
12. Preservation and Enhancement Proposals

Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time, alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place.

This assessment has identified Apsley Crescent, Eldon Place, North Park Road, St Paul's and Southfield Square conservation areas are consistent yet diverse areas of suburban and urban Victorian townscape which contain a mixture of middle class, lower middle class and working class houses from this era, plus related parades of shops, places of worship, two Victorian hospitals, Lister Park (a Victorian public park) plus textile mills, including Manningham Mills, the largest mill complex to have been built in Bradford. A consistent feature between all five conservation areas is the presence of housing built for the middle classes. The earliest examples (dating from c.1840-1855) can mainly be found in Eldon Place and Southfield Square conservation areas, although there are good examples elsewhere. These earlier developments are in Classical architectural styles and are arranged in terraces or squares. All of the conservation areas contain middle class housing built during the boom in development in Manningham which coincided with a stable and prosperous time in Bradford's textile industry between c.1855 and c.1870. These middle class developments take the form of broad, leafy suburban streets of detached and semi-detached villas and generously proportioned terraces. These houses were designed by some of Bradford's leading architects and reflect the architectural fashions of the time, such as Jacobean revival, Italianate and Gothic revival styles. Towards the end of and in the years after this boom, more lower middle class and affluent working class housing was built, particularly in St Paul's and North Park Road conservation areas, with the latter also containing densely packed streets of millworkers' dwellings.

In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this report) are protected from unsympathetic

alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Unitary Development Plan* (see *Appendix 3: Legislation and Council Policies Relating to Conservation Areas*).

The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

12.1 Preservation of the Character and Appearance of the Conservation Areas in Manningham

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and apply the policies set out in its *Unitary Development Plan* to control further change within the conservation area. Most importantly:

- There will be a strong presumption in favour of preserving both listed and unlisted buildings and spaces that contribute to the special interest of the conservation area, as well as the surviving elements of its setting that are intrinsic to the general character of Manningham.
- In making decisions on proposed new developments within the conservation areas, or affecting their setting, special attention will be paid to the desirability of preserving its character and appearance.

These principles will form the basis of future control of the conservation area, however a number of specific factors which do not contribute to or threaten the character of the conservation areas. These are outlined in section 12.3 of this assessment along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about Manningham, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who

control many of the changes that occur, especially to individual properties and spaces.

English Heritage is responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings is available from The City of Bradford Metropolitan District Council.

There are approximately two hundred buildings protected via listed status in the five Conservation Areas in Manningham (listed in *Appendix 2* of this assessment) and merit the protection offered by the Listed Building and Conservation Areas Act 1990 which aims to preserve the character and appearance of the building when changes or alterations are being considered. It is important to note that any adverse or inappropriate changes or alterations to listed buildings in conservation areas not only affect the special character of the building, but also that of the conservation area.

There are large numbers of buildings and features within the Conservation Areas at Manningham, which, although not listed, contribute substantially to the townscape value and historic appearance of the area. These buildings and features are subject to increased planning controls because of their location within a conservation area. That protection is based on the presumption against demolition which means that other alterations could be made to them which could damage the character of the conservation area.

In Manningham there is a significant number of unlisted buildings retaining much of their historic character seen in the survival of original and/or the installation of appropriate replacement doors and windows. Other changes that could damage the conservation areas, such as the replacement of stone or slate roofs with artificial tiles, have not taken place. This is a credit to the owners of these properties who recognise the heritage value of their properties and how it relates to the character of Manningham.

Generally, many minor changes that result in a loss of character can be made to dwellings without the need for planning permission and in many cases, this has already happened.

12.2 Design Guidance: Additions, Alterations and New Build

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this advice as the starting point of the new design. This will ensure that the uniqueness of the conservation area is maintained. This does not necessarily mean that development should replicate what is already there, nor that off-the-shelf 'historic' details be given to new buildings. Bland architecture of this type exists in some of the conservation areas and fails to add positively to the area's uniqueness or sense of place. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and massing of the existing buildings.

