

7.1 Open Spaces and Natural Features: Apsley Crescent

Summary of Open Spaces and Natural Features

The size, treatment and character of the open spaces about buildings and the presence of trees are all fundamental to the suburban character of Apsley Crescent Conservation Area. The area was built in a short space of time as a park-like suburb with no public spaces. Where spaces have changed or new ones have been created, it alters the overall character of the conservation area. The open spaces and natural features of the conservation area are summarised as follows:

- *The earliest villas (13-14 Spring Bank Place and Rose Mount, Clifton Villas) have the largest gardens. That of Rose Mount is grassed but retains an overgrown formal garden, tree lined drive and mature screen foliage around the perimeter. The front gardens to 13-14 Spring Bank Place are almost completely under tarmac, although the large rear garden contains a number of mature trees.*
- *Walmer Villas, Mornington Villas Clifton Villas and Spring Bank Place are leafy tree-lined avenues and the vegetation in the front gardens of these properties provides an apt domestic setting for the impressive villas. Unfortunately a significant number of gardens are used as car parks and almost completely lack vegetation. This is a particular problem at Clifton Villas where new development within the larger gardens has had a negative impact in the quality of the environment.*
- *The only public open spaces are the predominantly grassed Grosvenor Community Centre site and a playground at Grosvenor Road. Both spaces lack investment, are maintained to minimal standards and do not contribute strongly to the area's sense of place.*
- *The terraces at Manningham Lane, Belle Vue and Apsley Crescent all have fairly small domestic front gardens. The treatment, type of vegetation and maintenance of these spaces varies and has a clear influence over the overall feel of each street.*

The area covered by Apsley Crescent Conservation Area changed from being rural to suburban in the space of two decades when most of the terraced houses with modest gardens and villas in larger and substantial gardens were built. The area was also developed without any public open spaces, mainly because each dwelling has sufficient private open space. Historically, the only development within the gardens of the larger villas was the construction of the houses along Queen's Road on part of the garden of 13 Spring Bank Place. The decline in the popularity of Manningham as somewhere to invest commercially or as somewhere to live among the middle classes meant that there was very little pressure to redevelop the villas or building on open spaces. Indeed it has not been until very recent years that the pressure for new development has seen the loss of some of the conservation area's open spaces.



The grounds of Rose Mount, looking away from the building and across the garden to the far side of the valley. As Rose Mount is vacant, this sizeable garden is neglected.

The largest open space in Apsley Crescent Conservation Area is the grounds of the Council-owned former **T F Davis Professional Development Centre**, which was formerly known as *Rose Mount* and was built before the opening of the railway station caused a boom in demand for housing in the area and a corresponding increase in land values locally. In front of the boarded up villa is a mainly grassed expanse of space with slopes downwards to the north and east. The topography of the hillside and the screen provided by foliage within the grounds and across Midland Road gives

the area in front of the villa long distance views across the valley, while the trees and shrubs to the west provide a heavy wall of foliage which cuts off any indication that the inner city of Bradford and the busy thoroughfare of Manningham Lane are so nearby. This pleasant, secluded, yet open space has been minimally maintained for a few years and although the grass is occasionally mown, the hedges and trees are becoming overgrown. To the west of the house is a park-like formal garden with tarmac paths, flowerbeds and shrubbery, but this has been allowed to go to seed and become overgrown. The car park is discretely located to the south of the formal garden but there is too much tarmac surfacing in the area immediately adjacent to the villa which detracts from the quality of its setting. The driveway to the villa is shrouded by the trees which line it (*left*) and, with the trees in the



neighbouring gardens, make *Rose Mount* and the space about it invisible from Clifton Villas, while the topography and high retaining wall limit view from Midland Road.

To the north of these grounds, **Waddilove's Day Centre** (formerly called *Rose Mount Villa*) stands in lawned grounds which are screened on all sides bar the east by the foliage of mature trees. To the west, **13 and 14 Spring Bank Place** (now a Masonic Hall) was built as a pair of villa residences before the openings of the railway station and the resultant upward increase in land values and this is reflected in the considerable size of their gardens. Today the area to the front of these houses is almost entirely covered in tarmac, from the property boundary to right up against the buildings, with only the occasional tree and thin strips of landscaping around the outer edges. This vast featureless hard space provides an unsuitable setting for the villas and removes much of their domestic appearance. The grounds are well screened on all sides by mature trees and from an aerial photograph it appears that the large rear garden is patchily surfaced with hardstanding such as gravel.



The front garden to 13-14 Spring Bank Place have been almost completely tarmaced over and provide a poor featureless setting for these characterful buildings.



The trees lining Clifton Villas are a key feature of the street scene and emphasise the area's suburban character.

The streets to the west of the large grounds described so far, namely **Spring Bank Place** and **Clifton Villas**, retain a pleasant suburban character due to the mature trees that line the street and obscure

views of the houses (which are all set back from the road behind medium sized front gardens) and of the busy, more urban Manningham Lane. The front gardens of some of the houses are particularly leafy and verdant, while in some cases the foliage merely screens a large area of hardstanding. Between 5 and 7 Spring Bank Place is a large space which is devoid of trees and instead contains a large area of gravel surrounded by churned earth which has become colonised by weeds, which is possibly connected with the redevelopment of number 7. The front gardens of 1, 3 and 5 Spring Bank Place have been almost completely cleared of vegetation of any description and the resultant open space has been hard surfaced to create ugly car parks which extend from the property boundary to the houses themselves and provide a poor and inappropriate setting for these Grade II Listed Buildings. At Clifton Villas, although the street is made more pleasant by the mature trees which line it, the commercial use of most of the properties and the redevelopment of some of the open spaces mean that greenery is in places very thin on the ground. Typically trees or shrubbery along the roadside are the only vegetation in front of the houses as the large areas immediately in front of the have been hard surfaced, predominantly using tarmac. 3 Clifton Villas is one such example where the building is completely surrounded by a sea of tarmac, while the large area of hardstanding in front of the Latvian club at 5 Clifton Villas is partially concealed by a tall box hedge.



1-5 Spring Bank Place is one of several properties in the Clifton Villas area where gardens have made way for parking which compromises the leafy character of these streets.

