

The site of the New Friargate Social Club lies on the junction of Maudland bank with Pedder Street.

A development of student accommodation for 142 students is proposed for the site in a building which consists of four storeys high.

This is considerably smaller in height compared to the media factory, a faculty building belonging to the University of Central Lancashire which neighbours the site to the East.

The site is close to St. Walburge's Church, a Grade 1 listed building which extends back from its entrance on Weston Street along Pedder Street.

The church's tower and spire is located half way along the building's length along Pedder Street.

The proposals will not affect the listed building itself but will have an effect on its wider setting.

The following visual assessment sets out the effect of the proposed building on views on the church, particularly the spire.

Views are considered on the approach to the building along Maudland Road from the main University hub on the Fylde Road Roundabout.

They are also shown on views up Leighton Street and along Pedder Street.

The proposed building set into context.



SD5229 WESTON STREET 941-1/6/288 (East side) 12/06/50 Church of St Walburge

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Roman Catholic church. Begun 1850, opened 1854, tower completed c.1857 and spire added 1867, all by J.A.Hansom; with apse 1872, by Nichols of London. Coursed brown sandstone rubble with lighter-coloured sandstone dressings, slate roof; steeple of white limestone. Nave with short 3-sided apse and very tall south steeple. The nave and apse are in C13 French Gothic style, the steeple of C15 East Midlands type. The nave, a very large single-cell vessel with steeply pitched roof, has the entrance front at the west end: this has corner turrets with pinnacles and 2 large buttresses framing a wide centre and narrow outer bays, the centre containing coupled trefoil-headed doorways with shafts under a 2-centred arch moulded in 2 orders, the outer bays with cusped 2-centred arched doorways; over the whole, an arcade of nine 2-centred arched 2-light windows with shafts, quatrefoil heads and linked hoodmoulds; a very large wheel window in the centre, and spherical triangles with trefoil tracery in the outer bays; and over the wheel window an arcade of 5 stepped lancet lights. The 13-bay side walls have emphatic buttresses, and tall attenuated 2-centred arched 3-light windows with slender shafts and bar tracery quatrefoils in the heads; the 3-sided full-height apse, in matching and accentuated style, has full-height buttresses terminating in pinnacles, with blind-arcading to the top stages, and very tall attenuated windows with slender shafts and multifoils, with 3 lights in the east end and 2 lights at the sides, all under relieving arches. The tower (to the right of the 7th bay) is square in plan and of 3 tall stages, elevated on an open base of large 2-centred arches, with angle-buttresses terminating in pinnacles and a shaft in the centre of each side adding vertical emphasis, 2 tall slender 2-light belfry windows in each side, with shafts, cruciform tracery, and gablets with pinnacles; and a very tall octagonal spire (reaching 314 feet), the base clasped by pinnacles and small arched flying buttresses, with 2-light lucarnes in the cardinal sides. INTERIOR: like a medieval hall, with a spectacular hammer-beam roof which has painted statues on the hammer beams, arch bracing and cusped tracery; corbelled canted wall-pulpit on north side, with sounding board, and approached by wall-staircase with 3 arched windows which have cusped tracery; former organ loft in tower with large arched opening and projected gallery; elaborate wooden west gallery (with organ relocated from tower 1877); panelled dado, and windows with geometrical-patterned stained glass (by Maycock); various stained glass memorial windows at east end, by Hardman of Birmingham and Mayer of Munich, including one to Henry Lord Holland.

Listing NGR: SD5296029870

Plan view of the area with viewpoints shown





Looking down Maudland Road from the Fylde Road Roundabout, neither St Walburge's nor the new building will be visible.



The new building comes into view as the houses on Maudland Road are passed by. In the existing view the spire and tower are in the line of sight but the context and greenery confuses the view. Street signage and elements at low level mean that St. Walburge's registers only marginally in this view.

In the view as proposed, the building will act as a screen over this stretch of the road so that St Walburge's only becomes visible as one gets closer and its impact has meaning in terms of streetscape and as an urban composition.

This is a recognised device in the successful composition of cities whereby moments of impact are obscured until a particular corner of vista is reached. The experience of walking around a city is thereby enhanced.

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At the junction with Cold Bath Street St Walburge's becomes visible although street clutter and greenery still have an obscuring effect.

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Alongside the Media Factory the spire of the church becomes visible and the nave and apse are revealed.

The new building acts as a curtain to the church revealing it as one progresses along Maudland Road.

This is a more dramatic and pleasing unveiling of the church than exists at present where the church has an amorphous context and nothing to act as a counterfoil to emphasise its drama.

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The view up Leighton Street shows that the church will not be visible. It becomes visible once one rounds the corner of Leighton Hall. Leighton Hall frames the view onto the church and reveals it suddenly



From Pedder Street, the bulk of St Walburge's dominates the view. The proposal in the background has minimal impact, especially when it is considered against the size of the media factory already visible in the foreground.

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This view from Fylde Road Roundabout will soon be lost with the construction of UCLan's new Engineering Facility. Nevertheless, the proposed accommodation will form a pair with the Media Factory to frame St. Walburge's.