



On the north side of the Police Station, (below) is the 'Last Orders' pub. It seems to be a merger of two or possibly three separate buildings indicated on historic maps. Whatever interest it may have possessed has been greatly diminished by rendering and re-windowing. The next group comprising a shop and cottage has also been modernised with long fascia over the wide shopfront.



Next in sequence is Chadwick's Emporium. This is a large site consisting of an abattoir and retail food store. These are accommodated in new buildings set back from the road with on site parking. An old stone building occupies part of the frontage with the retail store extending rearwards. The stone building (centre left) is set back about 5 m from the highway and a Victorian style metal framed conservatory has been added which accommodates a restaurant. Previously this was an extended shopfront. The stone building has an inscription at first floor 'Wellington Place' 1817 and cartouche AGJ. The original part of Wellington Place is a coursed buff/grey sandstone first floor with quoin blocks in the same stone and moulded stone cornice.

The red brick food hall extension has a form of mansard roof which abuts awk-

wardly onto the rear of Wellington Place. Chadwick's Emporium, specialises in high quality butchery and other mainly locally sourced food products. The Emporium is clearly one of Standish's most important retail assets.



The 1892 and 1909 OS show Wellington Place split into two separate curtilages, but Porteus describes it as "in lease in 1838 to Jane Ainsley and tenanted by James Moss", suggesting it was originally a single dwelling. Wellington Place was evidently considered of sufficient importance to be annotated as such on the 1846 OS along with only one other village building, 'White Hall' in Cross Street.

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Wellington Place is one of the oldest and most architecturally significant buildings dating from the early development of High Street but the modernisation and extensions have regrettably detracted from its historic value.

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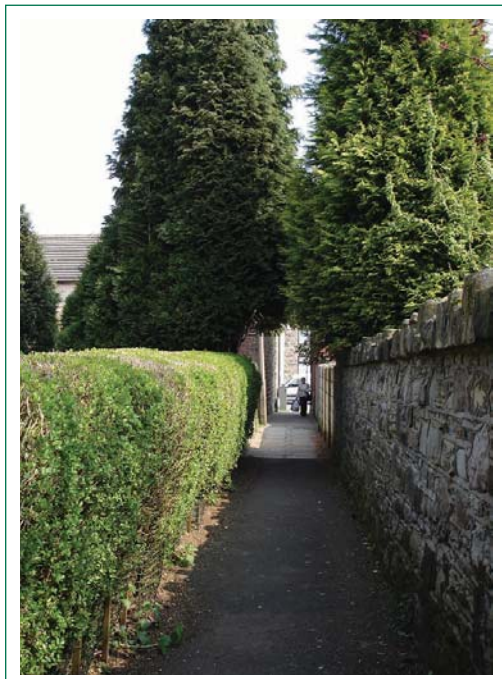
Next in sequence northwards is the Standish Clinic, 1990, a replacement of the old UDC offices, demolished 1989. It was largely the attempts to prevent the demolition of the former UDC building



that led the Council to approve the extension of the village conservation area to include High Street. It clearly failed in this objective. The clinic attempts to echo the style of building which it replaced. It blends reasonably well into the street scene in scale and form but lacks the robust detail of the old UDC building. Moreover the loss of the former council offices is another example of the erosion of Standish's local heritage.



Along the north-west boundary of the clinic a narrow footpath, Squire's Hey, leads towards Southlands Avenue, intersecting at 70 m from High Street, the path that follows the route of the abandoned mineral railway.



Squire's Hey takes the route of an ancient pathway shown on the 1845 OS linking the village with Beech Walk and the grounds of Standish Hall. The path emerges on High Street almost opposite Cross Street. The path may have been used as an ancient route between the manor house and the Parish Church. Located off High Street in this vicinity was Malt Kiln Farm. The path takes its name from one of the fields of this farm through which the footpath passed and which became a recreation ground c.1910.

Nos. 39-47 are a row of 5 cottages in coursed sandstone with low pitched slate roofs. 45,47 have elliptical arched doorways and stone jambs with inscribed ornament, the others feature round stone arched doorways and plain stone jambs ;nos. 39,43, retain 4 paned sashes (or authentic pattern replacements) at ground and first floor;



The cottages are one of High Street's most pleasing building groups and one of the earliest developments of High Street frontage, being almost certainly the group shown in that position on the 1845 OS.



