



**2020  
VISION**



# Cathedral Precinct

## CONSERVATION AREA ASSESSMENT

OCTOBER 2005

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# Acknowledgements

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We would like to thank the following:

West Yorkshire Archaeological Service (WYAS) for providing historical and architectural information on the conservation area.

Students of Sheffield Hallam University for carrying out an initial conservation area assessment of the area.

John Ayers for the use of his original drawings and illustrations.

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# 1. Introduction

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## 1.1 What does Conservation Area designation mean?

A conservation area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces create unique environments that constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. Bradford Unitary Development Plan contains a number of policies that have been formulated to provide the mechanism for this objective to be realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is

preserved or enhanced and local distinctiveness and sense of place is safeguarded.

## 1.2 What is the purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of the Cathedral Precinct conservation area in order to fulfil its statutory duty to review its conservation areas from time to time and formulate and publish proposals for their preservation and enhancement. It forms part of an ongoing programme of conservation area assessment and review being undertaken by the Conservation Team, which aims to:

- Clearly define and record the special interest of all of the district's conservation areas, to ensure that there is a full understanding of what is worthy of preservation;
- Reassess current boundaries, to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of the character of these unique places; and
- Assess the actions that are necessary to safeguard the individual character of each conservation area and put forward proposals for their enhancement.

This document will provide a framework for the controlled and positive management of change in the Cathedral Precinct Conservation Area and form a basis on which planning decisions in the area are

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made. It may also provide the foundation on which the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. ***It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.***

This assessment should be read in conjunction with the Bradford *Unitary Development Plan* and national planning policy guidance, particularly *Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment*. These documents provide more detailed information on local and national policy relating to the conservation areas.

### 1.3 Bradford City Centre Conservation Areas

The Cathedral Precinct Conservation Area was one of the first to be designated in Bradford in November 1973. At that time, the conservation area covered a small area around the vicinity of the Cathedral. In February 1993 the conservation area was extended to include warehouses to the north. Little alteration was made to the boundary during the reassessment and consultation process that has culminated in the production of this assessment. The conservation area incorporates the ecclesiastical buildings that sit on a piece of rising ground to the east of the city and the impressive collection of warehouses below. It is the smallest of the four conservation areas within the commercial heart of Bradford, the others being comprised of City Centre conservation area, Little Germany conservation area and Goitside conservation area. Collectively these constitute the important and unique elements of the character of the city centre of Bradford, though each has its own unique qualities that justify its designation as an area of special architectural and historic interest.

### 1.4 Bradford City Centre Masterplan

Since work began on the assessment and review of the City Centre conservation area boundaries, the Bradford Urban Regeneration Company (URC) has been formed and the City Centre Masterplan published. This has had a significant impact on the understanding of how the city centre works and its future potential for regeneration and renewal. As a consequence, the final draft of the Cathedral

Precinct conservation area assessment was therefore delayed in order for the Masterplan and its implications could be considered and if deemed necessary incorporated into the document.

The Bradford URC was formed in February 2003 to tackle what were felt to be significant challenges faced by Bradford city centre. URC's are independent companies, established by local authorities and regional development agencies that work alongside other local organisations to unite public and private sector partners. In the instance of Bradford URC, the aims and objectives of the company are to define the current and future role of Bradford and identify the potential of the centre in terms of economic activity. Alsop Architects were commissioned to write the Masterplan for the city centre, which focused on creating four distinctive neighbourhoods – the Bowl, the Channel, the Market and the Valley. The Masterplan has been subject to extensive consultation and though the Regeneration Company is still in its early days, a number of positive steps forward.

Currently the area around Broadway (outside of the city centre conservation area boundaries) is being extensively redeveloped. Gap funding from English Partnerships for the restoration of Eastbrook Hall has been acquired, with work expected to start in April 2005. Public realm works in Little Germany are scheduled to begin in spring 2005 and consultants have been commissioned/expected to be commissioned to undertake studies regarding utilities, water, public realm maintenance and city centre management, amongst others.

