
10. Activity

Summary of Activity

- The principal routes through the conservation areas act as the main foci for activity. Manningham Lane runs through four of the five conservation areas and is a busy, highly engineered route out of the city. Lumb Lane, Oak Lane and Queens Road/Carlisle Road are also routes lined with an interesting mix of residential, retail and commercial uses. Public houses, shops and restaurants all create high levels of activity along these routes, as many are open through the day and into the evening.
- As with all areas of commercial activity, economic pressure for change can be high and shop fronts are often particularly susceptible to alteration. In recent years grant schemes have provided incentives for the reinstatement of traditional shop fronts and signage, however a number of unsympathetic alterations are evident to a number of properties along Oak Lane and Lumb Lane in particular. Whilst grant funding may not be available it is important that traditional features are maintained as these make an important contribution to the historic character of the area.
- As the conservation areas developed principally as a Victorian middle class residential area, many of the traditional buildings were built as villas for large families with servants. Today many have been converted into commercial use with several being successfully used as residential homes, offices, civic buildings and social clubs. Apsley Crescent, Eldon Place and St Paul's conservation areas in particular have a large number of converted houses representing a wide range of commercial activities.
- Religious and educational establishments create a different type of activity within the conservation areas. Mosques are present within all the areas and churches exist in St Paul's and North Park Road conservation areas. Bolton Royd, a campus of Bradford College is a busy focus of student activity.
- Empty and underused buildings are a concern in many of the conservation areas.

Manningham Mills has until recently stood empty in an advancing state of dereliction but developers Urban Splash have recently taken possession of the building and are breathing new life into it. The Old Manor House on Rosebery Road, a Grade II listed building is also a major concern. The condition of empty buildings swiftly deteriorates and can attract vandals and squatters. It is important that new uses be found for redundant buildings in order to secure their future.

- A group of Manningham Businesses have formed a voluntary group called Manningham Means Business. The purpose of the group, which is comprised of over 100 businesses, is to make Manningham a pleasant and prosperous place. Positive action has already been taken to improve individual buildings and Yorkshire Forward have contributed money towards improvement works along Manningham Lane.

The physical form of a conservation area sets the stage for the types and levels of activity in an area. Areas comprised mainly of residential land uses tend to have lower levels of activity than an area with a lively commercial centre. Rural areas usually have very different levels of activity to urban or industrial centres. Activity brings an area to life and has a strong influence on the character and sense of place within an area. However, controlling and maintaining levels of activity can be difficult as they tend to be influenced by wider, outside factors, such as market forces and the economic climate.



Manningham Lane is one of the busiest routes running through the conservation area and a focus for activity.

The five conservation areas in Manningham share many common characteristics in terms of levels and types of activity. Busy routes such as Manningham Lane and Oak Lane run through the conservation areas and provide arterial roads in and out of the city centre. Their edge of city location is attractive to businesses, as are the large historic buildings that in many cases have adapted well to office use. Though a residential area originally, the mix of commercial, religious and civic uses impacts greatly upon the individual character and feel of each area. Consequentially, the levels of activity vary from place to place and the following paragraphs summarise these differences.

10.1 Apsley Crescent Conservation Area

Apsley Crescent conservation area incorporates a relatively large and consistent area of mostly mid 19th century residential development built in Classical and Italianate architectural styles. Manningham Lane, one of the principal roads from the city centre out along the Aire valley, runs through the middle of the conservation area. The road is relatively wide and highly engineered in order to handle large volumes of traffic. This inevitably has an impact on the character and permeability of the conservation area.



The roads running off Manningham Lane tend to have a much quieter, more residential character.

The roads leading off Manningham Lane to the east and west for the main part are much quieter, having a more residential and leafy character. Lumb Lane runs parallel to Manningham Lane a short distance to the west and though this carries a substantial

amount of the traffic, the road is narrower and more residential in character.

The main areas of commercial activity are along Manningham Lane and Lumb Lane, both of which support a good number of shops and retail units. At the northern end of Lumb Lane, around the junction with Carlisle Road, are several commercial buildings. These include The Queens, a 19th century public house, the Manningham One Stop Shop, which is located on the corner of the Carlisle Road in a converted chapel and a row of shops, 268-272 Lumb Lane and 31 Marlborough Road. This small but busy area of commercial activity provides an interesting contrast to the large houses that characterise much of the conservation area.



The Council's One Stop Shop and the shops standing around Lumb Lane/Carlisle Road/ Marlborough Road junction give the area a focus for activity.

