



## Conservation Area Appraisal

# Overview

### Manningham Masterplan Overview

This document provides a brief summary of some of the key findings of the Conservation Area Appraisals for Apsley Crescent, Eldon Place, North Park Road, St Paul's and Southfield Square Conservation Areas.

It illustrates and explains how the findings of these Conservation Area Appraisals sit alongside

the regeneration proposals of the Manningham Masterplan. It shows where the regeneration proposals, if implemented, are likely to enhance the character and appearance of the conservation areas and their settings; or where the impact of the proposals would be neutral; or negative.

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**Bradford District Council**

[www.bradford.gov.uk](http://www.bradford.gov.uk)

# What is a Conservation Area Appraisal?

**A Conservation Area Appraisal describes the character of a conservation area. It also describes the changes that have taken place in the conservation area over recent years.**

**The appraisal finishes with management proposals which will help to conserve and enhance the area's special character and improve decision making in the future.**

**The Government requires that all conservation areas have an up-to-date conservation area appraisal.**

**An up-to-date appraisal is one that has been undertaken within the past five years.**

The following work has been done to make each conservation area appraisal:

- A photographic survey of the buildings in the conservation area.
  - The assessment of the level of authenticity of most of the historic buildings.
- An assessment of the issues facing the conservation area at present.
  - The survey and update of map data relating to the conservation area boundary.
- A review of the appropriateness of the conservation area boundary.
  - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area.
  - The formulation of management proposals for the area.

# What is a Conservation Area?

**A conservation area is an 'area of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).**

Conservation area designation brings with it extra controls. These controls cover:

- demolition of buildings;
- minor developments such as porches, extensions, satellite dishes and boundary walls; and
- works to trees.

The objective of these measures is to help preserve the special character and appearance of the area and maintain or improve its environmental quality.

Whilst it is recognised that conservation areas must be allowed to evolve to meet changing demands it is important that this occurs within a framework of controlled and positive management.

# Contents

Maps from the Conservation Area Appraisals .....	3
Listed Buildings and Key Unlisted Buildings .....	4
Positive, Negative and Neutral Areas .....	6
Conservation Areas and the Manningham Masterplan .....	8
How the regeneration of Manningham would impact the Conservation Areas .....	9

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**Listed Buildings:**  
[www.bradford.gov.uk/listedbuildings](http://www.bradford.gov.uk/listedbuildings)

# 1

## Maps from the Conservation Area Appraisals

**The maps over the following pages summarise the findings of the conservation area appraisals for the five conservation areas in Manningham, and show how these findings sit within the wider context.**

## Listed Buildings and Key Unlisted Buildings

**The conservation areas have varied settings and these settings incorporate different concentrations of Listed Buildings.**

In number terms the biggest groups and clusters of Listed Buildings are in Lilycroft, namely the square of buildings forming the Trademen's Homes, Lilycroft Primary School, the cottages at 36-48 Heaton Road, 96-116 Church Street, the former Manningham Police Station on Bavaria Place, and 30-40 Cross Road.

Between Eldon Place and Apsley Crescent Conservation Areas, there are significant large 'landmark' Listed Buildings around Lumb Lane, namely Drummond Mill, Bradford Synagogue, St Mary Magdalene's Church, Green Lane Primary School.

Other groups of Listed Buildings tend to be either isolated or in identifiable groups. The latter type includes Frizinghall Old Hall, Heaton Mount (Bradford University School of Management) and the cottages at Heaton Syke.

Key unlisted buildings have only been identified within the conservation areas. Identifying key unlisted buildings outside of the conservation areas would not afford them any protection legally or in terms of planning policy.

