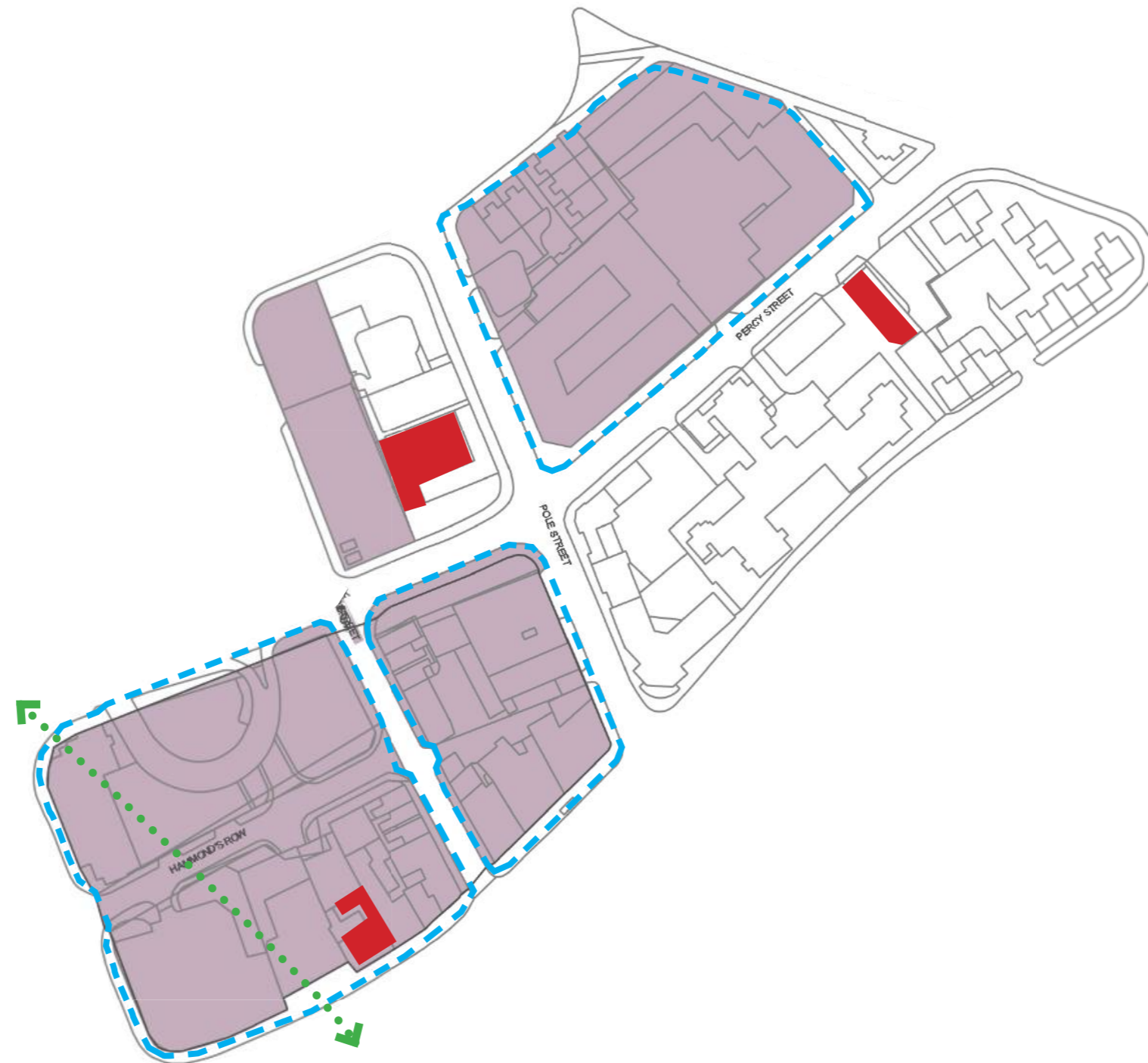
Key

- Richard Eric Wright
- Places for People Homes LTD
- Brookhouse
- Onward Homes
- Cardinal Newman College
- Grimsagh Development Heating ltd (Car Park included)
- Contour Homes ltd
- Preston City Council
- Contour Homes
- The Bull & Royal (Car Park included)
- Individual Ownership
- Guidant International Limited (Car Park)
- Rigby Group Ltd
- Preston City Council (Car Park)

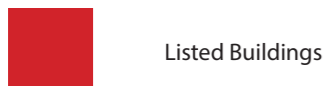




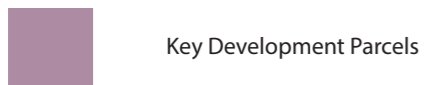
Figure 35: Church Street / Percy Street Area Profile



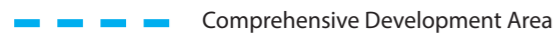
Key



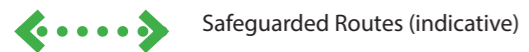
Listed Buildings



Key Development Parcels



Comprehensive Development Area



Safeguarded Routes (indicative)