### 1.5 Bradford City Centre Design Guide

URBED, consultants commissioned by the City of Bradford MDC and Bradford Centre Regeneration are currently preparing a City Centre Design Guide, which it is anticipated will work hand in hand with both the Master plan and the Conservation Area assessment to promote good design and set out a strategy for the treatment of the public realm within the city centre. The design guide will be an invaluable tool to help interpret principles of good urban design, as set out in national guidance within the unique context of Bradford'

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## 2. History and Archaeology

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### **Summary of Historic and Archaeological Significance of the Cathedral Precinct Conservation Area**

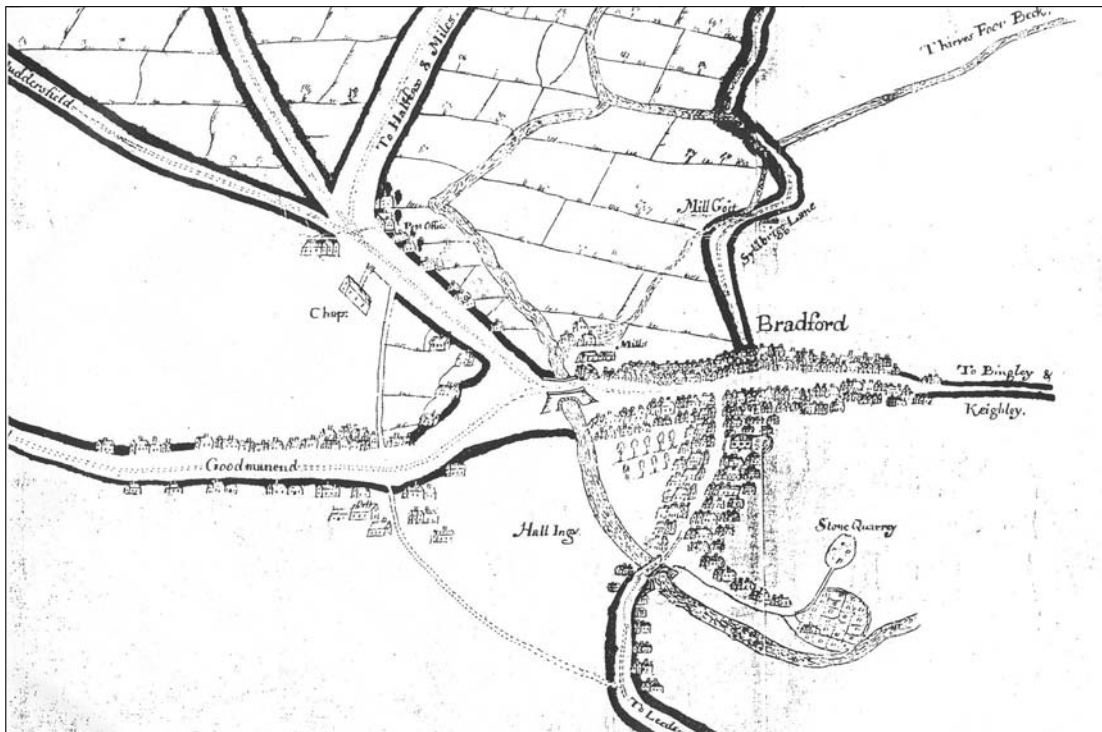
- *The area is archaeologically significant, as the site has been built on for hundreds of years. Evidence of the Anglo-Saxon and medieval past of Bradford has been found in the shape of fragments of crosses and the foundations of a chancel.*
- *The antiquity of the cathedral precinct itself is unusual in Bradford, as so much of the older fabric of the city was lost in the rebuilding that took place during its 19<sup>th</sup> century expansion, so the site has a rarity value.*
- *The buildings of the conservation area chart the development of the city from the medieval era to the industrial era.*
- *The canal was originally situated in this area of the city and the railway was constructed immediately to the west. These were important to the development of the settlement, providing the crucial means of transporting goods to market. The area covered by this designation was therefore of fundamental importance in the growth of the city.*

The Cathedral (originally the medieval parish church of Bradford) and its graveyard represent the earliest known part of Bradford's medieval settlement. There is however, evidence of earlier activity on the site, making it of particular archaeological significance. When the church was refronted in 1833, two fragments of Anglo-Saxon crosses were discovered, dating from the 10<sup>th</sup> and 11<sup>th</sup> centuries. These were probably associated with a former Anglo-Saxon church or chapel and burial ground that occupied the site. The antiquity of the site is further evidenced by the attenuate oval shape of the churchyard, which suggests it has pre-Norman origins. In addition, the foundations of an early chapel were uncovered in the 1960s.

