Conservation Area Appraisal

Southfield Square

This appraisal reviews the Southfield Square Conservation Area Assessment, which was completed in 2005. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

The next appraisal of Southfield Square Conservation Area will be undertaken by December 2012.

January 2007

City of Bradford MDC
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 deliver this 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 *(see 'Current Condition' on page 5).*
- An assessment of the issues facing the conservation area at present *(see pages 6 and 7) .*
- The survey and update of map data relating to the conservation area *(see pages 8, 9 and 10).*
- A review of the appropriateness of the conservation area boundary *(see page 11).*
- An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area *(see pages 11).*
- The formulation of management proposals for the area *(see page 13).*

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).

Southfield Square Conservation Area was originally designated in 1980. A review of the boundaries of Southfield Square Conservation Area was undertaken in 2004/5 as part of the district wide assessment of all the conservation areas in City of Bradford MDC. Local residents were consulted about the assessment and several well attended workshops were held in December 2004.

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

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Conservation Area Assessments:
www.bradford.gov.uk/conservationassessments

Listed Buildings:
www.bradford.gov.uk/listedbuildings

A good example of unaltered chimneys along Southfield Square

Background and Brief History

Southfield Square Conservation Area developed during the prolonged boom in Bradford's textile industry during the mid 19th century. Many of the villas and terraces were built for textile merchants and manufacturers and other tradesmen and professionals who were attracted to the town. The area developed as a desirable suburb of Bradford and the various houses give a unique insight into the architectural fashions of the time and give the area its strongly consistent character. The following timeline briefly summarises its development.

Pre 1086

Manningham is first settled in Saxon times, the place name being of Old English or Norse origins. Manningham is one of the six independent townships which formed the Manor of Bradford.

16th Century

Manningham is a small village or hamlet set in agricultural fields and has changed little as a settlement. Buildings are concentrated to the north of Southfield Square conservation area, around the current location of St Paul's parish church. King Henry VIII grants Manningham Hall and its estates to the Lister family who already own much of Manningham.

1800 - 1850

Bradford becomes industrialised and expands but Manningham remains rural. Manningham Lane was upgraded to a turnpike road between Bradford and Keighley in 1820 and in the 1830s and 1840s a handful of large houses set in estate-like gardens (including Bolton Royd and 286 Manningham Lane) are built for wealthy Bradfordians. Ellis Cunliffe Lister of Manningham Hall was the local Justice of the Peace and was elected MP for Bradford; he built and leased four mills in Bradford before building Manningham Mills for his sons John and Samuel Cunliffe Lister in 1838. Bradford's textile trade and industry prospers and successful merchants of local and European origin and other tradesmen are attracted to the booming town. Manningham becomes a desirable and fashionable residential suburb of Bradford.

1851 - 1900

A sandstone quarry occupied the north east corner of Southfield Square on the earliest Ordnance Survey map for the Manningham area dated 1852 (it was actually based upon a survey dated between 1847 and 1850). By 1853 the quarry had already been replaced by terraced housing according to a plan for the development of neighbouring Aspley Crescent. From early records of the Bradford Municipal Borough Council it appears that the majority of houses were completed by 1854 but building continued around the Square in several phases until the mid 1860s. Southfield Square is shown as completed with its subdivided central gardens on the Ryburn Map of Victorian Bradford 1871. In the surrounding area the opening of Manningham railway station in 1868 provided a further boost to development.

20th Century

The threat of demolition hung over large parts of Manningham from the 1950s through to the late 1970s, leading to under investment in the area over a sustained period and exacerbated the problems of a declining textile industry and the movement out of the area by those who could afford to. Commuters look to live further afield and commute longer distances as railway and then road transport improves. The low land prices and large, comfortable houses are attractive to the city's new immigrants from Eastern Europe and Asia.

Key Characteristics

The following summarises the key elements of the character of the Southfield Square conservation area:

- **The short space of time in which Southfield Square was built has resulted in strongly unified and coherent place, which is almost unique in Bradford. Virtually all the houses are two storey, two bay terraces built in the Classical and Italianate styles.**

- **It has an intimate and enclosed character with and almost complete building line: there are very few views out of Southfield Square.**

- **A single highway runs around the Square and retains its original stone setts, gutters channels, kerbs and paving slabs. The natural stone surfacing complements the stonework of the houses and boundary walls.**

- **Despite its inner city location Southfield Square has a generous central open space of particular importance. It is subdivided into plots corresponding with layout of the houses on the south and north sides of the square. Although some gardens are dilapidated the mature trees and neat hedges provide a pleasant and appropriate contrast to the orderly row of terraced houses.**

Top right: The highway running around Southfield Square has retained its original stone setts and gutter channels. Right: Traditional paving stones and kerbs still run around the square.