On the 1892 OS, only 4 cottages are shown, no 39 being merged with no 37. On the 1909 OS, no. 37 is shown as a post office incorporating the adjoining stone cottage no 39. (The post office is nearer to the cross roads on the 1892 map).

On the 1928 OS the Post Office still occupies no. 37 but no 39 appears as a separate dwelling as today.

No. 37 is now a shop with garish plastic fascia, but 1st floor sashes remain.

No. 41 retains a radial fanlight.



No.35 is a larger than average 2 storey cottage set back slightly from the highway but heavily modernised and altered, though well presented. 29-33 comprise a cottage, no.29, and two shops both hairdressers, all rendered and painted white. The shops have tasteful sign written fascias. All windows are replacements.

The Wesleyan Methodist Chapel is an impressive red brick building with prominent east gable set back 20m from the road, with some trees visible in the grounds. The Methodists had been established in Standish from 1790 and by 1858 had purchased the former Quaker Meeting House located nearby

off School lane and commemorated today by the street named Quaker's Place. The Wesleyan Chapel was built on land of Malt Kiln Farm and was opened in 1897. The central porch has a round arched doorway beneath stained glass fanlight, flanked by symmetrical lobbies each containing 4 lancet windows. The principal feature of the east elevation is the massive rose window, its stained glass framed by terracotta tracery work and flanked by pairs of lancet windows.

It is a fine building which lifts the quality of High Street though its former front lawns have been replaced by a car park. The low brick boundary wall was once topped with decorative railings. The wall and gate piers remain but the railings have gone and the steel gates are modern replacements of the iron originals.



The setting of the Methodist Church is however impaired by the presence of a car repair yard and garage occupying back land on its north side and by the adjacent frontage building, which is a single storey structure with light coloured metal clad roof and bright red gable panels. Formerly a car showroom, it is currently occupied by two A3 (food and drink) uses, each



with rather colourful fascias and signage. Prominent signage and a telephone pole and overhead wires further detract from the scene.

From here to the cross roads, is a group of two storey cottage type premises, some in red/brown brick, others rendered all in commercial use. An arched entrance between no.11,13 provides access for vehicles to a rear yard.



An early 1900s photograph (Standish 800 Years of History), shows this group to include a row of bay fronted town houses with shallow front gardens, corroborated by the 1892 OS. Commercial uses had however become established, a post office being shown on the 1892 map in the location of the Nat West Bank. With the further incursion of commercial uses, the front gardens have become paved forecourts and the bay fronts have been replaced by shop fronts though one survives, modernised at no.9. Shop fronts are of variable quality and include internally illuminated fascia signs. External roller shutters are common, though the Nat West Bank and sports/gun shop have tasteful restrained fascias.

The HSBC bank is a building of robust character featuring twin square bays

flanking the central entrance. It has red brick and terracotta decoration and brick corbelling to eaves. The 1892 OS shows a building on the site which is probably the present building. Then it had extensive rear gardens.



The north end of the west side of High Street is occupied by the modern, narrow, single storey frontage of the Spar shop, in use as a café making a rather insignificant end to the row. The return elevation to School Lane is a series of single storey gables with shop windows and continuous fascia strip.



### Preston Road East Side

The northern extremity of the conservation area is marked by an imposing pair of early 20thC shops in hard red brick with terra cotta detail including capitals to pilasters. At first floor there are arched display windows. The northern part, formerly the premises of O&G Rushton, a Wigan grocery business, has an elaborate gable which makes a prominent feature of the oblique angled junction of Preston Road and Pole Street.



The shop fronts are modern, one is an A3 use. Adjoining on Pole Street are another pair of shops, both A3 uses; hard red brick, plainer in detail; one has a half timbered type gable and was a house c 1900; the other unit was once Baron's Standish Boots Stores c.1900. Beyond is a car park, and opposite that is a pair of old coach houses used for garaging.

South of Pole Street, the frontage to Preston road comprises a row of 2 storey shops of domestic scale. Buildings were shown in this location on the 1845 OS but the alignment of Pole Street has altered from that period and it is unclear whether any of the present buildings are pre-1845. The frontage was however established in more or less its present form by 1892.

Nos 9-17, are a terrace of similar detail; red/ brown brick; stone sills and lintels and a stone sill band course. No 17, the prominent end unit, has been painted white. Brick corbelling to eaves ;

Nos 9-15, retain capitals to the pilasters but all windows are replacements, no 9 has a widened opening. Shop fronts are generally tasteful. No 7 is slightly taller, with a wide first floor window. No 1 is a

gabled shop, entirely half timbered effect above fascia.

