

Heritage Statement
for proposed
alterations to
Charnley House
No. 13 Winkley Square
PR1 3JJ



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For AP Developments

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All external photographs taken by Samantha Starkie

1.0 Introduction

1.1 Purpose and Format

This report has been prepared for AP Developments as part of the listed building consent to support the proposed conversion of Charnley House Preston. The building is grade II listed and is therefore a designated heritage asset, located within the conservation area of Winkley Square. The heritage statement will assess the impact of the proposed development by AP Developments upon the buildings heritage significance in accordance with guidelines set out in the English Heritage publications ‘Informed Conservation’ (2003) and “Conservation Principles, Policies and Guidance” (2008) and responds to policies outlined in section 12 of the National Planning Policy Framework (NPPF, 2012).

This report will outline the plans to convert the former office space back into its original residential use as five self-contained flats. Representative scheme drawings are provided.

The building’s heritage significance will be accessed to ensure that all proposals preserve its significance following the

- National Planning Policy Framework 2012 (NPPF) Section 12,
- And in accordance with Historic England publications:
- ‘Informed Conservation’ (Clarke, 2001)
 - ‘Conservation Principles, Policies and Guidance’ (historic England, 2008).

Legal requirements outlined within the

- Planning (Listed Buildings and Conservation Areas) Act 1990
- And in accordance with
- Policy ENo8 of the Preston Local Plan

Research into the history of the building will be proportionate to the nature of the proposed works, in accordance with the requirements of the NPPF.

2.0 General Description

2.1 Site Location

Charnley House no. 13 Winkley Square sits on the southern side of Winkley Square and backs onto Back Starkie Street. Winkley Square sits to the south of Preston City Centre and in-between the Centre and Avenham / Miller Park. This area is covered under policies EN8 and OP2 of the Preston City Centre Plan.

Grid reference: SD5387929004



Charnley House

Figure 1 Winkley Square in 1849

<http://archivecat.lancashire.gov.uk/CalmView/Record.aspx?src=CalmView.Catalog&id=DDX+2600&pos=9>

2.2 Site Description

Built in 1844 Charnley House is a large property in a dominating position on the southern side of Winkley Square. It is a linked-detached with the adjacent property Starkie House (the corner plot).

The front entrance leads out into Winkley Square and is protected from the pavement by railings. The rear of the property is currently being used as a car park opening out into Back Starkie Street. Attached to the rear of the property is a stepped down property, which would have housed the service area. Today it is being used as a separate office space with its own dedicated entrance.

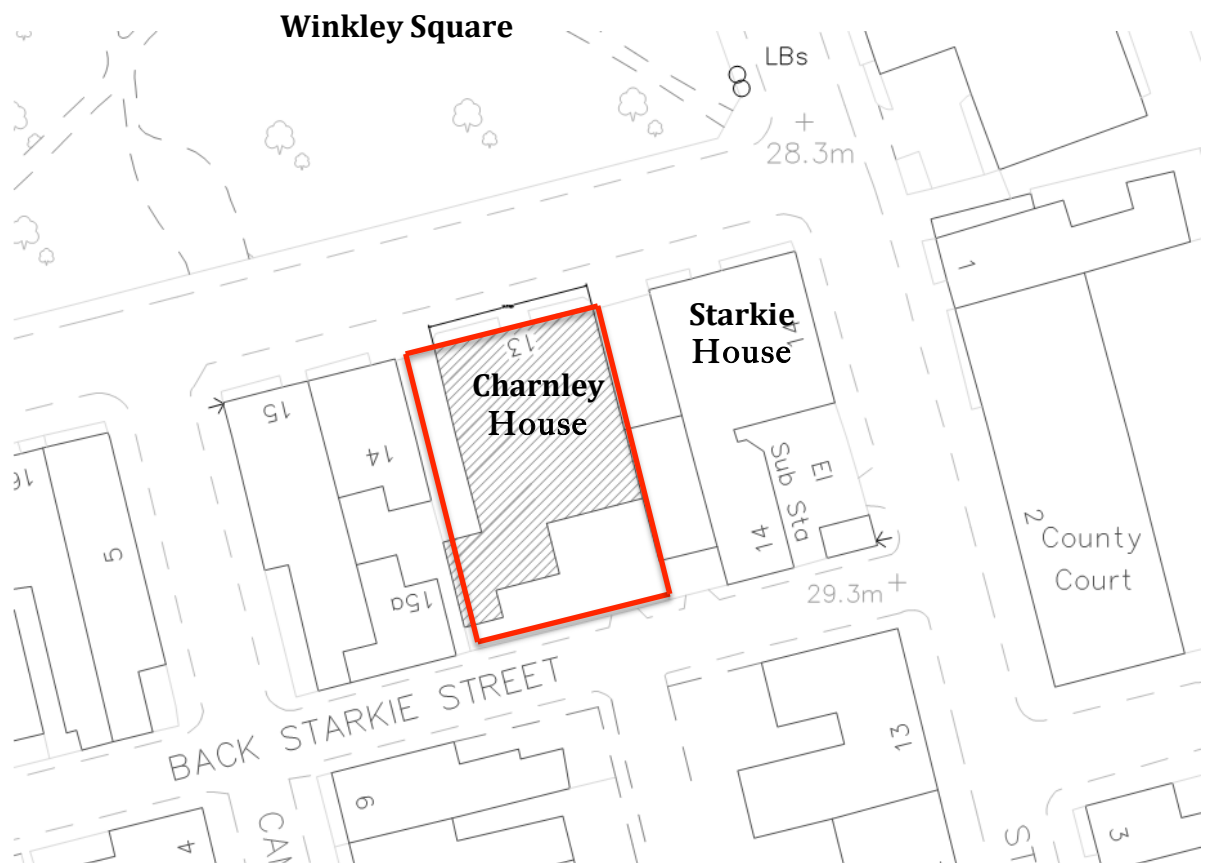


Figure 2 Site Plan

2.3 External Photographs



Figure 3 Front Elevation of Charnley House



Figure 4 Rear Elevation of Charnley House

2.4 Building Description

27/09/79 No. 13
Charnley House

Grade II
English Heritage Building ID: 392194.

Charnley House is a large mid-19th century property, similar in style to the surrounding properties being Georgian. Set back and protected from the pavement by spear headed railings it is rectangular in plan and consists of three floors above a basement with the upper most floor consisting of attic space. The front elevation is built of red brick in Flemish bond with the sides and rear elevation of brown brick in a 4+1 English garden wall bond, the roof is of slate and gabled. The property has large plain sash windows to the front elevation and 12-pane sashes to the side and rear elevations. All windows have raised sills and wedge lintels. The central portico has 2 Ionic columns and pilasters and a plain entablature with moulded cornice and blocking course. Three internal bull nosed steps leads to a wide elliptical-headed doorway with coloured glass sidelights and radiating lead tracery over the door. To the rear of the property a round-headed stair-window (on the half landing), has the original coloured radiating glazing bars and a rear door leading out into an open courtyard currently providing car-parking facilities. The properties basement window openings have been filled in.