At 2 Clifton Villas a bit more effort has been made to make the area attractive as the immediate setting to the building has been densely planted with a variety of well maintained shrubs and bushes. Within recent years new houses have been built on part of the gardens at numbers 2 and 7 Clifton Villas. The fact that large areas of greenery have been lost (and the listed buildings have lost part of their original context) is exacerbated by the stark appearance of the new developments; although the few roadside mature trees have been retained, the area between the road and the houses consists almost entirely of a wide access road and a number parking spaces. Although clearly the sites will look better once vegetation becomes more established and mature in the small front gardens and around the edge of the car park, the area given over to hardstanding is unacceptably large, seemingly because lowering the density of the developments or the use of some on street parking were not looked at as options. As at Twickenham Court, the quality of the environment of the conservation area has been traded off for the sake of a few more cars. On a positive note, the Estonian Club at 8 Clifton Villas has large, pleasantly landscaped and well maintained gardens which are an asset to the clubs and the street. The lawned grounds contained flowerbeds, are well screened by mature trees and are used for functions etc by the Club.



The Estonian Club at 8 Clifton Villas is one of the few non-residential buildings in this area which has an attractive and well-tended garden.



These raised front gardens along Manningham Lane are well looked after and enhance the streets scene.

The area to the west of Manningham Lane has traditionally been the less verdant side because of higher density development such as terraces, but the presence of trees and greenery nonetheless makes an important contribution to the overall character and appearance of the area. The buildings which face onto Manningham Lane provide an important element of greenery which helps to signify the change from the urban city centre to the beginning of the city's suburbs in Manningham. 251-259 Manningham Lane are mainly residential use and mostly have looked after front gardens behind box hedges with the odd mature tree. The landscape quality of the gardens in front of 241-251 Manningham Lane (which are mostly in commercial use) is particularly fine as the trimmed lawns and attractive flowerbeds and shrubbery provide a consistently pleasant setting for these uniform terrace houses. This is enhanced by the small number freely spaced mature trees along the row. 229-239 Manningham Lane shows how the treatment of open spaces can have an impact on the overall feel of an area. Here the overgrown lawn and the uncontrolled growth of ivy and shrubs add to the run down and neglected appearance of the row which appears to be in partial use only. To the south of this terrace, Manningham Lane is closely lined by buildings, signifying the beginning of the commercialised city centre.



The presence of greenery and foliage can make a real difference to the character of a property. Compare 4 Mornington Villas (left) to 4 Walmer Villas (right)



The overgrown garden to 229-239 Manningham Lane mars the buildings and this stretch of Manningham Lane.



The leafy character of Mornington Villas belies the fact that most of the buildings are in commercial use.

To the west of Manningham Lane, Walmer Villas and Mornington Villas have a similar 'leafy avenue' character to Spring Bank Place and Clifton Villas due to houses being set back from the road behind gardens and the presence of mature trees. At Walmer Villas the majority of houses retain verdant front gardens, although most mature trees are found along the northern side of the street rather than the south. 4 Walmer Villas is about the only house to lack a front garden or significant areas of planting as the area to the front of the house is almost entirely tarmac. Mornington Villas is much leafier as views along the street are dominated by mature trees and box hedges which obscure the buildings. Despite most of the villas being used as offices or clubs, the majority retain their front gardens (or at least trees and areas of shrubbery and flowerbeds), which helps the villas to retain their domestic appearance. The only exception is 8-10 Mornington Villas where the entire front curtilage of the building is used as a car park.

Although the houses which form the long curved terrace of houses at Apsley Crescent have much smaller front gardens than the villas opposite, the street manages to have a leafy suburban appearance as most front gardens are fronted by tall box hedges and the more open gardens are lawned. The villas along the southern side of the street also have box hedges forming the boundary

to their gardens, which contain the street's only mature trees. To the west of Apsley Crescent on Lumb Lane there is a small, sloped grassed open space which was formerly built upon. The site has no boundary and serves no apparent purpose and is therefore of little value.



The site of the Grosvenor Community Centre could make a much stronger contribution to Apsley Crescent's sense of place.

Further south along Lumb Lane is the conservation area's only true public open space; the site of the former Grosvenor Community Centre which is now playing fields. The site was originally occupied by the Manningham Brewery and several short terraces of working class housing which were built in the second half of the 19th century and can be seen on the 1893 Ordnance Survey. These buildings were presumably cleared in the 1960s or 1970s to make way for a new community centre set in large grassed grounds. The Grosvenor Community Centre has been demolished quite recently and its footprint is clearly visible as an area of hardstanding in the centre of the greenspace. To the south of this footprint is the small car park and access road to the former community centre. These redundant areas of hardstanding blight the green open space and they effectively divide the grassed area into two. The western half has a small football pitch at its centre. The goalposts are badly rusted and the goalmouths are completely bare due to years of heavy use and a maintenance regime that does not appear to go beyond cutting the grass. To the east of the building footprint and car park, the greenspace is open grassland with three broad crowned mature trees in the south-eastern corner and another pair of trees further along Lumb Lane. The site of the former community centre is bounded by a complete set of iron railings which are set in concrete. This is a good boundary which has been allowed to become quite rusty as the railings do not appear to have been painted for quite a while.



This playground at Grosvenor Road is rather run down and should be improved.

The only other public open space in the conservation area is also a modern one. The playground at Grosvenor Place occupies part of a

larger stone quarry site which was still extracting stone c.1900. The playground appears to have occupied the deepest part of the quarry and has probably been filled in with earth and loose stone and has hence never been suitable to build on. It is unclear how long a playground has been at this location, but the play equipment appears to be quite old and shabby and any bright paintwork has either faded or disappeared over time. The play equipment is liberally spaced in a grassed area and has low timber picket fencing. The old equipment and the general lack of investment in the playground makes it look uninviting and hence seldom used.

The southern end of the conservation area is generally devoid of greenery and natural features, including the grounds to the former schools. The houses at Camden Terrace and Belle Vue are the only houses with significantly sized front gardens. Those at Camden Terrace are hidden behind a continuous tall hedge which helps to give the terrace its unified appearance. The gardens in front of Belle Vue are all green and domestic in their appearance and to varying degrees add to the terrace's dignified air.