Figure 36: Horrocks / Grimshaw Street Area Profile



Key






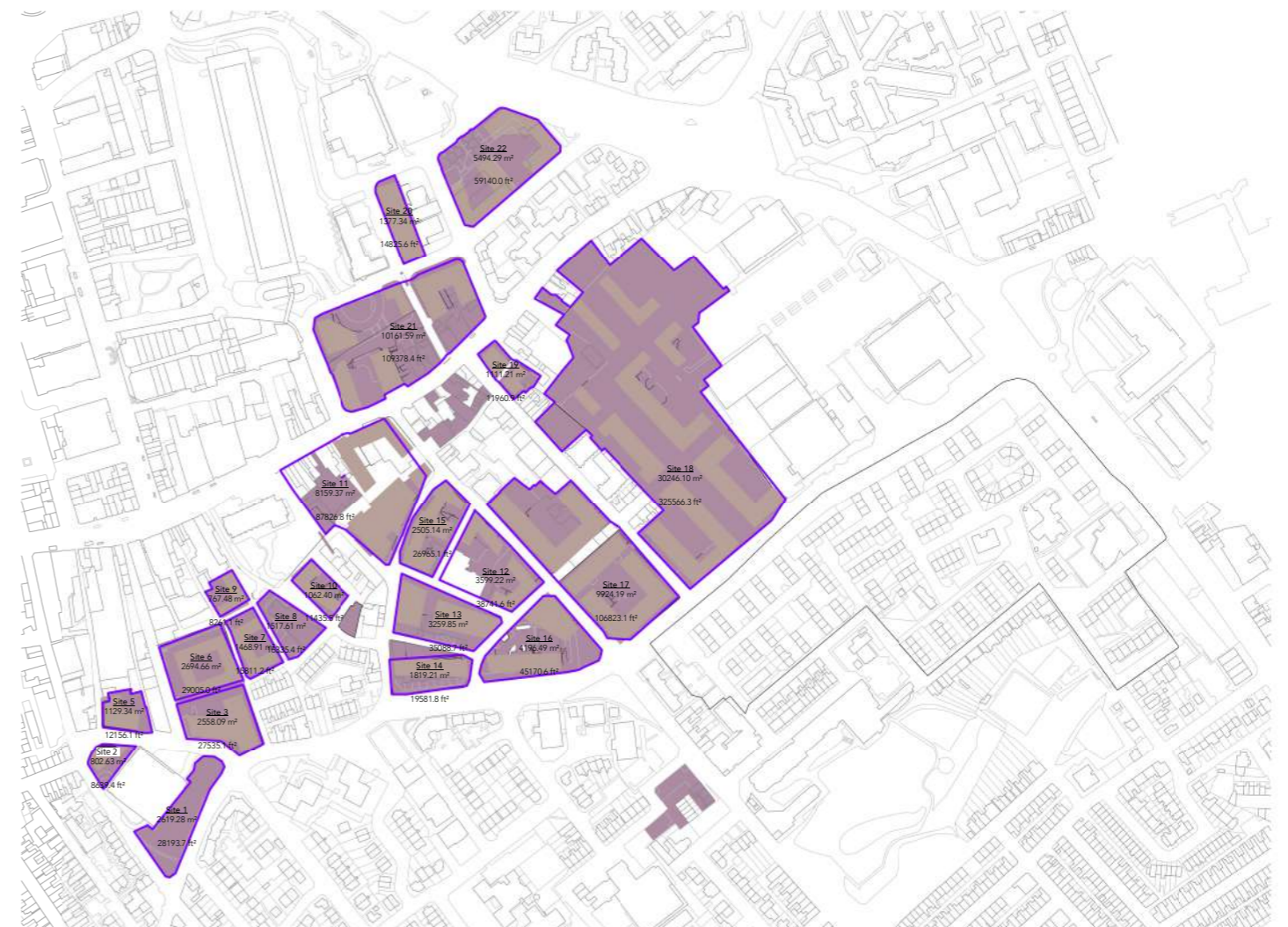
-  Listed Buildings
-  Key Development Parcels
-  Buildings of Townscape Value
-  Comprehensive Development Area
-  Safeguarded Routes (indicative)

Figure 37: Approximate Site Capacity

Name	Plot area	Number of units	Area of development	Commercial/Live work
Site 1	2619 m ²	28	4700 m ²	0 m ²
Site 2	803 m ²	43	7200 m ²	0 m ²
Site 3	2558 m ²	80	6930 m ²	0 m ²
Site 5	1129 m ²	35	3415 m ²	0 m ²
Site 6	2695 m ²	100	6500 m ²	0 m ²
Site 7	1469 m ²	40	3500 m ²	0 m ²
Site 8	1518 m ²	0	0 m ²	0 m ²
Site 9	767 m ²	35	2250 m ²	0 m ²
Site 10	1062 m ²	20	1340 m ²	0 m ²
Site 11	8159 m ²	100	20375 m ²	500 m ²
Site 12	3599 m ²	144	6960 m ²	0 m ²
Site 13	3260 m ²	24	6936 m ²	1734 m ²
Site 14	1819 m ²	72	5936 m ²	848 m ²
Site 15	2505 m ²	64	12061 m ²	300 m ²
Site 16	4196 m ²	120	14250 m ²	800 m ²
Site 17	9924 m ²	100	11490 m ²	0 m ²
Site 18	30246 m ²	323	114000 m ²	0 m ²
Site 19	1111 m ²	16	2750 m ²	0 m ²
Site 20	1377 m ²	168	18200 m ²	0 m ²
Site 21	10162 m ²	0	0 m ²	9936 m ²
Site 22	5494 m ²	143	12925 m ²	0 m ²
Total:	96474 m ²	1655	261718 m ²	14118 m ²

*Areas are approximate

Figure 38: Approximate Site Capacity



Plot Areas

1 : 5000