
11. Conclusion: Character Specification and Guidance

To safeguard the special interest of an area, conservation area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of the conservation areas in Manningham, such as:


- the style, form, orientation, massing, height and scale of buildings;
- the way the built structure interfaces with the spaces created;
- the width and orientation of streets;
- the colour and texture of the materials used;
- the topography and setting of the area;
- the roofscape and streetscape;
- how the area interacts with the surrounding environment;
- natural elements and;
- local detailing.

However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of Manningham's five conservation areas. This section highlights the elements that contribute to the character and appearance of the conservation areas, summarising the information contained in the body of this document, and puts forwards policies that will provide the framework of the protection of these features. Owners and occupiers of sites within any of the conservation areas, prospective developers and the Council should use this to determine what constitutes appropriate change and as a basis for the future management of the area. It should be read in conjunction with the policies set out in Bradford Unitary Development Plan (see *Appendix 3*).

Within and between the five conservation areas in Manningham there are a variety of buildings, open spaces, street spaces and architectural styles but there are a number of characteristics that are common to the each conservation area. These common factors will be described first, and then the specific characteristics of each individual conservation area, plus the features of Lister Park (within North Park Road Conservation Area, but

given its own chapter in this assessment) will be described in turn.

Characteristics Common to the five Conservation Areas in Manningham (including Lister Park)

| Common Characteristics | Guidance |
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| <ul style="list-style-type: none"> Traditional building materials – Traditional building materials have been used throughout the five conservation areas in Manningham and this contributes greatly to its sense of place, character and overall unity. Locally quarried sandstone is used for buildings, boundary walls and other structures such as gateposts and outbuildings. The elevations of buildings within the conservation areas are traditionally unpainted and the stonework either hammer-dressed or ashlar. Ashlar stone is also used as decoration around doors and windows on even the most modest buildings. A small number of older buildings in Manningham have stone slate roofs. Most of the buildings built after the 1850s have blue slate roofs. Painted timber is used for features such as traditional sash windows, panelled doors and in some instances guttering. Timber and stone are used for shopfront details such as stallrisers, pilasters and traditionally glazed windows. Stained and leaded glazing can be found to the upper lights, stair windows and fanlights on some of the houses in the conservation areas. <div data-bbox="140 1151 507 1442">  </div> <div data-bbox="549 1160 775 1402"> <p><i>The houses at Mount Royd were built to the designs of Lockwood and Mawson c.1863-4. They retain many of their traditional features and this makes an important contribution to their character and historic interest.</i></p> </div> | <ol style="list-style-type: none"> There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the Replacement UDP). Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the Replacement UDP). Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the Replacement UDP). Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the Replacement UDP). |
| <ul style="list-style-type: none"> Setts and Flags – these natural stone elements of streetscape are present in various locations across the conservation areas. Significant areas of continuous flagged and setted surfaces survive and enhance the appearance of the area, whether they are on the main streets, back streets or side streets. | <ol style="list-style-type: none"> There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of Replacement Unitary Development Plan). |
| <ul style="list-style-type: none"> Boundary walls – these are evident in lining roads green spaces and yards to define spaces and the line of the roads and pathways. The curtilages of buildings are bounded by mortared walls with blocks cut into shape or hammer dressed. | <ol style="list-style-type: none"> Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Replacement Unitary Development Plan). |

- **Activity** - The principle routes through the conservation areas act as the main focus 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 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. It is important that traditional features are maintained as these make an important contribution to the historic character of the area.

Many of the large Victorian villas and houses in the conservation areas 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 particularly 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 but developers Urban Splash have recently taken possession of the building and are undertaking a major regeneration scheme. 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.




7. There should be a presumption in favour of retaining retail and commercial functions around Manningham Lane, Lumb Lane and Oak Lane in order to preserve and enhance their commercial character and in order to provide local residents with a good range of products and services.