Top right: Well detailed buildings on Southfield Square.
Top: Traditional timber sash windows.
Middle: Traditional architectural detailing and stylisation of houses reflecting mid Victorian tastes along Southfield Square.
Bottom: All the properties around Southfield Square are Grade II Listed.

Summary of Important Features and Details

Features and details contribute to the essential character of the conservation area:

- Original or restored traditional architectural detailing and stylisation of houses reflecting mid Victorian tastes in terms of form, roofscape, chimneys, stonework, openings, joinery, windows and doors.
- Architectural details vary slightly with building phases around Southfield Square but retain an overall sense of unity.
- Three terraces of high group value.
- Primarily residential use with four commercial and retail buildings along Lumb Lane retaining some elements of traditional shopfront detailing.
- Boundary walls to most buildings.
- Stone street surfaces.
- Lack of alteration or modern engineering to street surface.
- Peaceful, secluded character.
- Extensive central open space with matures trees.

Current Condition

AUTHENTICITY 87%

- The level of authenticity is based on an assessment of each property to ascertain the level of retention of original features.
- Features assessed are: chimneys; roofs; rainwater goods; walls; windows and doors; boundary walls and shopfronts.
- Not all buildings have all of the above features and the scoring is adjusted to take this into account.
- Only residential properties and retail properties built prior to 1956 are scored.
- 77 properties were assessed for the purpose of the study; this is 100% of all properties within the conservation area. All the buildings in the conservation area are listed Grade II.
- Buildings with shopfronts scored an average of 82.5%.
- Street pattern has changed very little.

A breakdown of the authenticity assessment shows which features and details in particular are being retained and/or maintained and where there are the greatest threats.

Strengths

- The overall authenticity score of 87% is one of the highest of all the conservation areas in the district, indicating a exceptional degree of retention of traditional features and details.
- The roofscape is particularly strong, all properties have slate roofs, there are no dormer windows and most chimneys have traditional pots and details.
- Most properties have retained original doors and windows or authentic replacements were installed with grant aid in the 1980s.
- Original and restored street surfaces.
- Enclosed and intimate character making it a peaceful and attractive residential area.
- All properties are listed giving a high level of additional protection to the character of the conservation area.

Retention of traditional details such as sash windows and a five panelled door.

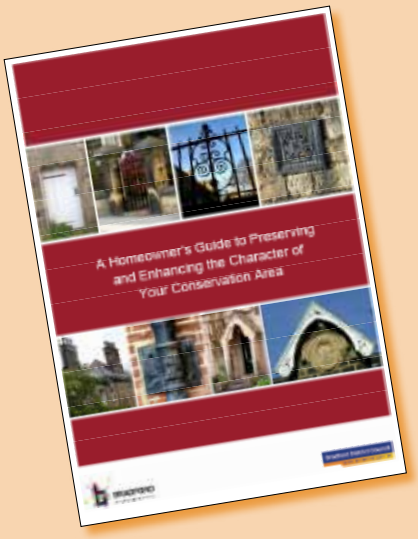
Boundary walls can be found to the front of most properties on Southfield Square.

Weaknesses

- Many of the properties have been stone cleaned resulting in the loss of characteristic aging and creating noticeable contrast with neighbouring properties.
- Stone cleaning has resulted in significant damage to the historic fabric of a few properties.
- Painting of stone window cills and lintels and door surrounds is common place. This accelerates decay of the stonework and detracts from the character of the terraces as a group.
- Three of the four retail premises are vacant.
- Altered, replaced or removed boundary walls and replacement fences are harming the area's character and the group value of buildings.
- Unsympathetic alterations have been made to several properties on the south side of the square to prevent rain or debris entering the light well at the front of the property.
- Satellite dishes have been installed on several properties without Listed Building Consent.

Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and Conservation Team.