7.2 Open Spaces and Natural Features: Eldon Place

Summary of Open Spaces and Natural Features

Open spaces and natural features frequently relate to and provide the context for the buildings in a conservation area. The character of the natural elements in a conservation area is therefore fundamental to its overall sense of place. The natural elements in Eldon Place conservation area are summarised as follows:

- The urban character of the area and the commercial use of a high proportion of the buildings mean that there are few open spaces and the number and size of gardens is limited.
- The largest open space in the conservation area is the privately owned communal garden which forms the centrepiece to Hanover Square. This pleasant grassed open space contains a few young trees and was restored in the 1980s. Unfortunately residents are using one end of the gardens as a car park which is creating a large rutted area of bare earth.
- The impact of commercial pressures on the conservation area is most evident at Eldon Place where the front gardens to the long terrace and villas have been tarmacked over and used for car parking. This has a negative impact on the character of the conservation area and makes those few remaining mature trees and small areas of garden and planting all the more important.

Eldon Place Conservation Area includes a diverse range of buildings and structures. Their relationship to one another and to the spaces around them has a major impact of the character and sense of place within the area. Historically, when the area around Eldon Place developed it was some distance from the centre of Bradford and located in a relatively rural area. When the earliest properties were constructed around the middle of the 19th century, such as **Hanover Square**, **Peel Square** and the terrace on **Eldon Place** the area was valued for its setting of fields and distance from the smoking industrial chimneys of Bradford. These fields gradually disappeared under the later 19th century residential expansion of the area, first in the form of more villas and then rows of terraced housing.

Some of these houses have in turn been demolished to make way for more modern developments and the expanding city centre.

The conservation area is today characterised by its buildings and open spaces and natural elements such as trees are limited. There are no areas of parkland or public open space and the presence of trees and greenery is mainly limited to private gardens and distant views. The largest area of open space is the privately owned communal garden in the centre of Hanover Square (see *opposite page*). This area was laid out contemporarily with the construction of the houses, c.1840. The gardens are vaguely horseshoe shaped in plan, following the curving line of the terrace and are mainly laid to grass with a few semi-mature trees around the eastern end.

The gardens were included in the renovation scheme operated around during the 1980's, which were partly funded, by a number of bodies including the Council and English Heritage. At this time the houses and gardens were in poor condition and work was undertaken to return the Square to its original use and design. The railings around the gardens were restored as part of the scheme and cast iron bollards were set in the pedestrian entrances on both the north and south sides of the square.

The gardens are an important element of the character and sense of place within the Square, facilitating views from one side to the other and complementing the elegant appearance of the houses. Sadly the gardens, which are owned jointly by the residents of the Square, are now being used for car parking by some of the residents (see *lower photo on opposite page*). This has had a severely detrimental impact on the character and openness of the green space, the cars being randomly parked on the grass and having torn through the turf, creating muddy ruts. It is hoped that a co-ordinated approach can be found to solve the car parking problems in the Square so that the garden can revert back to a fully communal green area.

To the south of Hanover Square is **Sylhet Close**, a modern housing development constructed by Manningham Housing Association around the end of the 20th century. These properties, which are set

within modest gardens, were built on the site of the long rows of terraced houses that lined Victoria Street (shown on the first Ordnance Survey map of 1852). Now demolished, these houses extended all the way from Manningham Lane through to Lumb Lane. The eastern end of the road still exists, running away from **Manningham Lane** at right angles, still retaining its original setted surface. Located to the south and west of the road is an area of **grassed open space**, landscaped with a humped bank surmounted by young trees. Though too small to be of actual recreational value, the greenery in this area does contribute to the feel of the place, enhancing the setting of the buildings around it and complementing the setted street adjacent.



The loss of the gardens in front of the former houses along Eldon Place means that the street lacks much of its original leafy domestic air.

Eldon Place, Eldon Terrace and Hallfield Road are all characterised by the buildings that line them and there is little in the way of open space, particularly around the houses on Hallfield Road.

The town houses on **Eldon Place** and **Eldon Terrace** were once set within modest gardens, which are shown on the Ordnance Survey map of 1893 as having a number of trees along the edge of the road. The original gardens have since been tarmaced over to create parking on the forecourts of the buildings and the only greenery along the streetscape is provided by the shrubs and trees on the southern side of Eldon Place.

The 'square' to the front of **Peel Square** offers a small area of open space for use by the residents. To the front of the houses are small gardens bound by dwarf walls topped by curved copingstones and railings. Along the Lumb Lane street frontage, set back behind a stone wall and railings, is a small rectangular area that is laid to grass. The area between the grass and the gardens is hard surfaced and is used by residents for car parking. Though small in size, this area of open space is very important to the setting of the listed crescent of houses around Peel Square, the openness of the forecourt allowing good views and vistas across the square and complementing the dignified, elegant character of the buildings.



The space in front of Peel Square is traditionally hard in character and allows views across the Square.

7.3 Open Spaces and Natural Features: North Park Road

Summary of Open Spaces and Natural Features

Excluding Lister Park which is described in its own chapter in this assessment, the only open spaces in North Park Conservation Area were traditionally the spaces associated with buildings, namely gardens and churchyards. The size and character of the gardens can reflect the social class of the original occupants as well as the period in which the houses were built.

- The streets nearest Lister Park are lined with large terraced houses and semi-detached villas which were built in the mid-19th century for the better off middle classes. These houses are set back from the road and retain green and leafy front gardens. There is a fairly dense tree cover which helps this part of the conservation area to retain its original peaceful and secluded character.
- The lower middle class/affluent working class terraces of housing roughly halfway between Lister Park and Manningham Mills have smaller gardens and the streets with this type of housing are more dominated by buildings than greenery.
- The working class streets of houses nearest Manningham Mills are traditionally devoid of significant greenery and open spaces. The demolition of two terraces of housing at Heaton Road and Victor Street has created two predominantly grassed open spaces. At Heaton Road there is a good line of semi-mature trees, while at Victor Street the flat grassed area contains a small play area.
- The three churches in the conservation area have shallow streetside churchyards and lack graveyards or other large open spaces. The greenery and foliage within the churchyards is comparable to the front gardens of a row of well-to-do terraced houses.
- The reliance on private gardens to supply most of the built-up part of the conservation area's greenery means that the felling of trees and hedges and the creation of hard spaces in front of houses can have a strongly detrimental impact on the character of the area, fortunately

unsympathetic changes such as these are a small minority.