Characteristics specific to Apsley Crescent Conservation Area



| Characteristic | Apsley Crescent Conservation Area | Guidance |
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| <p>Topography and Setting</p>  | <p>Apsley Crescent conservation area is relatively large in size, stretching from Carlisle Place as far east as Midland Road. The steeply sloping topography of the land on which the conservation area is set has a major impact on views in and out of the area and the buildings, have responded to the slope by stepping down the valley side in terraces or incorporating extra storeys under the east elevation. Bounded by St Paul's conservation area to the north and Southfield Square to the southwest, Apsley Crescent has a mostly complimentary setting of mid/late 19th century residential expansion. The industrial units and Valley Parade football ground to the southeast of the conservation area create an interesting, albeit very different setting.</p> | <p>8. It is essential that the significant views and vistas into, out of and through the conservation areas are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (UDP).</p> <p>9. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the Replacement UDP).</p> |
| <p>Architecture and building details</p>   | <p>Historically, Apsley Crescent Conservation Area was developed during the prolonged boom in Bradford's textile industry during the 1850s and 1860s. Many of the villas and terraces were built for textile merchants and manufacturers and other tradesmen and professionals who moved to the town. The various houses give a unique insight into architectural fashions of the time and give the area a strongly consistent character.</p> <p>The conservation area contains 63 Grade II Listed Buildings of special architectural and historic interest, while a further 40 or so have been identified as being key to the conservation area because of their architecture and the retention of historic features and details.</p> <p>Apsley Crescent is one of the few curved terraces in West Yorkshire. This austere classical style ashlar fronted crescent has a regular rhythm of openings and architectural features such as pedimented doorcases. The Classical style Belle Vue and Italianate Camden Terrace are other examples of terraces with a repeated layout of openings and details.</p> <p>Most of the villas are in an Italianate style. Common details are gently pitched hipped roofs, projecting stone cornice gutters carried on dentils, pilastered and corniced doorcases and a regular layout of squared, round headed and camber headed windows.</p> | <p>10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Replacement Unitary Development Plan).</p> <p>11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the Replacement UDP).</p> <p><i>Continued on next page</i></p> |

| Characteristic | Apsley Crescent Conservation Area | Guidance |
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| <p>Architecture and building details <i>continued from previous page</i></p>   | <p>At Manningham Lane there are interesting examples of terraces where details such as projecting bays, decorated window openings, shaped gabled dormer windows and parapets have been used to create eye-catching centrepieces to what are otherwise uniform terraces with a regular repetition of details.</p> <p>Walmer Villas, Mornington Villas, Clifton Villas and Spring Bank Place are lined with mostly semi-detached villa properties which have been designed as symmetrical compositions with a regular layout of openings, the use of gabled bays and bays which break forward from the rest of the elevation. The end bays and the doorways are frequently the most strongly ornamented parts of the elevation.</p> <p>A minority of the villas are in a Jacobean Revival style. Common features are steeply pitched roof with coped gables, kneelers and saddlestone finials; mullioned and cruciform mullion windows set in chamfered ashlar reveals; pointed arch windows and doorways; hoodmoulds over some openings; and dripmoulds between floors.</p> <p>The conservation area contains some traditional shops which are mainly found at Manningham Lane and Lumb Lane. Traditional stone and timber shopfront details include shallow fascia with cornice, recessed doors timber shop windows with slender mullions, stallrisers, and pilasters with consoles which divide the bays and carry the cornice.</p> <p>The conservation area contains a small number of key buildings from the late 19th and early 20th centuries. These include the Classical style temple fronted former chapel on Carlisle Road, the impressive Tudor/Queen Anne style former Manningham Middle School and associated buildings and the French Château style former Belle Vue Hotel.</p>  | <p><i>continued from previous page</i></p> <p>12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Replacement Unitary Development Plan).</p>  <p><i>The Council's One Stop Shop, Carlisle Road (former chapel)</i></p>  <p><i>Mornington Villas</i></p> |





| Characteristic | Apsley Crescent Conservation Area | Guidance |
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| <p data-bbox="148 275 319 360">Open Spaces and Natural Elements</p>    | <p data-bbox="349 259 952 441">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.</p> <p data-bbox="349 472 952 714">The earliest villas (13-14 Spring Bank Place and Rose Mount) 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.</p> <p data-bbox="349 745 952 1050">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 has occurred within the larger gardens.</p> <p data-bbox="349 1081 952 1263">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.</p> <p data-bbox="349 1294 952 1476">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.</p> | <p data-bbox="978 275 1457 456">13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the Replacement UDP).</p> <p data-bbox="978 472 1457 714">14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p> |