- The recently published Repairs and Maintenance Guide should help property owners make better informed decisions and is available online at www.bradford.gov.uk/repairs
- Numerous property owners have made good use of their garden plots in the central open space for recreation or growing food, this may inspire others to do likewise.
- Forthcoming shopfront design guidance should result in better planning decisions in applications involving shopfronts.
- Bringing vacant and underused buildings and sites back into full use.
- Enforcement action against unauthorised development and works to trees.

The street scene along Southfield Square from Lumb Lane

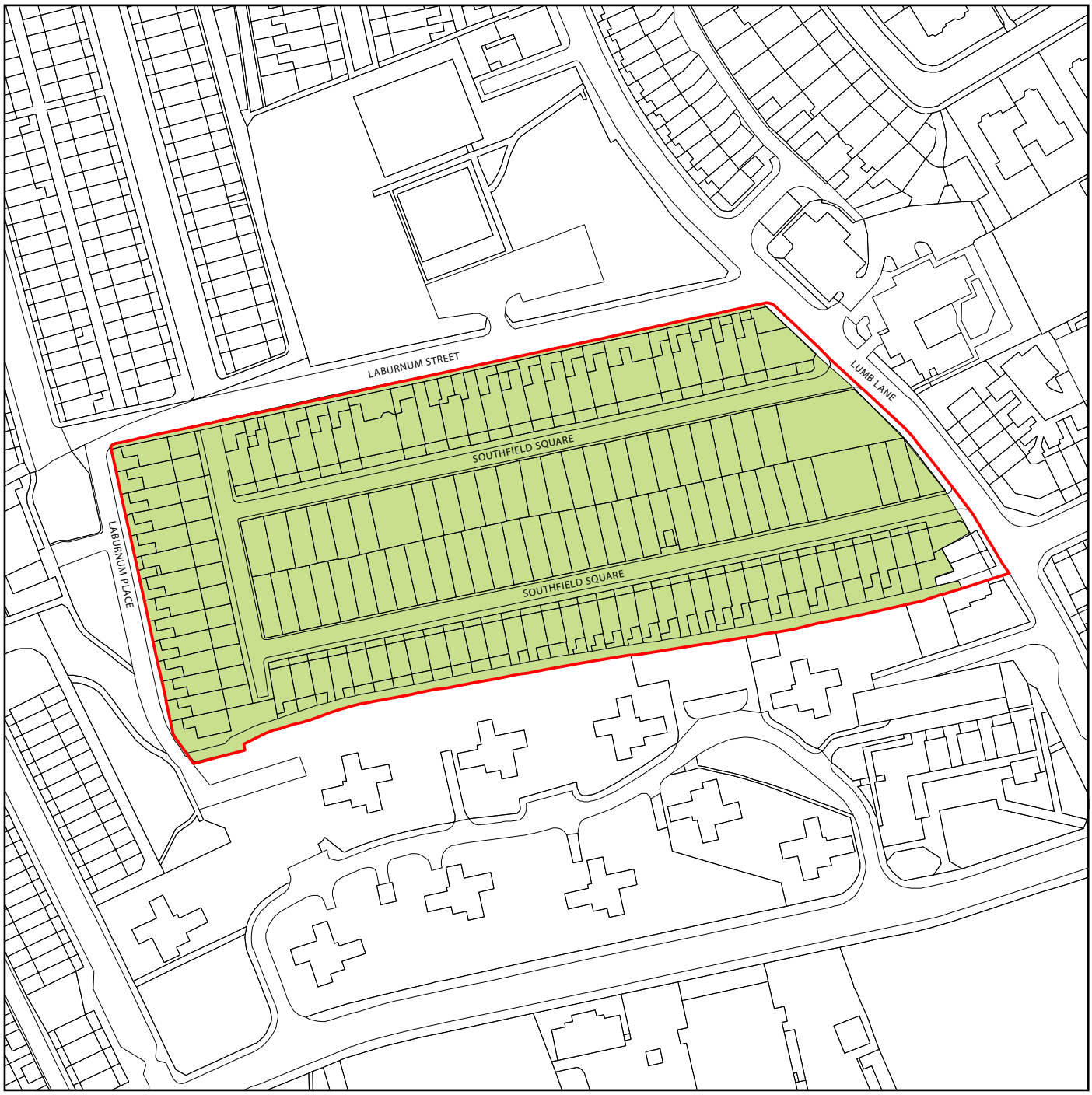
Threats

- Continued removal of traditional features and details from buildings in particular the further replacement of traditional sliding sash windows with casement (push opening) windows.
- Developing trend for staining or varnishing woodwork, which would traditionally have been painted.
- Developing trend for stone cleaning in order to blend in with neighbouring properties.
- Vacancy of retail premises in Southfield Square could lead to deterioration in their condition.
- High levels of vacant units in the local shopping precinct suggest there is low demand for local facilities.
- Repairs to street surfaces using modern materials.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Continued neglect of some garden plots in the central area or the use of these important green spaces for car parking.