### Listed Buildings



*Southfield Square Conservation Area*

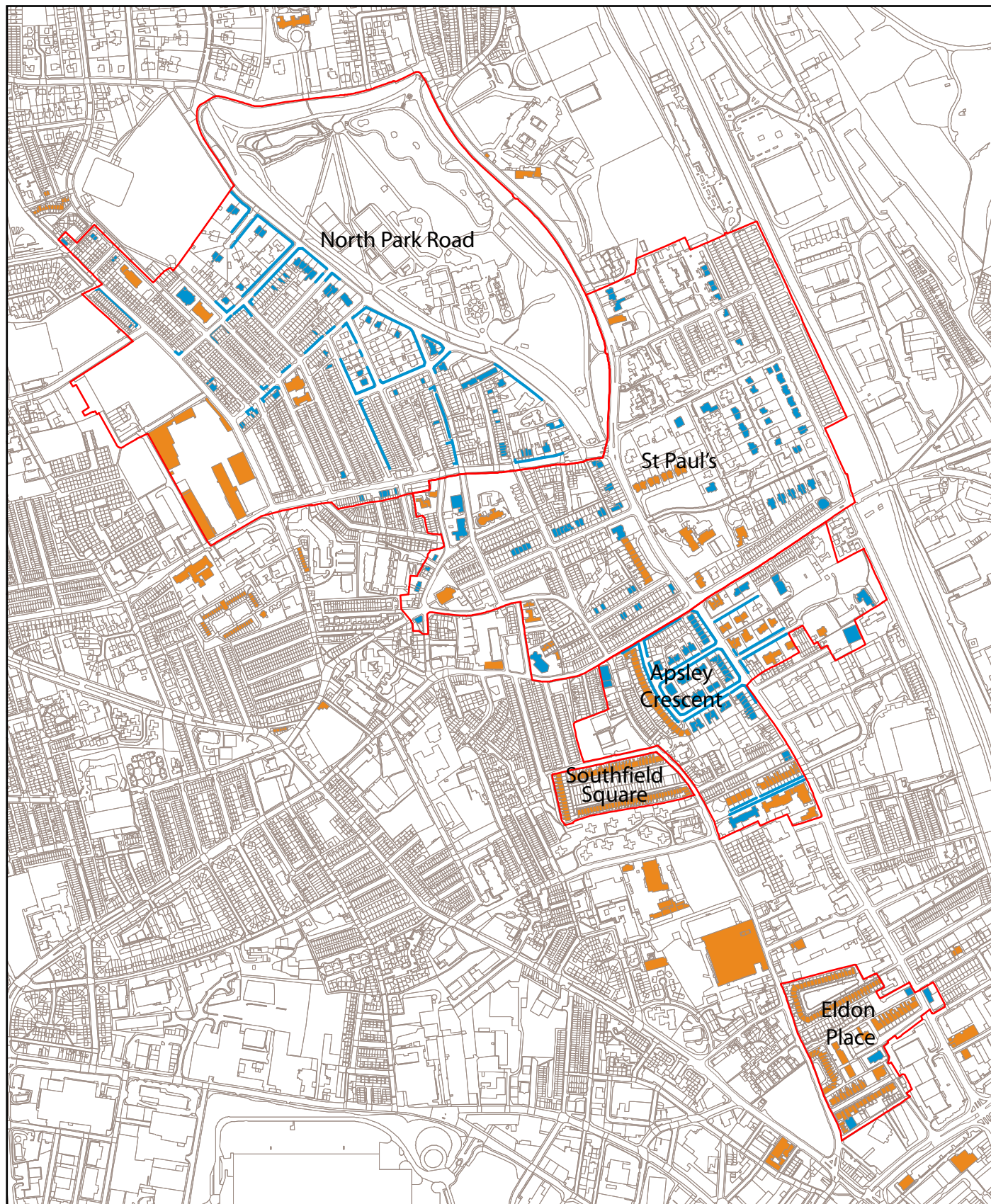




*Cartwright Hall, North Park Road Conservation Area*



*Former children's hospital, St Paul's Conservation Area*





-  Listed Buildings
-  Key Unlisted Buildings



## Positive, Negative and Neutral Areas

**The map opposite shows areas which are deemed to make a positive, negative or neutral contribution to the character and appearance or setting of the conservation areas.**

Please note that this map is a snapshot in time, and with redevelopment and other environmental improvements, the contribution that these areas make will change.

The green areas show that the conservation areas each have areas of high historic townscape value which are key to their special interest. Buildings which retain much of their traditional character, high quality modern buildings, historic street surfaces, mature trees, key open spaces and historic street furniture all help to make up the areas which make a positive contribution to the character and appearance of the conservation

area. These areas of positive character are protected by planning policy and the management proposals within each of the conservation area appraisals.

The degree to which the immediate setting of the conservation areas makes a positive contribution varies greatly. The largest areas are around Lister Park: namely buildings in Heaton Estates conservation Area, and the Bradford Grammar School site. Other positive elements of setting are Drummond Mill and the development around it on Lumb Lane.

The red areas show that within conservation areas there are a number of buildings and spaces which have an adverse impact on the character and appearance of the conservation area. The parts of conservation areas which are not making a contribution to their special interest include buildings of

low townscape value, vacant land, surface car parks, billboards, highly engineered / modernised streets and inappropriate street furniture. These factors are addressed within the management proposals within each of the conservation area appraisals.