At the junction with Market Street the cottage style shop unit an Estate Agents has been rendered, painted white and a modern blue tiled shopfront and fascia installed.



The layout of the junction itself is of interest because of its offset alignment. This is most noticeable when viewed from School Lane when the facades of Preston Road terminate the view eastwards. Similarly the bank at the south east corner of the junction juts forward of the building line of Preston Road. The offset is a distinctive feature which provides a sense of enclosure to the cross roads.



### High Street East side N-S

The north end of High Street and corner of Market Street is occupied by Royal Bank of Scotland, no.2 High Street, formerly Williams Deacon's bank. Two storey painted brick. The first floor windows comprising 6 paned sashes above two paned sashes accord with turn of the century photographs.



A row of similar shops extend up to no.18. An early 1900s photograph shows nos. 10-18 to comprise a row of 5 cottages with round arched doors, stone sills and lintels. Nos 4-8 were probably also originally cottages but no 8 appears to be a shop early 1900s. Shop fronts and fascias vary in quality and materials. The bank and nos. 6,8,10 are of reasonably good quality. Nos. 4,16 were vacant June 06.



The consistent width of units, about 4m, perpetuates the domestic scale of the street frontage.



No 18 A,B C, are shops occupying a new building which features timbered gables. It remained a gap site up to the 1977 OS.

No 20 is a building slightly set back from the highway, occupied by Halifax BS and a separate residential unit. It is a 19thC building but altered and modernised beyond recognition.

A published photograph of 1905 shows the building set behind what appears to be a walled garden.

No.22 is occupied by the Nail Boutique, possibly built as a shop, modernised front but a tasteful fascia.



Nos 24-34 are a row of 6 late 19thC cottages some now in commercial use but retaining the original window openings. Red brown brick, slate roofs, plain eaves, stone sills and lintels. 24,26 have tiled sills to ground floor windows Their main feature of interest is the round arched door ways with decorative gauged brick voussoirs with relief patterning. These have all been painted. Regrettably all windows have been modernised. A cottage with splayed corner marks the junction with Cross Street. A pleasing group which complements the stone cottages located almost opposite.



## Cross Street (Character Area 2)

Cross Street is a narrow lane, one way northwards.



On the north side no 14 is a pleasing detached cottage in rustic red/brown brick, garden wall bond. Painted stone sills and lintels; central arched doorway with decorative voussoirs similar to nos. 24-34 High Street. Nos. 12,13 are a pair of cottages of similar materials, well maintained but their authenticity marred by UPVC windows. This group of cottages retain low stone capped front walls to shallow gardens. The cottages post-date the 1845 OS but appear on the 1892 edition.



Doorway no.14 Cross Street

The library opposite is set back from the road in a pleasant landscaped green from which the Church steeple can be seen. The Library is a typical Lancashire CC design c.1960s glass fronted with felted roof.

It stands on the site of one of Standish's notable old houses. White Hall is annotated such on the 1846 OS, a large house in extensive gardens.

According to Porteus, White Hall was formerly the Brick House, held in lease with bowling green etc in lease from Mr. Standish in 1723. It was evidently once an inn occupied by a Thomas Taylor in 1666. It was known as White Hall in 1796 when it was occupied by Squire Fisher, great nephew of Miss Fisher of the White Hall in Shevington. \*A photograph taken c.1940 shows Whitehall to be an imposing Georgian style mansion. An example of Standish's lost heritage.



Environmental House next to the Library is a modern 2-3 storey office building of modest scale. The upper floor part is set back above a ground floor shop which has a tiled lean to roof to the main building.

The southern corner with High Street is occupied by a plain c. 1960s 2 storey flat



roofed building occupied by 4 units, two of which are in A3 use and have roller shutters. The building is set back presumably to an old road improvement line. The flat roofed building would not be acceptable under current conservation area policy. (Compare with picture section 4.5).

Nos 40-46 are a row of 4 rendered slate roofed cottages of lower than usual profile. All have altered windows and some enlarged openings.



Nos. 48-50 are stone cottages with stone sills, lintels and door jambs. A central alley has a round stone arch. The group 40- 50 is almost certainly the group represented on the 1845 map. They are still in residential use.

These cottages and the stone cottages nod.37-47, and Wellington Place opposite, represent the earliest stages in the development of High Street.