| Characteristic | Apsley Crescent Conservation Area | Guidance |
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| <p data-bbox="153 275 312 365">Streetscape and Permeability</p>   | <p data-bbox="349 259 952 501">The development of the conservation area as private, gated residential streets branching off the established old thoroughfares of Manningham Lane and Lumb Lane has meant that Apsley Crescent historically low permeability. Despite modernisation, the street scene retains features and details which add to the area's sense of place.</p> <p data-bbox="349 535 952 685">All of the streets and roads have standard modern surfaces. Many of the pedestrian surfaces are visually poor. Only the back streets retain setted surfaces and stone kerbs, but most of these are in a poor condition.</p> <p data-bbox="349 719 952 929">Manningham Lane, Lumb Lane, Marlborough Road and Queen's Road are the main thoroughfares through the area and are lined by linear terraces of houses which retain consistent stone boundary walls. The visual treatment of traffic signals, signage, and pedestrian crossings harms the appearance of these routes.</p> <p data-bbox="349 963 952 1328">The suburban streets of Belle Vue, Mornington Villas, Walmer Villas Clifton Villas and Spring Bank place were all laid out as private, gated streets or cul-de-sacs and some retain large gateposts at their entrances. The streets themselves have a strong linear appearance due to the positions of the houses and the coped low stone boundary walls which line the road. Other important elements are trees and the monolithic gatepiers at the foot of most drives which are in the same architectural style as the houses to which they belong.</p> <p data-bbox="349 1361 952 1478">Apsley Crescent is a unique street space in Bradford and is dominated by the long sweep of the terrace which is mirrored by the boundary walls and the street.</p> <p data-bbox="349 1512 952 1693">Very few traditional/original iron railings remain in place as most were removed for scrap iron during the 1939-45 War. This makes the surviving railings of particular value to the area and at some houses suitable modern railings have been installed.</p> | <p data-bbox="978 275 1457 546">15. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Replacement Unitary Development Plan).</p>  <p data-bbox="978 1144 1137 1167"><i>Apsley Crescent</i></p>  <p data-bbox="978 1668 1112 1691"><i>Walmer Villas</i></p> |



Characteristics specific to Eldon Place Conservation Area




| Characteristic | Eldon Place Conservation Area | Guidance |
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| Topography and Setting | <p>Eldon Place is the most southerly conservation area in Manningham and its location on the periphery of suburban Manningham is reflected in the densely developed urban setting to the south. The inner ring road effectively separates the conservation area from the city centre and acts as a physical barrier, hindering pedestrian access and linkages to the centre. The modern Corporation housing to the west of Eldon Place and unattractive retail sheds to the southeast fail to complement the historic character of the conservation area and consequently weaken the quality of its setting.</p>  <p><i>View from Hallfield Road across to Eldon Place</i></p> | <p>8. It is essential that the significant views and vistas into, out of and through the conservation areas are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (UDP)).</p> <p>9. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the Replacement UDP).</p> |
| Open Spaces and Natural Elements | <p>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.</p> <p>The largest open space in the conservation area is the privately owned communal garden which has formed the centrepiece to Hanover Square since its construction. 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.</p> <p>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 valuable.</p>  | <p>13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the Replacement UDP).</p> <p>14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p> |





| Characteristic | Eldon Place Conservation Area | Guidance |
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| <p>Architecture and building details</p>    | <p>Eldon Place conservation area developed in a short period of time from c.1840 to the early 1860s and contains a number of different forms of middle class housing developments which were built in differing fashionable architectural styles.</p> <p>The two concave cornered squares, Hanover Square and Peel Square, are unique in Bradford and are Listed Grade II in their entirety. Hanover Square was built incrementally over twenty years while Peel Square was built as one in 1851. Both squares, however, have a strongly unified and austere appearance through the regular rhythm of repetition of Classical architectural features and the retention of traditional features and details.</p> <p>The conservation area contains some attractive Grade II Listed terraces which are treated as unified compositions. 1-12 Eldon Place is an austere, Georgian style Classical terrace with a rigid, grid like layout of openings and the restriction of decoration to architraved and corniced doorcases and moulded stone eaves cornice gutters. By contrast the long terraces at Hallfield Road are of idiosyncratic Italianate designs. The houses form near symmetrical terraces with stepped two and three storey heights to give the impression of a row of individual buildings, although the architectural detailing of the houses is very similar and regularly laid out.</p> <p>The detached, semi detached or end-of-terrace villa properties vary in style from the unusual mixture of mainly Italianate detailing of 20 Lumb Lane to the more restrained Classical and Italian architecture of Synergy House and 13 Eldon Place.</p> <p>The conservation area contains a number of shop units. These range in quality from the traditionally detailed stone and timber shopfronts at 10-16 Lumb Lane and 73-75 and 52-62 Manningham Lane, which retain details such as pilasters, stallrisers, corniced shallow fascia; to the less characterful modernised shopfronts at 66-88 Lumb Lane.</p> <p>The contribution of other buildings to the conservation area is mixed, with the early Victorian Bradford Arms pub and late 19th century Gothic style former Zoar Particular Baptist Chapel making positive contributions while the wholly modern and out of scale 14 Eldon Place makes a negative contribution.</p> | <p>10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Replacement Unitary Development Plan).</p> <p>11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the Replacement UDP).</p> <p>12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Replacement Unitary Development Plan).</p> |

