

# 30 WINCKLEY SQUARE, PRESTON, LANCASHIRE

## Archaeological Building Recording



Client: Barracks Properties

NGR: 353766 429121

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March 2023



<b>The Site</b>	
Site Name	30 Winckley Square, Preston
County	Lancashire
NGR	353766 429121

<b>Client</b>	
Client Name	Barracks Properties

<b>Planning</b>	
Previous phase of work?	No
Pre-planning?	No
Planning Application No.	06/2022/0880 and 06/2022/0881
Proposal	Change of use from office to serviced apartments
Condition number	5
Local Planning Authority	Preston City Council
Planning Archaeologist	Planning Officer (Archaeology), Lancashire County Council

<b>Archiving</b>	
Relevant Record Office(s)/Archive Centre(s)	Preston
Relevant HER	Lancashire

<b>Staffing</b>	
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Building recording	Dan Elsworth
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Date on site work carried out	12 <sup>th</sup> December 2022 and 3 <sup>rd</sup> March 2023

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## Summary

Following the submission of a planning application for the proposed conversion of a former office into serviced accommodation at 30 Winckley Square, Preston, Lancashire, a condition was placed requiring an archaeological building recording be carried out. Greenlane Archaeology was commissioned to carry out the work, which was undertaken in December 2022 and January 2023.

The site is located on the west side of Winckley Square, a planned expansion to late Georgian Preston created by William Cross, a local attorney, which began with the construction of a new house for him in 1799. The north and east sides of the square developed in the following 20 years with the addition of further substantially and classically inspired town houses. The west side of Winckley Square developed last, and the pair comprising Nos. 30 and 31 was built in the late 1820s or early 1830s. Documentary sources show that No. 30 remained a domestic dwelling until at least the late 1870s, after which it was used as offices for various businesses. The west side of Winckley Square became closely associated with the Catholic church in the late 19<sup>th</sup> century after a college was established in 1865 and No. 30 was apparently in use as a Catholic club by 1973 although it was clearly owned by the college as early as 1959.

The building recording was able to identify three phases of development within the building, from the initial phase of construction of an imposing town house of three floors above the ground floor level to the east, containing reception rooms and bedrooms, plus an attic, and two further lower floors, probably containing service rooms. This was subsequently modernised in the 20<sup>th</sup> century, initially with the removal of fireplaces, but later by the addition of a three-storey extension to the rear. Much original fabric was lost or modified, but some remains, including significant elements such as the staircase and one fireplace, the style of which fits with the early 19<sup>th</sup> century origins of the property. A later phase of monitoring was also carried out following soft stripping of the building.

The building is already of some local significance on account of it is Grade II listing but it has been much altered. Nevertheless, it retains several areas of original or early fabric, which it ought to be possible to retain in any future development scheme.

## Acknowledgements

Greenlane Archaeology would like to thank Barracks Properties for commissioning the project and to Margaret Eastham of PSA Design for her assistance on site and for providing 'as existing' drawings of the building.

# 1. Introduction

## 1.1 Circumstances of the Project

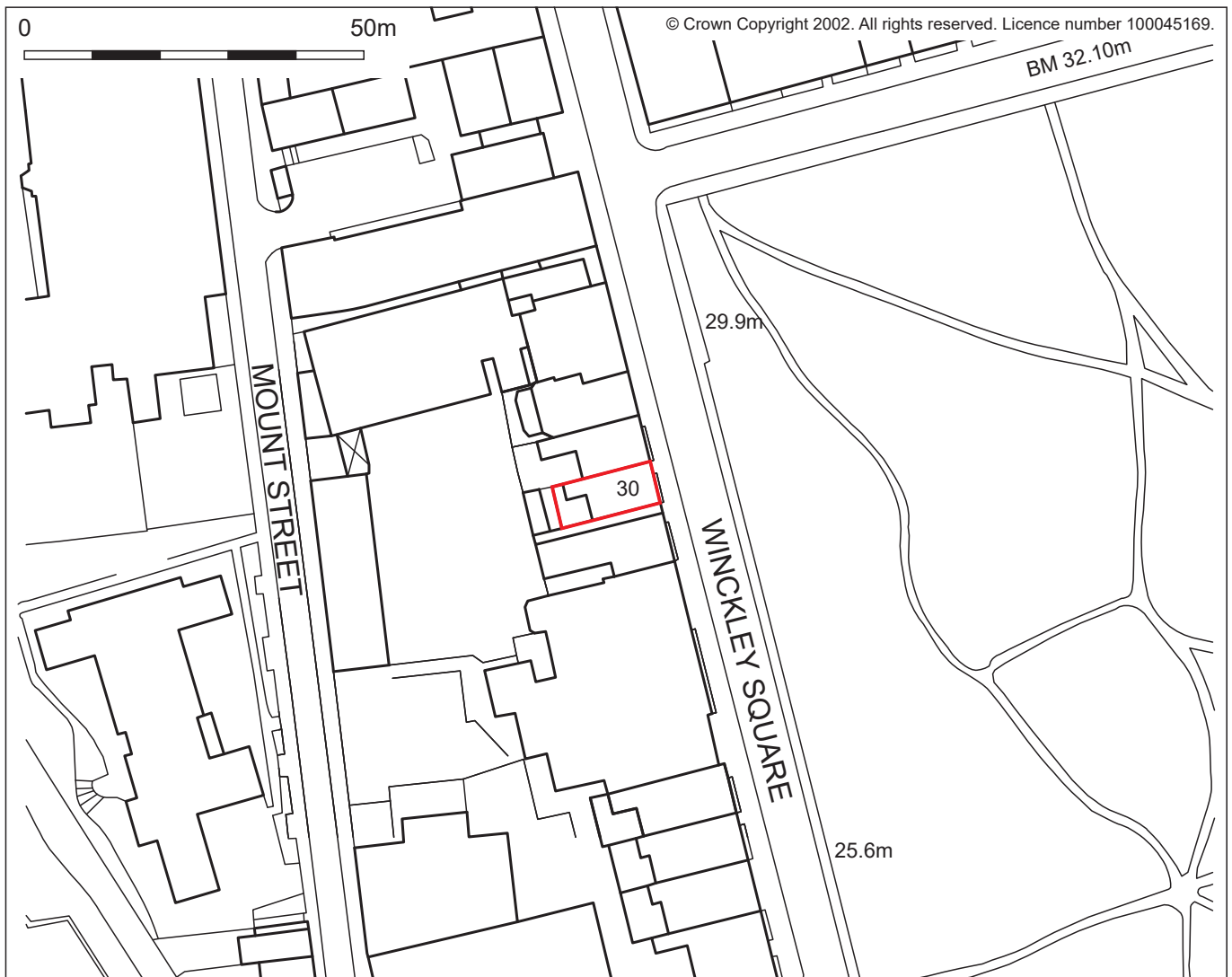
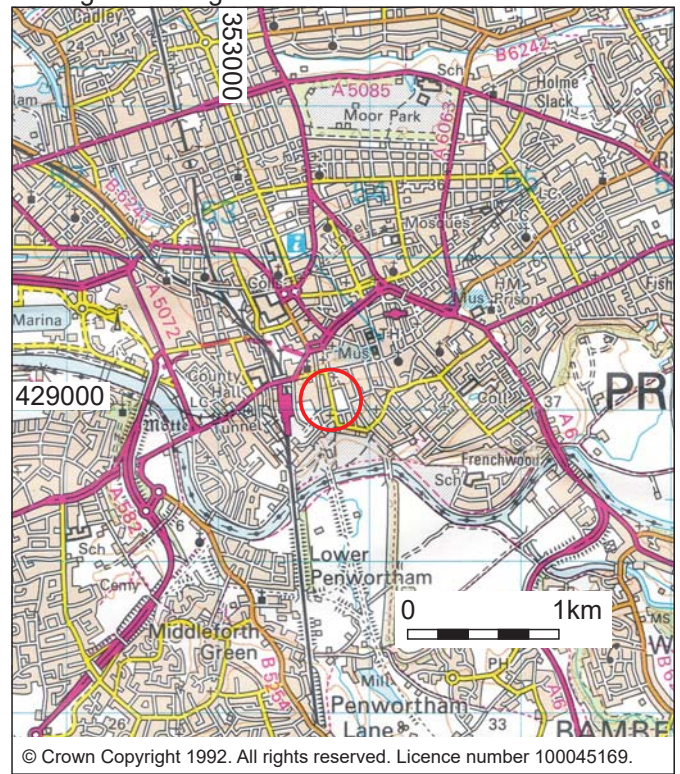
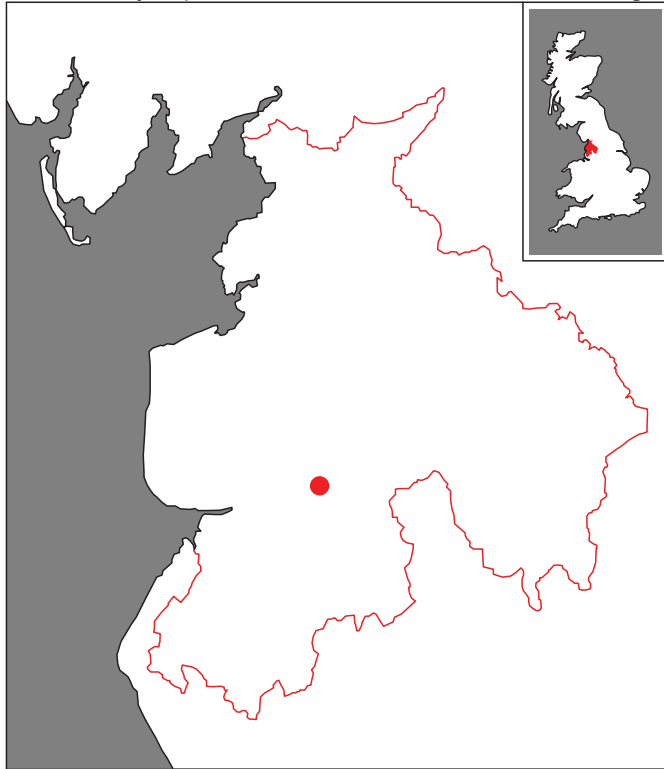
1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

## 1.2 Location, Geology, and Topography

1.2.1 The site is located at the north end of the west side of Winckley Square, which is on the south side of the centre of Preston (Figure 1). It is at approximately 20m above sea level.

1.2.2 The site is entirely within the urban area of Preston, with the exception of the landscaped park making up the centre of Winckley Square. Preston is located within the wider Lancashire Plain area, which is characterised by solid geology made up of '*Permo-Triassic red mudstones, siltstones and sandstones ('New Red Sandstone')*' and typically covered by thick deposits of glacial and post-glacial deposits, primarily clays (Countryside Commission 1998, 87).





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Figure 1: Site location

## 2. Methodology

### 2.1 Introduction

2.1.1 The archaeological building recording is intended to provide a suitable record of the structure equivalent to Level 3 survey as defined by Historic England (Historic England 2016). The building recording was carried out according to the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b). A suitable archive has also been compiled to provide a permanent paper record of the project and its results, also in accordance with CIfA guidelines (CIfA 2014c).