Manningham Lane is lined with an assortment of buildings and land uses, ranging from car sales/garages through to hotels and offices. At the southern end of the conservation area, to the north of the former Middle School are a number of small shop units. These units, which are generally located in traditional buildings, provide a variety of services to local residents and passing trade. These include butchers, taxi companies, hot food outlets and newsagents. Sadly many of the buildings are in a poor state of repair, with shabby shop fronts, poor quality signage and unattractive security grilles marring the frontage.



Many of the retail and commercial units along Manningham Lane are suffering from lack of maintenance and under investment and give the area a run down and shabby appearance.

Manningham Means Business, a group of local business owners is currently addressing this problem and in association with the Council is attempting to tidy up and improve the buildings and streetscape along Manningham Lane. To be successful, the organisation needs businesses to pledge their support and actively improve their properties. The use of sensitive signage, co-ordinated shop frontages and more discreet security measures would vastly improve the appearance of the area, benefiting not just the conservation area but also the area on a wider scale.



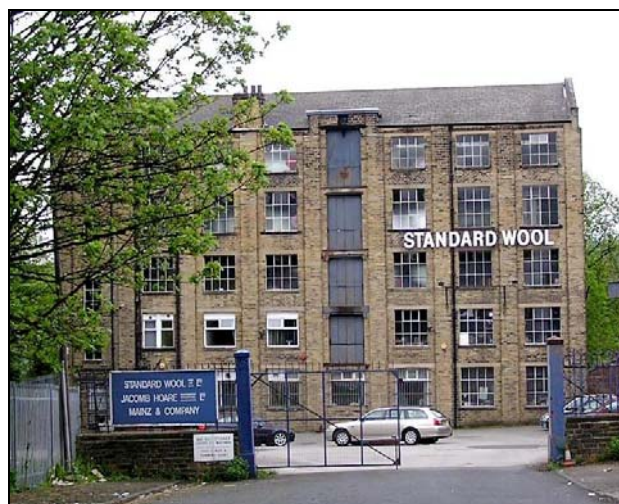
Many of the formerly residential buildings along Manningham Lane are too large for today's families and have been converted into a variety of uses, ranging from clinics to care homes.

The terraced buildings on the west side of Manningham Lane, 229-239 Manningham Lane, 1 Mornington Villas, 2 Mornington Villas, 241-249 Manningham Lane, 251-259 Manningham Lane, 2 and 5 Walmer Villas were all originally built as houses and villas for affluent residents. Such large houses are now no longer practical as single dwelling houses in most cases and nearly all the buildings along this section of Manningham Lane have been converted into offices, residential care homes or clinics. A few properties have been converted into flats. Whilst the majority have been well maintained some are noticeably shabby and would benefit from improved maintenance in order to preserve their traditional character.



Bottom of previous column: Formerly the residence of a wealthy Victorian family, 8 Clifton Villas is now used as a community and social centre by the local Estonian community.

The streets off Manningham Lane tend to be lined with large villas that are well suited to conversion to other uses. Some of the buildings are used as social clubs, representing the Eastern European countries whose immigrants popularised the area in the middle of the 20th century. In Clifton Villas, the Latvian, Ukranian and Estonian societies occupy three of the large houses, holding social functions and adding a unique dimension to activity within the area.



The Apsley Crescent conservation area is characterised by mostly residential developments so the Standard Wool building on Clifton Street represents one of the very few industrial buildings in the area.

Few industrial buildings exist within the conservation area, reflecting the area's popularity in the 19th century as a high-class residential area. One notable exception to this is the Standard Wool building at the end of Clifton Street, a five-storey stone industrial building that still retains its original loading doors and is still used as a manufacturing building.

There are several civic and religious buildings in the conservation area that create a different type of activity in the area. Buildings like the Markazi Jamiat Ahl-e-Hadith Mosque on Lumb Lane provide an interesting dimension to activity within the area and reflect the diverse historical and demographic development of the area.

Empty buildings, such as Rosemount House are a great concern. Unused buildings can quickly fall into poor condition and can attract vandals.