| Characteristic | Eldon Place Conservation Area | Guidance |
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| <p data-bbox="153 275 312 365">Streetscape and Permeability</p>    | <p data-bbox="347 259 986 443">The area around Eldon Place is historically a patchwork of unrelated Victorian era residential and commercial developments. This, coupled with modern interventions and redevelopment, has impacted both the area's permeability and the appearance of the streets.</p> <p data-bbox="347 472 986 622">The area has low permeability due to the inward looking nature of Eldon Place, Hanover Square and Peel Square, which were all built as gated streets with limited access to ensure the privacy of the original middle class residents.</p> <p data-bbox="347 656 986 869">Historic street surfaces in the form of York stone setts and flags remain in situ in several locations, most notably the kerbs and pavements at Hanover Square, the pavement at Darfield Street and Houghton Place, the carriageway to Victoria Street and the back streets to Hanover Square, Peel Square and Eldon Place.</p> <p data-bbox="347 902 986 1081">The survival and reinstatement of traditional stone walls and the reinstatement of iron railings to Hanover Square and Peel Square are a key factor in their unified and historic appearance, while the gatepiers, walls and railings to the south of Eldon Place enhance the street scene.</p> <p data-bbox="347 1115 986 1328">The appearance of 1-12 Eldon Place has been negatively impacted by the demolition of the original stone boundary walls and the use of the former gardens as car parks, creating featureless expanses of tarmac. A similar process has happened elsewhere in the street, but most boundary walls remain in place.</p> <p data-bbox="347 1361 986 1417">Modern street surfaces are frequently visually poor and are inappropriate to the area.</p>  <p data-bbox="347 1989 507 2018"><i>Hanover Square</i></p> | <p data-bbox="1010 275 1457 544">15. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Replacement Unitary Development Plan).</p> |

Characteristics specific to North Park Road Conservation Area




| Characteristic | North Park Road Conservation Area | Guidance |
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| <p>Topography and Setting</p>  | <p>North Park Road is the largest conservation area in Manningham and incorporates Lister Park and Manningham Mills. To the north is the Heaton Estates conservation area and to the south and east St Paul's. Located in a densely developed urban area, the setting to the west and south is mainly characterised by late 19th century terraced housing interspaced with small areas of 20th century redevelopment. The topography of the conservation area is relatively consistent, sloping steadily downwards from east to west. Manningham Mills is located on the highest point within the conservation area and consequently dominates many of the views and vistas into and out of the conservation area. The mill chimney is an important local landmark visible for many miles around.</p> | <p>8. It is essential that the significant views and vistas into, out of and through the conservation areas are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (UDP)).</p> <p>9. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the Replacement UDP).</p> |
| <p>Architecture and building details</p>  | <p>North Park Road Conservation Area contains the most diverse range of buildings and structures of all of the conservation areas in Manningham. It contains Bradford's largest mill complex, Manningham Mills, three churches, parades of shops and housing which was almost exclusively all built in the second half of the 19th century and is a good example of urban Victorian townscape. The housing which makes up the bulk of the conservation area was built for different social classes and this is reflected in the architecture.</p> <p>The conservation area is visually dominated by the large Italianate mass of Manningham Mills, which was built between 1870-73 and extended during the 1880s. The earlier buildings were designed by Andrews and Pepper for Samuel Cunliffe Lister (later made the first Lord Masham) of Lister and Co, which was the first firm to fully mechanise the manufacture of worsted, silk and velvet cloth. When completed the Mills were Europe's largest silk mill. This impressive and architecturally elaborate complex is Listed Grade II*.</p> <p>There are three Grade II Listed churches in the conservation area; namely St John's Methodist Church (1879) which was the first grand Gothic style Methodist church in Bradford, and St Luke's Church (1881) designed by TH and F Healey and St Cuthbert's Roman Catholic Church (1892)</p> | <p>10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Replacement Unitary Development Plan).</p> <p><i>Continued on next page</i></p> |