A recent publication by CABI (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Building in Context: New Development in Historic Areas* sets down some useful guidelines as to what constitutes good new design in conservation areas. Generally:



- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site. This ensures that new development would respect the context provided by the suburban terraces, villas and commercial parades of Manningham and could therefore be regarded as a progression rather than an intrusion.
- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. This varies across the five conservation areas due to changes in the density and siting of development. The way in which a relatively short period of development has created an area with an unmistakable character should provide a wealth of inspiration as to how new development could respond to the challenging context provided.
- Important views and vistas within, across, into and out of the conservation areas should be respected. This is particularly important in keeping key buildings and landscape features visible and ensuring streets have a strongly consistent quality.
- The scale of neighbouring buildings should be respected. New development should not be conspicuous by ignoring the general scale and visual relationships of the buildings around it.


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- The materials and building techniques used should be as high quality as those used in the existing buildings. Local sandstone in the form of 'bricks' ashlar blocks and ashlar dressings is used almost universally for buildings, structures and boundary walls. The traditional roofing materials are stone for earlier buildings and Welsh slate for the majority. This unites the buildings and enclosures despite the differences in style, mass, function and status of the buildings. This, coupled with the care and skill with which these structures were erected, sets the benchmark for new development in the conservation areas.
 - New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place. These spaces have been identified in preparing this assessment.

Positive and imaginative response development will be encouraged, especially that which makes a particularly positive contribution to the public realm. Pastiche, the replication of historic features in an unimaginative way should be avoided. Buildings of the twenty-first century in Manningham should hopefully be worthy of key unlisted or perhaps even Listed status in the future.

12.3 Enhancement Proposals


Naturally there are some elements of the conservation area that are not conducive to the predominant Victorian suburban feel of the place and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. They are listed in order of priority as identified by the members of the community in Manningham who participated in the consultation in preparing this document:

Issue / Negative Factor	Enhancement Proposal
<p>Loss of Original Details to Buildings</p> <ul style="list-style-type: none"> Where houses have retained traditional features such as a slate roof, unpainted stonework, corniced chimneys, panelled timber doors, timber sash windows or stone boundary walls, it enhances the appearance of the conservation area and maintains a vital element of consistency as well as upholding the integrity and interest of the individual buildings or small groups of buildings. Unfortunately many of the buildings in the conservation area have already undergone some insensitive alterations and original details such as timber sash windows have been replaced with windows in modern styles and materials. Some external walls have been cleaned or painted, while modern-style full width dormer windows disrupt the rooflines of some terraces. <div data-bbox="140 862 560 1417">  </div> <div data-bbox="584 857 861 1151"> <p><i>Happily, this unlisted house in Oak Villas retains many original features, such as sash windows, chimneystacks and pots and detailing to the bay and veranda. Sadly there are also many houses in the conservation areas that have lost much of their original character through insensitive alterations.</i></p> </div> <div data-bbox="579 1169 871 1417">  </div>	<p>The Preservation of Original Features</p> <p>Article 4 (2) directions can be introduced to protect the remaining significant traditional features and details on dwellings that enhance the character and appearance of conservation areas. The Council has powers under Article 4 of the Planning (General Permitted Development) Order 1995 to control development which would normally be allowed without the need for planning permission, but which would lead to an erosion of the character and appearance of the conservation area. Article 4 (2) Directions work by removing permitted development rights from specific buildings thus allowing control over changes to elevations, boundaries, roofline or materials where they contribute to the local character. If introduced, an Article 4 (2) direction would mean that planning permission may be required for all or some of the following:</p> <ul style="list-style-type: none"> Formation of a new window or door opening. Removal or replacement of any window or door. The replacement of painted finishes with stains on woodwork or joinery. The addition of renders or claddings. Painting previously unpainted stonework. Installation of satellite dish antennae. Addition of porches, carports and sheds. Changes of roof materials. Installation of roof lights. Demolition of, or alteration to front boundary walls or railings.