The red areas show that in some locations the immediate settings of the conservation areas tend to make a poor contrast to the townscape within the conservation areas. Elements which create a poor setting for the conservation areas include buildings of a low townscape value, buildings of an inappropriate height, scale or massing in relation to a conservation area, vacant land, and surface car parking.

### Positive and Negative Features



*Vacant building, Southfield Square Conservation Area - negative.*



*A property in disrepair. North Park Road Conservation Area - negative.*



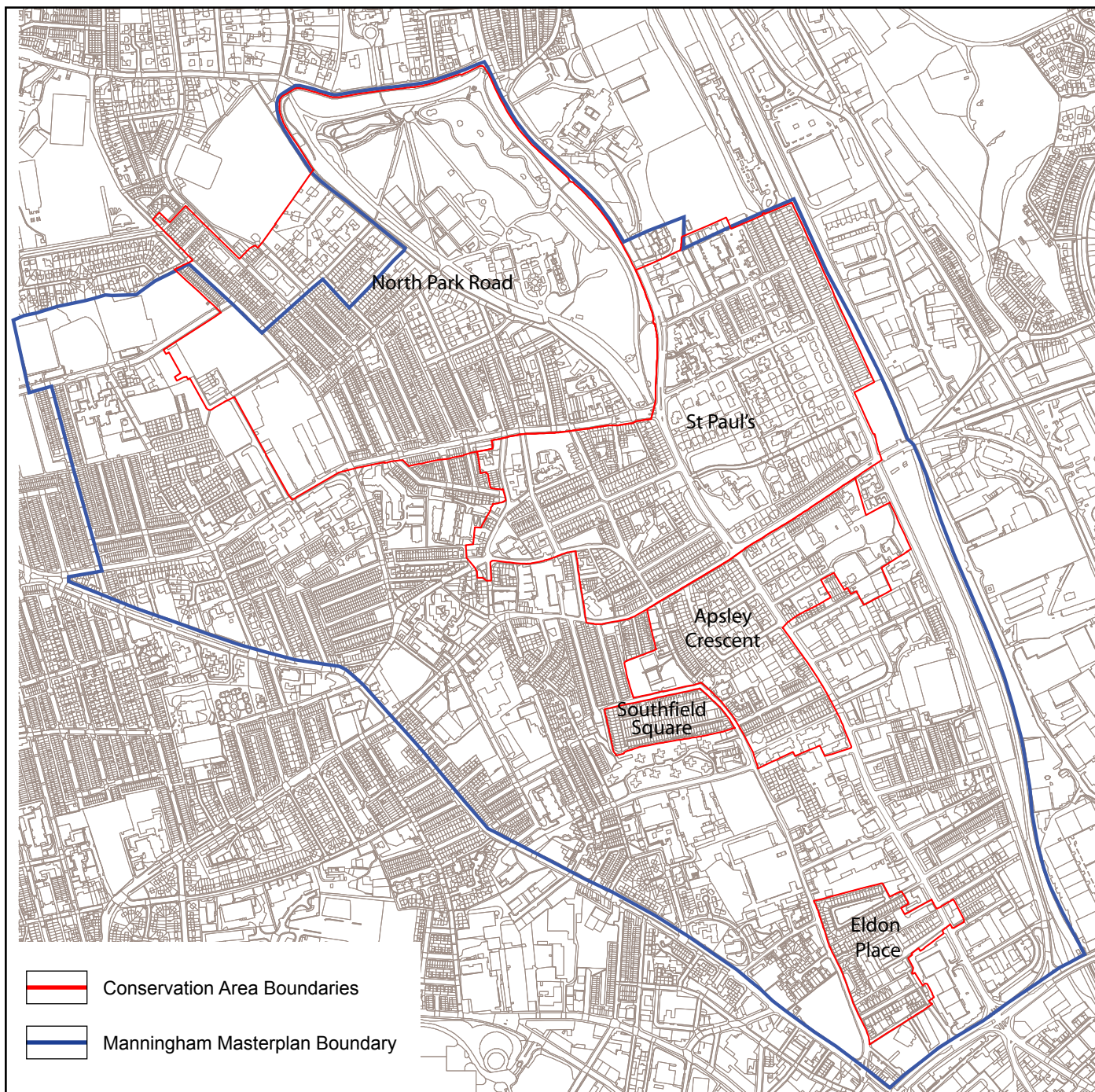
*Lister Court, a new development in St Paul's Conservation Area - positive.*