| Characteristic | North Park Road Conservation Area | Guidance |
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| <p>Architecture and building details</p> <p><i>continued from previous page</i></p>    | <p>which both combine gothic details with elements of the emerging 'free' style of the Arts and Crafts movement. The buildings and their towers are landmarks and the associated Sunday schools and minister's houses are in similar architectural styles and are of townscape value with some examples also Listed Grade II.</p> <p>The edge of the built up area nearest Lister Park contains a number of villas built for middle class occupants, which although not Listed, are considered key buildings of the conservation area as they retain much of their character. Their architecture reflects changing fashions over the second half of the 19th century ranging from the Classical style Fairmount (1853), to the Italianate villas along North Park Road and the ornate Gothic style houses at Selborne Villas to the Arts and Crafts style houses along Park View Road and Oakfield Grove.</p> <p>Adjoining the middle class villas and terraces of large dwellings are streets and terraces of lower middle class and affluent working class dwellings. These terraces are often well proportioned and feature more elaborately detailed houses at the ends of the row and sometimes in the middle too. The only differences between the classes of houses is the scale and the sophistication of the architecture. Typical styles for both types of housing are Italianate, Gothic and Arts and Crafts (depending on age) while some of the affluent working class terraces have Tudor revival details or are of no particular style, but form an important context for Manningham Mills as much of the workforce would have once lived here.</p> <p>There are a number of shops in the conservation area, with a large concentration along Oak Lane, with outlying corner shops and short parades elsewhere. A number of shops have been sympathetically restored or retain traditional stone and timber shopfront details such as recessed timber doors, transomed timber shop window, shallow corniced fascias, stallrisers and pilasters.</p> | <p><i>continued from previous page</i></p> <ol style="list-style-type: none"> 11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the Replacement UDP). 12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Replacement Unitary Development Plan). |

| Characteristic | North Park Road Conservation Area | Guidance |
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| <p data-bbox="156 275 333 365">Open Spaces and Natural Elements</p>    | <p data-bbox="371 259 959 472">The only open spaces in North Park Conservation Area (excluding Lister Park) 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.</p> <p data-bbox="371 506 959 775">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 well 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.</p> <p data-bbox="371 808 959 960">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.</p> <p data-bbox="371 994 959 1263">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.</p> <p data-bbox="371 1296 959 1476">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.</p> <p data-bbox="371 1509 959 1756">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.</p> | <p data-bbox="994 275 1458 454">13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the Replacement UDP).</p> <p data-bbox="994 477 1458 745">14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>  <p data-bbox="994 1749 1458 1794"><i>Much of North Park Road is lined with mature trees.</i></p> |

| Characteristic | North Park Road Conservation Area | Guidance |
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| <p data-bbox="165 275 323 365">Streetscape and Permeability</p>     <p data-bbox="373 2011 528 2031"><i>Beamsley Road</i></p> | <p data-bbox="373 262 951 439">The development of North Park Road Conservation Area as a working class industrial neighbourhood and an exclusive leafy suburb in the second half of the 19th century has created a network of streets which retain characteristics of this era.</p> <p data-bbox="373 474 962 593">Virtually all of the streets in the conservation area were either laid out or improved in the second half of the 19th century and are therefore quite broad and straight and are paved on both sides.</p> <p data-bbox="373 629 962 898">The conservation area retains substantial areas of natural stone flagged and setted surfaces. Setts are limited to Beamsley Road/Silk Lane and a number of back streets and side streets, with many of these surfaces in need of improvement. The streets around Victor Road mostly retain stone flagged pavements along most or all of their length. These surfaces are important historic details.</p> <p data-bbox="373 934 962 1265">Residential and ecclesiastical buildings are set behind stone boundary walls which are either coped or made of ashlar blocks. The railings which were attached were removed decades ago. The churches and some of the houses or groups of houses have more decorative and distinctive boundary features. Some walls have undergone unsympathetic alteration, but fortunately very few have been demolished. The walls are important in delineating streets and underpinning the coherent character of the area.</p> <p data-bbox="373 1301 935 1420">Regardless of the type of development along them, each street is typified by buildings which are set at identical or similar distances from the road.</p> <p data-bbox="373 1456 962 1541">The presence of trees and hedges is important to the leafier streets, particularly along and close to North Park Road.</p> | <p data-bbox="995 275 1453 544">15. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Replacement Unitary Development Plan).</p> |