The diverse range of development in North Park Road Conservation Area has impacted the size, frequency and character of the open spaces in the neighbourhood. The lowest end of the conservation area nearest Lister Park (which lies within North Park Road conservation area, but is described in its own chapter as part of this assessment) was laid out as middle class villa residences. These houses, whether detached, semi-detached or terraced, are set in generously sized gardens which now contain a number of mature trees. Adjoining this area of middle class housing are terraced streets of lower middle class/affluent middle class houses which adjoin at the top of the hill terraces of working class dwellings and the Manningham Mills complex. Manningham Mills is completely devoid of natural features and open spaces while the terraces of working class, affluent working class and lower middle class houses have front gardens, but their smaller size means that few contain significant amounts of vegetation or trees and hence the character of these streets is defined by the buildings and the boundary features. The change in terms of greenery across the conservation area is best illustrated by walking from one end of Park View Road or Victor Road to the other and observing how the greenery at the bottom of the hill gradually peters out and the character changes to hard and urban.

As this once prestigious area developed over a short period of time, and its close proximity of Lister Park which opened in 1870, no other formal or informal open spaces traditionally existed in the conservation area and it was not until the limited demolition of buildings in the mid-20th century that public open spaces outside of Lister Park were created. Instead, the built up part of the conservation area is characterised by privately owned green spaces, namely gardens and churchyards.

Excluding Lister Park, the largest open space in the conservation area is the park-like gardens at Fairmount and North Park Terrace. In addition to each house having a small front garden, which is planted with flowerbeds and shrubs, these two rows

of middle class houses overlook a large expanse of well maintained lawn which is studded by a small number randomly spaced mature trees. Fairmount is one of the earliest suburban housing developments in the conservation area and was probably built before land values in Manningham began to rocket with the opening of Manningham railway station which opened the area up to Bradford's burgeoning middle classes. The park-like character of this space, which conceals the car park to Fairmount Gardens Care Home quite well, is highly complementary to the similarly pleasant space across the road at Lister Park.



The houses at Fairmount are dwarfed by the mature trees in the substantial garden area to the front.

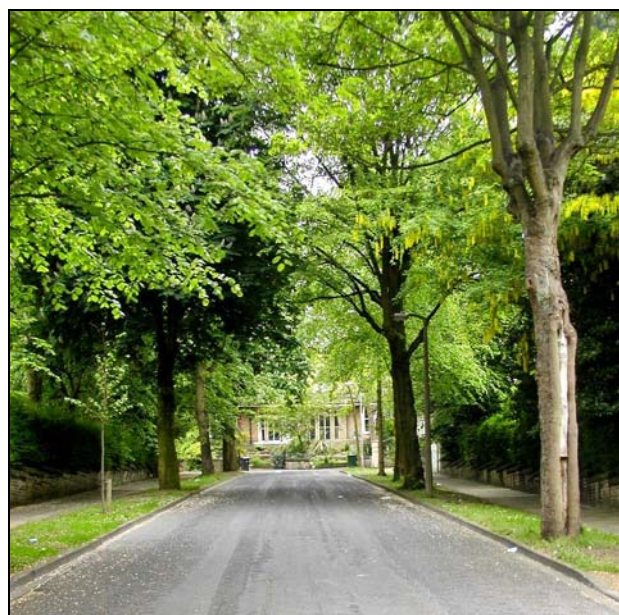
A similarly large expanse of verdant open space exists in front of 19-22 North Park Road. This impressive terrace of middle class houses stands behind a large communal garden which is bisected by the long carriage sweep drive which serves the central pair of houses. The well kept lawns and attractively planted flower and shrub beds and the mature trees which line the perimeter of the site are real assets of the street scene and help these houses to retain their Victorian aura as well as mirroring the greenery and foliage of Lister Park.



The leafy front gardens to properties such as 19-22 North Park Road contribute immensely to the area's character.

The rest of North Park Road is mostly lined with semi-detached villas which are set well back from the road behind front gardens. The foliage of the

trees and hedges along the perimeters of these gardens combine with the trees along the edge of Lister Park to give the road a tunnel-like character which is juxtaposed with the nearby Oak Lane and the change in character is immediately apparent when turning off one road and onto the other. The wall of greenery along the west side of North Park Road gives the area a secluded character and often screens and shrouds the villas, reinforcing the fact that this area was developed as a peaceful, exclusive neighbourhood. The green character becomes stronger further north as the density of the buildings peters out past Park View Road and the canopies of the trees along both sides of North Park Road merge with the canopies of the trees which occupy the Heaton Reservoir site which lies in the adjacent Heaton Estates Conservation Area.



The trees and hedges along Ashburnham Grove are a defining feature of this cul-de-sac.

At the northern end of North Park Road the cul-de-sac at Ashburnham Grove is dominated by greenery, with most of the houses barely visible from the street. The semi-detached houses stand in the largest individual gardens in the conservation area and the front gardens contain an abundance of trees, shrubs, flowerbeds and rockeries, with the densest vegetation along the boundary of each property. The street is unique in Manningham in that it is lined with grassed verges which are lined with a regularly spaced mixture of saplings, semi-mature and mature trees which add to the walls of foliage that line the street and are a crucial component of vistas along it.

The other middle class housing developments, whether terraced, detached or semi-detached, have generously sized front gardens which contain significant elements of greenery and foliage and are

defining features of streets such as Birr Road, Park View Road (to the north of Birr Road), Park View Terrace, Cleveland Road, Victor Road (to the north of Park View Terrace), Selborne Grove and Selborne Terrace. The large amount of greenery in front of each house coincides with the sophistication and stylisation of the architecture of the buildings and is an important remnant of the class division which once existed between neighbouring streets. Generally each garden retains a verdant character, with Selborne Grove being the only street where vegetation has been removed from the front gardens of a significant proportion of the houses and has undermined the original character of the street. At Selborne Grove a few of the front gardens have been cleared of trees, lawns and beds to make way for open parking space, boundary hedges have been replaced with modern fences and some trees have been severely pollarded. Changes such as this should be better controlled in order to safeguard the special character of Manningham's conservation areas.