Issue / Negative Factor	Enhancement Proposal
<p>Boundary Walls and Front Gardens</p> <p>The demolition of, unsympathetic alteration and lack of maintenance to boundary walls to residential and commercial properties can give the roadside incongruous or disjointed appearance and have an overall negative impact on views along streets and back streets. Similarly, the spaces behind the boundary walls are typically devoid of trees and other greenery and have featureless hard surfacing, often meaning that large areas of tarmac occupy highly visible spaces in front of the buildings. This is a particular problem to the front of the terrace on Eldon Place, where parking has replaced gardens. Parking on the central gardens at Southfield Square and Hanover Square by a small number of residents is also having a detrimental impact on the character and setting of the buildings.</p>  <p><i>Boundary walls and gateposts to Fairmount, North Park Road</i></p>	<p>Boundary Walls and Front Gardens</p> <p>The stone boundaries to terraces and villas need to be reinstated and out of character alterations removed. Ideally the railings which were removed from the tops of the walls during the 1939-45 war would be replaced with an appropriate traditional style railing which would give the streets a greater unity. In the least planning and Listed Building controls should be used to prevent or undo unauthorised demolition and alteration to boundaries.</p> <p>As far as the spaces about buildings are concerned, if car parking is necessary, a creative approach is needed to ensure that it is sensitively screened from the street. Solutions to parking problems in Southfield Square and Hanover Square needs to be found in order prevent parking in the gardens.</p>
<p>Loss of Original Features and Details</p> <ul style="list-style-type: none"> The five Manningham conservation areas contain a large number of historic buildings, both listed and unlisted. Some of these buildings have unsympathetic replacement features and have undergone well-intentioned but on occasions inappropriate repair. The effect of this is particularly detrimental as many buildings form part of a group such as a terrace or part of an attractive vista and this affects the integrity of its group value. 	<p>Guidance on the Upkeep and Restoration of Original Features</p> <ul style="list-style-type: none"> Due to the irreplaceable value of original features and details, it is essential that the owners and occupiers of properties are provided with guidance and advice on the repair, restoration and upkeep of these features and details. In the case of listed buildings, many have been altered without Listed Building Consent. In these instances the Council could consider moving forward its statutory duty to enforce the preservation of the appearance of Listed Buildings in Manningham.

Issues/ Negative Factor	Enhancement Proposal
<p>Vacant and Underused Buildings</p> <ul style="list-style-type: none"> There are a significant number of vacant commercial, residential and school buildings in the conservation area whose lack of maintenance and poor condition has implications for their long-term future as well as the aesthetic appearance of the conservation area. There are a number of listed buildings in the conservation areas that are empty and in poor condition. These include the Old Manor House on Rosebery Road, the school buildings off Manningham Lane and a number of houses on East Squire Lane. The Old Manor House is of particular concern. 	<p>Encouraging re-use and investment</p> <ul style="list-style-type: none"> Investment needs to be encouraged into Manningham. This would revitalise the area and provide for the upkeep of buildings. Vacant and obsolete buildings need to be found economically sustainable new uses that are in keeping with the overall character of the conservation area. If listed buildings fall into disrepair, the Council can use its statutory powers to ensure that the building is kept in a good state or repair. This may, as a last resort involve serving a Repairs Notice or Urgent Works Notice on the owners.
<p>Under Investment:</p> <ul style="list-style-type: none"> Many of the large houses and villas in the conservation area have been reused by businesses. These historic buildings are more difficult and costly to improve or maintain. This has led to there being a number of buildings falling into a less than satisfactory condition with little hope for lasting improvement. This lack of investment in the buildings has clear implications for their long-term future and their lasting contribution to the character of the conservation area. In some instances the condition and appearance of houses and houses in multiple occupancy also suffer due to a lack of investment in their long-term care and upgrading. There are a large number of houses in the conservation area that have also been subdivided into flats. 	<p>Inward Investment</p> <ul style="list-style-type: none"> An application to English Heritage to establish a Heritage Economic Regeneration Scheme (HERS) in the conservation area could be used to channel resources into the area. Grant assistance may then be made available for the heritage-led regeneration of the area, with an emphasis placed on employment-generating activities and general environmental improvements. Partnership funding from English Heritage, the Council and possibly other stakeholders would provide the resources for such a scheme, if the application were successful. The provision of resources such as grants for improvements to houses is more problematic as there are at present no heritage-led schemes that could be used to improve the condition of dwellings in conservation areas. Resources and funding are unlikely to be made available to the owners of houses in multiple occupation, such as student landlords, as it is expected that the upkeep of the property would be paid for out of the income generated by the property. The only controls the planning system has over the condition of houses is through the Listed Building controls, but none over unlisted buildings.