Anglo-Saxon Bradford was situated at the point where the four streams that form Bradford Beck converge and developed between the two crossing points of what became *Ive Bridge* and *Church Bridge*. The watercourse is no longer a visible component of the city centre, now running in a culvert under the settlement, but a map dated c. 1720 (see next page) testifies to its position. The more important of the two crossings was probably *Church Bridge*, northwest of the medieval parish church. It provided access between the Church-Barkerend area on the east side of the Beck, and the town on the west side. Before being bridged this is very likely to have been the '*broad ford*' which gave the town its name. The manor was first recorded in the Domesday Book (1086), when it included a number of dependent townships. Although there is no record of a church in Bradford in the Domesday Book, it is probable that there was instead a chapel which was dependant on the church at Dewsbury. There was certainly a parish church in Bradford by medieval times, possibly replacing, or a rebuild of the Anglo Saxon chapel on the site. According to Firth (1997), the parish church itself was first mentioned in historical records in 1281, when Robert Tonnington was appointed Rector of Bradford.

The church was built on a small ledge on the valley side, overlooking the manor house, which was situated close to where Forster Square railway station now stands, and the fording point of the Bradford Beck. As it was flanked by heavy woodland, the building was traditionally known as the '*chapel i' th' wood*'.

There is little information relating to the early history of Bradford, as until the start of the 19<sup>th</sup> century the settlement was little more than a market centre serving the outlying villages of Manningham, Bowling, Little Horton and Great Horton. Sheeran (2005) sheds some light on the likely role of Bradford in medieval times. The settlement would have been agricultural, but with a few burgesses who were not tied to agriculture and could run a business or carry out a trade if they wished. The market centre would have contained a few shops, market stalls, places to eat and drink, and a shambles where butchers slaughtered cattle.



Bradford shown on an estate map of c.1720

Although Bradford's primary hinterland at this time was the immediate townships and villages named on the previous page, it is known that in 1411 cattle from as far afield as Bingley, Bradford, Broughton, Gisburn and Craven were brought to Bradford for sale. The textile industry in Bradford was no different than elsewhere in the country – small scale and serving local needs only. A fulling mill (dating from at least 1311) at Bradford Beck would have been used to cleanse and thicken woollen cloth. Other small scale local industries included shoemaking and the manufacture of iron.