Neglected properties have a negative impact on the Conservation Area

Southfield Square Conservation Area

Character Contributions



Key

- Conservation Area Boundary
- Areas providing a ***positive*** contribution to character
- Areas providing a ***negative*** contribution to character
- Areas providing a ***neutral*** contribution to character

NB The 'positive', 'negative' and 'neutral' areas relate to the contribution the site/building currently makes to the character of the Conservation Area. The classification in no way means that the site/building has no special architectural, historic or archaelogical interest.

Southfield Square Conservation Area

Open Spaces, Trees, Views, Listed and Key Unlisted Buildings

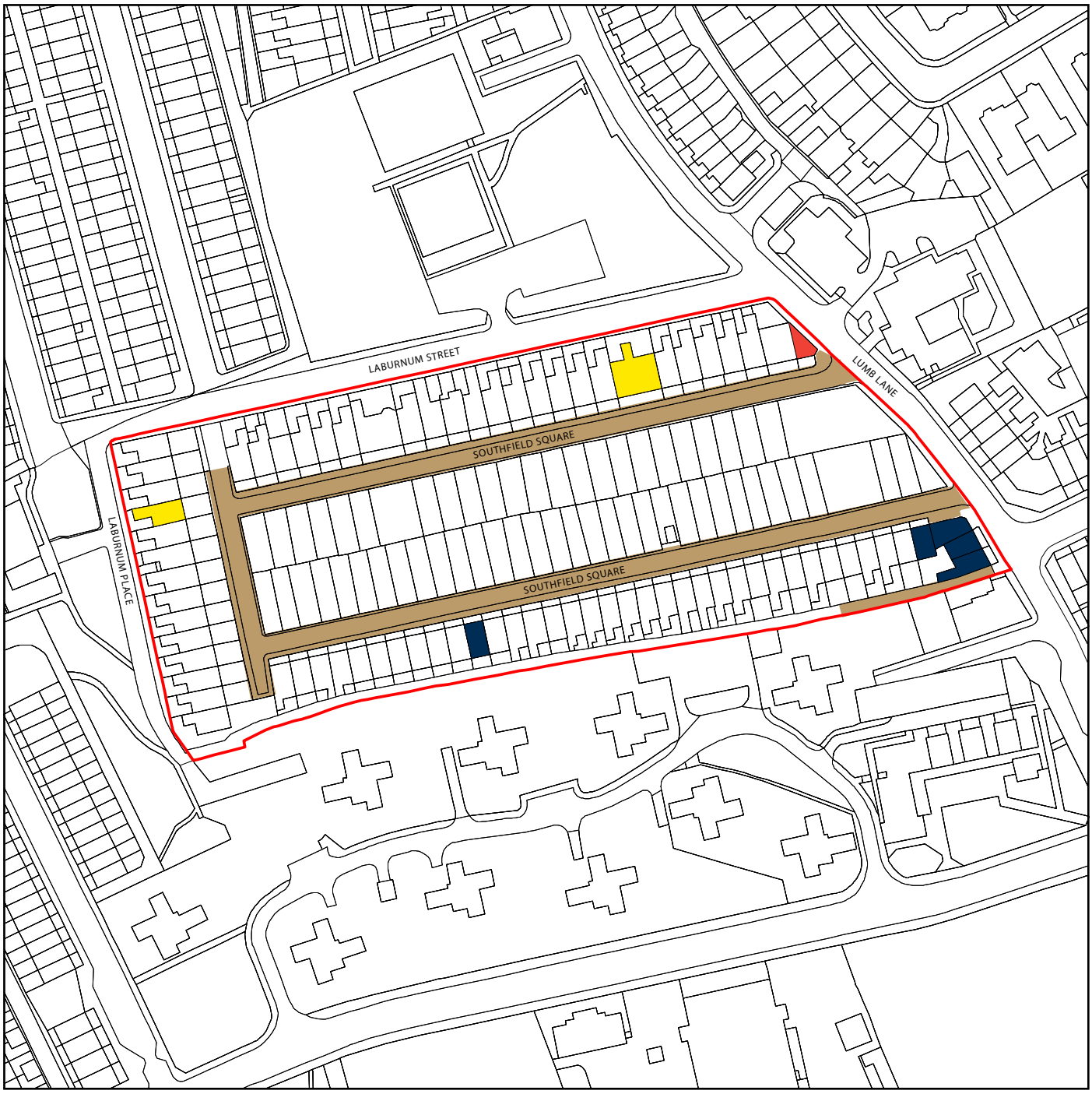
Key

- Conservation Area Boundary
- Key open space
- Important tree(s)
- Key view or vista
- Listed building
- Key unlisted building

NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.

Southfield Square Conservation Area

Land Use and Highway Materials



Key

- Conservation Area Boundary
- Retail / Commercial building
- Industrial building
- Ecclesiastical building
- Other building
- Vacant building / Floor space
- New development
- Demolition
- Stone setts / Flags
- Un-surfaced / Partially surfaced
- Tarmac / Concrete
- Traffic managemen scheme

Changes affecting the Conservation Area