Issue / Negative Factor	Enhancement Proposal
<p>Deteriorating Stone Setts and Flags:</p> <ul style="list-style-type: none"> There are a substantial number of streets, back roads and footpaths in the conservation area that retain elements of their former stone setted and flagged surfaces. Where they survive, they enhance and add authenticity to the streetscape. Sadly in many cases the stone surfaces are in poor repair with loose and broken flags and setts being a common sight. In some instances repairs have been undertaken clumsily in tarmac and concrete. In some cases, the original setted surface of the street is concealed by tarmac. 	<p>Maintenance of Traditional Highway Surfaces:</p> <p>Repair of stone surfaces should always be the preferred option to replacement with tarmac, concrete or other modern surfacing. There should be a presumption against the removal of natural stone surfaces and an effort made to ensure that they remain in a good condition and are not a threat to safety.</p> <p>Tarmac surfaces should be removed wherever it is practical to do so in order to enhance the historic appearance of the conservation area.</p>
<p>Inappropriate New Development</p> <p>Much of the character of the five conservation areas in Manningham is derived from the integrity of the Victorian townscape and the high quality, dignified character of the villas and terraces of houses. It is therefore critical that any development in the conservation area complements the qualities of its context. Unsympathetic development built in recent decades has already harmed the character of the conservation area and has in some instances adversely altered its setting. The most recent development in and around the conservation area has mostly ignored the context provided by the area in terms of style, massing and materials, or is a bland, poorly detailed imitation of existing buildings.</p>	<p>Design Guidance for New Build and Extensions</p> <p>Design guidance for new build, extensions or other features such as garages would ensure that new development within or on the edge of the conservation area would be sympathetic to its surroundings. The guidelines given in section 12.2 of this assessment are a starting point.</p>
<p>Inappropriate Shop Fronts and Signage</p> <ul style="list-style-type: none"> The conservation areas in Manningham contain a small number of purpose built shops and a number of residential properties that have been converted to commercial or retail use. In recent years grant schemes have operated in Manningham to aid the reinstatement of traditional details and several buildings have benefited from these schemes however there are also a number of commercial buildings with unsympathetic shop frontages. The shop fronts and signs to these properties are frequently modern in character due to the materials used and often lack the finer detailing and the proportioning of the original windows and signage. Modern shop fronts can often appear incongruous and out of character with the architecture of traditional buildings and can have a wider negative impact on an entire streetscape or terrace. 	<p>Design Guidance for Shop Fronts and Signage</p> <ul style="list-style-type: none"> The Conservation Team could provide design guidance for the new or replacement shop fronts and signs. The planning system could be used to better effect in order to ensure that changes are in keeping with the area. Shop security is another issue as unattractive, inappropriate roller shutters are frequently used instead of other methods, which would ensure security with a minimal impact on the character of the street.