### 2.2 Desk-Based Assessment

2.2.1 The background information for this report is taken from a desk-based assessment which was carried out as part of a heritage assessment of the building in 2020 (Greenlane Archaeology 2020); at that time some documents held in the Lancashire Record Office were not accessible due to COVID restrictions, but these were consulted as part of this project. The desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014b). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and relevant published sources were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

### 2.3 Building Recording

2.3.1 The building recording was carried out to Historic England Level 3 type standards (Historic England 2016), which provides a relatively detailed record of the building. The recording comprised the following elements:

- **Written record:** descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs:** photographs in colour digital format (as both 12meg jpegs and RAW files) were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings:** 'as existing' architect's drawings were provided by the client. Plans and elevations were printed out at a scale of 1:100 and the cross-section printed at a scale of 1:50 and these were annotated with additional detail on site by hand;
- **Report:** the results of the building recording are compiled into a report outlining the phasing and development of the building, making use of the documentary resources where suitable, and discusses the significance of the surviving elements of the structure.

2.3.2 Following the original recording a further phase of watching brief was carried out after the initial soft stripping and any additional features of interest that were revealed were recorded.

## 2.4 Archive

2.4.1 The archive of the project will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the ClfA guidelines (ClfA 2014b). In addition, details will be submitted to the Online AccesS to the Index of archaeological investigationS (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public. A copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

### 3. Results

#### 3.1 Map and Image Regression

3.1.1 **Introduction:** Winckley Square developed as a planned expansion of Preston, largely at the beginning of the 19<sup>th</sup> century although the west side was one of the last sections to be built, so maps prior to that date are not useful in understanding the building and these tend to be lacking in detail in any case. The building is clearly not shown on maps of the town up until Myer's plan of 1836 (Roberts *et al* 2009) so only maps from that date onward have been included.

3.1.2 **Myers, 1836:** this is the earliest map of the area detailed enough to accurately show individual buildings (Plate 1). It clearly shows the site as a simple rectangular block with a detached outshut to the rear.

3.1.3 **Ordnance Survey, 1849:** this is the less detailed 1: 10,560 scale map, but it shows essentially the same detail as the earlier map (Plate 2).



Plate 1: Extract from Myers Map of 1836

Plate 2 (right): Extract from the Ordnance Survey map of 1849

3.1.4 **Ordnance Survey, 1849:** this is a more detailed scale map produced at about the same time as the earlier Ordnance Survey map. It clearly shows the same general arrangement, but with more detail in the outbuilding to the rear and with a small structure, perhaps a step down, on the north side of the west elevation (Plate 3).

3.1.5 **Ordnance Survey, 1892:** this is also produced at a detailed scale, although not as detailed as the previous map, but shows some considerable reorganisation at the rear of the property, with the detached outbuildings now gone and a small extension of apparently two parts added (Plate 4).

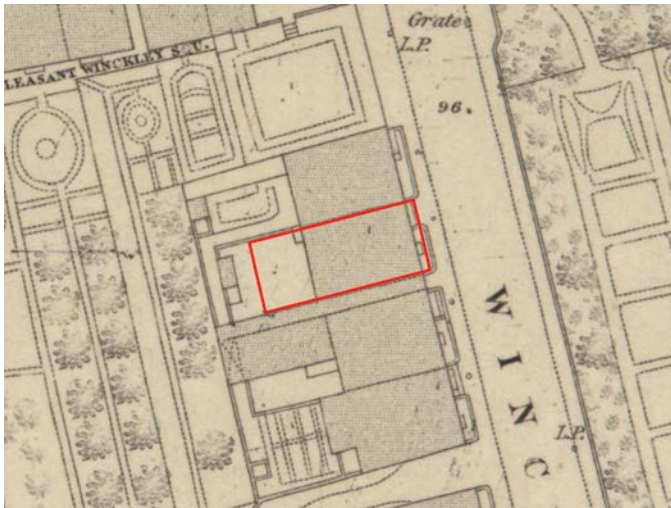


Plate 3 (left): Extract from the Ordnance Survey map of 1849

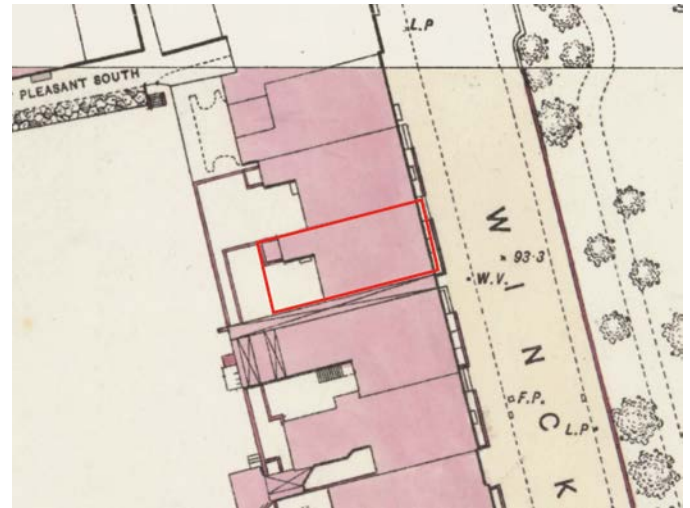


Plate 4 (right): Extract from the map of 1892

3.1.6 **Photograph, late 19<sup>th</sup>/early 20<sup>th</sup> century:** an undated, but probably late 19<sup>th</sup> or early 20<sup>th</sup> century, photograph of the buildings making up Preston Catholic College is reproduced by Garlington (2018, 79). It is of interest because it shows the rear elevations of the buildings on the west side of Winckley Square, including No. 30. It clearly depicts the original arrangement of the rear elevation and the small projecting outshut on that side evident on the contemporary maps.

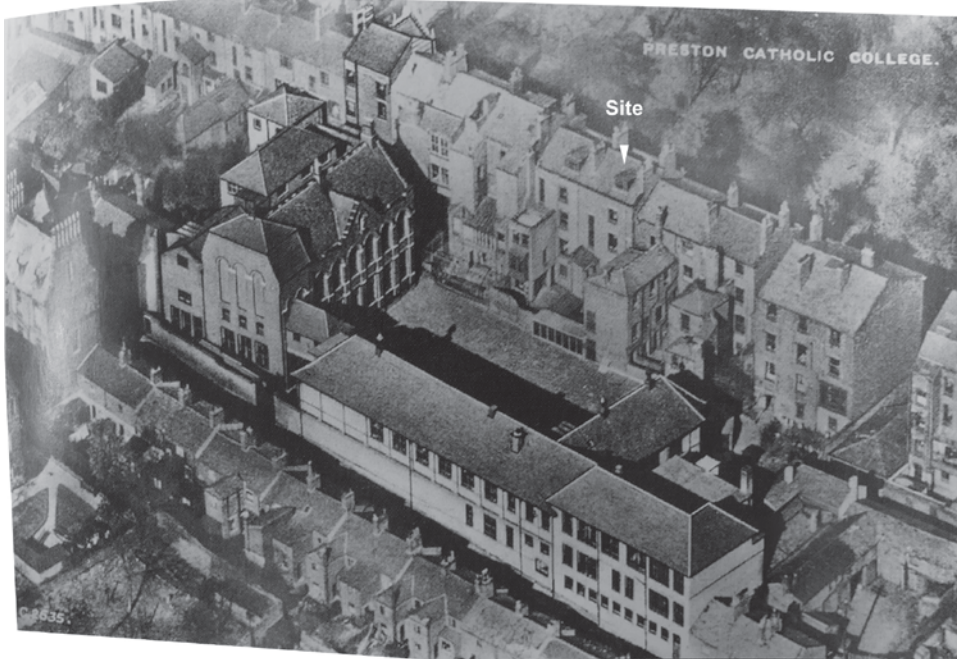


Plate 5: Undated late 19<sup>th</sup> or early 20<sup>th</sup> century photograph of the Preston Catholic College showing the rear of No. 30 (after Garlington 2018, 79)

3.1.7 **Ordnance Survey, 1912:** this map is not as detailed but shows essentially the same arrangement as the previous one (Plate 6). A 'college' is labelled nearby.

3.1.8 **Ordnance Survey, 1931:** this shows a similar arrangement to the previous, although a new detached outbuilding has been constructed to the west (Plate 7). 'College' is again marked nearby to the west.

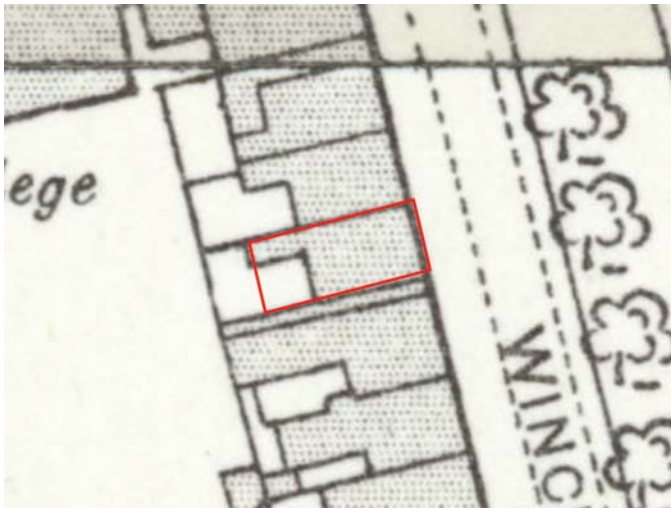


Plate 6 (left): Extract from the Ordnance Survey map of 1912



Plate 7 (right): Extract from the Ordnance Survey map of 1931

3.1.9 **Ordnance Survey, 1946:** this shows essentially the same arrangement as the earlier map.



Plate 8: Extract from the Ordnance Survey map of 1946

## 3.2 Site History

3.2.2 **Winckley Square:** the area now occupied by Winckley Square originally comprised an area of open land on the edge of the centre of Preston known as 'Town End Field', as depicted on Lang's map of 1774 (Roberts *et al* 2009, 7). It was developed by William Cross, an attorney, who built the first house on what would become the square, on the south-east corner of Winkley Street, effectively the north-east corner of Winckley Square, in 1799 (*ibid*). The first areas of the square to develop were along the north and east sides, with a range of substantial town houses built in a piecemeal fashion between 1800 and about 1824 (*op cit*, 10-14). The west side, including No. 30, was a slightly later development, although the map evidence shows that it had certainly begun by 1836 and that by this date the block comprising Nos. 30 and 31 had been built (see *Section 3.1* above). The western side of Winckley Square went on 'to become almost entirely devoted to the education of Catholic boys and girls' with a Catholic grammar school opened in No. 25 in 1865 and an extensive collection of college buildings built to the rear (west) of the west side of the square (*op cit*, 54; Garlington 2018).