Characteristics specific to St Paul's Conservation Area




| Characteristic | St Paul's Conservation Area | Guidance |
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| <p>Topography and Setting</p>  | <p>St Paul's conservation area, located between Apsley Crescent and North Park Road conservation areas enjoys a mostly residential setting. Leafy Lister Park and the school playing grounds form a pleasant green and open setting to the north of the conservation area, which is further complimented by the leafy streets to the east of Manningham Lane. The topography of St Paul's conservation area is varied and dramatic. Streets such as Cunliffe Road, Oak Avenue and Parkfield Road drop down the valley side steeply, resulting in tall, imposing buildings and panoramic views eastwards towards Bolton and Undercliffe.</p> | <p>8. It is essential that the significant views and vistas into, out of and through the conservation areas are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (UDP)).</p> <p>9. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the Replacement UDP).</p> |
| <p>Architecture and building details</p>   | <p>St Paul's conservation area is comprised of a wide variety of buildings of differing ages and architectural styles. The area developed initially as a fashionable suburb of Bradford and was popular with the professional and merchant classes who moved into the area the mid-19th century onwards. Many of the large villas and semi-detached houses built around this time survive along with a few of the older, 18th and early 19th century properties that formed the original heart of settlement in Manningham. These are supplemented by a substantial number of terraced houses built in the late 19th century for the lower middle and working classes and several sites of substantial 20th century redevelopment.</p> <p>There are 44 Grade II listed buildings in the conservation area of special architectural or historic interest. In addition to this a number of key unlisted buildings have been identified in preparing this assessment that by virtue of their architecture, integrity of original features or other factor have been deemed to make an exceptional contribution to the conservation area.</p> <p>There are a number of particularly distinctive buildings in the conservation area. St Paul's church, after which the conservation area is named, is possibly the most prominent, having a tall spire visible for some distance around. The church was built in 1848 in a Gothic style to the</p> | <p>10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Replacement Unitary Development Plan).</p> <p>11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the Replacement UDP).</p> <p><i>Continued on next page</i></p> |





| Characteristic | St Paul's Conservation Area | Guidance |
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| <p data-bbox="151 275 314 365">Architecture and building details</p>   | <p data-bbox="347 259 954 472">designs of local architects Mallinson and Healey and is a highly visible landmark within the conservation area. The Hanifa Mosque, a modern religious structure built in 1982, employs an adventurous form of Islamic architecture that provides an interesting contrast to the traditional Victorian architecture around it.</p> <p data-bbox="347 506 954 719">A few of vernacular buildings dating from the late 18th to early 19th centuries are clustered around East Squire Lane, Rosebery Road and Skinner Lane. These were built when Manningham was an agricultural hamlet and display interesting traditional features such as stone slate roofs, kneelers and mullioned windows.</p> <p data-bbox="347 752 954 1178">Most of the buildings in the conservation area were built during the 1850s and 60s, at the height of the area's popularity. To the west of Manningham Lane most of the buildings take the form of long terraces of large but modest houses built for the middle classes. Blenheim Mount is a fine example of this type of Classical architecture, incorporating eleven houses in a sweeping terrace. Designed by Samuel Jackson in 1865, the terrace has a particularly well-balanced composition with eye-catching centrepiece and ends. Many of the terraces incorporate restrained Classical or Italianate detailing such as carved ashlar door cases and window heads.</p> <p data-bbox="347 1211 954 1693">The eastern side of Manningham Lane is characterised by larger numbers of villas and semi-detached properties. The Oak Estate (which is comprised of Parkfield Road, Oak Avenue, Mount and Villas) was laid out between 1866-71 on lands formerly part of the Bolton Royd estate. The estate contains some excellent examples of Gothic Revival architecture, such as no. 8 Oak Avenue, also designed by Samuel Jackson in 1864 and Mount Royd, an elegant Victorian development of semi-detached houses designed by Mallinson and Healey in 1863. Common features include mullioned, transomed or arched windows contained leaded or coloured lights, multiple gables, bargeboards and the use of decorative ironwork or timber.</p> <p data-bbox="347 1727 954 1973">Though the majority of the buildings in St Paul's conservation area are residential in character, there are a few key commercial and civic buildings. These include the St Catherine's Hospital and the former Bradford Children's Hospital, both of which are impressive and well-detailed buildings constructed in a Queen Anne Revival style.</p> | <p data-bbox="976 275 1460 551">12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Replacement Unitary Development Plan).</p> |

| Characteristic | St Paul's Conservation Area | Guidance |
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| <p data-bbox="148 275 319 360">Open Spaces and Natural Elements</p>    | <p data-bbox="349 259 946 562">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.</p> <p data-bbox="349 595 946 808">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.</p> <p data-bbox="349 813 946 1025">The Oak Estate (Oak Avenue, Oak Mount, Oak Villas and Parkfield Road) form a park-like suburb. 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.</p> <p data-bbox="349 1055 946 1357">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.</p> <p data-bbox="349 1361 946 1608">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 trees 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.</p> <p data-bbox="349 1637 946 2000">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.</p> | <p data-bbox="978 275 1457 454">13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the Replacement UDP).</p> <p data-bbox="978 477 1457 723">14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>  <p data-bbox="978 1518 1361 1570"><i>Gardens to the front of Blenheim Mount, Manningham Lane.</i></p> |