There are a concerning number of empty and underused buildings within the conservation area. Empty buildings tend to be a focus for vandals and their condition tends to deteriorate very quickly once left uninhabited. There are several key buildings in the conservation area that are unused and currently boarded up, these include Rosemount House that has stood empty for a number of years. The house was formerly used as a training and development centre by the Council and could convert to another use. At present its stark, empty shell shows signs of vandalism and attempted unauthorised entry. At the southern end of the conservation area are the three 19th-century school buildings, Manningham Middle School, Belle Vue Girls High School and the Junior School that are also empty and boarded up. This attractive and highly complementary group of buildings have an air of neglect and are in need of a new use if they are to once again make a positive and active contribution to the conservation area.

10.2 Eldon Place Conservation Area

Originally Eldon Place developed as a residential area located on the outskirts of the city. The houses were built for affluent members of Bradford's professional classes and in the middle of the 19th century the area would have been surrounded by fields. However, as the city expanded outwards industry and commerce drew closer to Manningham and the area began to take on a different, more commercial character. The 1893 Ordnance Survey map shows a number of large churches and chapels in the vicinity of what is now the conservation area, including a Baptist Chapel on the end of Hallfield Road and a church to the south of Eldon Place. A hospital, drill hall and Grammar School were also located on Hallfield Road.



This extract from the 1893 O.S. map shows chapels, drill hall and schools on Hallfield Road as well as trees lining residential Eldon Place.

The present day character of the conservation area is influenced greatly by the use of the buildings and the consequential levels of activity. None of the properties along Eldon Place are now in residential use. Most have been converted into offices, the only exception being Cavell House, which is used as a children's nursery. The use of the buildings for commercial purposes has created a demand for car parking and the forecourts of most of the buildings along the street have been hard surfaced to create parking spaces for workers. The street itself is also heavily parked, despite restrictions allowing short stay parking only. The loss of boundary treatments to the buildings, along with their green and leafy gardens has had a detrimental impact on the setting of the buildings.



The buildings along Hallfield Road are mostly in commercial use and some, such as the single storey workshop above are falling into increasingly poor condition.

Hallfield Road and Darfield Street occupy the southern section of the conservation area and comprise of two streets of mostly 19th century terraced houses. Many have since been converted into commercial or other non-residential uses and have probably undergone a number of conversions and alterations in the last ten or twenty years. A company retailing catering equipment now occupies the Zoar Baptist Church at the western end of Darfield Street and the warehouse next door is a Muslim funeral parlour. Several houses on Hallfield Street have been converted into offices and a number of financial and legal firms appear to be operating from here. Several buildings are noticeably empty and some, in particular the warehouse/garage at the eastern end of the street are in a very poor condition. Levels of activity in this area appear to be relatively low and the streets have an air of neglect and under use, compounded by the poor highway and pavement surfacing in some parts.

Peel Square is still in entirely residential use as are the new houses on Sylhet Close. Levels of activity in these areas are mainly associated with the comings and goings of the residents and their visitors though the area is noticeably livelier in the evenings and at weekends. Hanover Square is still

in mostly residential use, though no. 10 has been converted into a mosque, the Darul Islam Mosque. The square still has a very residential feel, the curving line of the terrace giving the area an enclosed and characterful sense of place. During the day the square is fairly quiet, though the road is still heavily parked. In the evening parking becomes more of an issue and several residents have started to park on the communal garden at the centre of the square, damaging the turfed surface of the garden and creating an unattractive visual intrusion.



Most of the houses around Hanover Square are still in domestic use and the area has a very strong residential character, enhanced by the communal gardens and enclosed nature of the place.

There are a number of small retail units in the Eldon Place conservation area. These are located along the Manningham Lane and Lumb Lane boundaries of the conservation area. A long line of small, eclectic shop units characterise the northern section of Lumb Lane. These shops have been built in the rear gardens of the houses on the western side of Hanover Square and comprise of fourteen separate units of varying age, building style and condition. Several of these shops appear to be empty and most are closed by day, possibly opening in the evening. The advertising above the shop fronts indicate that a variety of services are/were offered, varying from travel agents through to newsagents and hot foot takeaways. Most of the units are located within shabby, single storey buildings with a smaller number located in traditional stone-built two-storey extensions attached to the houses behind. A wide range of styles and age of shop frontage are evident along the row. Few retain any interesting

original detailing and signage varies from modern plastic fascia signs to rather untidy timber-painted advertisements. The row would benefit from a co-ordinated approach to signage and the reinstatement of sensitively designed shop frontages. Some of the empty and shabbier units could be entirely removed and redeveloped and those that have some architectural merit or interest, such as 80 Lumb Lane would benefit from investment and enhancement.