3.2.3 **Owners and Occupiers:** details of the early owners and occupiers are difficult to ascertain, although it was undoubtedly used initially as a house before being used by a variety of businesses. From the mid-19<sup>th</sup> century onwards, it is possible to trace the property in local trade directories (assuming the

street numbering has remained consistent). This shows that until at least the 1870s it was still a residential address but from at least the 1880s it was used by several different businesses, although it is also stated that it was occupied by a Mr Thompson in the 1890s who is noteworthy for complaining every time he saw a boy from the nearby Catholic college retrieving a football from his garden (Garlington 2018). A range of engineers, surveyors and architects, but also briefly the Football League Ltd are listed as being at No. 30 between 1885 and 1940 (see Table 1). It is said to have become a Catholic Club in 1973, after they moved there from No. 4 Winckley Square (Roberts *et al* 2009, 54) although it must have already belonged to the Preston Catholic College before this date because they put in an application for alterations in 1959 (LRO CBP/2/27294 1959).

Date	Occupier	Source
1853	Mary Whitehead	Oakey 1853
1873	Hugh Robinson	Mannex and Co 1873, 243
1877	Mrs GE Smith	P Mannex and Co 1877, 315
1885	John Addie & Sons	P Barrett and Co 1885, 433
1895	Bennett & Druce, engineers	P Barrett and Co 1895, 393
1898	EJ Andrew, surveyor	P Barrett and Co, 1898, 435
1901	EJ Andrew, surveyor	P Barrett and Co 1901, 472
1917	Andrew and Dickson, land agents	P Barrett and Co 1917, 270
1922	The Football League Ltd	P Barrett and Co 1922, 524
1936	Football League Ltd	P Barrett and Co 1936, 548
1940	Football League Ltd	P Barrett and Co 1940, 409

**Table 1: Details of occupiers of 30 Winckley Square recorded in directories, 1853-1940**

3.2.4 **The Building:** with the exception of the map evidence, which shows that it had been constructed in the late 1820s or early 1830s, there is little available historical information about the building. It clearly fits within the broader Classically-inspired form of the other buildings around the square, which were criticised in 1846 as being somewhat out of fashion (Timmin 2018, 45). The planning application from 1959 (LRO CBP/2/27294 1959) relates only to '*prefects room and cycle shelter*', which was clearly an external structure of brick construction with a flat roof. More recently an application was submitted in 1989 for the construction of a three-storey extension (Refs. 06/1989/0024 and 06/1989/0049), which comprises the rear (west) addition.

## 4. Building Recording

### 4.1 Arrangement and Fabric

4.1.1 **Arrangement:** the building faces east/west, the front onto Winckley Square to the east, the rear, which has been extended, facing onto a small yard adjoining a larger yard associated with neighbouring buildings. It is evident from the front elevation that it was originally one of a pair of buildings; the other half being to the north (No. 31; Plate 9). There is a passageway along the south side, shared with the adjoining property, which allows access to the lower part of the south external elevation, but there are otherwise no north and south external elevations.



**Plate 9: Front (east) external elevation showing the location of the property relative to the rest of the street, viewed from the north-east**

4.1.2 **Fabric:** it is externally finished with brick, the front being original hand-made red brick whilst the rear was largely covered by a later extension that runs from the ground floor to the first floor. The roof is apparently grey slate with ridge tiles, but was difficult to view. Internally, it is entirely modernised and finished with modern plaster, paint, and moulded skirting board, apart from the basement and elements of the attic. Almost all areas have carpeted floors and suspended tile ceilings.

### 4.2 External Detail

4.2.1 **East external elevation:** at the front elevation of the building, the brick work is laid in Flemish bond, with the front door up two stone steps; the surround comprises a pair of pale-yellow sandstone engaged Tuscan columns. The columns support a plain frieze and moulded cornice with a six-panel door with semi-circular fanlight above (Plate 10 and Plate 11). The columns have metal signage attached reading "30 Winckley Square Winckley Chambers". There is a pair of windows to the south, both with 15-light (six over nine) sash casements and splayed pale sandstone lintels. A string course runs above these, forming the sill for two further windows above, both of which have 12-light sash casements (six over six), also with splayed stone lintels. Above these are two further windows with nine-light sash casements (three over six) and sandstone sills. The original railings remain at pavement level with alternating curvilinear and stick balusters in a low stone plinth (Plate 12) and there the splayed lintel (which has been painted white) of the basement level window visible above the ground level, although the cellar light is covered. There is a pierced circular iron plate covering a coal hole in the pavement outside (Plate 13) and a slight step back at the adjoining structure to the south. The roof is topped by two chimneys at either end of the main ridge, with a moulded stone gutter parapet along this face.





Plate 10 (left): The east external elevation, viewed from the east

Plate 11 (right): The front door in the east external elevation, viewed from the east



Plate 12 (left): Railings outside the east external elevation, viewed from the east

Plate 13 (right): Coal hole outside the east external elevation, viewed from the north

4.2.2 **West external elevation:** this is constructed of a reddish brick, typically 21cm long by 6cm thick and laid in stretcher bond (Plate 14). There are two windows at ground floor level and a doorway, all with chamfered pale yellow concrete lintels and grey concrete sills (Plate 15). The windows have four-light hinged casements and the doorway has a five panel UPVC door with chamfered brick jambs (Plate 16). There are a further two rows of three windows in the floors above in the same style, and a flat lead roof on the top, with a section removed to accommodate a window in the main elevation behind with a four-

light casement (Plate 17). There is a further dormer window, with a three-light casement, at the attic level and a further two chimneys on this side.



**Plate 14 (left):** General view of the west external elevation from the adjoining yard, from the west



**Plate 15 (right):** Ground floor windows in the west external elevation, viewed from the north-west



**Plate 16:** Ground floor doorway in the west external elevation, viewed from the south-west



**Plate 17:** Upper-level windows in the west external elevation, viewed from the west

4.2.3 **South external elevation:** this is only visible inside the passageway along the south side, shared with the adjoining building. It is brick, laid in stretcher bond, with four or five concrete buttresses (Plate 18). The floor of the passage is concrete and slopes up to the east.



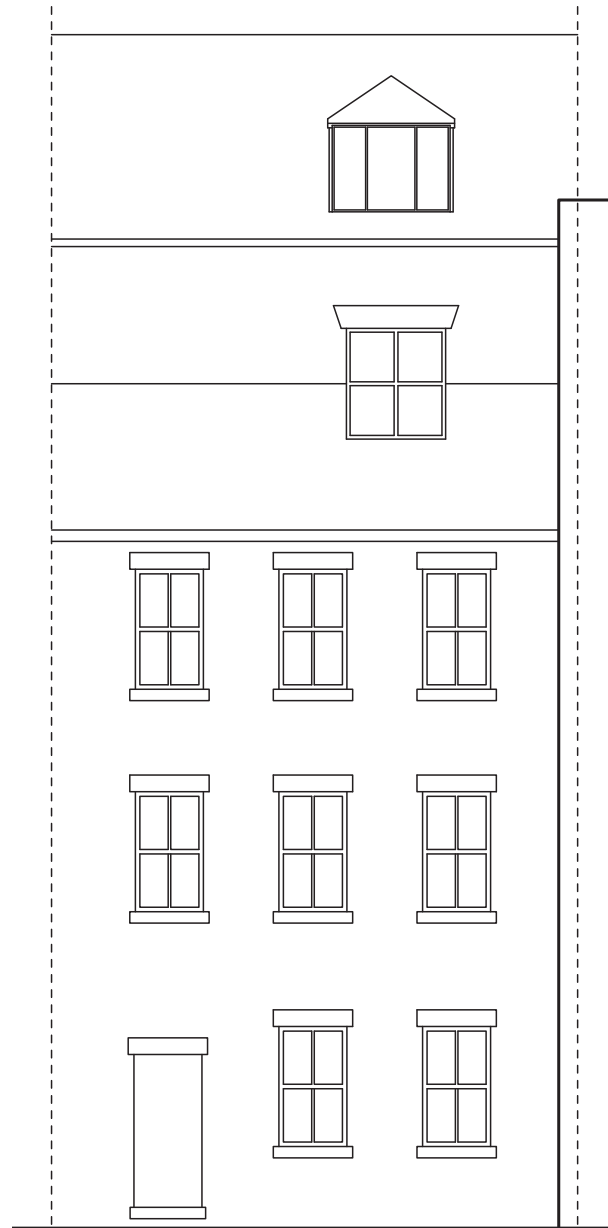
Plate 18: The south external elevation, inside the passageway, viewed from the west

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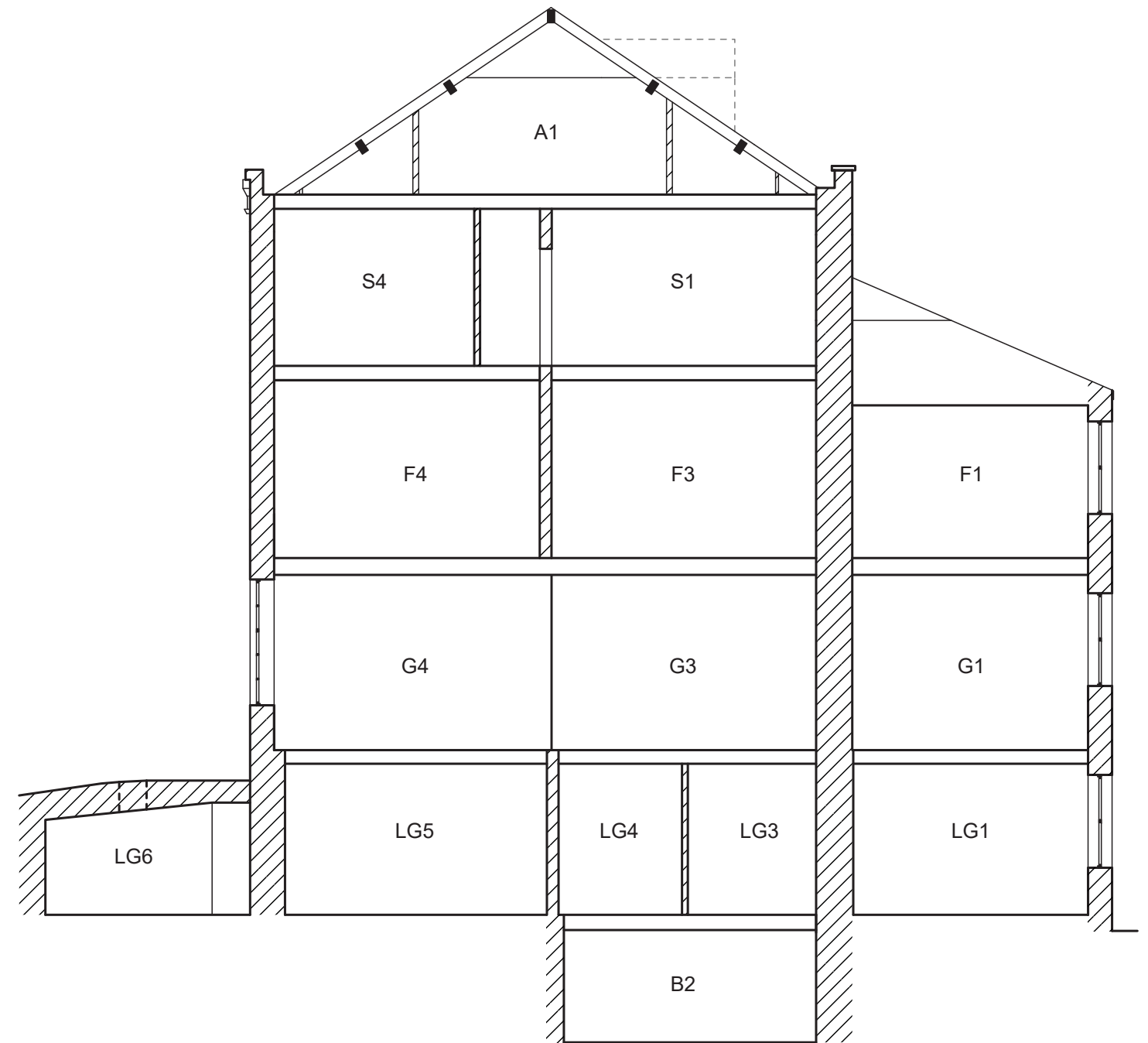
EAST EXTERNAL ELEVATION