Internally the property has a symmetrical plan form with five bays. The central bay is the main corridor from which rooms lead off either side. On the ground floor the central bay runs the full length of the house towards a magnificent dog-legged staircase made of a decorated curvilinear cast iron balusters and a mahogany wreathed handrail. The floor dominates the space with its black and white marble set out in a diamond pattern. The building seems to have retained the original internal doors, architrave and double moulded skirting (40mm high). The first and second floors have also retained ceiling roses along with many of the original decorative fireplaces.

Charnley House is Grade II listed and it contributes significantly as one of 33 properties listed within the Winkley Square Conservation Area.

SD5329SE Winkley Square 941-1/11/297 (south Side)

2.5 Internal Photographs



Figure 5 Entrance Hallway with its black and white marble flooring



Figure 6 Principal Room overlooking Winkley Square with its original fireplace, wood and plaster works

3.0 Heritage Assessment

3.1 Historic Background

Winkley Square offers a mix of office and residential buildings ranging in style from grand detached Georgian Style residences to smaller townhouses to modern office buildings added to the eastern border in the 20th century. Charnley House along with Starkie House dominates the south east corner of Winkley Square, established predominately as a residential area in the early 19th century. The property was built in 1844 for Paul Catteral, a prominent cotton spinner in the town and like many of the properties set around Winkley Square it was built to display the wealth of the middle classes.

The listing description dating the property back to the mid 19th century appears consistent with the architectural features of Georgian properties. It's symmetry, imposing central entrance and plan form are typical of the period. Winkley Square was built to resemble the fashionable Georgian squares of London, Bath and Edinburgh. The open space of Winkley Square would have used solely by the residents, who would have had a key to their private plots within. Later the square became a public open space around 1900 and is considered one of the finest examples of a Georgian Square in the north of England.

The town's industrial success during the late 19th ultimately became the Square's downfall as residents began to move away into the suburbs of Ashton and Fulwood. Buildings were converted into office space and Charnley House was no exception, it has been used as office space for the past 80 years with A2 Use class. The property has however remained empty for the past 4 years as a suitable tenant or vendor has yet to be found.

In terms of the interior arrangement of space the house was built with its principal high status rooms to the main front part of the house overlooking the square, a kitchen in the cellar and servants' rooms in the attic. Further service facilities were provided in the outrigger to the rear which is let out separately with its own private entrance.

The prominent position of Charnley House within the square means it will be able to take full advantage of the major programme of works to repair and refurbish the area. Following a successful bid by the Winkley Square Community Interest Community a (WSCIC) and Preston City Council, the area is to benefit from almost £1 million pounds from the Townscape Heritage Initiative's (THI) bid to the Heritage Lottery Fund (HLF).

The works will ensure that Winkley Square is rejuvenated, reinstating the Square's as a prestigious place to live and work once more. Winkley Square refurbishment is a key part in Preston's ambitious plans to regenerate the City Center.

Views of the entrance to the property and across Winkley Square



Figure 7 Portico Charnley House



Figure 8 View to the Eastern side of Winkley Square



Figure 9 View from the entrance of Charnley House across Winkley Square



Figure 10 View to the western side of Winkley Square

3.2 Heritage Values

An appraisal of the heritage assets of Charnley House will be carried out following the process set out by English Heritage (2008) and particular attention will be given to how the proposal will affect the property. The heritage values will follow set categories:

Evidential Value

Historic Value

Communal Value and

Aesthetic Value

This will allow us to generate an overall view of the heritage significance for this property.

All findings have been used to inform our proposal and will ensure that any changes that take place will do so in a sensitive manner and will preserve and enhance the building's significance for the future.

3.2.1 Evidential Value

The potential of a place to yield evidence about past human activity

Charnley house is a fine example of a Georgian town house and signifies the wealth and prosperity of the town's cotton spinning industry and the wealth of the middle classes within the town. The architectural quality and opulence along with the rear staff quarters also offer us an insight into the way the wealthy middle class lived. The Georgian style also reflect the fashion to demonstrate social status.

3.2.2 Historic Values

The way in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative

Along with the other properties that surround the square, the historic value of Charnley house lies with its contribution to this historic area. Whilst it may not be the most notable address on the square (e.g. Thomas Miller at no.5 Winckley Square and the Square's first resident William Cross), Charnley House is illustrative of the successful entrepreneurs wealth within the town and the industrial success that Preston was experiencing. Arguably Preston's most important growth period and key to its continuing success.

3.2.3 Communal Values

The meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory

Winkley Square is one of Preston's best-loved and well-known heritage assets. Whilst Charnley House was not built as a civic building it does hold high communal value due to the level of craftsmanship it displays presenting an accurate record of the historic built environment.

3.2.4 Aesthetic Values

The ways in which people draw sensory and intellectual stimulation from a place

Charnley House holds significant aesthetic values through its fine architectural detailing and impressive size. At around 4120ft² / 383m² it is one of the largest individual residences facing the square. The front of Charnley House is particularly attractive, the red Flemish bond brickwork and portico with its ionic pillars adds greatly to the public realm. The rear of the property has a much lower aesthetic value. The property's interior has retained significant aesthetic value as the vast majority of its original doors, skirtings and architraves along with the original plasterwork, fireplaces and staircase have been retained.

3.3 Statement of significance

By assessing the heritage values associated with Charnley House it allows us to make an informed assessment to the significance that this building offers and how best to implement change.

Charnley House is large link-detached grade II mid 19th century Georgian residence residing on the southern side of the fashionable Winkley Square. The property holds a host of heritage values and combined these define the buildings significance and are summarized below:

- Evidential value – the authenticity of the buildings fabric, plan form and symmetrical construction represents its owners status
- Historic Value - its value in illustrating the wealth of the industrial past
- Communal value – the property is a well known feature and contributes significantly to the wealth of Georgian architecture and place
- Aesthetic value – its prominent position and classic architecture adds greatly to the overall public realm

This above combination of key evidential, historical, communal and aesthetic values are all primarily associated with the existence and external appearance of the building and how it contributes to the a broader historic environment. However individually it is a relatively important building. Internally its plan form is relatively untouched and its original fixtures remain making this property a good example of its type.

Any alterations proposed for Charnley House need to retain the property's significance in order to protect and sustain it's value for future generations.

4.0 Analysis of the Proposed Works

4.1 General Principles

A sustainable use for the building needs to be found if it is not to fall into disrepair. The class A2 use for the property has seen the building remain empty for almost 4 years and a new tenant seems unlikely to be found.

AP Developers wish to secure a viable and sustainable future for the building and consider that the best course is to return the building to its former use as a residential dwelling. Extensive floor-space, limited parking and private outside space means it's unlikely to attract a developer to convert it back into an individual dwelling. AP Developments believe that the best solution is to create multiple apartments within the building.

4.2 General Design Recommendations

It has been established within section 3 that the relatively untouched quality of this Georgian building and the relationship it holds along with the adjoining properties around Winkley Square are significant. It is therefore advisable that no proposed alterations impact on the public realm and that the front elevations should remain untouched along with the original interior layout.