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2005 are detailed below.

New Development

No significant development has taken place in the Southfield Square Conservation Area since 2005

Buildings

The following buildings were vacant when the Conservation Area Assessment was written and remain vacant:

- 163 Lumb Lane
- 165 Lumb Lane

CONCERN

The prolonged vacancy or under use of these buildings makes their longer term future uncertain and presents an atmosphere of neglect. The conservation area would benefit if these buildings were returned to use.

The following buildings have become vacant since the publication of the Conservation Area Assessment:

- 1 Southfield Square
- 26 Southfield Square

NEGATIVE CHANGE

It is important for the long-term future of the conservation area that its historic buildings remain in beneficial use.

Trees and Open Space

Several mature trees on the north side of Southfield Square appear to have been felled since 2005. Only one application has been made for consent to fell two trees at 66 Southfield Square but permission was granted for crown thinning only.

NEGATIVE CHANGE

There has been no loss of open space within the conservation area.

Works to Highways

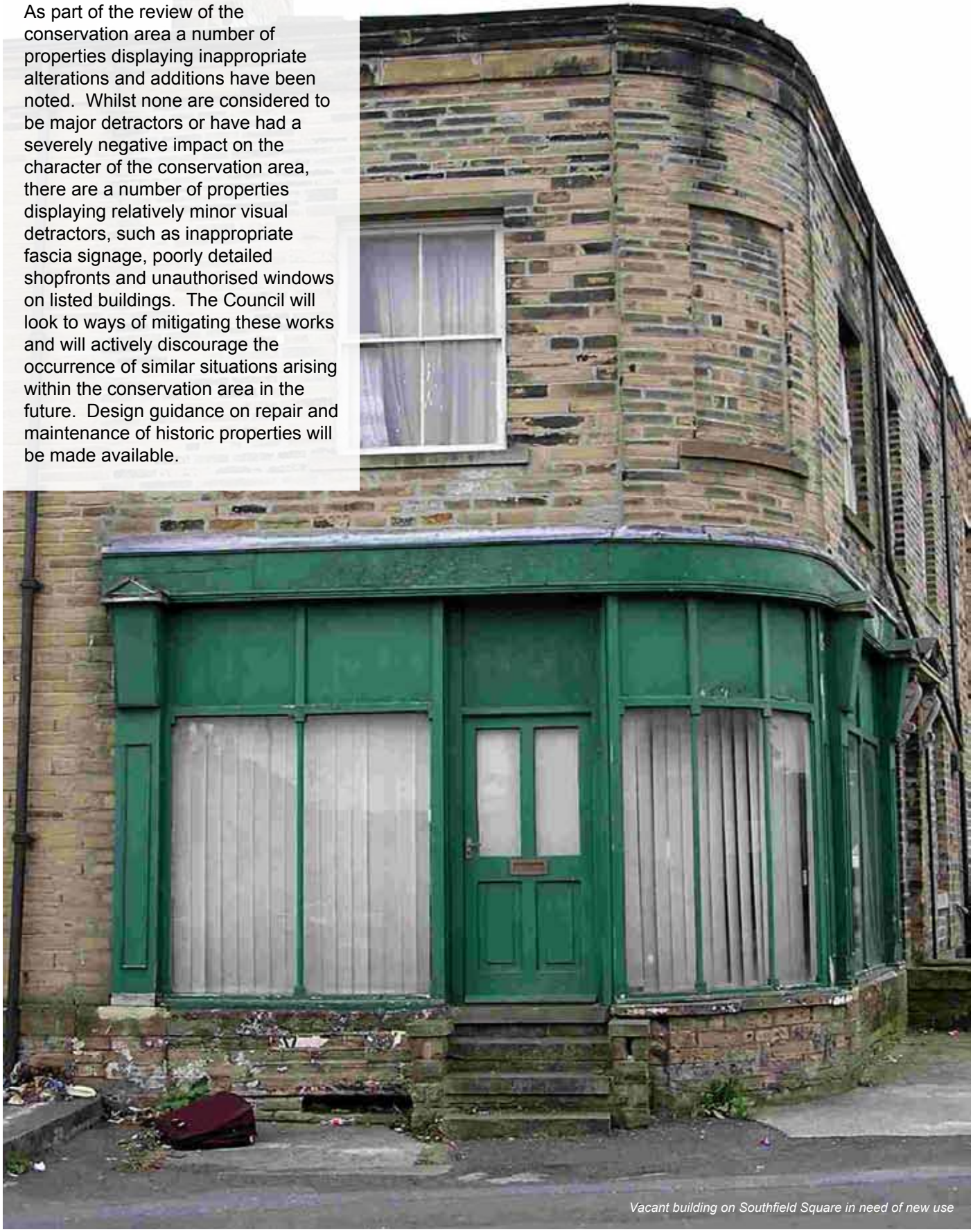
There do not appear to have been any additional works to the highways above and beyond general maintenance since the last assessment.