WEST EXTERNAL ELEVATION



CROSS-SECTION A-A1



Key:  cross-sectional timber  cross-sectional wall  edge uncertain  features to the rear G3 room number

Figure 2: External elevations and cross-section

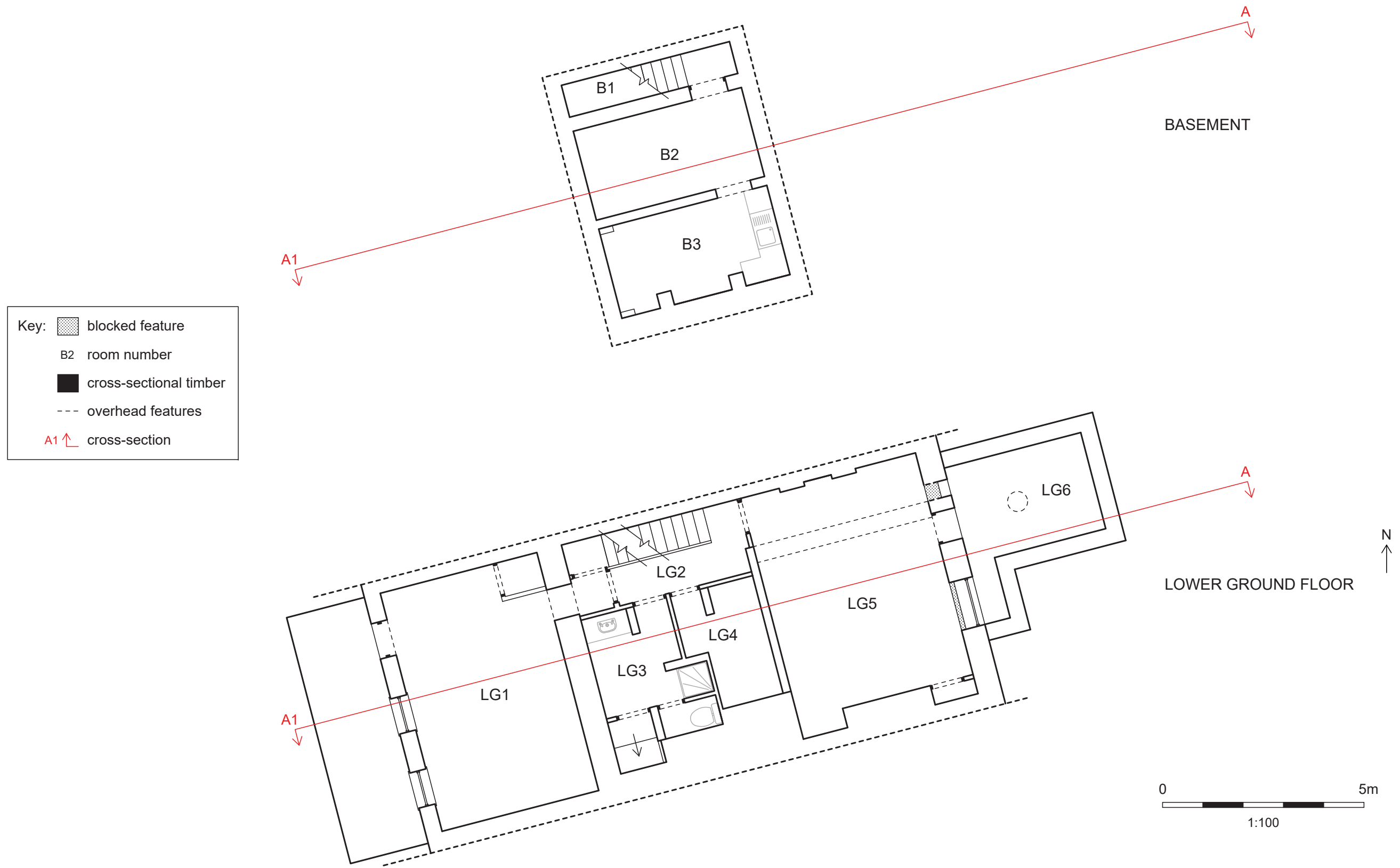
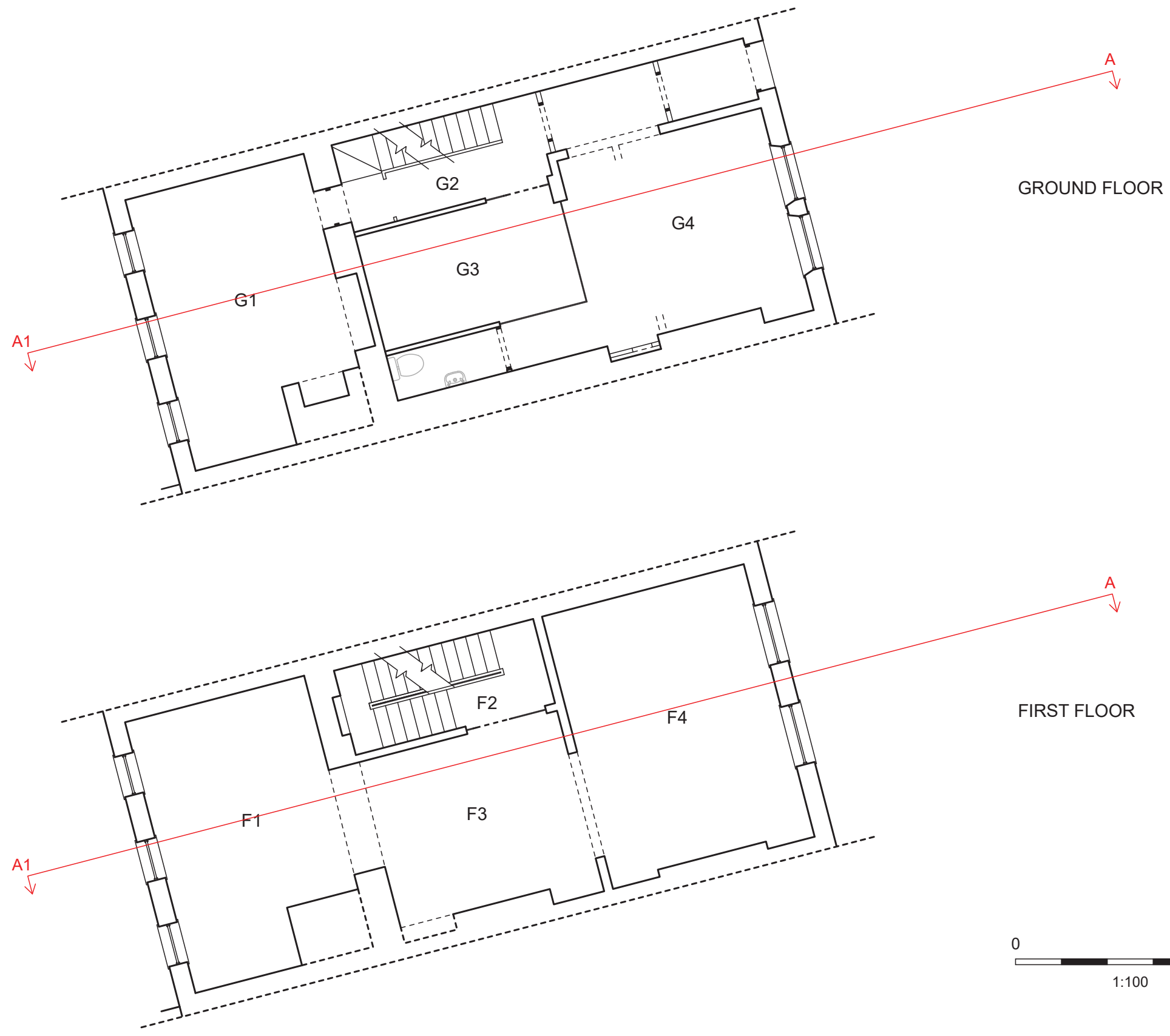


Figure 3: Basement and lower ground floor plans



Key: G2 room number  
■ cross-sectional timber  
--- overhead features  
A1 ↕ cross-section