4.3 Proposed Design

This proposal is to create five separate apartment within Charnley House with no external alterations except for the addition of conservation approved roof lights to the rear of the property. Permission will be sought from Preston Planning Authority to replace all the windows and doors with energy efficient replacements similar to Starkie House, in accordance with Heritage England and Building Control guidelines SPG5 Design and Guide on the repair and replacement of traditional doors and windows. Internal alterations would be kept to a minimum and made to be reversible in order meet any future additional needs.

Two apartments to be created on the ground and first floor with a further apartment in the attic space. The basement would provide useful storage and laundry facilities for the residents.

Partitions added whilst in office use will need to be carefully removed and new partitions built will ensure that the original skirting and coving are retained. Where Building Regulations for Fire Protection and Sound Proofing require false ceilings to be inserted allowing ceiling roses and coving to be retained.

Where doorways need to be blocked up, advice will be sought about leaving them in situ. Any new opening will be kept to a minimum, and all materials removed from the site will be cleaned and kept in the basement for future use.

These proposals have carefully take into account the Significance Statement outlined earlier in this report and Guidance and Policies found within the:

- **NPPF section 131**, Heritage England
- **Guidance notes 16** *Enabling development and Principles, English heritage conservation policies*
- **4.1** of the English Heritage *conservation policies and guidance for the sustainable management of the historic environment*.
- **Policy EN8** of the Preston Local Plan, Publication Version 2012-2026

4.4 Design Layouts

The proposals below illustrate the existing and proposed layouts and highlight any new openings, partitions and blocked doorways.