- Positive
- Negative
- Neutral







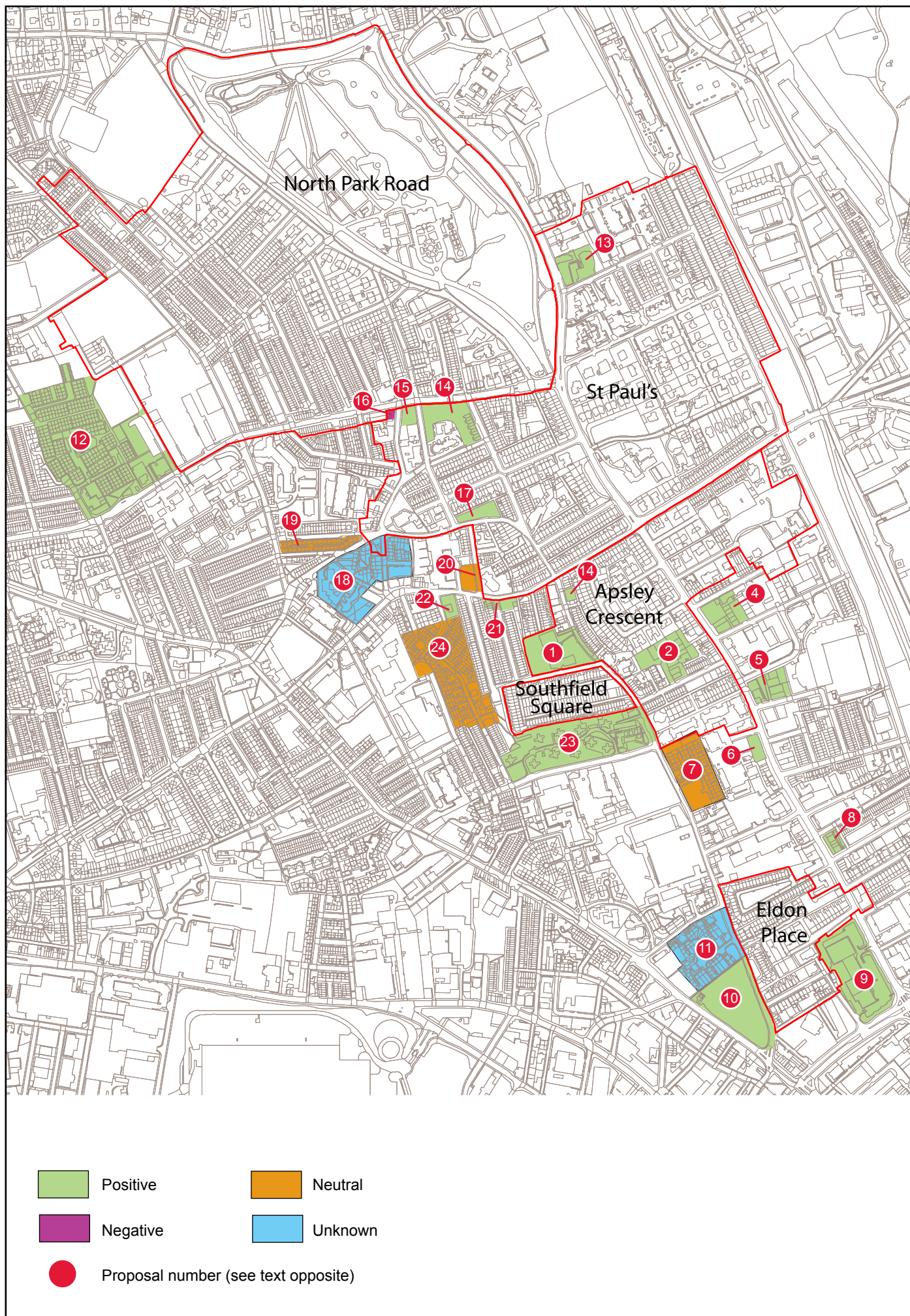
# 2

## How the regeneration of Manningham would impact the Conservation Areas

**This section examines what the likely impact of the proposals for the key development sites in the Manningham Masterplan would have on the special interest of the conservation areas and the character of their settings.**

**On the plan overleaf:**

- **The GREEN areas** show where the Masterplan proposals are likely to enhance the character and appearance of the conservation areas or their respective settings. This could be by redeveloping sites which are presently making a negative contribution.
- **The ORANGE areas** show where the Masterplan proposals would have a neutral impact. In these instances the character or appearance of the conservation area would on the whole be unaffected or only affected to a small degree.
- **The PURPLE areas** show where the Masterplan proposals are likely to adversely impact the special interest of the conservation areas or harm their settings. These areas may be where the proposals intend to drastically change areas which make a positive contribution to the character and appearance of the conservation areas or their settings.
- **The BLUE areas** show where the likely impact of a Masterplan proposal is unknown at the time of writing.