No 52/54 is a Georgian style two storey town house probably early 19thC, present on the 1845 OS. Rendered and painted light green, 3 bays, central door with round arch, stone jambs and keystone; 12 paned sashes, probably not original. Set back

slightly from the highway edge. The building is now a veterinary practice.

No 52/54 also dates from the early period of High Street and is one of its most authentic historic buildings.



From here to Church Street the frontage was developed after 1845.

Nos 58-70 are cottages of no particular distinction. 58 is a shop; 60,64,66, remain residential. 64,66 have been re-clad in artificial stone; 60,62, 68,70 have been rendered.

## 5.3 The Public Realm

The 'public realm' may be considered to include roads, footpaths, landscaped areas and other spaces, i.e. the area to which the public have general access. It also includes elements of the street scene which contribute to the overall character and appearance of the area for example, street lighting, signage, walls, fences railings and surface treatment.

**Market Place** at the heart of the conservation area is predominantly tarmac surfaced carriageway with single yellow lines, double at junctions. Footways are also tarmac.



The area containing the well, cross and stocks is surfaced in a mixture of setts, cobbles and stone flags but between the well and the low stone wall in front of the Church is an area of left over road surface, evidently formerly car parking but now isolated by a footway extension and iron bollards.



This site would be improved by paving to blend in with the well area and perhaps some tree planting and seating.

As late as 1950, photographs show Market Place to be surfaced in setts and cobbles.

Reinstatement of sett paving would provide an historically authentic and arguably more pleasing setting for the Church and the associated historic features introducing textural interest in place of bland tarmacadam.

The small area of car parking close to the Memorial Gate is perhaps visually intrusive but a nonetheless useful facility. Its appearance, at least when not in use, would also be improved by sett paving.

The no- entry and one- way signs at Cross Street and Church Street are intrusive though undoubtedly necessary given the traffic management arrangements. A section of old stone boundary wall remains on the north side of Cross Street. There is no footway at this point. The south footway is narrow and protected by galvanised railings. Within the core of the conservation area the main street lighting is by a conservation type lantern on a tall black painted steel column but around Market Place a lower gas lamp type of column and lantern has been used. In Cross Street modern steel columns are used, taller than the adjacent cottages. Cross Street is further disfigured by the telephone poles and overhead wires. These items are present elsewhere within the conservation area.



The junction between Market Place and Market Street is an almost continuous curve on its south side involving an unprotected carriageway crossing for pedestrians of over 20m. Only a length of 30m of narrow road separates the equally sweeping junction of Pole Street and Market Street with a carriageway crossing on the north side over 25m wide.

The combination of these two sweeping junctions almost back to back creates



a pedestrian environment which is intimidating and potentially hazardous.

This situation is however being rectified by a highway scheme due for implementation in the near future. The scheme will realign the junctions to form straighter approaches and will narrow the pedestrian crossing points. A new zebra crossing and speed table will be installed in the narrow neck between the junctions. The equally wide and oblique entry to Pole Street from Preston Road will be treated in a similar manner.



Additional parking bays will be formed off Pole Street and an improved bus stand provided. Disabled kerbside parking bays will replace a disused taxi rank. Some footway resurfacing using stone effect flags will be carried out. Elsewhere footways will be resurfaced in tarmac due to funding restrictions. New street furniture is to be painted black. A number of trees will be planted adjacent to the footway in various locations. The scheme will represent a significant improvement in the comfort and safety and of the pedestrian environment. Although the new zebra crossing may be visually intrusive, the overall effect should be to improve the visual amenity of the village centre.

The public safety and amenity of the village centre will be transformed for the better by these measures.

**High Street** undoubtedly owes its existence to its role as a strategic traffic route dating from the turnpike era. This role remains today. Even if its strategic function has been eclipsed by the M6, its 'A' road classification demonstrates its continued importance. Modern traffic as elsewhere, however, now dominates the environment rather than sustaining it, by the sheer volume of cars and commercial vehicles and by the public infrastructure necessary to accommodate it. Passing trade can no longer be accommodated casually in kerbside parking, though in a number of instances shallow frontage areas are so used.

Standish High Street looking southwards; Note the mixture of 'conservation' and modern lighting columns and the incongruous flat roofed building, at odds with the consistent roof pitches of earlier buildings. (see photo Section 4).



Standish High Street may almost be regarded as essentially a road whose built frontage was originally incidental to its primary function as a thoroughfare.