4.4.1 Existing Basement Level

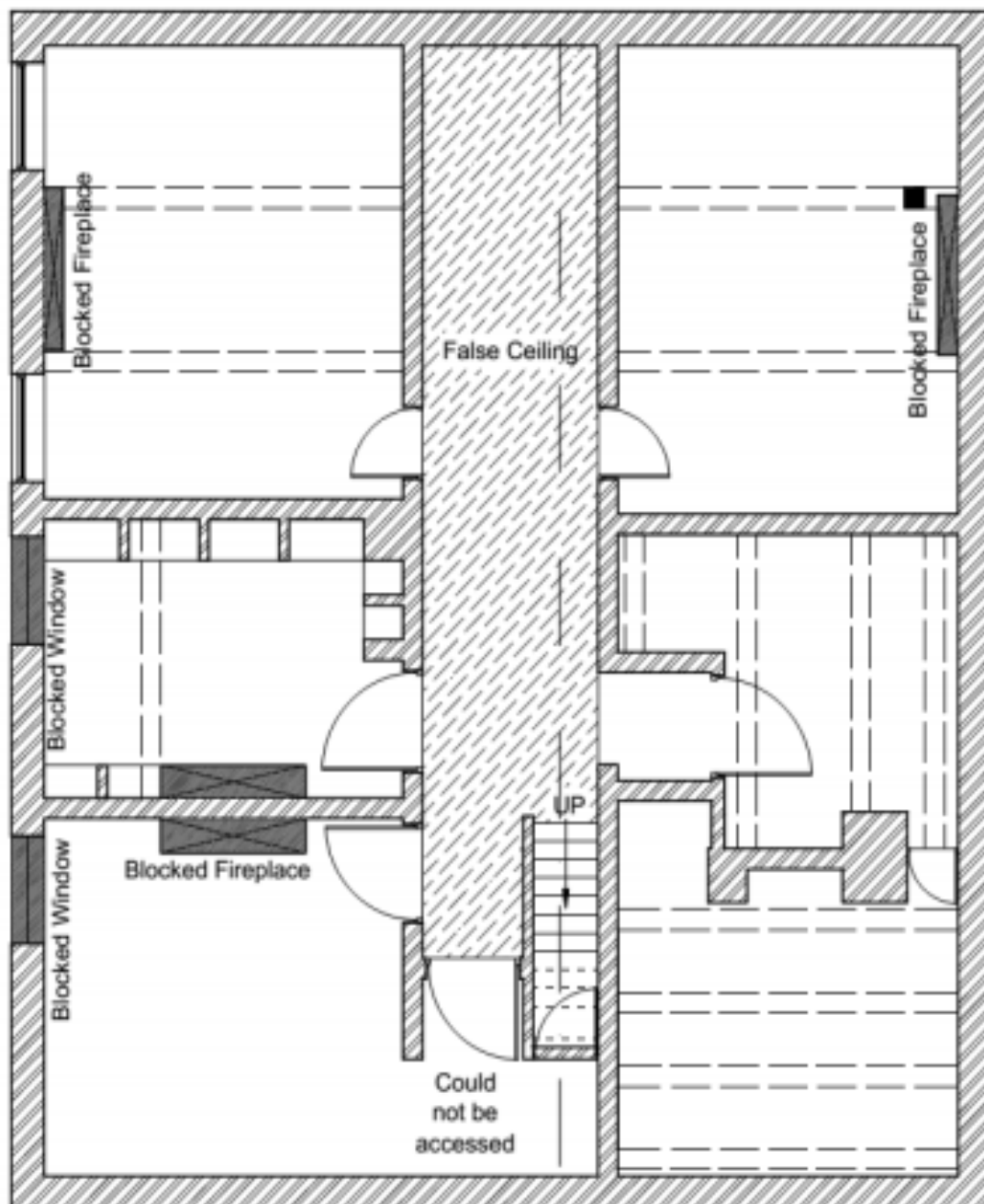


Figure 11 Existing Basement Level

4.4.2 Proposed Basement Level

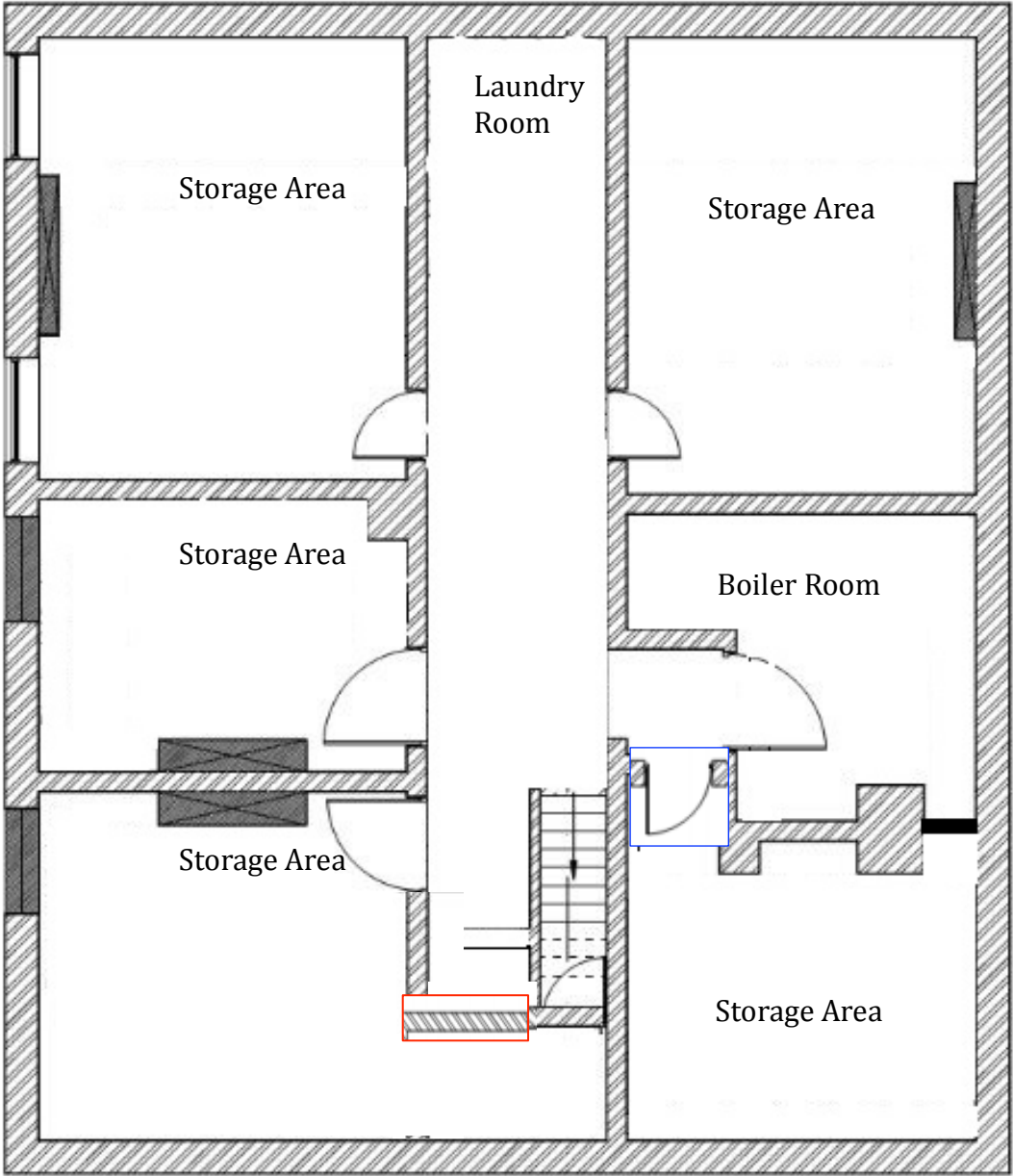


Figure 12 Proposed Basement Level

- New Opening
- New Partition
- Blocked Opening

4.4.3 Existing Ground Floor

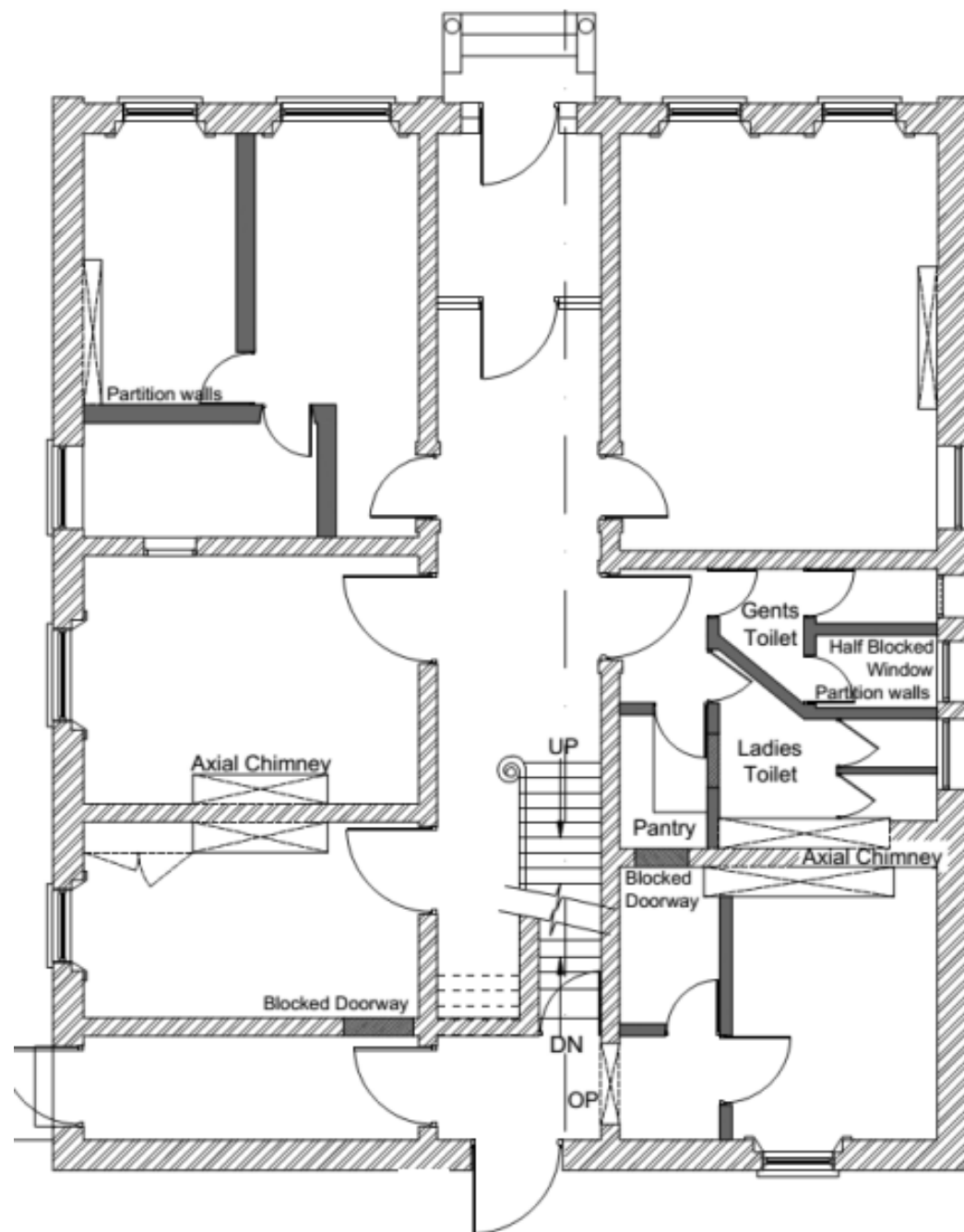


Figure 13 Existing Ground Floor

4.4.4 Proposed Ground Floor

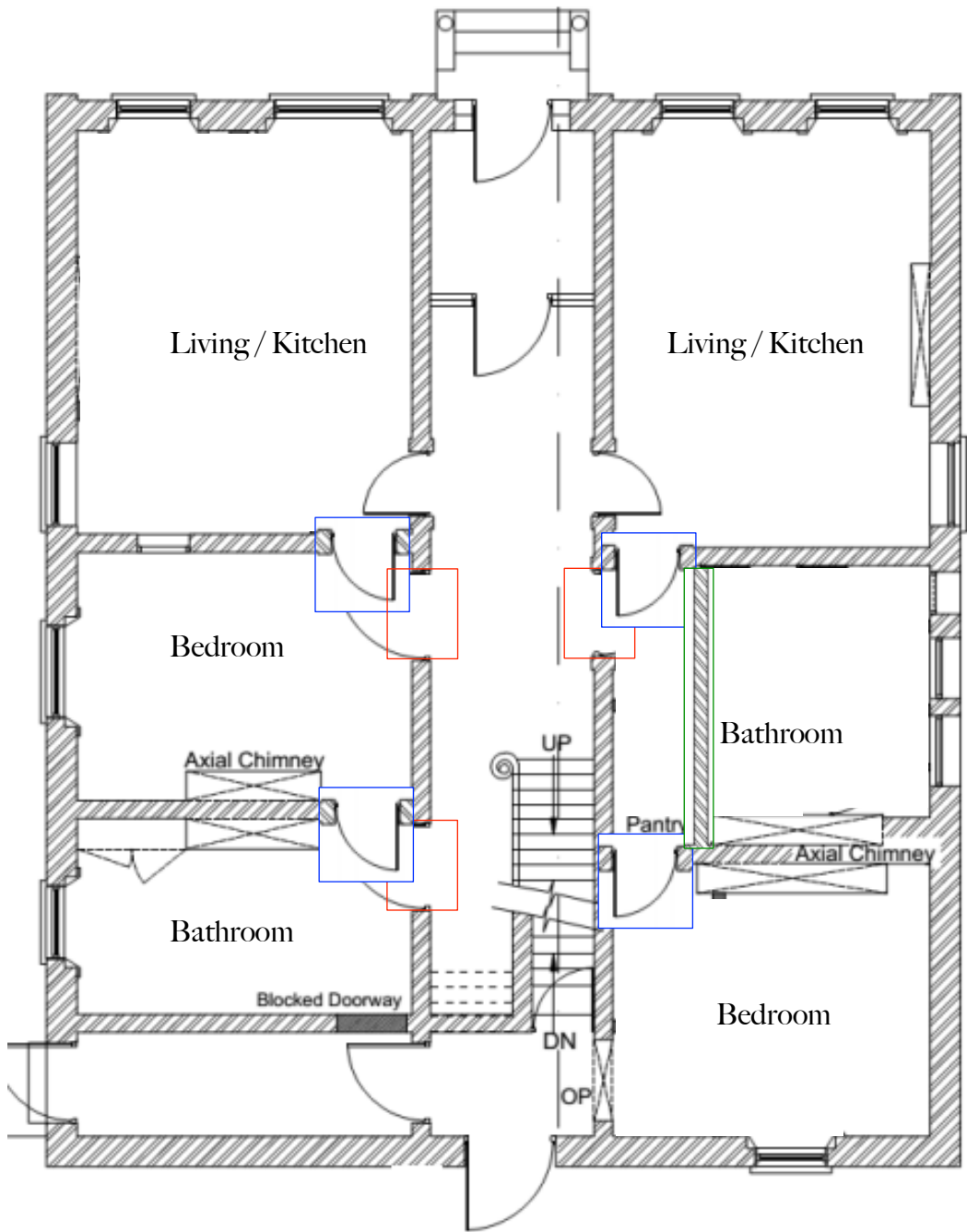


Figure 14 Proposed Ground Floor

- New Opening ————
- New Partition ————
- Blocked Opening ————

4.4.5 Existing First Floor

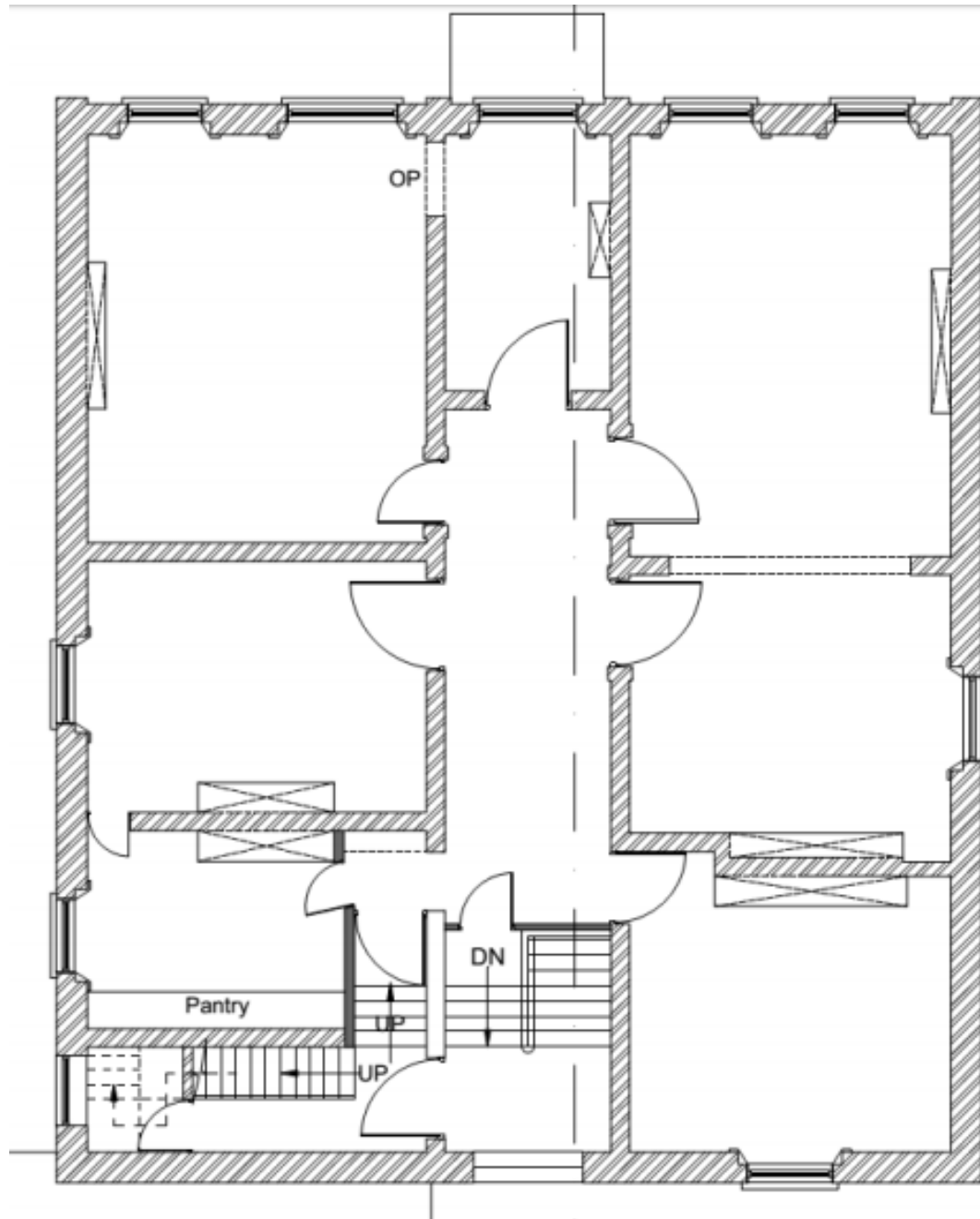


Figure 15 Existing First Floor

4.4.6 Proposed First Floor

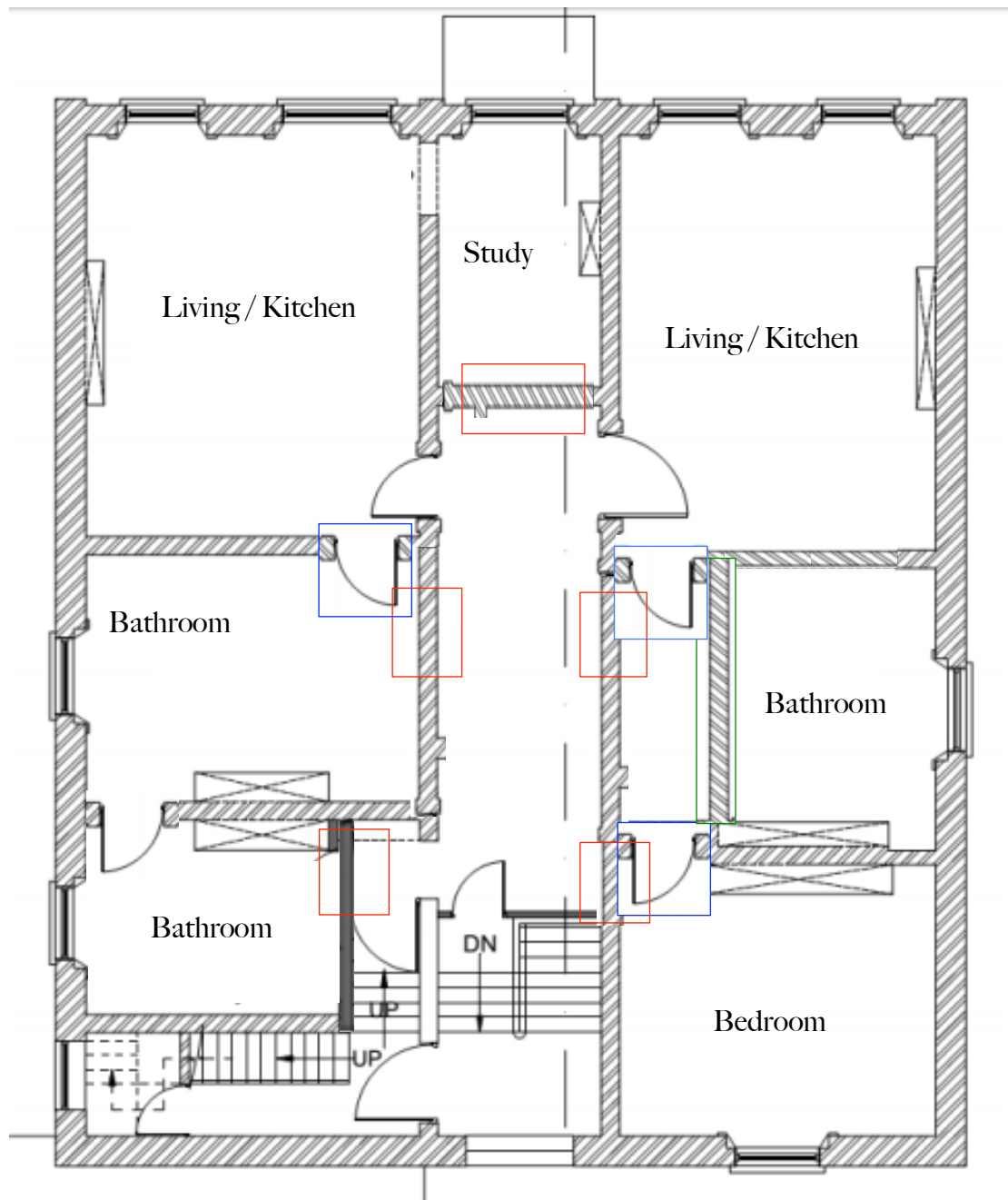


Figure 16 proposed First Floor

- New Opening ————
- New Partition ————
- Blocked Opening ————

4.4.7 Existing Second Floor

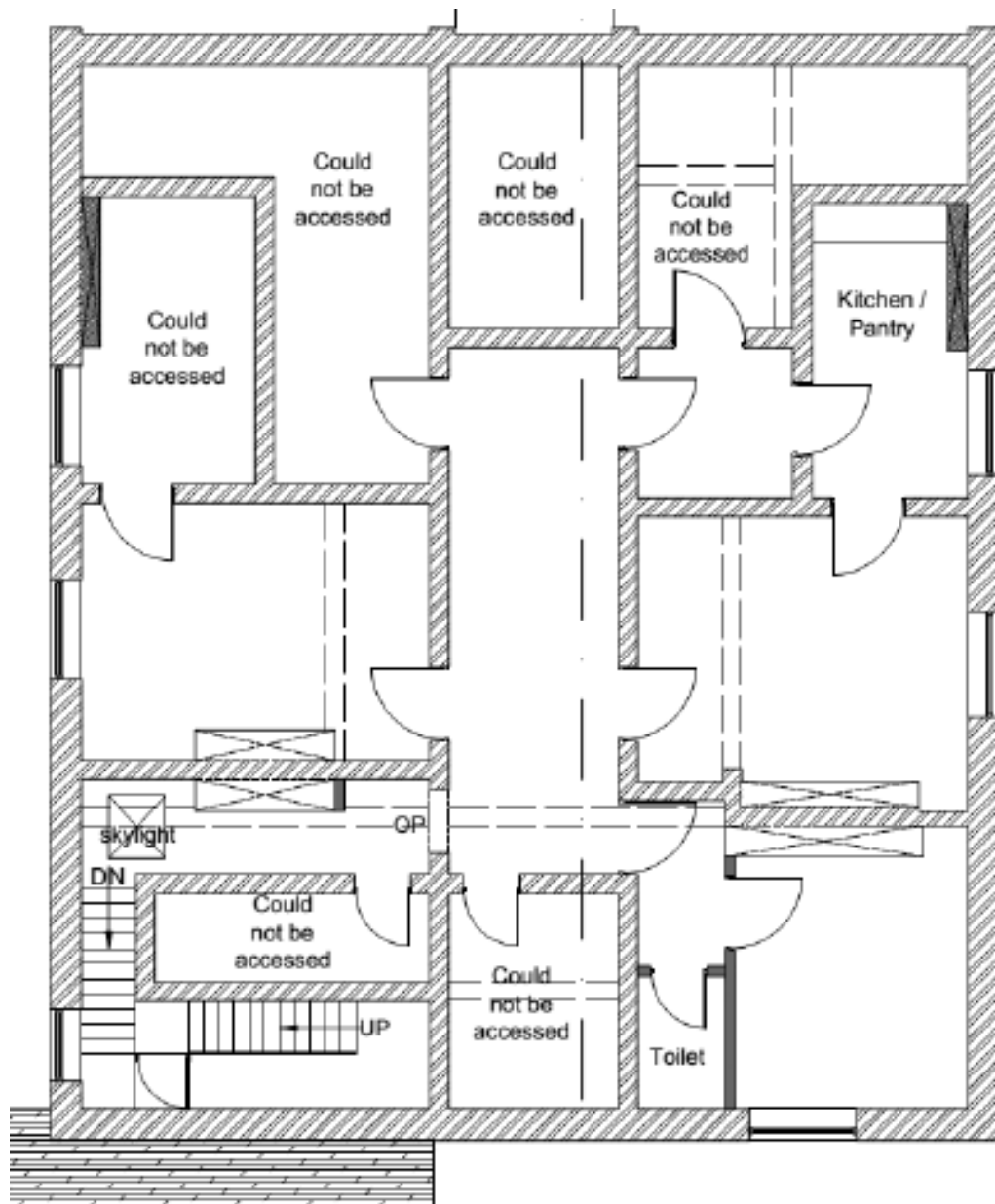


Figure 17 Existing Second Floor

4.4.8 Proposed Second Floor