Above: the hedges and small trees in the front gardens of these properties at Selborne Grove are typical of the streets in the conservation area which are lined with middle class housing. Below: The clearing of vegetation from gardens can have a significant impact on the feel of a streets, such as here at Selborne Grove.



Adjoining the middle class streets are lower middle class/affluent working class terraced housing developments such as the houses higher up Victor

Road and Park View Road, at Devonshire Terrace and along St Mary's Road. These houses have medium sized front gardens which are typically less green than their middle class counterparts. One of the few significant groups of trees along these terraces is in front of 53-81 St Mary's Road, where instead of there being a single garden in front of each house, the space in front of the houses is bisected by a long sweeping driveway. Between the driveway and the street is a long thin shared greenspace which contains a significant element of foliage. Between the drive and the houses are individual gardens, some of which have been tarmaced over for parking.

The lower middle class/affluent working class houses built c.1900 onwards at the end of the era in which North Park Conservation Area initially developed, generally have decent sized front gardens which are significantly green and sometimes contain trees. Examples of these houses can be found along the eastern side of Oakfield Grove, at 36-56 Park View Road and at 105-151 Heaton Road.



The orderly line of trees opposite Manningham Mills stand in one of only two open green spaces in the built up part of North Park Road conservation area.

The streets of various levels of the working classes built higher up the hill and closer to Manningham Mills retain small front gardens which are traditionally hard in character and hence there are few significant elements of greenery or trees in front of the houses which closely line these streets. The later working class houses built to the north of Park View Road have the largest gardens which have traditionally been green in character and features such as box hedges, trees and large shrubs are not uncommon. Terraces of back-to-back houses at Heaton Road and Victor Street were cleared in the mid-20th century and most of the resultant spaces have been used as public greenspaces. Along Heaton Road, the long grassed embankment is topped by a uniform line of semi-mature trees which

were planted at the same time and evenly spaced. The treeline gives this stretch of Heaton Road an avenue character and the appearance of the treeline fits in well with the uniform repetitious nature of the terraces of houses and the frontage of the Mills opposite. At Victor Street the long grassed space contains a few young trees and terminates at Oak Lane in a small scale car park which serves the nearby shops, and at the other end by the Millan Centre. At the centre of this well kept grassed space is a small play area for younger children.



Grassed space with play park at Victor Street.

Among the terraces of working class dwellings are the conservation area's three churches which all stand in fairly regular shaped plots which afford

these churches a limited immediate churchyard setting, reflecting both the pattern of development in the area and the high land prices at the time. The modest sized green spaces about the churches are typically edged with neatly kept box hedges with small trees and large shrubs within the churchyard, but there is no space at any of the churches for a graveyard or other such tranquil space as the space in front of each elevation to the road is no larger than the front gardens of a terrace of houses. St Cuthbert's Roman Catholic Church has the largest curtilage, but most of this is given over to a large featureless car park which is well screened by a wall and hedge.



Shallow churchyard at the former St John's Methodist Church.

7.4 Open Spaces and Natural Features: St. Paul's

Summary of Open Spaces and Natural Features

The Victorian era suburban development of St Paul's means that the conservation area contains a number of mature gardens the size of which can reflect the age of a house or the wealth of its original owner, while no space has been left open for formal or informal public spaces. The survival of green spaces with a direct relationship to the buildings of the conservation area and the retention of significant numbers of mature trees are crucial to the overall character of St Paul's.

- The largest open space in the conservation area is the lawned and wooded ground to Bolton Royd, one of the earliest villa residences in the area which was erected before the rise in land prices which accompanied the mid-19th century building boom in the area. The grounds provide an apt setting for this listed building.
- Oak Avenue, Oak Mount, Oak Villas and Parkfield Road were developed between 1866 and 1871 as a park-like suburb called the Oak Estate. Each detached or semi-detached villa is set in a large garden and each of the roads is lined by mature trees that are defining elements of vistas along the roads and provide each villa with an appropriate, established immediate setting.
- The houses at Mount Royd, Blenheim Mount and Rose Bank all have communal private gardens alongside an individual garden to each residence. The heavily wooded and well managed glen at Mount Royd is one of the most impressive open spaces in Manningham and as at Blenheim Mount and Rose Bank, the treatment of this space is important to the overall integrity of the groups of buildings and lend them an additional element of privacy and seclusion.
- The terraced streets of the conservation area are by nature built at a high density and the size and variety of garden spaces is much more restricted, but the presence of tree and hedges as features lining the road help these streets to retain their suburban character and at St Paul's Road are a crucial element of vistas up the hill towards St Paul's Church.

- The trees and foliage within St Paul's churchyard help the church to retain its original rural parish church character, while the vegetation in the gardens to the nearby older cottage properties add to the differentiation between the suburbs and the remaining fragments of Manningham village.
- The conservation area contains a number of underused or disused hard and/or overgrown open spaces which are in need of improvement. These include the large spaces along Oak Lane, the burnt out site at Cunliffe Road and the open industrial land at Church Street.

The St Paul's conservation area encompasses an area of mostly urban, residential character. The area was densely developed during the latter half of the 19th century, with a considerable amount of redevelopment and infill occurring during the 20th century. Essentially the area can be divided into two parts, the area to the west of Manningham Lane which principally comprises of streets lined by long rows of terraces built around the earliest core of settlement in Manningham. The area to the east of Manningham Lane is built on the steeply sloping valley side and comprises mostly of larger, villa-type residences set in verdant and sometimes spacious grounds. The conservation area lacks public open spaces as most of the greenery and natural elements are taken from trees standing in private gardens or grounds.