The shops along Lumb Lane are located in an eclectic assortment of extensions and structures but are becoming run down and scruffy. A co-ordinated approach to shop fronts and signage would help improve their appearance.

Levels of activity in this part of the conservation area should be much higher but the line of mostly closed or empty commercial units and the use of unattractive solid roller shutters creates a 'dead frontage' along this section of the streetscape. At present this part of the conservation area feels uninviting and down at heel.

Manningham Lane is without doubt the busiest route through the conservation area and therefore attracts the highest levels of activity. The eastern section of the conservation area straddles a small section of the lane and incorporates a limited number of retail units. These include 1 Eldon Place / 73 Manningham Lane, a large double-fronted building forming the end terrace property on Eldon Place. Currently empty and undergoing renovation, the building has an attractive, traditional shop front that is appropriate for the age and architectural style of the building. The adjacent building, no. 75 has installed a less successful shop frontage and signage that would benefit from more sensitive advertising and less dominant colours. The two retail units on the opposite side of the road, which comprise of a furniture store and general cash and carry are located in attractive traditional buildings and appear to attract a fair amount of passing trade and custom.

The Bradford Arms, a 19th century inn facing onto Manningham Lane is the only public house in the conservation area this provides a different type and level of activity. This building is likely to be busiest

during the evenings and at weekends, when many of the offices and commercial buildings in the conservation area are closed. This provides an interesting contrast in levels of activity.



The Bradford Arms is the only public house in the Eldon Place conservation area and creates activity at different times of the day to offices and retail uses.

10.3 North Park Road Conservation Area

North Park Road is the largest of all the conservation areas in Manningham and includes a diverse mix of buildings and land uses, including Lister Park, which covers over a third of the conservation area, Manningham Mills and a substantial area of mostly terraced housing. As a result, the differing sections have varying levels of activity, which uniquely influences their distinctive character and sense of place.



Lister Park provides an important recreational facility for local residents and is popular in with families at weekends and in holidays.

Lister Park is a key area of open green space within the conservation area and provides an important recreational facility to residents of Manningham (and indeed attracts visitors from further afield). The park contains a boating lake, tennis courts, basketball courts, bowling greens, an art gallery and

a botanical garden as well as large areas of grassed open space. These facilities each generate differing levels of activity and appear to be well used by local residents. During weekdays the park appears to be mostly used by people just strolling along the paths or using the park as a pleasant short cut between Emm Lane and Oak Lane. At the weekends and during school holidays the park is noticeably busier and events are often held throughout the summer.

Oak Lane forms a long section of the southern boundary of the conservation area and is a busy road running east-west from Manningham Lane through to Girdlington. Streets lined with terraced houses run off the road at regular intervals, interspaced with short terraces of shops that face onto the road. The most substantial areas of commercial activity are concentrated in the shops located between Rosebery Road and Heaton Road. These comprise mainly of small retail units located at ground floor with living quarters above. The diverse range of services and good provided along Oak Lane reflects the varied cultural backgrounds of the local residents. Shops range from those selling fresh fruit and vegetables to Islamic bookshops and other services such as chemists, hardware shops, clothing, fabric and jewellery retailers. A large number of hot food takeaways and restaurants add to the diverse mix. Levels of activity in this part of the conservation area are particularly high and the street has a vibrant and bustling character. Oak Lane is busy with shoppers during the daytime and the restaurants and fast food outlets are open until late into the evening, providing almost round the clock activity in this part of the conservation area.



In recent years grant-funded schemes have aimed to co-ordinate and restore traditional shop fronts as modern, overlarge signs and shop fronts can undermine the integrity of a whole terrace.

In recent years grant-funded schemes have operated along Oak Lane to support the reinstatement of traditional shop fronts. There are several good examples of renovated and reinstated traditional shop fronts and these add much to the interest and quality of the streetscape. Sadly there are also a number of businesses that have disregarded the traditional character of their buildings and have installed modern shop frontages

or covered up original detailing with over-large plastic fascia signs. There is even evidence of renovated shop fronts being ripped out. The loss of traditional details such as these is harming the integrity of not just individual buildings but the quality and character of the streetscape and conservation area on a wider scale. It is imperative that action be taken to halt the loss of any more traditional shop fronts and that owners be encouraged to use signage of a sensitive design and scale on their buildings.



Manningham Mills, once a hub of activity in the conservation area is now empty and unused. Urban Splash are currently restoring the building in order to create a mixed use scheme that will hopefully help regenerate the whole area.