Issue / Negative Factor	Enhancement Proposal
<p>Highway Design and Street Furniture:</p> <ul style="list-style-type: none"> Most of the streets and roads in the conservation area are engineered to modern standards and many have been resurfaced with concrete slabs or tarmac. Busy roads such as Manningham Lane, Oak Lane and Lumb Lane have been highly engineered to cope with heavy volumes of traffic and the resulting abundance of signage, street furniture, pedestrian barriers, lighting columns and equipment required to control traffic has a negative impact on the visual quality and character of the streetscape. This has created an unwanted juxtaposition between the historic buildings and boundaries with the modern style street furniture, plus there is a further juxtaposition of new installations standing side by side with older, poorly maintained highway interventions.  <p><i>Inappropriate highway works to St Paul's Road have a detrimental impact on the streetscape and character of the area.</i></p>	<ul style="list-style-type: none"> A sensitive and co-ordinated approach to ensuring the efficient movement of traffic and safety of road users and pedestrians that also helps to maintain and enhance the quality and character of Manningham is needed. Co-ordination of street furniture, perhaps by creating a 'Manningham style' would improve matters, as would the rationalisation of signage along Manningham Lane.
<p>Underused Spaces and Run Down Properties and Gardens</p> <ul style="list-style-type: none"> There are a number of cleared sites in the conservation areas that are currently underused and would benefit from environmental enhancement. These include the site of the former Grosvenor Community Centre off Lumb Lane, the grassed area of open space at the top of Lumb Lane and the small playgrounds on Grosvenor Road and Victor Street. The site of the former community centre is accumulating rubbish and is unattractive and the grassed area at the top of Lumb Lane appears to be without particular function or ownership. The two play areas could be a valuable resource for local residents but the equipment appears dated and the area offered for play too small to be of particular value. Manningham Lane and Oak Lane are busy roads running through the conservation area that are used by large numbers of people. Several of the properties along these roads have become run down and general maintenance neglected. This impacts upon the whole streetscape and undermining the efforts of more diligent property owners. Of particular concern are some of the properties in Blenheim Mount and 229-239 Manningham Lane. 	<p>Environmental Enhancement</p> <ul style="list-style-type: none"> Though it would not be desirable for an area to be overly pristine, a general tidy up of some of the underused spaces in the conservation area would be of benefit. This would visually enhance the area, discouraging tipping and littering and providing useable resources for local residents. The play areas need to be properly maintained and where possible extended so that children can safely use them. Work undertaken by Manningham Means Business has already improved the appearance of several properties along Manningham Lane. The group is continuing its work in partnership with the Council and Yorkshire Forward.

12.4 Review of the Conservation Area Boundaries

The five conservation areas in Manningham were designated incrementally over a number of years. Eldon Place was designated on 7th November 1973, Apsley Crescent, North Park Road and St Paul's were all designated on 8th September 1975 and Southfield Square on 16th January 1980.

Eldon Place, St Paul's and Apsley Crescent conservation areas were extended in 1981. This is the most recent review of the conservation area boundaries. Very little information exists to explain why the adopted boundaries were chosen.

In preparing this assessment, the boundary of each conservation area was re-surveyed by the Conservation Team in order to determine whether the adopted boundaries covered cohesive areas of consistent architectural and historic interest. New proposed conservation area boundaries were distributed and placed on deposit as part of the consultation process and the community was given the opportunity to suggest amendments to the proposed conservation area boundaries. Each suggested boundary change was looked into by the Conservation Team in order to determine whether it was appropriate to make further amendments to the conservation area boundaries.

The significant changes to each of the conservation area boundaries, a result of the review of the boundaries are outlined below. In addition to these there are also a number of minor alterations which have been made to ensure that the boundaries are readable on the ground and follow physical features such as garden walls, property boundaries and highways. In the case of **Southfield Square** there have been only a few minor alterations of this type.