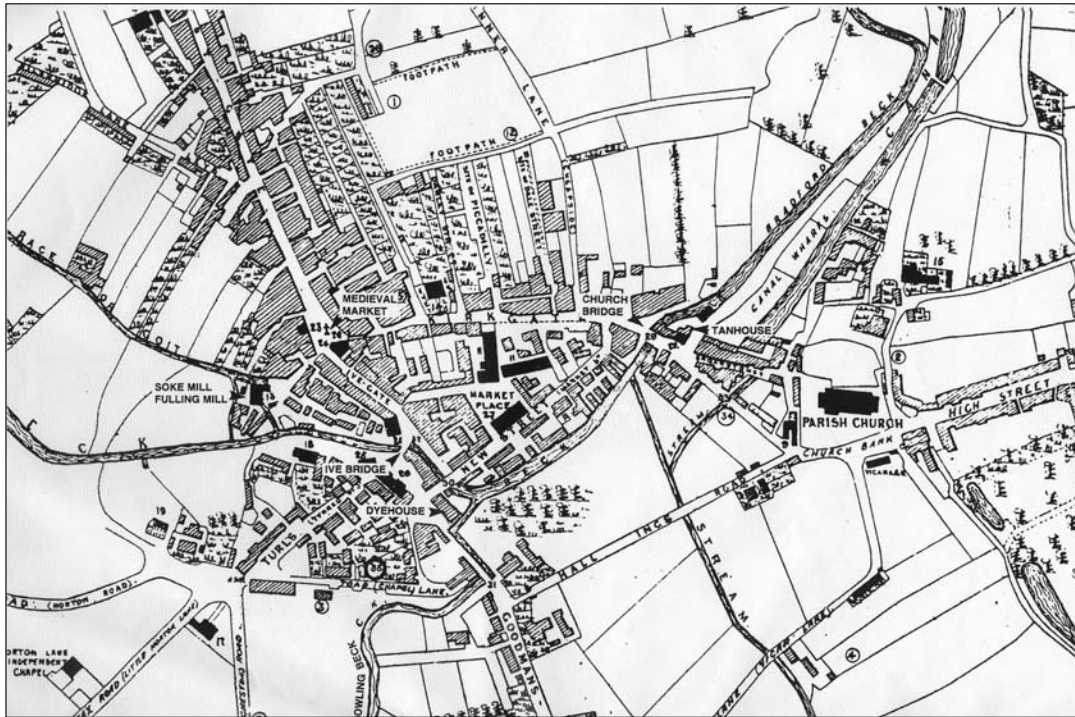
The parish church was supplemented by a chapel dedicated to St Sitha, which was situated at one end of Ive Bridge. It is unknown when the chapel was built, but its first mention was in 1466. The chapel was presumably built to allow more people to attend services. The probable date of demolition of St Sitha's Chapel was c.1550 (Sheeran, 2005).

Bradford's textile industry generally expanded over the course of the 16<sup>th</sup> and 17<sup>th</sup> centuries, though the manufacture of heavy woollen cloth for upholstery (a key industry in the town) ceased in the late 17<sup>th</sup> century.

However, from the early 18<sup>th</sup> century onwards as the Industrial Revolution gained momentum, there was an explosive upturn in the town's fortunes. The situation and topography of Bradford had until this time cut it off from most forms of communication, but prompted by the areas untapped mineral resource, particularly the abundance of coal seams when coal was becoming the main domestic fuel, efforts were made to link Bradford with the major towns and cities of the region. By 1699, the town was linked with one of the great postal routes from London to the north. Later in 1734, as a result of the efforts of a group of Leeds and Manchester merchants with aspirations to make use of Bradford's resources, Bradford was linked to the turnpike network.

Nevertheless the real turning point for the city came with the construction of the *Bradford Canal* in the 1770s, which connected with the wider canal network of the area via the Leeds-Liverpool Canal. The canal originally ran through the core of what is today the Cathedral Precinct Conservation Area, terminating in a basin at *Church Bridge* below the parish church (see Plan of Bradford as it would have appeared in 1800). The establishment of the canal opened up new markets for the produce of the city and consequently the previously rural, parochial





A plan of Bradford as it would have appeared in 1800, drawn up at a later date

and dispersed industry which mostly existed in the hinterlands of the settlement was transformed into a mechanised trading centre.

Although the population of the settlement grew steadily during the late medieval and early industrial periods, the area that is now the Cathedral Precinct Conservation Area remained relatively less built-up and was predominantly fields until the late 18<sup>th</sup> century. The only roads of the area that had been established by the end of the 18<sup>th</sup> century were **Church Bank Road** and **Stott Hill**. However, the two paths that now connect Stott Hill and Bolton Road provided a means of moving around the area and are clearly historical elements of the site. Building had begun on the lower ground of the conservation area by this date, as the cheap land that bordered the canal suddenly became extremely desirable and an extensive area of wharfage was established (as is evident on the plan of Bradford as it would have appeared in 1800). **Canal Road** was constructed in the early 19<sup>th</sup> century to run alongside the canal allowing access to the wharfs that were developing. **Mill Street**, in the north-west of the conservation area was laid out in the early 1830s to the north of the beck and trade directories of the period list at least four worsted manufacturers on

the street. The line of **Bolton Road** was in existence by this time, lined with smaller buildings, but the road did not become an established thoroughfare until later and in the early 20<sup>th</sup> century formed the line of the tramway. Although this area on the valley bottom to the east of the canal remained predominantly residential for another forty years, by the late 1840s, some minor manufactories, such as maltings on the canal side and a soap factory on the present line of **Holdsworth Street** had been established. Both of these industries were highly dependent on the cheap movement of bulky goods, so proximity to the canal was essential to their trade. By the 1840s the settlement as a whole accommodated thirty-eight worsted mills, a number of prosperous foundries and a flourishing coal industry, all being dependent on the canal to transport their products to market.