At the western end of the conservation area is Manningham Mills, one of Bradford's most easily recognisable buildings and a local landmark. The mill is an important and prominent reminder of Bradford's industrial heritage but since the closure of the last business in 1990, the buildings have all stood empty. Up until recently, the mill was a fairly depressing sight. Broken windows, trees growing through roofs and crumbling stonework all contributed to a general air of neglect and deterioration. The access roads around the back and sides of the mill had become lonely, little-used routes and the mill was a concern to local residents and the Council alike.



However, positive action is finally taking place and at time of writing the mill is currently undergoing extensive renovation as part of a scheme of redevelopment and conversion being undertaken by Urban Splash. The scheme will retain the important buildings on the site and create apartments, commercial and retail units as well as leisure and community space. It is hoped that the redevelopment of the mills will secure the future of this important complex as well as

creating a catalyst for further investment and regeneration of the wider surrounding area.

On the north side of Oak Lane is an area of mostly residential development that is characterised by row after row of 19th century terraced and back-to-back housing that was built to accommodate the workers at Manningham (formerly known as 'Listers') Mill. At the northern end of the conservation area are a smaller number of semi-detached and terraced villas that enjoy the more open and leafy aspect due to their close proximity to the park. The long residential streets tend to be quiet during the day, with little through traffic and few pedestrians but livelier in the evening and at weekends when children play at the edges of the roads and residents often sit out in their front yards.

There are a number of empty and underused buildings in North Park Road conservation area. These include several shops along Oak Lane and a smaller number of dwellings that appear to be empty. Once empty the condition of buildings can deteriorate very quickly and it is best if a new use can be found quickly, before buildings reach an advanced state of dereliction. Where commercial or industrial buildings have become vacant alternative uses may be considered, providing their original character and appearance are retained.

10.4 St Paul's Conservation Area

St Paul's is a large conservation area situated between North Park Road and Apsley Crescent conservation areas. The area developed initially as a fashionable residential area during the mid to late 19th century but now contains a diverse range of buildings and land uses. Levels of activity have an major influence on the character and sense of place of the area.

Several busy roads dissect the conservation area; Manningham Lane runs through the middle of the area, Queens Road/Marlborough Road form the southern boundary and Oak Lane forms part of the northern boundary. These busy, arterial roads have a major character and impact on the conservation area. The section of Manningham Lane that runs through St Paul's conservation area is particularly highly engineered, especially at its junction with Oak Lane and the junction with Queens Road. The heavy traffic has an impact on the character and sense of place of this part of the conservation area, not just visually but also in terms of noise, fumes etc.



The streets that form the Oak Estate (Oak Mount above) have a quiet, dignified character compounded by the trees standing in gardens along the edge of the road and the large houses set back from the highway.

The streets to either side of Manningham Lane and to the south of Oak Lane are much more residential in character. The area to the west of the lane is

characterised by mostly terraced houses that were built for the relatively affluent middle classes around the middle to end of the 19th century. Though some of these houses have been converted into offices or other non-residential uses most do still remain as dwellings, albeit many subdivided into flats. The houses in the Oak Estate to the west of Manningham Lane have a distinctly suburban character and is characterised by large detached and semi-detached houses set in leafy gardens. These streets were formerly gated to restrict public access to the houses and though the gates have long since been removed, the streets still retain an air of exclusivity and seclusion that is further enhanced by the abundance of trees standing in gardens and along the edge of the road.

The main areas of commercial activity tend to be located along the principle roads through the conservation area and are often located alongside or beneath residential properties. Manningham Lane, Oak Lane and Marlborough Road/Carlisle Road all display a lively mix of land and building uses, including properties that have been converted into shops and restaurants. The shops tend to be busy during the day and the restaurants and hot food takeaways right through into the night, giving the area an interesting and lively atmosphere.



The former Children's Hospital is now a nursing home but still adds a different dimension to activity within the area.

Two former hospitals, St Catherine's Hospital and Bradford Children's Hospital are located at the northern end of the conservation area. St Catherine's Hospital is still owned by the NHS but the former Bradford Children's Hospital is now the Nightingale Rest Home for the care of elderly people. These buildings form an interesting

contrast in scale and architectural style to the modest terrace houses that surround them.



Bolton Royd, built in 1840 as a villa is now one of Bradford College's campuses. The coming and going of students keeps activity levels in the area high during the day.