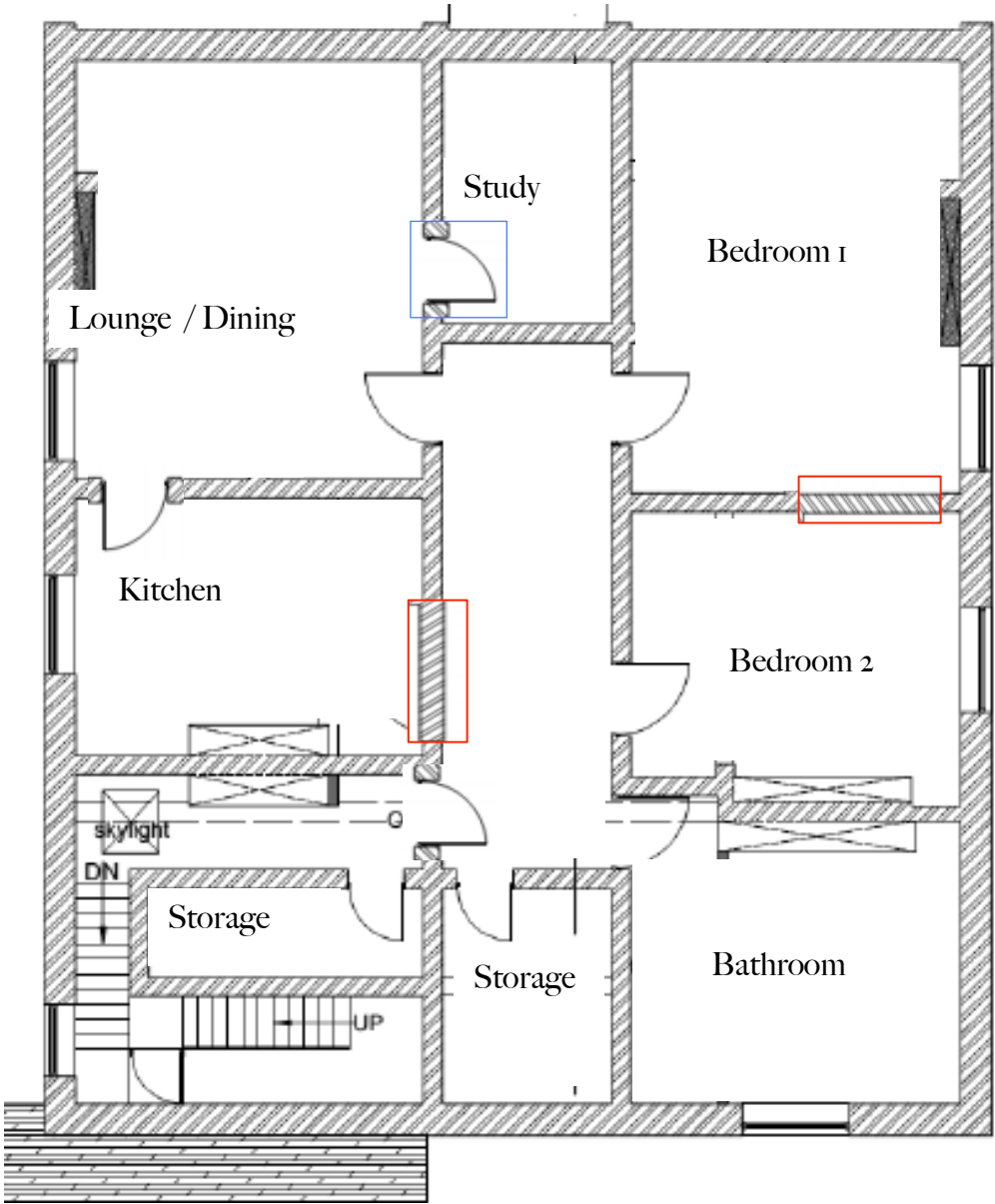


Figure 18 proposed Second Floor

- New Opening
- New Partition
- Blocked Opening

4.5 Analysis of the Proposal with guidance from the National Planning Policy Framework (NPPF)

The guidance found within section 12 of the NPPF sets out key drivers for us to consider. By exploring the drivers set out below a clear and objective assessment of the proposals made for Charnley House by AP Developments can be made.

4.5.1 The desirability of sustainable and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Change is necessary if Charnley House is not to slip into disrepair in the near future. The current A2 class use has failed to find a suitable tenant or vendor for the past 4 years. The proposal put forward for Charnley House ensures that the property is properly maintained and will safeguard the building and its significant values for the future.

4.5.2 The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