Figure 4: Ground and first floor plans

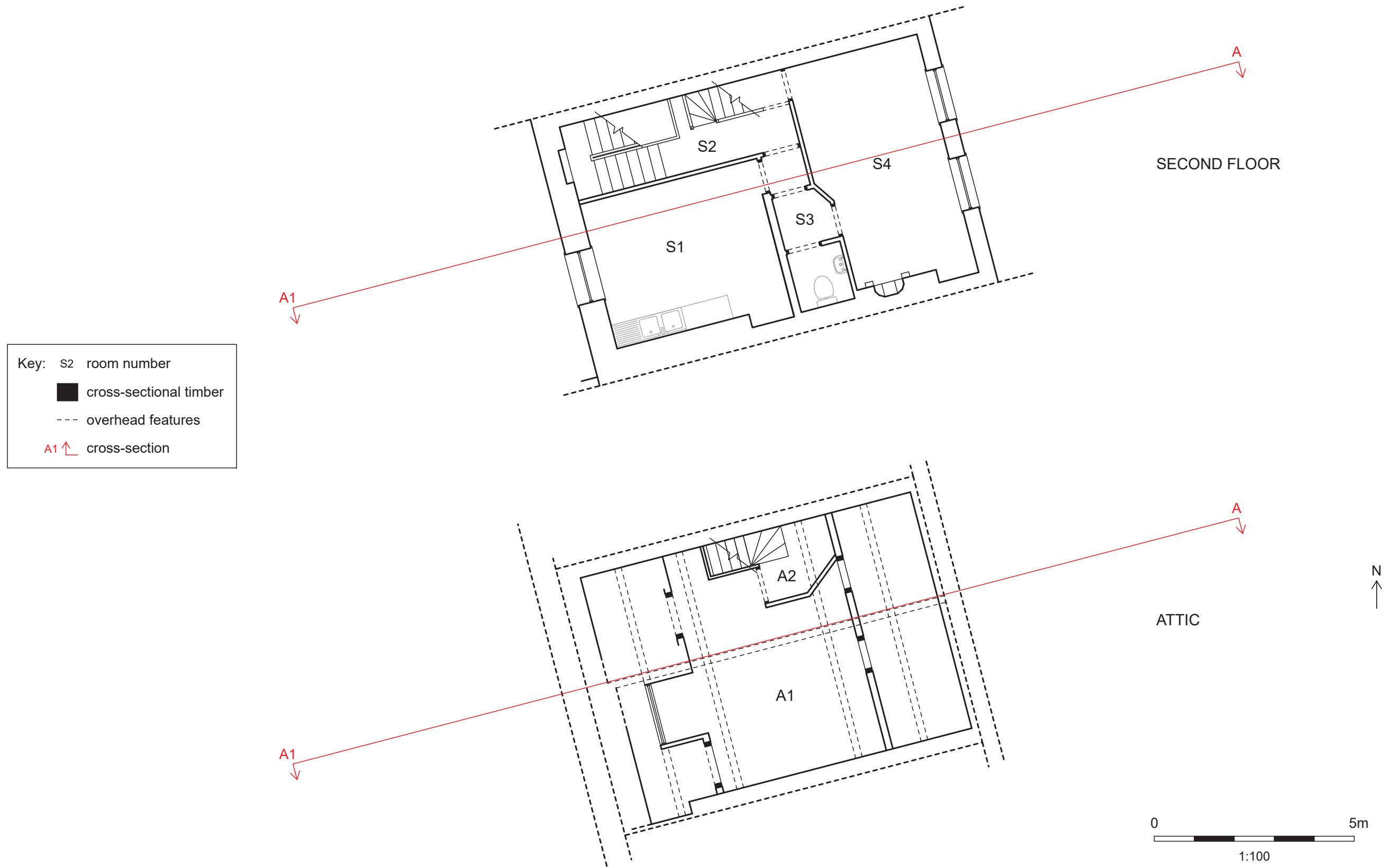


Figure 5: Second floor and attic plans



## 4.3 Internal Detail

4.3.1 **Basement Room 1 (B1)**: this has a concrete floor, with concrete steps along the north side leading up to the west. There is a modern six-panel door to the south at the top of these and a modern timber hand rail attached to the north wall (Plate 19). Within the room the bricks are red and handmade, typically 23.5cm long, 11.5cm wide, and 8.5cm thick laid in English garden wall bond at a ratio of 3:1, but the walls have evidently been sand blasted. At the bottom of the stairs there is a doorway to the south with a modern door and round brick arch.



Plate 19 (left): Stairs along in Room B1, viewed from the east



Plate 20 (right): General view of the west end of Room B2, from the east

4.3.2 **Basement Room 2 (B2)**: this has a concrete floor, vaulted brick ceiling and exposed brick walls in English garden bond, laid at a ratio of 5:1 (Plate 20). The bricks are slightly smaller than to the north, being 22.5cm long and 7.5cm thick. There are doorways to the north and south with round brick arches.



**Plate 21 (left): General view of the east end of Room B2, from the west**

**Plate 22 (right): Doorway in the north side of Room B2, viewed from the south**

4.3.3 **Basement Room 3 (B3):** this also has a concrete floor and vaulted brick ceiling with modern piping attached. The walls are exposed brick as per those to the north in the same bond. There is a kitchen unit to the east, a pair of brick buttresses to the south, two lower brick plinths to the west, and a doorway to the north with a rounded arch.



**Plate 23 (left): Buttresses on the south side of Room B3, viewed from the north-east**

**Plate 24 (right): The west side of Room B3, showing plinths**

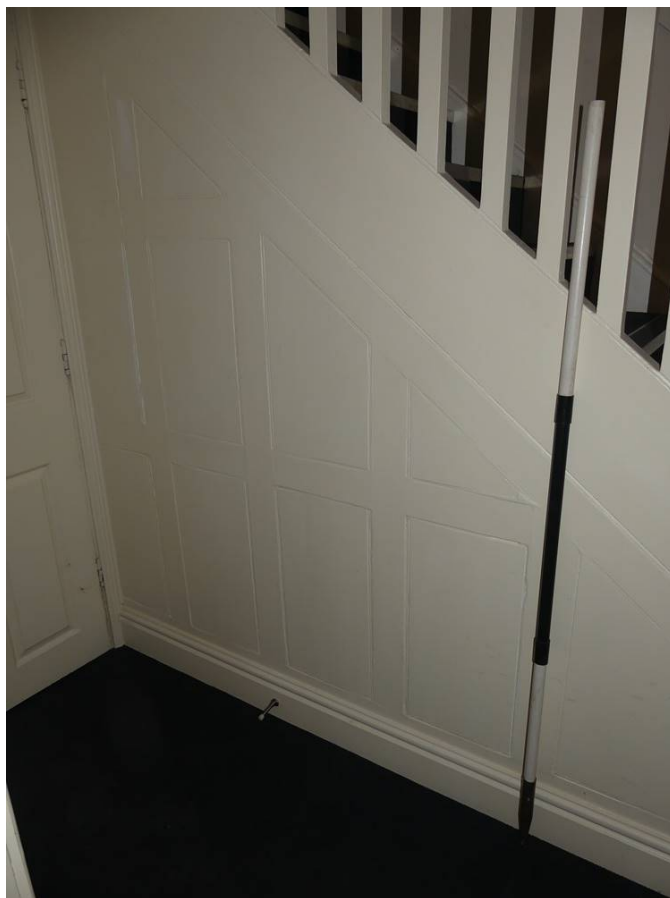
4.3.4 **Lower Ground Floor Room 1 (LG1):** this has partitions in the north-east corner for a small cupboard, with a doorway with a modern six-panel door to the west (Plate 25). There are two windows to the west with square jambs, a timber sill and modern iron bars over. There is a doorway to the north with a modern five-panel UPVC door (Plate 26). The walls are otherwise plain, apart from a doorway to the east with no door.



**Plate 25 (left):** General view of Room LG1 showing the cupboard in the north-east corner, from the south-west

**Plate 26 (right):** The west elevation of Room LG1, viewed from the east

**4.3.5 Lower Ground Floor Room 2 (LG2):** this comprises a corridor linking to the stairs. The stairs are along the north wall have an original turned newel post and hand rail but very substantial rectangular-section balusters (Plate 27). The side panelling is fairly plain but the sections have beaded edges (Plate 28). The walls are otherwise plain and with a doorway with a modern plain door to the east in an area of partial infill. There are two doorways to the south with modern six-panel doors and another in the dividing wall and to the stairs.



**Plate 27 (left):** Detail of the staircase in Room LG2, viewed from the south-east

**Plate 28 (right):** Side panels of the staircase in Room LG2, viewed from the south

4.3.6 **Lower Ground Floor Room 3 (LG3)**: this comprises a modern toilet and shower and the floor is finished with vinyl, which extends to form a simple skirting. It is divided inside with doorways to the south with a six-panel and plain door into the toilet and boiler room respectively (Plate 29). The latter has a concrete floor, stepped up and tiled on the south side to house the boiler (Plate 30).



Plate 29 (left): Doorways to the south in Room LG3, viewed from the north

Plate 30 (right): The boiler cupboard in Room LG3, viewed from the north

4.3.7 **Lower Ground Floor Room 4 (LG4)**: this comprises a server room and is largely plain, but stepped out in the south-west corner. There is boxing low to the east of this plus a panel fixed to the south wall, presumably over a small opening, i.e. the wall is probably boxed over.



**Plate 31: General view of Room LG4, from the north-east**

**4.3.8 Lower Ground Floor Room 5 (LG5):** this has modern timber shelving against all of the walls (Plate 32) and there is a single wide boxed beam east/west supporting the ceiling. There are plain single-panel doors to the east, west and south. The latter door leads into a cupboard which was built in an alcove, i.e. the space to the side of a central chimney breast, with a step back to the west. There is a pair of buttresses on the north side, but apparently only boxing for cables (Plate 33).



**Plate 32 (left): General view of Room LG5, from the north**

**Plate 33 (right): The north elevation of Room LG5, viewed from the south**

**4.3.9 Lower Ground Floor Room 6 (LG6):** this comprises a cellar extending out below the pavement to the east of the building (Plate 34). It has a concrete floor and vaulted brick ceiling, with a circular coal hole in the centre covered externally by a perforated iron plate. There is a recess on the south-west side forming the cellar light from the street, but covered by a corrugated sheet apparently on timber battens. The walls are exposed stone to the north and south and brick to the west, with the remnants of

limewash; the bricks are typically 23.5cm long and 7cm thick and laid in English garden wall bond at a ratio of 5:1. There is a window to the south with a six-light casement (Plate 36) with a hinged top and a doorway to the north with a flat brick arch with a boxed iron beam behind. To the north is a small alcove, perhaps originally a small aperture and now blocked (Plate 36).



**Plate 34 (left): The east end of Room LG6, viewed from the west**

**Plate 35 (right): The west end of Room LG6, viewed from the east**



**Plate 36: The window on the south side of the west elevation of Room LG6, viewed from the north**

4.3.10 **Ground Floor Room 1 (G1):** there are three windows to the west, all with four-light hinged timber casements, square jambs and timber sills. There is an area in the south-east corner, boxed out with modern partitions but with a deep alcove on the north side with glass shelves. There is a wide alcove in the east elevation and a doorway to the north with a modern six-panel door.



**Plate 37 (left): Windows in the west elevation of Room G1, viewed from the north-east**



**Plate 38 (right): Built out walls and alcove in the south-east corner of Room G1, viewed from the north-west**



**Plate 39: Alcove and doorway in the east elevation of Room G1, viewed from the west**

4.3.11 **Ground Floor Room 2 (G2)**: this has a plaster ceiling, sloping to the underside of stairs on the north side with a moulded plaster cornice (Plate 40). The stairs have a handrail ending in a spiral, a slender turned newel post and thin square balusters (Plate 41). The sides are decorated with double scrolled brackets to the outer string and moulded panels to the west (Plate 42). The room is otherwise plain with a modern six-panel door to the west and to the stairs down to the floor below, where there is an original moulded surround. There is a modern glass door to the south and to the east a glazed division with an overlight (Plate 43).