The largest area of open space in the St Paul's conservation area is arguably the grounds in which Bolton Royd is located. Formerly a villa set within a 35 acre estate, the estate was sold by the then owner J. G. Horsfall in 1866 and subsequently developed as the prestigious Oak Estate. The villa still stands in not-inconsequential sized grounds but is now owned and managed by Bradford College as a centre for Further Education. The house has been much altered and extensions to the rear of the building further diminished the open space around the house, however to the front of the building there is a substantial area of greenery that provides a verdant setting to the building when viewed from Manningham Lane. The mature trees standing in these grounds and around the boundary of the site

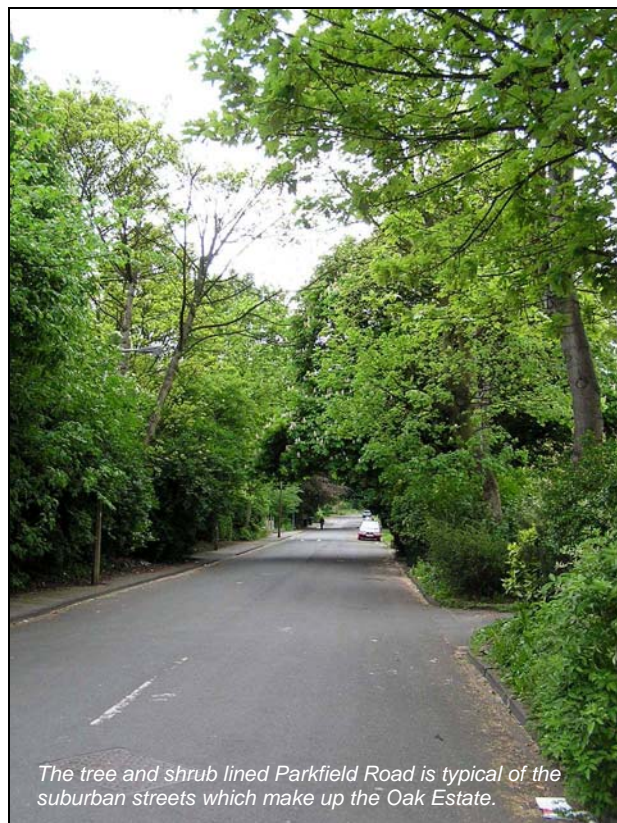
provide an important leafy backdrop that complements the dignity and elegance of the villa whilst effectively screening it from the road.



The private glen in front of the houses at Mount Royd gives these villas an idyllic, secluded setting.

To the north of Bolton Royd is Mount Royd, an elegant Victorian development that was built in the 1860's. Mount Royd is accessed via a private road leading off Manningham Lane and the eight semi-detached houses face onto a private wooded glen that drops away steeply and is accessed via steps from the private road. This glen contains an abundance of mature deciduous tree specimens as well as colourful rhododendrons. The steeply sloping land, which drops away quickly from its southern boundary with Parkfield Road, means that views into the area are difficult due to the dense, dark foliage and canopies of trees at a lower level. This results in an area that feels distinctly private and the houses quite isolated from the busy urban area around them. These trees make an important contribution to the quality, character and feel of the area. Their leafy dignity impacts wider area, creating a softer streetscape to Manningham Lane and Parkfield Road and creating a complementary setting to the surrounding buildings.

The Oak Estate, which was laid out between 1866-71 is made up of four principal streets, Parkfield Road, Oak Avenue and the smaller roads that link them, Oak Mount and Oak Villas. Principally residential, these streets were once lined with prestigious villas built for the wealthy professionals and merchants drawn to the fashionable suburbs of Manningham. Many of these villas still remain, though most have been converted into apartments or subdivided. A few of the former villa sites have been completely redeveloped and modern brick-built blocks of flats have been constructed in their place.



The tree and shrub lined Parkfield Road is typical of the suburban streets which make up the Oak Estate.

Though the gardens in which the villas stand are relatively modest in size, they all contain, almost without exception, an abundance of good mature trees. In summer the canopies of these trees create an almost continuous cover across the streets, forming cool, green tunnels in which traffic noise from nearby roads is almost completely inaudible. These trees, of which most were probably planted around the time of construction of the villas, make an incredibly important contribution to the character and feel of this part of the conservation area. The residential roads are transformed into leafy avenues and the greenery around the buildings complements the natural hues of the stonework of the villas. Some houses are almost totally hidden from view by the canopies of surrounding trees and this helps maintain a sense of intimacy and quiet dignity. Trees also surround many of the apartment blocks, though these are mostly younger specimens that have yet to reach full height. These trees help screen the less-attractive buildings from the road and minimise their impact on the streetscape and sense of the place.

Top of next page: Even the modern developments in St Paul's conservation area retain a pleasant verdant setting. The flats at Lister Grove are screened from view by established trees and the buildings are set in attractive well tended lawned landscaping.



The northern part of the conservation area is characterised by a wider variety of building styles and ages. Originally developed as villas of a similar plot size to those around Oak Mount and Parkfield Road, many of these sites were redeveloped during the middle/end of the 20th century and large, brick-built blocks of apartments constructed on their sites. In many instances this has resulted in the loss of important areas of mature garden and trees as well as many areas of stone boundary wall.

The grounds of St Joseph's RC College are relatively leafy, having a line of good mature trees standing along the edges of the school driveway. The tennis courts located at the western end of the grounds were identified on the 1893 Ordnance Survey map as being part of the facilities offered by the Spotted House Inn.



Formally planted trees and hedges at St Joseph's RC College.

The terraces located along the north-eastern boundary of the conservation area are typified by their lack of open space and greenery as most have only small yard to the front of the house and similar to the rear.

As mentioned earlier, the area to the west of Manningham Lane contains much fewer green spaces and trees than the park-like suburb to the east of the thoroughfare. Although the areas were developed around the same time, the western half of the conservation area was built at a much higher density and between the mid-19th and early 20th centuries and most of the plots of land in the area had been developed or redeveloped in this fashion, leaving no public open spaces or informal open spaces.



The greenery of St Paul's churchyard contrasts with the urban area around it. The old cherry trees behind the gates form an archway over the pathway.

Nonetheless there are still a few open spaces and groups of mature trees which are inherent to this more urban part of the conservation area's sense of place. Chief among these is the **churchyard of St Paul's Church**. The vegetation and foliage within the churchyard surrounds the church building on three sides and consists of semi-mature trees, small lawns and beds planted with young trees and small shrubs. This treatment of the open space and the retention of the walls and railings around the church makes it feel as if St Paul's is still the Parish Church of a rural village, with the tower and nave rising above the canopies, and the prominent greenery makes a pleasant contrast to the built up nature of the surrounding area.