Over the years, however, High Street has developed as an important service centre in its own right in many cases by the adaptation of houses for commercial uses.

There are inevitably tensions between preserving the character of historic frontages, maintaining a viable business environment and accommodating modern traffic.

In terms of the public realm, principal amongst these tensions are the lighting columns which are much taller than the buildings, the high positioned traffic signs and the inevitable traffic lights and pedestrian guard rails particularly at the cross roads. A further pedestrian crossing installation is positioned opposite the clinic, also equipped with galvanised guard rails.



The photos reveal a number of typical elements which detract from the quality of the public realm: galvanised railings, prominent road signage, tall lighting columns and overhead wires. Neither do the tarmac forecourt and roller shutters enhance the scene!

The junction guard rails are however to be painted black as part of the above mentioned improvement scheme.

The close relationship of buildings to frontage has been mentioned. Buildings are with few exceptions either at back of footway or set back only 2-3m. as 87-93 which have brick boundary walls to shallow front gardens. Footways are universally tarmac and where small set backs occur they are hard paved. The set back of the modern building in the picture above seems to serve little purpose other than to encourage parking on the footpath.



## 5.4 Aspects of The Public Realm - Trees and Greenery

The main areas of trees and greenery which contribute to the street scene are indicated on Plan 5.



The Churchyard provides the main concentration of trees within the Conservation area and these make a major contribution to its overall character, providing a wooded background to the Church itself, to views eastwards along Market Street and against the Parish Hall.

The small area between the inner and outer stone walls at the west front of the Church once occupied by 'Spite Row' is laid out as a lawn, backed by shrubs and trees which augment those in the Churchyard.

The site of demolished cottages at the corner of Cross Street and Church Street has been laid out as an amenity area with trees and spring bulbs.

A public art feature was installed on this site in June 2006.



The demolition of Spite Row and the cottages at the junction of Church Street Pole Street and Market Place will have opened out the space in comparison with the compact enclosed space shown on historic photos and maps. The landscaping of these areas is now part of the area's intrinsic character and appeal.

A tree adjacent the Coop store provides a welcome contrast to the urban street scene but vehicles and road markings remain prominent.



The trees growing within the small amenity space off Market Street are also noticeable from Pole Street.

The Jubilee Gardens and the landscaped amenity area north of the Globe Inn provide the only elements of public realm greenery in High Street.



Within the latter, a group of ornamental trees, when in leaf, screen the backs of houses on Church Street. A strategically placed tree almost succeeds in concealing an ugly flue pipe on the exposed end gable of no.70. Standard issue street furniture includes 'hockey stick' lighting columns, bus shelter and telephone kiosk.

This area was once occupied by a row of cottages demolished c.1960. It incorporates a footpath link to Church Street.

In the green stands a small coal tub with plaque 2003, commemorating the importance of mining in the district.



Beyond the immediate public realm within the conservation area other glimpses of distant tree canopies and greenery are possible, notably trees in the backland area to the west of High Street and along School Lane.

The library gardens Cross Street also provide a pleasant green space.

## 5.5 Gap sites and backland areas

There are few breaks in frontage on the east side of High Street but a gap between 20-22 reveals part of the Standish Centre.



More gaps exist on the west side permitting views into back-land areas. The 12m gap between the Last Orders pub and Chadwick's site opens up views of an extensive hard surfaced area including a proposed- but as yet unauthorised - car park extension. Though there is a hedge at the rear, the modern housing can be seen beyond. Some landscaping within this area especially near the frontage, would be beneficial.





The least satisfactory part of the entire conservation area is centred around the lane abutting onto the north side of the Methodist Church which leads to a back land car repair yard.

As well as opening up views of the end of the single storey frontage sheds it offers a prospect of a large electricity substation and the car repair depot whilst the scene is further marred by a telephone pole and overhead wires and by prominent commercial signage.



The lane itself is part unmade and potholed. An ugly vent adds to the clutter.

At least the hedge and tree help to soften the view!



The conservation area boundaries include an area of backland on the west side of High Street defined from Squire's Hey northwards by the route of the former mineral railway. The transition via the footpath from busy main road to quiet backland is abrupt.

The old railway is now heavily overgrown and bounded by naturally established hedgerows and trees. A public footpath runs parallel to the old railway passing a recreation ground and diverging at its northern end onto Quaker's Place around the large electricity substation. A plaque on no. 17/18 commemorates the former presence of the Friend's Meeting house in this location. However Quaker's Place lies outside the conservation area.