**Plate 40 (left): Moulded cornice in Room G2, viewed from the north-west**

**Plate 41 (right): Staircase in Room G2, viewed from the south-east**



**Plate 42 (left): Side of the staircase in Room G2, viewed from the south**

**Plate 43 (right): The east end of Room G2, viewed from the west**

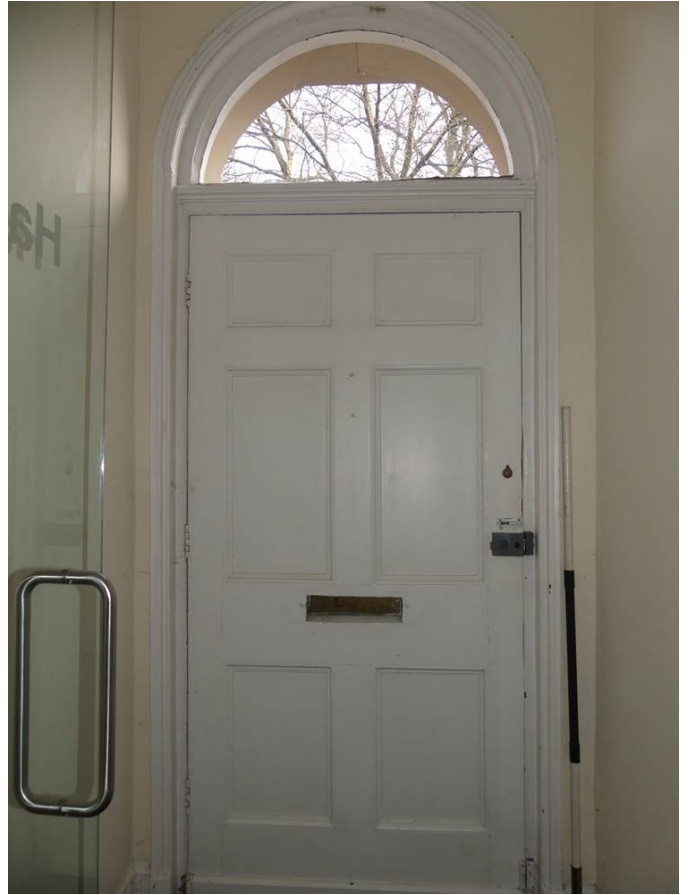


4.3.12 **Ground Floor Room 3 (G3)**: is has been created within a larger room, with glazed walls to the east and south with a glazed door to the north, but it is otherwise plain.



**Plate 44: General view of Room G3, from the west**

4.3.13 **Ground Floor Room 4 (G4)**: this is glazed on the west side, with a passage leading to modern stud walls forming a toilet with a modern door to the east. The north side is open to the entry lobby, with a glazed door to the porch in an original dividing wall with slender engaged columns on octagonal bases (Plate 45). The panels either side are panelled with stop chamfer decoration and a roll-moulded lintel and rectangular overlight. The east elevation has a doorway within the porch with a six-panel door with a moulded surround and semi-circular fanlight (Plate 47) and there is a moulded cornice inside the porch and extending out of it to the west. To the south of this are two windows, both with 15-light sash casements with horns, splayed jambs, moulded surrounds and timber sills (Plate 48). The south elevation has a projecting central section, presumably an original chimney breast and boxing either side, with a small modern door on the west side (Plate 49). There is a glass door on the west side, with an etched sign reading "Svenska Handelsbanken 1871" (Plate 50).



**Plate 45 (left): The partition door to the porch in the north-east corner of Room G4, viewed from the west**

**Plate 46 (right): The doorway in the east elevation of Room G4, viewed from the west**



**Plate 47 (left): Moulded cornice in the porch in Room G4, viewed from the north-east**

**Plate 48 (right): Windows in the east elevation of Room G4, viewed from the west**



**Plate 49 (left): The south elevation of Room G4, viewed from the north**



**Plate 50 (right): The west elevation of Room G4, viewed from the east**

4.3.14 **First Floor Room 1 (F1)**: this is plain to the north, with three windows to the west with square jambs, timber sills and four-light hinged timber casements (Plate 51). The south-east corner is built out, apparently with solid masonry walls, but it is inaccessible (Plate 52). There is a large opening in the east elevation.



**Plate 51 (left): The west elevation of Room F1, viewed from the north-east**



**Plate 52 (right): The east elevation of Room F1, viewed from the north-west**

4.3.15 **First Floor Room 2 (F2)**: this comprises the stair well, with a plaster ceiling following the slope of the stairs above, and a moulded cornice (Plate 53). The stairs, against the north side, have a curving handrail, plain square balusters and double scrolled brackets to the outer string (Plate 54). The landing has a tall window to the west, now a blocked leaving a large alcove with a roll-moulded surround (Plate 55). The original moulded skirting board survives throughout.



**Plate 53 (left): Moulded cornice in Room F2, viewed from the south-west**

**Plate 54 (right): Stairs in Room F2, viewed from the south-east**



**Plate 55: Former window in the west elevation of Room F2, viewed from the east**

4.3.16 **First Floor Room 3 (F3)**: this comprises a space between Rooms 1 and 4 on this floor. There are large openings to the east and west and a glazed door to the north (Plate 56 and Plate 57). The room is otherwise plain, with a return on the south side now housing a cupboard.



**Plate 56 (left): General view of Room F3, from the south-west**



**Plate 57 (right): General view of Room F3, from the north-east**

4.3.17 **First Floor Room 4 (F4)**: the north elevation is plain, there are two windows to the east, both with 12 light (six over six) sash casements with no horns, splayed jambs and moulded surrounds and a single moulded panel below (Plate 58 and Plate 59). The south elevation has an alcove either side of a large projecting central section (presumably originally a chimney breast) (Plate 60), and a large opening to the west (Plate 61).



**Plate 58 (left): Windows in the east elevation of Room F4, viewed from the west**



**Plate 59 (right): Detail of window in the east elevation of Room F4, viewed from the west**



**Plate 60 (left): South elevation of Room F4, viewed from the north**



**Plate 61 (right): West elevation of Room F4, viewed from the north-east**

4.3.18 **Second Floor Room 1 (S1)**: this currently comprises a kitchen, whose floor is finished with vinyl and has been fitted with a tiled ceiling and kitchen units on the south side, as well as modern skirting. The north elevation is plain whilst the east elevation has a doorway on the north side with a modern six-panel door. The south elevation is plain apart from a step back on the east side. The west elevation has a single large window with a modern four-light timber sash casement with horns, splayed jambs, moulded surrounds and a single moulded panel below.



**Plate 62 (left): The east elevation of Room S1, viewed from the west**



**Plate 63 (right): Window in the west elevation of Room S1, viewed from the east**

4.3.19 **Second Floor Room 2 (S2)**: this comprises the top of the main staircase, with a handrail and square balusters. There is a blocked former stair window at the landing level on the west side now forming a large alcove with moulded surround and blank roundels at the corners. In the north-east corner there is timber panelling made up of moulded sections and with a doorway on the south side with a four moulded panel door, covered on the interior with a modern (fire retardant?) sheet. The stairs up to the

attic floor within this boxed section comprise plain timber steps with a modern hand rail attached to the wall. There is a doorway to the south-east with a modern six-panel door.



**Plate 64 (left): Former window in the west elevation of Room S2, viewed from the east**

**Plate 65 (right): Timber panelling around the stairs in the north-east corner of Room S2, viewed from the south-west**

4.3.20 **Second Floor Room 3 (S3):** this comprises a group of three small spaces - a porch off Room S2 to the north, a small lobby and a toilet to the south. They are all modern and very plain, with dividing doorways containing modern six-panel doors.

4.3.21 **Second Floor Room 4 (S4):** the north elevation is plain whilst the east has two windows. Both elevations have nine-light (three over six) sash casements without horns in splayed jambs and with moulded surrounds and a single moulded panel below, mostly hidden by a radiator (Plate 66). There is a fireplace to the south with a stone surround in fine-grained grey stone and iron hob grate insert with geometric and floral decoration (Plate 67). The west elevation has a doorway with a modern door and a recess to the north forming an open cupboard below the stairs (Plate 68).



**Plate 66 (left): Windows in the east elevation of Room S4, viewed from the west**



**Plate 67 (right): Fireplace in the south elevation of Room S4, viewed from the north**



**Plate 68: West side of Room S4, viewed from the north-east**

**4.3.22 Attic Floor Room 1 (A1):** this comprises the majority of the floor. It has a carpet floor and plaster ceiling, sloping down to the east and west, with the lower part boxed off into roof spaces by stud partitions, each with two small beaded plank and batten doors (Plate 69). The roof is supported by a single tie beam truss largely covered by plaster, with just the principal rafters visible, although these are largely boxed over with the exception of the east and west ends. The west side also forms part of the side of the dormer window. There is a single purlin per pitch and large corbels supporting them at the ends (Plate 70). There are stud walls on the north-east side around the top of the stairs (Plate 69 and Plate 71). Within the west roof space there is a second purlin, evidently truncated by the dormer window and supported by a brick wall. The brick of the main wall is just exposed to the south, with a slight step in the wall, and there is further lathe and plaster boxing off the wall to the west. The original wide floorboards are exposed within this area. The northern side of the west roof space also has the sawn end of the purlin on this side, with the end of the principal rafter visible and the brick wall to the north. The eastern roof space has the end of the principal rafter and purlin, all in sawn red pine. The exposed brick walls are visible to the north and south, with further lathe and plaster obscuring the east. One of the upright timbers in the stud wall to the west has Baltic timber marks. The main walls otherwise have a vent to the south a dormer window to the west with a three-light hinged casement (Plate 71).



**Plate 69 (left): East elevation of Room A1, viewed from the south-west**

**Plate 70 (right): South elevation of Room A1, viewed from the north**





**Plate 71 (left): West elevation of Room A1, viewed from the east**

**Plate 72 (right): North elevation of Room A1, viewed from the south**

4.3.23 **Attic Floor Room 2 (A2)**: this comprises a small lobby at the top of the stairs and is very plain with modern handrail on the north side. The end of a purlin extends on the north-east side with a corbel below (Plate 73).



**Plate 73: The north-east corner of Room A2, showing the end of the purlin**

## 4.4 Watching Brief

4.4.1 **Room LG1**: the removal of the suspended ceiling had revealed a large modern iron I-beam orientated north/south and sawn timber joists (Plate 74). The modern concrete block build of the walls was also exposed to the north, south and west.



**Plate 74: View of Room LG1 following soft stripping, viewed from the north-east**

4.4.2 **Room LG3:** the removal of the suspended ceiling revealed a plasterboard ceiling and that the dividing walls to the east were of concrete block construction.

4.4.3 **Room LG4:** this revealed similar details to Room LG3, with concrete block walls to the north and west and stud boxing to the north.

4.4.4 **Room G1:** the stud boxing in the south-east corner had been removed revealing a further section of suspended boxing, which had been broken through (Plate 75). This revealed that this boxing was around a window in the adjoining property to the south, continuing to the floor above to provide a borrowed light from a skylight in the roof above. The suspended ceiling has also been removed to reveal a boxed in beam orientated north/south, but otherwise plain (Plate 76).



**Plate 75 (left): Boxing removed in the south-east corner of Room G1, after soft stripping**

**Plate 76 (right): Room G1 after soft stripping, viewed from the north-west**

4.4.5 **Room G3:** the removal of the suspended ceiling revealed a moulded cornice throughout (Plate 77), with modern stud wall forming the toilet in the south-west corner (Plate 78).