The foliage at Blenheim Mount shields the houses from the bustle of Manningham Lane and enhances the street scene.

Two of the Victorian housing developments, Blenheim Mount and Rose Bank, were built with **large shared gardens** which afford the houses a greater degree of privacy. At **Blenheim Mount** the houses are set back from the busy Manningham Lane and are accessed by a private drive which separates the small front garden to each house from the larger shared garden which fronts Manningham Lane. The open spaces to either side of the driveway contain a number of mature trees, hedges, evergreens and lawns which screen the houses from view from the public highway and provide these Grade II Listed buildings with an apt setting. The cluster of mature trees to the southern end of the terrace forms a particularly effective screen which has a considerable impact on the street scene. Unfortunately some of the gardens appear neglected while at the northern end of the terrace green open spaces have been used for parking cars on, which harms the visual integrity of the whole row. At **Rose Bank**, the shared garden is elevated from the road and stands behind a retaining wall which is topped by fairly overgrown shrubs. As this area is inaccessible by vehicle, the lawns remain in place and a lined of trees runs along the western end of the garden. The garden area lends these modest houses an air of dignity that the houses would not have if they faced directly onto Church Street.



To the north of Blenheim Mount, the houses at 285-311 Manningham Lane all have medium sized front gardens which contain a small number of randomly spaced trees (*above*). Most gardens are lawned and are often fronted or divided by box hedges which add to the orderly character of the front elevations of these buildings. The greenery gives the street scene a suburban rather than urban character and helps to differentiate Manningham from the rest of the urban area along Manningham Lane/Keighley Road.

Apart from Manningham Lane, the only street in the conservation area with larger than average front gardens for terraces is St Paul's Road and here, the **foliage** provided by the trees and hedges in the front gardens of the houses the full length up the

road is a crucial component in the conservation area's key vista – the view from Manningham Lane up the hill which terminates with the towered stone mass of St Paul's Church. St Paul's Road was clearly laid out with this view in mind and the foliage lining the roadside helps to emphasise the sight of the Church and makes the view a thoroughly pleasant one.

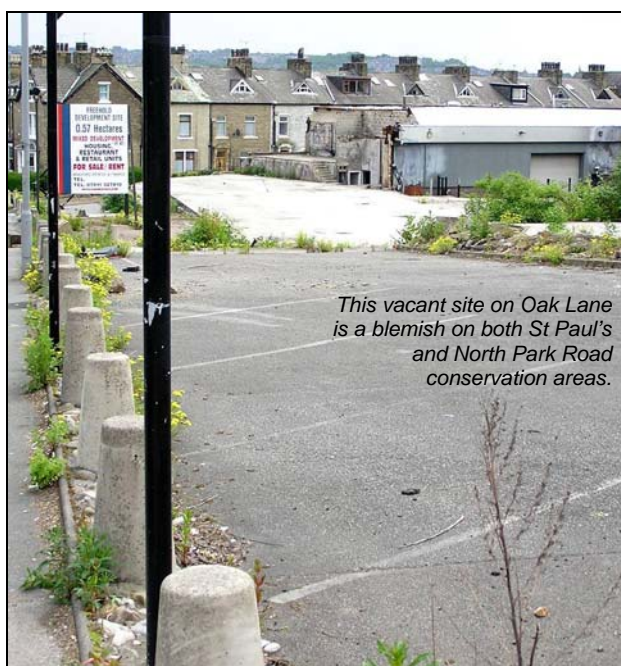


Trees and hedges along St Paul's Road are a key component of this view of St Paul's Church from Manningham Lane.

For the other terraces of houses which make up the bulk of the conservation area's buildings, the small size of the front gardens limits the size and type of vegetation they contain, for example, very few houses have mature trees in their front gardens due to the lack of space. These streets are much more hard and urban in character as a result but many houses have neat box hedges at the foot of their gardens and small areas of planting which complement Classical styling of the houses and help the area to retain its middle class aura. The older 'village' houses built pre-1840 in the conservation area at Ashdowne Place, Skinner Lane and Rosebery Road tend to have larger domestic gardens with mature trees and hedges, which help these properties retain their rural village character and complement the greenery in St Paul's churchyard. The larger size of these gardens reflects the fact that these properties were built before the building boom of the mid-19th century which caused land values in the neighbourhood to rise considerably.

The former Bradford Children's Hospital (now Nightingale's Nursing Home) is sympathetically screened on three sides by mature trees and well-maintained hedges and beds of shrubs. This vegetation gives the building a secluded setting and means that one side of Welbury Drive is lined by established vegetation which enhances the street scene. Unfortunately the nursing home and its

outbuilding immediately adjoined a **large cleared site which is bounded by St Mary's Road, Oak Lane and Bertram Road**. This site formerly contained a number of modern buildings which have been recently demolished to create what is now the largest open space in the conservation area, covering over half a hectare. Only part of one of the building remains, but the development site created by the demolition is an uninviting unattractive expanse of tarmac, building foundations and hard landscaping which are becoming colonised by weeds and scrub. The site is being marketed for development, but at present its condition and general appearance is a blemish on St Paul's conservation area and the adjacent North Park Road conservation area.



The overgrown site of the Salem Chapel on Oak Lane

Across St Mary's Road is another vacant site, the **site of Salem Chapel**, which was demolished

following a fire in 1990. It appears that nothing has been done to the site since the chapel was demolished and cleared away, for the original boundary wall now encloses an area which has been colonised by self sown scrub and used by fly tippers. In its present state, this open space, although green, does little to add to the conservation area's sense of place. Across the street the **rear garden to Manningham Old Manor House** is another poor quality space. There is no boundary feature and the space is full of broken bricks through which weeds and scrub area starting to sprout. This is a very poor setting for the Grade II Listed Building and with the other vacant sites along Oak Lane, creates a large unused area in need of improvement.



The unsightly rear curtilage to Manningham Old Manor House is open to view from Oak Lane and Rosebery Road.