The canal became very polluted: a cholera epidemic broke out in 1848 and shortly after the canal caught fire. These incidences occasioned the canal to be closed temporarily in 1866. When it reopened in the 1870s, it had a new terminus at North Bank Bridge (substantially to the north of the old basin). The role of the canal had declined somewhat by the late 19<sup>th</sup> century, as a railway

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connecting Bradford to Leeds was constructed in the 1840s and a station, which was later to become Forster Square Station, was opened in 1846. The railway eventually superseded the canal as the most effective means of transporting goods. The proximity of the station to the area of the cathedral precinct, in conjunction with the removal of the canal, had a direct impact on the area: the removal of the canal opened up a tract of land for building that was in easy reach of the station. By the early 1870s a series of elegant warehouse-cum-salesroom buildings (predominantly for wool and cloth) had begun to develop to the north of the parish church, along the line of **Canal Road**, **Bolton Road** and on the east side of **Mill Street**. The **Mill Street** warehouses, which were built in an elaborate design to attract and impress potential buyers who were arriving by train, replaced the earlier houses and mills of the street.

Towards the end of the 19<sup>th</sup> century there was also a certain amount of civic building in the area, including a circus, or place of entertainment that was constructed by 1889 and torn down by 1906. Bradford Corporation's earliest electricity generating station was constructed on Bolton Road during the 1880s and a new post office was built on the site of the Old Grammar School in 1886. A further wave of warehouse / salesroom development occurred in the cathedral precinct conservation area in the late 1890s and the early 1900s and building continued into the 1930s.

The development of the cathedral precinct area during the 19<sup>th</sup> century is reflective of the wider changes that were occurring throughout Bradford. The Industrial Revolution had a particularly marked impact on Bradford and it was the fastest growing town between 1800 and 1850, despite the 19<sup>th</sup> century being an era of countrywide urbanisation. The town's growth and subsequent wealth were based on the woollen trade and the population increased from 13 264 in 1801 to 290 000 in 1911 (Pevsner N. 1967), as people were attracted to the area to find work in one of the town's many mills and warehouses. Bradford was granted city status in 1897.

The woollen industry in Bradford, after fluctuations in productivity, collapsed when the oil crisis of 1974, which caused a world economic crisis, coincided with a wool crisis. Many textile firms went under at this time. As a result, the 1970s saw some demolition of the warehouses of Bolton road, opening up the way for some new development in the area. At this time the immediate surroundings of the cathedral were also given a face-lift. The area consequently now retains evidence of a number of periods of Bradford's history: medieval Bradford is overlaid with 19<sup>th</sup> century industrial Bradford and 20<sup>th</sup> century Bradford. It also has rare survivors of Georgian Bradford, in the form of **Ring O'Bells** public house and **1 Barkerend Road**.



Ordnance Survey Map 1852

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## 3. Architecture and Building Materials

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### **Summary of Architectural Significance of the Cathedral Precinct Conservation Area**

- *The Cathedral is a fine example of a 15<sup>th</sup> century Yorkshire Parish Church, with earlier elements and later additions. It is a Grade I listed building, due to its exceptional interest.*
- *A wealth of architectural styles reflecting different periods juxtapose one another in the conservation area: from Gothic, to neo-classical Georgian, to the eclectic Victorian styles and late 20<sup>th</sup> century architecture.*
- *The collection of warehouses to the north of the conservation area, testifies to the architectural fashions in this building type during the second half of the 19<sup>th</sup> century.*
- *There has been successful, good quality, late 20<sup>th</sup> century intervention into the conservation area in the form of the extension to St. Peter's House and Scortex House and Jardine House, which are contextual to their surroundings and complement rather than detract from the older buildings.*