Bolton Royd, a large Classical villa built for the Horsfall family in 1840 is now a campus of Bradford College and has been substantially extended over the years to accommodate more students. The campus is a focus for activity and during the day and early evening there is a consistent flow of students arriving and leaving. This is similarly reflected in levels of activity around St Joseph's College, the Islamic Tarbeyah Preparatory School and Challenge College (just outside of the conservation area).



The Hanifa Mosque stands in the foreground with the tower of the Islamic Tarbeyah School behind. Both create different levels of activity to the surrounding residential and commercial properties.

There are several religious buildings in the conservation area, including the mid-19th century church of St Paul's, from which the name of the conservation area is taken. There are also two large mosques, the Hanifa Mosque and the Masjid Quaba Mosque that were built relatively recently at the end of the 20th century. Religious institutions such as these add a very different dimension to the

levels of activity in the area as they tend to be used consistently throughout the day and evening and across the weekend, usually after many of the commercial and other civic buildings have closed.



The Old Manor House on Rosebery Road has fallen into a very poor condition and action is being taken to ensure the safety of this important historic building.

There are several empty and underused buildings in the conservation area, a number of which are listed buildings and are of great concern. The Old Manor House on Rosebery Road is a Grade II listed building and an incredibly important piece of Manningham's history. Sadly neglect and vandalism has caused the severe deterioration of the building's fabric over the years. The Council has recently served an Urgent Works Notice on the owner of the building in order to make the building safe and weather tight. It is hoped that further positive action will be taken to eventually restore the building to its former glory. Other buildings of concern include a number of empty listed cottages on East Squire Lane and terraced properties on Marlborough Road, Blenheim Mount and North Avenue. Many of these properties appear to have stood empty for some time and neglect is taking its toll on the fabric and structure of the properties. Some of the buildings have boarded up windows and over time rubbish has accumulated in front gardens and forecourts. The impact that vacant buildings can have on an area goes beyond aesthetics; these sites can hamper regeneration attempts, attract vandalism and squatters and endanger the long-term future of structures. It is important that sensitive new uses are found for vacant buildings before they reach an advanced state of neglect and that when historic buildings fall into disuse, action is taken to secure their future.

10.5 Southfield Square



As the smallest conservation area in Manningham, Southfield Square has a limited range of activity within the area. The square has a strongly residential character and activity levels are correspondingly low.

Southfield Square is the smallest of all the conservation areas in Manningham and comprises basically of the square and two adjoining properties facing onto Lumb Lane. Southfield Square was built between 1853 and 1865 and is laid out in three long detached terraces of listed houses set in a U-shape around the central gardens. A stone setted road runs between the houses and the gardens from the main entrance points at the east of the conservation area onto Lumb Lane. The leafy gardens in the centre of the square make an important contribution to the quiet, domestic feel of the place and levels of activity are correspondingly low. A small number of residents have begun to use the central gardens for car parking and this is detrimentally harming the quality of the open space and should be discouraged.



The gardens are privately owned by residents and provide an important green setting to the square. The use of the central area for parking should be strongly discouraged as should the removal of stone boundary walls.

The square has a strongly residential character and indeed nearly all the buildings are still used as dwellings. Three houses have been converted into mosques, one on each side of the square. These conversions have been undertaken sensitively, with

minimal impact on the character and external appearance of the buildings. As the mosques are small in size, the levels of activity complement the residential character of the area, drawing visitors mainly on foot from nearby streets.

Commercial activity in the conservation area is represented by the properties facing onto Lumb Lane. The two end properties on the square, 1 and 75 Southfield Square have a second frontage onto Lumb Lane. No. 75 has been extended at ground floor level to incorporate a shop unit and no. 1, along with the two adjoining properties, 163 and 165 Lumb Lane, have large shop windows set in timber pilastered surrounds. At present it is unclear how many of these properties are presently operating commercially. No. 75 retails clothing but 1 Southfield Square and 165 Lumb Lane may well be empty. 163 Lumb Lane has been converted into legal/solicitors offices.



The few properties in the conservation area that front onto Lumb Lane have shop fronts at ground floor level. In the case of 75 Southfield Square, the shop front is traditionally styled but located in an unusual hipped roof extension to the original building.

With the exception of no. 165, the buildings have all retained their original shop fronts and though looking a bit down at heel, have many surviving traditional features. If renovated and brought back into use, these buildings would form an attractive row of shops that would contribute much to the feel and historic character of the conservation area as well as adding an interest dimension to activity within the square.