| Characteristic | St Paul's Conservation Area | Guidance |
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| <p data-bbox="153 275 312 365">Streetscape and Permeability</p>    | <p data-bbox="347 259 943 533">St Paul's conservation area was developed in two distinct phases: firstly as the ancient village of Manningham and secondly as a suburb built for different tiers of Bradford's middle classes in the mid-19th century. These two phases of development coupled with modernisation and redevelopment within the conservation area are responsible for the present streetscape and permeability.</p> <p data-bbox="347 566 943 840">The main thoroughfares of Manningham Lane, Queen's Road/Marlborough Road and Oak Lane date from ancient and mid-Victorian times, but are today all highly engineered and modern in character to cope with high levels of vehicle traffic and hence their traditional character is entirely down to the buildings, spaces and boundary walls which line them. This is also true for most of the modernised residential streets.</p> <p data-bbox="347 873 943 1176">The Victorian era roads are all broad, straight avenues and streets arranged in grid-like layouts. The streets to the east of Manningham Lane have a leafy, park-like feel and the vegetation in the gardens obscures most of the boundary features. The terraces have a more urban feel with coped stone boundary walls fronting the properties, small front gardens that help to emphasise the linear nature of the streets and add to the consistent appearance of the terraces.</p> <p data-bbox="347 1209 943 1355">Some of the residential streets were originally gated and some villas have gated drives, hence ornate monolithic gatepiers are key elements of the streetscape in places like Mount Royd, Oak Villas and Oak Mount.</p> <p data-bbox="347 1388 943 1572">Some of the key landmark buildings in the conservation area have distinctive boundaries and gateways that enrich the street scene. Examples include the stone walls, iron gates and railings at St Paul's Church, St Catherine's Home, and the former Bradford Children's Hospital.</p> <p data-bbox="347 1606 943 1729">The grid-like arrangement of streets is interrupted by the sinuous and irregular courses of older lanes such as Skinner Lane, Church Street and East Squire Lane.</p> | <p data-bbox="975 275 1458 548">15. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Replacement Unitary Development Plan).</p> |

Characteristics specific to Southfield Square Conservation Area

| Characteristic | Southfield Square Conservation Area | Guidance |
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| <p>Topography and Setting</p>  | <p>Southfield Square is the smallest of the five conservation areas and least affected by topography. The setting of Southfield Square, which has an intimate and insular character, is a varied mixture of 19th century terraced houses, modern Housing Association developments and underused areas of open space. From within the conservation area very little of its setting can be seen as the almost continuous building line around the square blocks most views and vistas in and out of the area.</p>  | <p>8. It is essential that the significant views and vistas into, out of and through the conservation areas are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (UDP)).</p> <p>9. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the Replacement UDP).</p> |
| <p>Streetscape and Permeability</p>  | <p>Southfield Square is characterised by its single highway running around the square. The road retains its original setted surface that was laid contemporarily with the construction of the houses, between 1850-1865.</p> <p>The stone setts, kerbs, paving slabs and moulded gutter channels have a significant visual impact on the character and appearance of the streetscape in Southfield Square. The natural stone surfacing creates a unified whole that complements the stonework of the houses and boundary walls.</p> <p>The loss and alteration of some sections of the walls lining the road has had a far-reaching impact on the quality of the streetscape and views and vistas along it.</p> <p>Permeability within the conservation area is relatively low, with the only vehicular access being from Lumb Lane. Pedestrian access is possible at the north-western corner of the square between high boundary walls. The central gardens block access and views across the square and this is a key element of the area's intimate and enclosed character.</p> | <p>15. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Replacement Unitary Development Plan).</p> |