**Plate 77 (left): Cornice exposed in Room G3, viewed from the north-west**

**Plate 78 (right): General view of Room G3, from the east**

4.4.6 **Room G4:** the removal of the suspended ceiling (Plate 79 and Plate 80) revealed a moulded cornice (Plate 81) with lowered stud walling for the suspended ceiling across the windows on the east side and stud boxing out the area to the west of the chimneybreast on the south side. The cornice is damaged in several places by the insertion of cables and pipes and there are scars for an earlier stud wall projecting from the west side of the chimneybreast to the south (Plate 82), with a corresponding scar on the north elevation (Plate 83).



**Plate 79 (left): General view of Room G4 following soft stripping, viewed from the north**

**Plate 80 (right): General view of Room G4 following soft stripping, viewed from the south-west**



**Plate 81 (left): Cornice exposed in Room G4, viewed from the south-east**



**Plate 82 (right): Earlier stud partition scar exposed on the south elevation, viewed from the north**



**Plate 83: Earlier stud partition scar exposed on the north elevation, viewed from the south**

4.4.7 **Room F1:** the removal of the suspended ceiling (Plate 84) revealed a plasterboard ceiling above with an access hatch into the sloping roof above in the south-east corner. This also reveals that the built-out section in the south-east corner is constructed from concrete blocks with a timber purlin(?) on top supporting the roof (Plate 85).



**Plate 84 (left): General view of Room F1 following soft stripping, from the north-west**

**Plate 85 (right): View inside the access hatch exposed in the south-east corner of Room F1 after soft stripping**

4.4.8 **Room F3:** the removal of the suspended ceiling (Plate 86 and Plate 87) revealed a cavetto moulded cornice (Plate 88), again with some damage to it caused by later pipes and cables, and shows that the east wall is brick. The space to the west of the south chimney breast is also blocked with stud walling, but interestingly the cornice continues across the top of this, suggesting that it was originally filled in some way.



**Plate 86 (left): General view of Room F3 following soft stripping, from the west**

**Plate 87 (right): General view of Room F3 following soft stripping, from the east**



**Plate 88: Cornice exposed in Room F3, viewed from the north**

4.4.9 **Room F4:** again, the removal of the suspended ceiling (Plate 89 and Plate 90) revealed a deep cavetto moulded cornice (Plate 91), with some damage from cables and pipes, and a suspended section of stud walling on the east side over the tops of the windows. Additional boxing is also evident to the west of the southern chimney breast, with the cornice continuing behind (Plate 92).



**Plate 89 (left): General view of Room F4 following soft stripping, viewed from the south**

**Plate 90 (right): General view of Room F4 following soft stripping, viewed from the north**



**Plate 91 (left): Cornice exposed in Room F4, viewed from the north**

**Plate 92 (right): Boxed alcove to the west of the southern chimney breast, viewed to the north**

4.4.10 **Room S1:** the removal of the suspended ceiling (Plate 93 and Plate 94) revealed a plain lathe and plaster ceiling on sawn timber joists and the boards of the floor above exposed in places where this was damaged (Plate 95). There were no other features although the return for the chimney breast on the west side was evident (Plate 96).



**Plate 93 (left): General view of Room S1 following soft stripping, from the north-east**

**Plate 94 (right): General view of Room S1 following soft stripping, from the north-west**



**Plate 95 (left) Exposed joists and boards behind the lathe and plaster exposed in Room S1, viewed from the west**



**Plate 96 (right): Chimney breast exposed on the south side of Room S1, viewed from the north**

4.4.11 **Rooms S3 and S4:** the removal of the suspended ceiling revealed the original lathe and plaster and that the dividing walls between Rooms S3 and S4 are concrete block (Plate 97 and Plate 98). A plastic water pipe was also hidden against the south side behind the suspended ceiling.



**Plate 97 (left): General view of Room S4 following soft stripping, from the north**



**Plate 98 (right): General view of Room S4 following soft stripping, from the north-east**



## 5. Discussion

### 5.1 Introduction

5.1.1 The available evidence shows that the building was constructed in the late 1820s or early 1830s, as part of the later phase of development of Winckley Square, which began in 1799 as a planned arrangement of imposing town houses. Nevertheless, the properties did not remain residential for long and by the late 19<sup>th</sup> century No. 30 had become entirely commercial and was used as offices for a range of purposes. This has inevitably affected the development of the building over the last 200 years and led to a number of changes, although some original features still remain.

### 5.2 Phasing

5.2.1 **Introduction:** the building recording revealed three phases of evident development within its fabric, some of which can be tied to known parts of its history.

5.2.2 **Phase 1 (late 1820s-early 1830s):** the building, as originally constructed comprised a substantial town house, with three floors and an attic above the ground floor level to the east and two further lower floors below. The exact layout of the rooms is uncertain – although the whole building was only two rooms deep from east to west at this time – but the basement was most likely a cold store and wine cellar, with a coal store and adjoining service rooms represented by Rooms LG6 and LG2-5, while the ground floor rooms were probably reception rooms, with bedrooms on the two floors above and servants' rooms in the attic. It is clear that there were originally several fireplaces, in Rooms LG4/5 and LG6, G4, F3 and F4 and S1, with only one original example surviving, in Room S4. The main staircase was originally lit by a tall stair window in the west elevation, which now only survives as two tall alcoves. Apart from the fireplace in Room S4 the only substantial feature to survive from this period, with exception of the main walls and roof structure, is the staircase along the north side. The relatively simple decorative scheme of this is certainly in keeping with a date in the first few decades of the 19<sup>th</sup> century (Burton 2001, 41-46). The fireplace in Room S4 is also in keeping with this date (Burton and Porten 2000, 36-43). Elsewhere, the decorative cornices in the hall associated with the staircase on several floors and the internal wall forming the lobby on the ground floor (Room G4) and the front door are also all original. Some of the window casements in the front elevation may also date to this period, in particular those without horns, which was a feature added after about 1840 to provide added strength after the invention of larger sheets of glass (Wedd 1999, 2). The moulded panelling around the top flight of stairs (in Room S2) is probably also original, or at least fairly early, and intended to hide the less well finished stairs to the attic as well as prevent draughts. The cornices, visible during the original phase of work and exposed following the soft stripping, show the relative extravagance of the decorative scheme, but confirm that this was only present on the ground and first floor. This further demonstrates that the basement, lower ground floor, second floor and attic operated as service rooms and probably servants' quarters and so were not provided with the same amount of decoration.

5.2.2 **Phase 2 (early-mid 20<sup>th</sup> century):** it is not clear whether the building saw any substantial changes in the later part of the 19<sup>th</sup> century; it is likely that its gradual change from residential to commercial use during that period did not require any major alterations. However, it is apparent that at some point the majority of the fireplaces were removed and the openings blocked up, leaving only a small example in Room S4 surviving. This is most likely connected to the installation of a central heating system at some point in the 20<sup>th</sup> century, although the exact date is unknown. Clearly some improvements were made to the building in the mid-20<sup>th</sup> century, as shown by the planning application of 1959, but exact details are unknown. The watching brief revealed that Room G4 had originally been subdivided by a stud wall running north/south, which was later removed.

5.2.3 **Phase 3 (late 20<sup>th</sup> century):** the most substantial changes to the building since it was built have been the most recent. The largest is the three-storey extension to the rear (west) constructed in 1989, which added an additional room on three floors (Room LG1, G1 and F1) and blocked the window light in the original west elevation. This may have also led to the demolition of the earlier rear outshot shown in the early maps and photograph, assuming it had not already been removed. Throughout, the building

was also subject to considerable modernisation, with new wall finishes, doors, partitions, carpets, and suspended ceilings. The latter hid the original moulded cornices in most of the main rooms (on the ground and first floor only), but these were otherwise preserved, albeit with some damage. In rooms G1 and F1 partition walls were added in the south-east corner, presumably in 1989 and apparently to provide a borrowed light for a window in the adjoining property to the south.

### 5.3 Significance

5.3.1 As a Grade II Listed building the property is already statutorily protected and considered to be of at least local significance. In addition, it forms part of Winckley Square, an important development in Late Georgian Preston, albeit it being one of the later buildings to be constructed. Its documentary history shows how it developed, much like the rest of the square, from an imposing town house to offices, having also been used by the Football League and as a Catholic Club. It has been substantially altered in its nearly 200-year history, not least by the large addition to the rear, and has lost a lot of original features, particularly the fireplaces. However, it still retains a number of significant historical features, such as the stairs, decorative cornices (most surviving behind the later suspended ceilings), a single original fireplace, some of the window casements, and, unusually, the external railings in front of the east elevation. The arrangement of the decorative scheme further demonstrates the manner in which the building was used, with the 'polite' reception and bedrooms on the ground and first floor and service rooms in the basement and lower ground floor and probable servants' quarters on the second floor and floor and attic.

### 5.5 Conclusion

5.5.1 Conversion of the building back into accommodation would, to some extent, return it to its original use and would ultimately be beneficial in giving it a new lease of life. While much of the interior has been substantially altered it should be possible to preserve the surviving historic features within the proposed development, especially as the original cornices will be hidden by new suspended ceilings.

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## Appendix 1: Listed Building Information for 30 and 31 Winckley Square

Summary from Historic England (2022).

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1279782

**Date first listed:** 27-Sep-1979

**Statutory Address:** 30,31, WINCKLEY SQUARE

**County:** Lancashire

**District:** Preston (District Authority)

**Parish:** Non Civil Parish

**National Grid Reference:** SD 53760 29120

**Details:** pair of town houses, No. 30 latterly a club, No. 31 now office. c1830, 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 first 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 first floor No. 30 has 12-pane sashes, No. 31 has sashes without glazing bars; at second floor both have nine-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.