**In terms of what each proposal is and why its impact is likely to be positive, neutral, negative or unknown, please match up the number on the plan with the number in the list below.**

#### **Apsley Crescent Conservation Area:**

**1 Lumb Lane / Laburnum Street** (former site of Grosvenor Community Centre) New development to restore an 'urban block' to this site with development comprising a high profile community building (such as a community centre with Surestart facility), new housing and public open space. The site is presently vacant and is used for informal leisure only.

*Likely impact on Conservation Area:* **POSITIVE**

**2 Works and Garage off Grosvenor Road** The redevelopment of this small commercial and light industrial area largely surrounded by housing and offices with housing and community open spaces. At present the site detracts from the conservation area.

*Likely impact on Conservation Area:* **POSITIVE**

**3 Vacant land behind Apsley Crescent** The improvement of this small parcel of scrappy vacant land to provide a parking area to serve the businesses along Carlisle Road.

*Likely impact on Conservation Area:* **POSITIVE**

**4 Vacant site at Manningham Lane / Clifton Street** The Masterplan proposed the redevelopment of this prominent vacant site with a light industry. At the time of writing the site a development consisting of ground floor commercial units with flats on

the upper floors is nearing completion, improving a site which previously provided a poor setting for the conservation area.

*Impact on Conservation Area:* **POSITIVE**

**5 'Manningham Square'** The redevelopment of the filling station and industrial units at the corner of Manningham Lane and Valley Parade with a new public square or piazza which would provide a venue for public events and community activity. The eastern end of the site would accommodate a sports lounge, leisure facility, gym, training centre and café via which Bradford City Football Club's 'Bantam Club' could form a link between the Football Club and the youth of Manningham. The site at present detracts from the setting of the conservation area and the Grade II Listed Buildings at Belle Vue and the former Manningham Middle School.

*Likely impact on Conservation Area:* **POSITIVE**

**6 Vacant site at Manningham Lane / Drill Parade** A new retail development on the cleared site, strengthening Manningham Lane as a commercial area. The site lies within the setting of the Grade II Listed former Belle Vue Hotel.

*Likely impact on Conservation Area:* **POSITIVE**

**7 Lumb Lane / Clarendon Court** The redevelopment of the landscaped underused site, which was formerly occupied by terraced housing, with new housing and community open space. This development was recently completed.

*Impact on Conservation Area:* **NEUTRAL**

**A brief description of the key projects affecting Eldon Place and their likely impact on the conservation area's setting are as follows:**

**8 80-92 Manningham Lane** The redevelopment of this modern block, which contains businesses and Yorkshire College, with a new mixed use scheme. The existing building detracts from the conservation area's setting.

*Likely impact on Conservation Area:* **POSITIVE**

**9 Retail sheds at 25-31 Manningham Lane** The replacement of the existing retail sheds on this prominent entrance to Manningham with a mixed use development that is more urban in character. The new development would front onto Manningham Lane and Drewton Lane with an accent building at the corner, and pedestrian and vehicle routes through the site to improve permeability. The new development would be further integrated into the surrounding area by reducing the width of the roads bounding the site and linking it with the footbridge over Drewton Road and the 'Garden of Tranquillity' adjoining Bradford Central Mosque proposed in the Market NDF.

*Likely impact on Conservation Area:* **POSITIVE**

**10 Recreation Open Space at Westgate / Lumb Lane** The improvement of this large but under-used public open space to encourage more activity and a diversity of sporting and leisure uses on the site.

*Likely impact on Conservation Area:* **POSITIVE**

**11 Lumb Lane / Sedgwick Close / Gracechurch Street** The replacement of the existing cul-de-sac of modern housing with a mixed use development.

*Likely impact on Conservation Area:* **UNKNOWN**

**A brief description of the key projects affecting North Park Road and their likely impact on the conservation area's special character and setting are as follows:**

**12 Housing and Open Space to west of Patent Street** The redevelopment of the existing mid-20th century social housing and underused areas of landscaping and public open space in this location which adjoins Lister Mill, which is presently entering phase 2 of redevelopment.