| Characteristic | Southfield Square Conservation Area | Guidance |
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| <p data-bbox="153 275 312 360">Architecture and building details</p>    | <p data-bbox="349 288 943 472">Southfield Square contains some of the earliest suburban middle class housing in Manningham and was developed from fields into its present form in a very short space of time. This has created a strongly unified and coherent place which is unique in the city.</p> <p data-bbox="349 506 943 685">All 77 buildings in the conservation area are Grade II Listed for their special interest and were sympathetically restored with the reinstatement of traditional features and details such as windows, doors and shopfronts in the 1980s and early 1990s.</p> <p data-bbox="349 719 943 931">Virtually all of the houses are two storey two bay terraced houses built between 1853 and 1865 in Classical and Italianate styles. Common features are sash windows, corniced chimneys, an entablature at the top of walls and transomed four panel doors set in ornate Classical style doorcases with bracketed cornices or pediments.</p> <p data-bbox="349 965 943 1111">Four shop units face onto Lumb Lane and most of these have had traditional timber pilasters with consoles, shallow fascia, windows and doors restored so that they make a positive contribution to the street scene.</p>  <p data-bbox="349 1966 820 1989"><i>Houses along the north side of Southfield Square</i></p> | <ol style="list-style-type: none"> <li data-bbox="981 275 1453 824">10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Replacement Unitary Development Plan). <li data-bbox="981 846 1453 1081">11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the Replacement UDP). <li data-bbox="981 1104 1453 1373">12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Replacement Unitary Development Plan). |

Open Spaces and Natural Elements



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.



Central gardens, Southfield Square

13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the Replacement UDP).
14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.

Characteristics specific to Lister Park

| Lister Park | Guidance |
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| <p>As well as being a Grade II Listed Historic Park, Lister Park is a key constituent of North Park Road conservation area, Manningham and Bradford as a whole. The variety and high quality of the natural features, open spaces, buildings and structures within its confines underpin the Park's value.</p> <p>The Grade II Listed Cartwright Hall (completed in 1903) is in an exuberant, highly ornate neo-Baroque style and is unique in Manningham. Cartwright Hall is the centrepiece of Lister Park and played the same role at the 1904 Bradford Industrial Exhibition which was held in the Park. The Hall is fronted by one of the few remaining stately homes style formal Victorian layouts of flowerbeds. They provide the front of the Hall with a fitting immediate setting.</p> <p>Between 1998 and 2002 £4.2million provided by the Heritage Lottery Fund and Bradford Council were used to refurbish and improve Lister Park and give it a new lease of life. This included co-ordinated and appropriate furniture, the improvement of maintenance regimes, the improvement of facilities and the installation of some new ones.</p> <p>Lister Park is quite grassy and open in character with trees limited to the perimeter (forming a buffer) and lining the promenades and pathways which retain setted gutters.</p> <p>There are three impressive gateways to the Park which are all Grade II Listed. The Oak Lane entrance has ornate gatepiers and ironwork, while the Keighley Road gateway takes the form of a giant castellated arch with turrets in a mock historic style. The gates to North Park Road are in an elaborate Baroque style which complements the architecture of Cartwright Hall.</p> <p>The newly installed Mughal garden is built in the tradition of a type of garden found on the Indian subcontinent. It is a large rectangular enclosed space with a central geometric arrangement of cascading water, canals and fountains surrounded by walkways and lines of trees and hedges. It is a calm and tranquil space whose formality complements the nearby Cartwright Hall.</p> <p>The formally laid out botanical garden of 1903 has been replaced by a new garden which is themed on botany and geology. It contains a substantial number of specimen trees, shrubs, flowers and creeping plants arranged in an attractive layout. The garden is bisected by a beck in a manmade channel and includes a scaled down version of the Thornton Force waterfall in North Yorkshire.</p> <p>The boating lake covers 3 acres and is surrounded by a wide promenade. A modern style café/boathouse made out of natural materials stands at one end of the lake. Other new developments, such as the playgrounds and bowling pavilion are also modern yet are of such high quality that they do not look incongruous.</p> <p>Grade II Listed statues of Samuel Cunliffe Lister and Titus Salt are important focal features at two of the Park entrances and add to the area's sense of place.</p> | <p>16. In addition to the policies for conservation areas that are applicable to Lister Park by virtue of it lying within North Park Road Conservation Area (i.e. points 1-15 listed in this chapter), the Grade II status of Lister Park on the Register of Parks and Gardens of Special Historic Interest in England means it is afforded further protection.</p> <p>17. There should be a presumption in favour of conserving the special character, appearance, layout, design and setting of sites on the Register of Historic Parks and Gardens. The enjoyment of the Park or garden is also deemed worthy of protection (see Policy BH16 of the Replacement UDP).</p> <div data-bbox="976 958 1455 1458" data-label="Image"> </div> <p><i>Boating Lake, Lister Park</i></p> <div data-bbox="976 1541 1455 1899" data-label="Image"> </div> <p><i>Botanical Gardens, Lister Park</i></p> |