## Appendix 2: Photographic Register

Photo ID No.	Area	Direction	Description
WS22_1_001	Interior	E	Room B1, stairs
WS22_1_002	Interior	E	Room B2, west end
WS22_1_003	Interior	W	Room B2, east end
WS22_1_004	Interior	S	Room B2, door to north
WS22_1_005	Interior	N	Room B2, door to south
WS22_1_006	Interior	SE	Room B3, buttresses to south
WS22_1_007	Interior	E	Room B3, west end
WS22_1_008	Interior	N	Room B3, plinth to south-west
WS22_1_009	Interior	SE	Room B3, plinth to north-west
WS22_1_010	Interior	NE	Room LG1, west side
WS22_1_011	Interior	SW	Room LG1, east side
WS22_1_012	Interior	SE	Room LG2, stairs
WS22_1_013	Interior	S	Room LG2, stairs panelling
WS22_1_014	Interior	NE	Room LG2, west side
WS22_1_015	Interior	SW	Room LG2, east side
WS22_1_016	Interior	NE	Room LG3, south side
WS22_1_017	Interior	N	Room LG3, boiler room
WS22_1_018	Interior	SW	Room LG3, north side
WS22_1_019	Interior	NE	Room LG4, south side
WS22_1_020	Interior	S	Room LG5, north side
WS22_1_021	Interior	N	Room LG5, south side
WS22_1_022	Interior	NW	Room LG5, east side
WS22_1_023	Interior	W	Room LG6, east side
WS22_1_024	Interior	E	Room LG6, west side
WS22_1_025	Interior	N	Room LG6, recess to south-west
WS22_1_026	Interior	NE	Room LG6, window in recess
WS22_1_027	Interior	N	Room LG6, bars over cellar light
WS22_1_028	Interior	NE	Room G1, windows to west
WS22_1_029	Interior	NW	Room G1, boxed area
WS22_1_030	Interior	NW	Room G1, east side
WS22_1_031	Interior	SE	Room G2, stairs
WS22_1_032	Interior	SE	Room G2, stairs
WS22_1_033	Interior	SE	Room G2, stair panels
WS22_1_034	Interior	S	Room G2, stair panels
WS22_1_035	Interior	E	Room G2, stair panels
WS22_1_036	Interior	NW	Room G2, cornice
WS22_1_037	Interior	E	Room G2, west side
WS22_1_038	Interior	W	Room G2, east side
WS22_1_039	Interior	W	Room G3, east side
WS22_1_040	Interior	W	Room G4, porch division
WS22_1_041	Interior	W	Room G4, porch division overlight
WS22_1_042	Interior	NE	Room G4, porch cornice
WS22_1_043	Interior	W	Room G4, door to east
WS22_1_044	Interior	NW	Room G4, windows to east
WS22_1_045	Interior	N	Room G4, south side
WS22_1_046	Interior	NE	Room G4, west side
WS22_1_047	Exterior	E	East external
WS22_1_048	Exterior	NE	East external
WS22_1_049	Exterior	NW	East external
WS22_1_050	Exterior	E	East external, door
WS22_1_051	Exterior	E	East external, railings
WS22_1_052	Exterior	N	Coal hole in pavement
WS22_1_053	Exterior	W	West external, from a distance
WS22_1_054	Exterior	NW	West external, lower ground floor

Photo ID No.	Area	Direction	Description
WS22_1_055	Exterior	NW	West external
WS22_1_056	Exterior	SW	West external, lower door
WS22_1_057	Exterior	W	West external
WS22_1_058	Exterior	W	West external
WS22_1_059	Exterior	W	West external
WS22_1_060	Exterior	W	Side passage
WS22_1_061	Interior	NE	Room F1, West elevation
WS22_1_062	Interior	NW	Room F1, south and east sides
WS22_1_065	Interior	SE	Room F2, stairs
WS22_1_066	Interior	SE	Room F2, stairs
WS22_1_067	Interior	SW	Room F2, cornice
WS22_1_068	Interior	E	Room F2, alcove to west
WS22_1_069	Interior	SW	Room F3
WS22_1_070	Interior	NE	Room F3
WS22_1_071	Interior	W	Room F4, windows
WS22_1_072	Interior	W	Room F4, window
WS22_1_073	Interior	N	Room F4, south side
WS22_1_074	Interior	NE	Room F4, west side
WS22_1_075	Interior	NW	Room S1, east side
WS22_1_076	Interior	E	Room S1, window to west
WS22_1_077	Interior	E	Room S2, general
WS22_1_078	Interior	E	Room S2, stair window
WS22_1_079	Interior	SW	Room S2, boxed attic stair
WS22_1_080	Interior	NW	Room S4, windows
WS22_1_081	Interior	W	Room S4, window
WS22_1_082	Interior	N	Room S4, fireplace
WS22_1_083	Interior	N	Room S4, fireplace detail
WS22_1_084	Interior	NE	Room S4, west elevation
WS22_1_085	Interior	S	Room A1, north side
WS22_1_086	Interior	S	Room A1, north side
WS22_1_087	Interior	SW	Room A1, north-east corner
WS22_1_088	Interior	SW	Room A1, east elevation
WS22_1_089	Interior	N	Room A1, south elevation
WS22_1_090	Interior	E	Room A1, west elevation
WS22_1_091	Interior	SW	Room A2, purlin
WS22_2_001	Interior	N	Room LG1, Room 1 stripped
WS22_2_002	Interior	NW	Room LG1, Room 1 stripped
WS22_2_003	Interior	NW	Room G1, stripped
WS22_2_004	Interior	N	Room G1, boxing
WS22_2_005	Interior	W	Room G3, stripped
WS22_2_006	Interior	NW	Room G3, exposed cornice
WS22_2_007	Interior	N	Room G4, south elevation stripped
WS22_2_008	Interior	SW	Room G4, north elevation stripped
WS22_2_009	Interior	SE	Room G4, exposed cornice
WS22_2_010	Interior	N	Room G4, exposed stud scar
WS22_2_011	Interior	S	Room G4, exposed stud scar
WS22_2_012	Interior	NW	Room F1, stripped
WS22_2_013	Interior	W	Room F1, roof space
WS22_2_014	Interior	E	Room F3, stripped
WS22_2_015	Interior	W	Room F3, stripped
WS22_2_016	Interior	SW	Room F3, exposed cornice
WS22_2_017	Interior	N	Room F3, exposed cornice
WS22_2_018	Interior	S	Room F4, stripped
WS22_2_019	Interior	N	Room F4, stripped
WS22_2_020	Interior	SE	Room F4, exposed cornice
WS22_2_021a	Interior	N	Room F4, exposed cornice
WS22_2_021b	Interior	N	Room F4, exposed cornice

<b>Photo ID No.</b>	<b>Area</b>	<b>Direction</b>	<b>Description</b>
WS22_2_022	Interior	W	Room S1, stripped
WS22_2_023	Interior	NE	Room S1, stripped
WS22_2_024	Interior	NW	Room S1 stripped, south elevation
WS22_2_025	Interior	N	Room S1, stripped
WS22_2_026	Interior	E	Room S1, exposed ceiling
WS22_2_027	Interior	N	Room S4, stripped
WS22_2_028	Interior	S	Room S4, stripped
WS22_2_029	Interior	NE	Room S4 west elevation, stripped



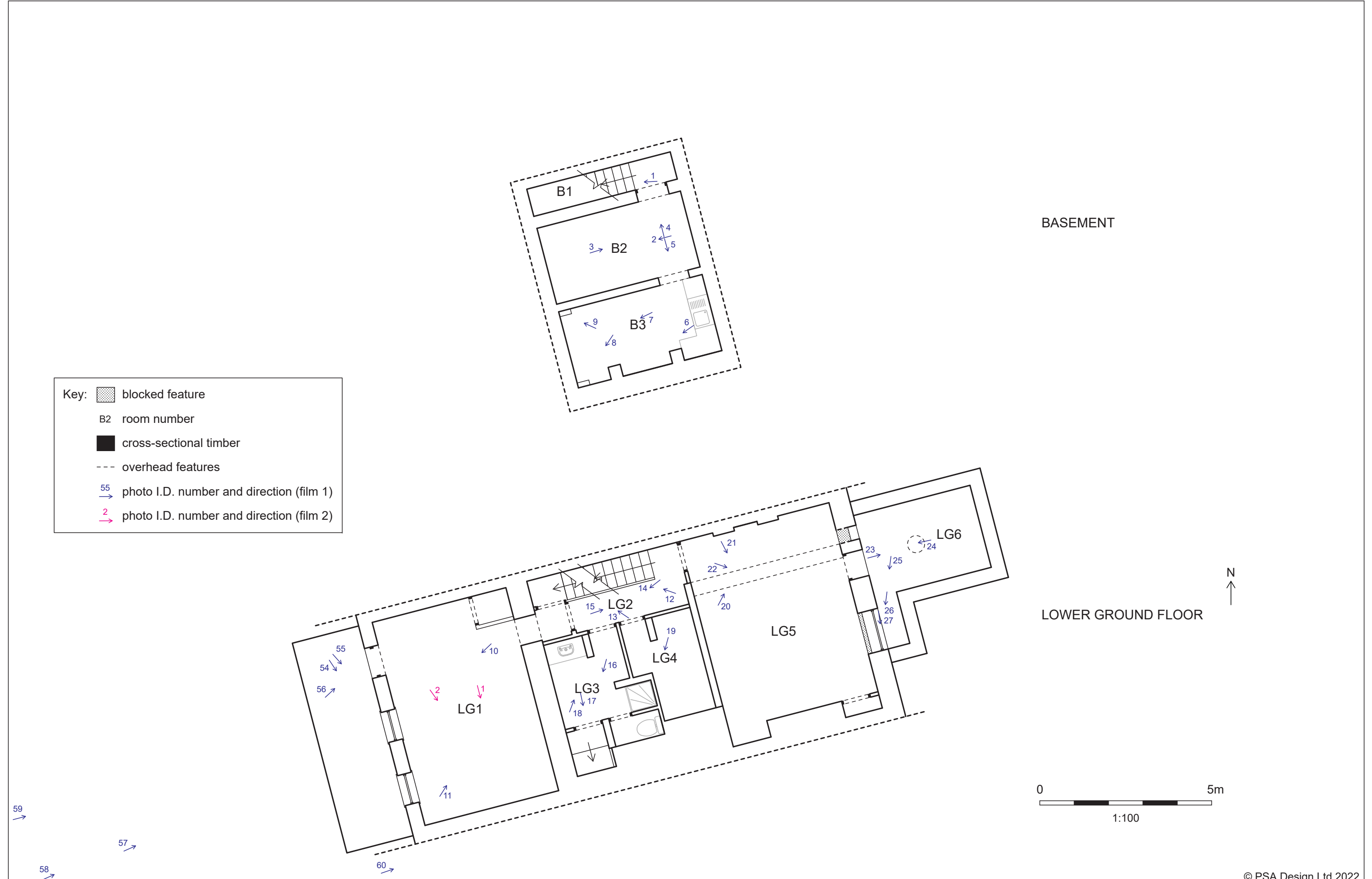


Figure 6: Basement and lower ground floor plans, showing the location and direction of photographs taken



Key: G2 room number  
 ■ cross-sectional timber  
 --- overhead features  
 →<sup>39</sup> photo I.D. number and direction (film 1)  
 →<sup>17</sup> photo I.D. number and direction (film 2)

Figure 7: Ground and first floor plans, showing the location and direction of photographs taken



Figure 8: Second floor and attic plans, showing the location and direction of photographs taken

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## Appendix 3: Archive Index

<b>Project name:</b>	30 Winckley Square, Preston, Lancashire: Archaeological Building Recording		
<b>Project Code:</b>	G1538	<b>Site Code:</b>	WS22
<b>Description</b>	<b>Material</b>	<b>Size</b>	<b>Quantity</b>
Report	Paper, comb-bound	A4 and A3	25 sheets printed double-sided
Building investigation fabric record sheet	Paper	A4	1 sheet, double-sided
Building investigation elevation record sheet	Paper	A4	2 sheets, double-sided
Building investigation room description record sheet	Paper	A4	9 sheets, double-sided
Photo record sheet	Paper	A4	1 sheet, double-sided
Drawing index	Paper	A4	1 sheet, single-sided
Annotated drawings	Paper	A4 and A3	7 sheets, single-sided
Digital archive index	Paper	A4	1 sheet, single-sided
Digital archive	DVD	-	1