This proposal creates five high quality apartments within Charnley House that can bring the building back into use and contribute significantly to the conservation of the asset and area. Over the past 10 years the area has seen a significant number of buildings within Winkley Square being re-development and put back into residential use. This proposal is in line with Preston City Council's desire to regenerate this important piece of the City Centre.

4.5.3 The desirability of new development making a positive contribution to local character and distinctiveness.

The proposal does not involve altering the significant or historic values of the place, due to the limited changes being proposed. The addition of quality residential accommodation within the conservation area will not only bring positive benefits for Charnley House, but added prosperity and additional income to the many businesses located near by.

4.5.4 Opportunity to draw on the contribution made by the historic environment to the character of the place.

The proposal would bring back the original character of the place as a prestigious place to live within the City Centre.

4.5.5 Policy 132 of the NPPF allows us to be able to consider the impact of proposed development in more detail

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. (NPPF, Policy 132)

Throughout this report the significance of Charnley House has been determined through the heritage statement. The need to conserve the building's significance has been explained and clearly set out. The proposals submitted by AP Developments will not alter or destroy any part of the building and is kept to a minimum in order to maintain as much of the original building fabric and significance as possible. This proposal not only preserves the building's plan and fabric but allow for any changes to be reversed and the building to return to its original design if required at a later date.