*Likely Impact on Conservation Area:*  
**POSITIVE**

**A brief description of the key projects affecting St Paul's and their likely impact on the conservation area's special character and setting are as follows:**

**13 Listed Court, Cunliffe Road** The redevelopment of this vacant, derelict site which detracted from the character and appearance of the conservation area with two low rise blocks of apartments was recently completed.

*Impact on Conservation Area:*  
**POSITIVE**

**14 Site at Bertram Road / Oak Lane / St Mary's Road** A mixed use development is presently being built to return this prominent vacant site on one of the conservation area's main thoroughfares to full use. Phase I, a terrace of family housing fronting Bertram Road has been completed, and Phase II, a parade of shops with two storeys of apartments above facing onto Oak Lane is nearing completion.

*Likely Impact on Conservation Area:*  
**POSITIVE**

**15 Site at St Mary's Road / Oak Lane / Rosebery Road** The redevelopment of this vacant former site of a church with a mixed use scheme, probably consisting of

shops opening onto Oak Lane with flats above.

*Likely Impact on Conservation Area:*  
**POSITIVE**

**16 Site at the corner of Rosebery Road and Oak Lane** The Masterplan proposes remodelling this derelict area of land, which is part of the curtilage of the derelict Grade II Listed Manningham Manor House, with public open space. While the principle of this space adding to the vitality of Oak Lane rather than detracting from it (as it presently does) is supported, it is disappointing that the Masterplan does not include the Manor House itself as part of the redevelopment and a priority for the Masterplan. The Manor House is the oldest building in Manningham and is a key component of the special character and interest of the Conservation Area.

*Likely Impact on Conservation Area:*  
**NEGATIVE**

**17 Site at the corner of Church Street and St Mary's Road** The Masterplan seeks to redevelop this cleared vacant site which detracts from the character and appearance of the Conservation Area with housing and recreational open space.

*Likely Impact on Conservation Area:*  
**POSITIVE**

**18 'Enterprise Island'** This key proposal covers a large site to the southwest of St Paul's Church, to the west of Carlisle Business Centre as far as the Miriam Lord Primary School. The site would accommodate an iconic building which would be designed to support local entrepreneurs and job creation by providing entrepreneurs with the skills and support they might need. The building would therefore accommodate facilitators who would support entrepreneurs and help their ideas to be refined and developed, as well as providing the workspace needed by new businesses. It is

unclear how this site, which at present contains a large number of houses and flats, would physically be developed. In terms of the conservation area, the northern tip of the site, which contains 77 Church Street, lies within St Paul's Conservation Area and the Church Street / Skinner Lane area contains listed buildings, including St Paul's Church – a key building. The redevelopment of the site would probably improve the setting of the conservation area, but it is crucial that 77 Church Street is retained and re-used.

*Likely Impact on Conservation Area:*  
**UNKNOWN**

**19 Rose Street / Lily Street** The redevelopment of the existing modern social housing on this site with new housing.

*Likely Impact on Conservation Area:*  
**NEUTRAL**

**20 Site at the corner of Ambler Street and Carlisle Road** The redevelopment of this vacant cleared site opposite the Carlisle Road Mosque with recreational open space and parking associated with the Mosque.

*Likely Impact on Conservation Area:*  
**POSITIVE / NEUTRAL**

**21 Site at the corner of Carlisle Road and Carlisle Terrace** The Masterplan seeks to develop this unused area of land occupied by advertising hoardings for community use.

*Likely Impact on Conservation Area:*  
**POSITIVE**

**22 Site at the corner of Carlisle Road and Northfield Place** The Masterplan seeks to make this unused area of land occupied by advertising hoardings part of the public realm.

*Likely Impact on Conservation Area:*  
**POSITIVE**



**A brief description of the key projects affecting Southfield Square and their likely impact on the conservation area's setting are as follows:**

**23 Green Lane Housing** This key Masterplan proposal involves the replacement of the existing ten block of 1960s/70s flats and community buildings and underused parade of shops with a more attractive, human scale environment containing the same uses, but encouraging social inter-action and maintaining the character of Manningham. The redevelopment would accommodate a range of housing types, different types of public open spaces, and play areas. The site would have a central promenade and restore an urban block frontage to Green Lane and Lumb Lane.

*Likely impact on Conservation Area:*  
**POSITIVE**

**24 Salt Street / Lister Street** The renewal of this large area of social housing and open space to the west of the conservation area.

*Likely impact on Conservation Area:*  
**NEUTRAL**