Boundary

The boundary has been reassessed and there are no changes proposed at this time.

Negative Impacts

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted. Whilst none are considered to be major detractors or have had a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as inappropriate fascia signage, poorly detailed shopfronts and unauthorised windows on listed buildings. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on repair and maintenance of historic properties will be made available.



Vacant building on Southfield Square in need of new use

Management Proposals

The overall aim of the Conservation Area Management Proposals is to preserve and enhance the character of the conservation area by ensuring that the Council and community work together to maintain historic features and details and limit the loss of character.

The objectives aim to:

- improve service delivery.
- raise awareness and understanding about the special character of the conservation area.
- improve decision making so that all repair, development and alteration result in a positive contribution to the character of the place.

The objectives of the Management Proposals are based on the issues identified in the Southfield Square Conservation Area Assessment and prioritised by members of the community who took part in the public consultation.

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	• Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible	Yearly 2007 - 2013
2	Improved communication between Council officers and key partners in the conservation area	• Formation of a conservation area forum • Workshops	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Southfield Square	• Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm	Continual As required
4	Encourage the re-use of vacant buildings, sites and floorspace	• Closer working between the Planning Service and buildings and site owners	Continual
5	Preserve and enhance features and details that contribute to the character of Southfield Square	• Guidance for the repair and maintenance of historic buildings was published by the Design and Conservation Team in 2007.	Review guidance periodically
6	Promote good quality new development	• Production of guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate.	2007 - 2013 as resources permit
7	Encourage investment into Southfield Square. Ensure all investment is contributing to the character of the conservation area and its activities.	• Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council.	Continual
8	Retain the traditional scale, proportion and character of the shopping / business areas in Southfield Square	• Draft shopfront design guidance has undergone consultation and should be adopted during 2007. • Planning Policy	Review guidance periodically
9	Improve maintenance of the public realm and boundary walls	• Conservation and Design Team to work with Highways Maintenance Team is improve the maintenance of the public realm • Design and Conservation team to work with Countryside and Rights of Way team to improve footpaths and boundary walls in the Council's ownership.	Continual
10	Monitor Planning Applications to add value to the historic environment	• Design and Conservation Team to work more effectively within the wider planning service.	Continual
11	Address illegal works to listed buildings and unauthorised development	• Liaison between Design and Conservation Team and Planning Enforcement Team	Continual
12	Retain important trees	• Liaison between Design and Conservation Team and Trees Team	Continual
13	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review Southfield Square Conservation Area every five years in line with Best value indicators 219a	Review by December 2012