5.0 Summary and Conclusion

Charnley House is a grade II listed property, which makes up a significant asset within the Winkley Square Conservation Area. Its physical value as a Georgian residence built for a local cotton spinner demonstrates the town's historic wealth and prosperity. Its prominent position and aesthetical values add significantly to the public realm of the Winkley Square Conservation Area.

Taking into account its significance it is clear that if carefully designed and managed, Charnley House can accommodate a degree of internal change in order to provide the property with a viable future.

To summarize the proposals put forward by AP Developments conform with heritage policies contained within the National Planning Policy Framework and satisfy the local need to find appropriate and sustainable uses for Preston's heritage buildings. Conversion back into residential use is entirely in keeping within the area. The creation of five high quality self-contained apartments within the property have minimal impact on the building's layout and result in little change to the building's exterior and would preserve its significance.

6.0 References

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Department for Communities and Local Government (2012) *National planning policy framework*. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework-2> (Accessed: 12 April 2016).

Legislation and Guidance

Planning (Listed Building and Conservation Areas) Act (1990)

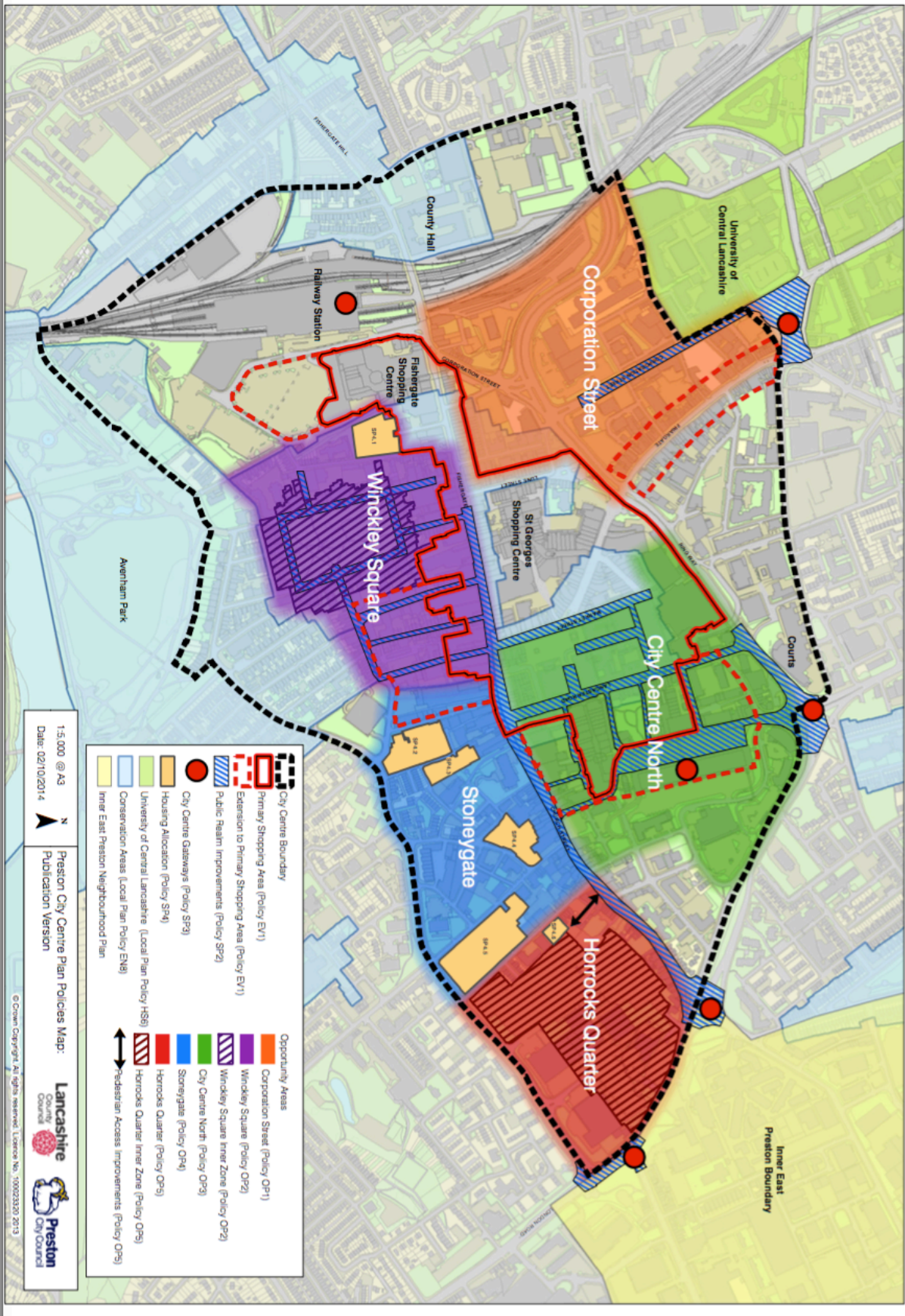
Appendices

Appendix A: The English Heritage Conservation Area Designation, Appraisal and Management

The English Heritage Conservation Area Designation, Appraisal and Management included below will also help to appraise the buildings and its context.

N	Is it the work of a particular architect or designer of regional or local note?
N	Does it have landmark quality?
Y	Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
Y	Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
Y	Does it contribute positively to the setting of adjacent designated heritage assets?
N	Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
N	Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?
Y	Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
Y	Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
Y	Does it have historic associations with local people or past events?
Y	Does it reflect the traditional functional character or former uses in the area?
Y	Does its use contribute to the character or appearance of the area?

Appendix B: Preston City Centre Plan



Policy EN8 Development and Heritage Assets

A) Proposals affecting a heritage asset or its setting will be permitted where they:

- i) accord with national policy on the historic environment and the relevant English Heritage guidance;
- ii) take full account of the information and guidance in the Council's Conservation Area Appraisals and Management Plans and other relevant policy guidance on the historic environment;
- iii) make a positive contribution to the character and local distinctiveness through high quality new design that responds to its context;
- iv) act as a catalyst for the regeneration of the area in accordance with the Council's objectives for regeneration;
- v) are accompanied by a satisfactory Heritage Statement that fully explains the impact of the proposal on the significance of the heritage asset and;
- vi) sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they have consideration for the following:
 - (a) the scale, layout, and appearance to the heritage asset and its setting;
 - (b) the proposed use of the heritage asset being appropriate in relation to its significance

B) Proposals involving the total or substantial loss of a heritage asset or the loss of the elements that contribute to its significance will be refused. Proposals will only be granted in exceptional circumstances where they can be clearly and convincingly justified in accordance with national planning guidance on heritage assets. In addition to the requirements of national policy applicants will be required as part of the justification to provide evidence that:

- i) other potential owners or users of the site have been sought through appropriate marketing where the marketing includes the offer of the unrestricted freehold of the asset at a price that reflects the building's condition and;
- ii) reasonable endeavours have been made to seek grant funding for the heritage asset's conversion and;
- iii) efforts have been made to find charitable or public authorities willing to take on the heritage asset.

C) Where the loss of the whole or part of a heritage asset is approved this will be subject to an appropriate condition or planning obligation to ensure that any loss will not occur until a contract is in place to carry out the development that has been approved.