Apsley Crescent:

- **Include the workshop at the bottom of Clifton Street.** This building is located within the curtilage of the Standard Wool building complex and contributes to the integrity of this part of the conservation area. Conservation area boundaries should follow physical features and should not split individual property boundaries in two.
- **Exclude Carlisle Place, Carlisle Terrace and Northfield Place,** to the south of Carlisle Road. These streets are lined with mostly late 19th century terraced houses that are unexceptional in terms of their historic or architectural interest. Though very pleasant residences they are of a type common throughout the district and

therefore do not warrant inclusion within the conservation area.

- **Exclude 228-246 (even) Manningham Lane and 1-27 (even and odd numbered properties) Clifton Street.** These properties include a number of shops along Manningham Lane as well as residential properties along Clifton Street. Sadly these buildings have been much altered over the years and have lost much of their original character. The traditional shop frontages have been replaced with modern versions that fail to preserve the character of the buildings and many of the houses have been insensitively altered by way of inappropriate window and door details, painted stonework and oversized dormer windows. As such these properties are of no special architectural or historic interest.
- **Exclude Midland Road Nursery School.** This is a modern building which is of no special architectural or historic interest and does not contribute to the character of the conservation area.
- **Exclude Twickenham Court.** This modern housing development is located on a prominent corner site, adjacent to Midland Road and Queens Road. The design of the development, set around a central car park is not reflective of the historical form or development of the buildings in the conservation area. The houses are built from artificial stone and lack the quality of detail or visual interest necessary to warrant inclusion within the conservation area.

Eldon Place:

- **Include 52 to 62 Manningham Lane,** a row of late 19th century commercial buildings which incorporate retail units at ground floor level. These buildings complement the character of Eldon Place conservation area and display a quality of detail and make a positive contribution to the character of the area.
- **Include 46 Houghton Place** as this detached three bay villa is contemporary with and architecturally similar to nearby buildings within the conservation area and is therefore a logical addition to the conservation area.

North Park Road:

- **Include 17-27 Birr Road.** Due to a cartographical error in preparing the proposed conservation area boundary for consultation,

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- **Exclude Garfield Avenue, Chatsworth Place and Dartmouth Terrace.** These streets are mostly lined with terraced and back-to-back housing dating from the late 19th century. These houses have lost much of their original character and insensitive alterations to doors, windows, porches and the roofline have had a detrimental visual impact along entire rows. As such these houses are of a type common to Bradford and though pleasant residences, it is not considered necessary to include them within the conservation area boundary as they lack special architectural or historic interest.
 - **Exclude 3-17 Rosebery Road and the area standing on the corner of Rosebery Road and Oak Lane (formerly the garden of the Old Manor House).** These properties have been transferred from North Park Road Conservation area to St Paul's Conservation Area. It is considered that these areas bear more relevance to St Paul's as this area contains much of the pre-19th century development of the area, including the Old Manor House itself.
 - **Include the garden to the immediate north of 21 Rosebery Road.** 21 Rosebery Road and its front garden lie within the proposed conservation area boundary for St Paul's, but the garden to the north was excluded. It would therefore be logical to include this garden within the conservation area, as conservation area boundaries should not split individual property boundaries in two.
 - **Exclude 1-7 Ambler Street and 19 and 21 Church Street.** These buildings include a terrace of late 19th century houses and a small garage/workshop. Though traditionally built, these buildings have been much altered over the years and now display few original or traditional features. As such, they are of pleasant though unremarkable character and are considered to lack the special historic or architectural qualities necessary to warrant inclusion within the conservation area.

St Paul's:

- **Include 77 Skinner Lane** (partly included in the original conservation area boundary) **and the gardens of 17-21 Skinner Lane.** These properties were built as part of the original settlement in Manningham around the early-to-mid 19th century. Though partly included in the original boundary, it is logical to include the buildings within their entire property boundaries to ensure consistency and ease of interpretation.
- **Include 3-17 Rosebery Road and the area at on the corner of Rosebery Road and Oak Lane (formerly the garden of the Old Manor House).** These properties currently stand within the North Park Road conservation area but it is more logical that they are located within St Paul's to ensure a simpler and more easily understandable boundary.