The conservation area contains three other underused spaces which do little to enhance its overall character. The most well used of the three is the **large car park** to the newly built Mosque at Bundria Court. This large hard space is surfaced with a mixture of tarmac and gravel and is visually poor, particularly as it is not well screened by foliage along Church Street. The most prominent of the three spaces is the large area of **vacant land by Smith's Buildings** on Church Street. This underused site is surfaced with a visually poor mixture of tarmac and gravel which is becoming vegetated. The site is enclosed by unsightly high unpainted metallic palisade fences which are inappropriate to the character of St Paul's conservation area. The greenest of the three is the **yard to the warehouses at Mansfield Street**. This site is underused and contains a small number of vehicles, containers and trailers which appear to have been in situ for a long time. The site once provided loading access to the warehouses at Mansfield Street but the gravel surface is now almost completely grassed over. The southern boundary of the site is lined by a small number of semi-mature trees.



Like the long terraces of houses, the tall trees and hedges are a key feature of the street scene at Southfield Square.

7.5 Open Spaces and Natural Features: Southfield Square

Summary of Open Spaces and Natural Features

The interaction of buildings and open spaces and the presence of natural features within the built environment are key facets of conservation areas and can make a significant contribution to the area's sense of place. Despite its inner city location, the open spaces at Southfield Square are of particular importance:

- The focal point of the Square is the gardens to 1-36 and 51-75, which correspond to the layout of the plots of the houses. The gardens contain a small number of mature trees and neat hedges which provide a pleasant and appropriate contrast to the orderly rows of houses.
- Although most gardens are well tended, a significant minority have been left to become overgrown, with dilapidated timber fences and stone walls, while worse still some have been used as a car park for one or more vehicles, with the boundary wall demolished to create an entrance.
- The houses to the north and south of the Square have small front gardens, while those on the west side have longer front gardens. These mostly contain box hedges and flowerbeds and their greenery enhances the appearance of the Square.

The site on which Southfield Square stands was originally two fields. The houses were built around the edge of the fields and the resulting space in the centre was divided into garden plots which correspond with the plots of the houses across the roadway. The houses along the western side of the Square were given larger front gardens by way of compensation for the fact that they have no gardens in the centre of the Square. The houses on the north side of the Square have small front gardens which are slightly larger than those along the southern side. The Southfield and Laburnum Building Associations laid down rules as to what activities would be allowed to take place in the gardens (the keeping of livestock, for instance, was forbidden).

The gardens in front of the houses and in particular the central block of gardens makes Southfield Square seem less urban than otherwise and the sight of the mature foliage when approaching the conservation area along Lumb Lane is a welcome one. Webb (1976) described the gardens thus:

'Within the road, forming a centre to the Square and emphasising its unity are the gardens forming a welcome mature green area in the heart of this depressed area of the city.'



The centre of Southfield Square as seen from Lumb Lane.

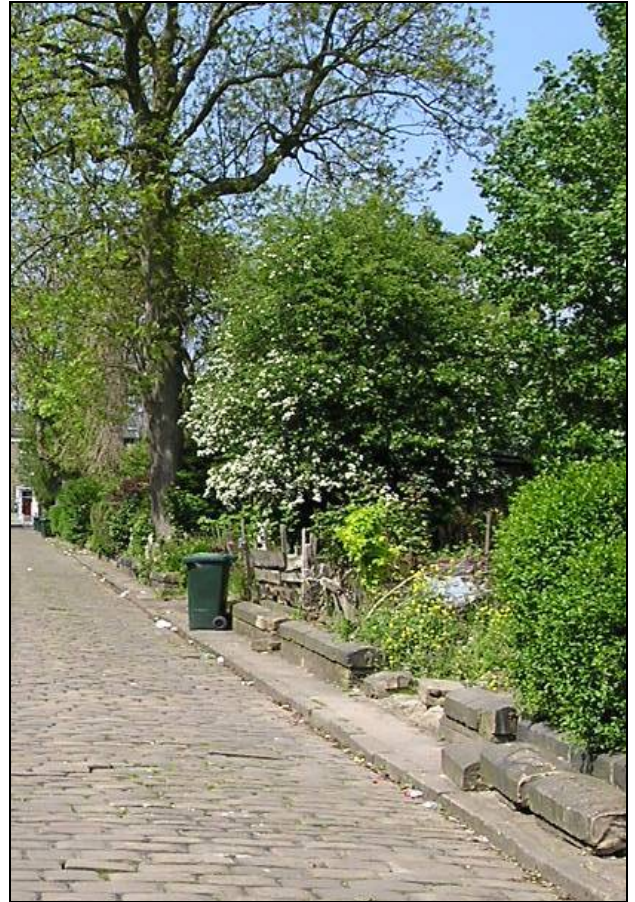
Today the central gardens are in varying condition. The strongest contribution to the area is made by the small number of mature trees which are not rigidly laid out and are mostly found lining the road along the northern side of the Square. The contribution of the trees to vistas along the Square is considerable as the foliage forms a pleasing contrast to the long orderly rows of houses. The hedges which form the boundaries to some of the gardens and intermittently line the roadside and add a further key element of foliage and greenery as well as emphasising the formal, domestic character of the gardens.

The most significant negative aspect of the gardens is their use for the parking of one or more vehicles; the garden to number 15 even contains a garage. This not only detracts from the verdant character of

the gardens, spoiling views out of the houses, the opening of the garden up for vehicle access necessitates the demolition of the traditional stone boundary walls of the gardens. Thankfully the use of the gardens as a car park is at present limited to a small number of plots.

Neglect is another issue which is detrimentally impacting the contribution the gardens make to the conservation area. The boundary walls have been left in places to collapse, timber fences have been left to rot, while hedges and gardens have been allowed to become overgrown. This harms the unity and traditional garden character of this space in the middle of the Square; while the boundary walls, one of the important components of the unified appearance of the conservation area, are slowly disappearing. This is a particular shame as those gardens which have been used to grow vegetables or as a place to sit out in and enjoy add to the general ambiance of Southfield Square and could be another one of its major assets if it was looked after in a co-ordinated manner.

The front gardens of the houses contain an additional element of greenery. Although they contain very few trees, many of them have neat box hedges which complement the formal, Classical architecture of the houses themselves. Those gardens without hedges often contain flowerbeds and those houses which have hard front gardens are fortunately a small minority.



The neglected boundary features and the overgrown gardens of Southfield Square has a negative impact on the area's ambiance.