### **Architectural Styles and Building Types**

The Cathedral Precinct is a small conservation area, but despite its size it offers a significant mix of building types, constructed in an array of architectural styles over a period of more than seven hundred years, sixteen of which are listed as being of special architectural or historic importance (see *Appendix 2: Summary of Listed and Key Unlisted Properties in the Cathedral Precinct Conservation Area*). However, due to the coherence of the building groups, most of the buildings within the conservation area can be considered to be key buildings, in the sense that they are eye catching, historically significant or

make a more than average contribution to the street scenes.

The most significant building in the conservation area, in both architectural and historic terms, is without doubt the **Cathedral Church of St. Peter**. It is a Grade I listed building and deemed to be of exceptional interest. The building began life as the medieval Bradford Parish Church, but was elevated to cathedral status in 1919. The present structure has evolved gradually from its initial guise as a small parish church and its appearance is now that of a 15<sup>th</sup> century Yorkshire church, built of coursed gritstone. The west tower, the most dominant feature of the cathedral, was constructed in the late 15<sup>th</sup> and early 16<sup>th</sup> century. It displays heavy gothic perpendicular detailing, which was the dominant style of architecture in England from about 1350 to 1550. This is a rectilinear system of design based on cusped panels and is a peculiarly English trait. The nave arcades and aisles predate the tower; they were rebuilt in the 14<sup>th</sup> century following a fire in 1327. The transept chapels of the church were constructed much later, in 1899, and the south aisle, its clerestory and porch were rebuilt in 1832-3 and again remodelled in the restoration of the 1890s. Following its elevation to cathedral status, in 1945 the building was again extended to the east and north of the west tower to the designs of Sir Edward Maufe. Until 1983, when the building was cleaned by wet blasting, the differing stonework of the golden sandstone of the later extension and older gritstone was evident. The cleaning has given the building a much more unified appearance.



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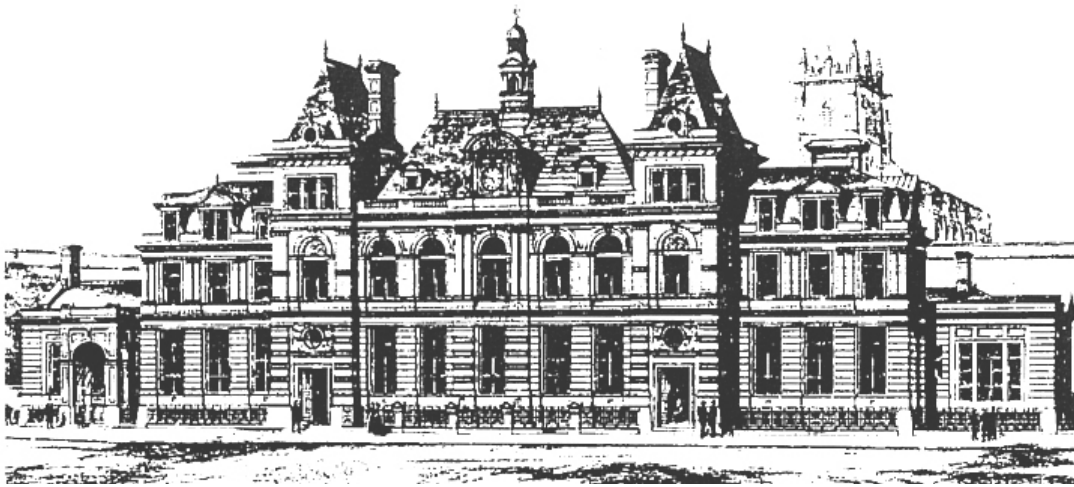
*The cathedral from Church Bank (Grade I) – a fine, well maintained example of a 15<sup>th</sup> century church with earlier elements and later additions. Recognised as being of exceptional interest.*

To the west of the church is **St. Peter's House**. This was built as the *General Post Office* to the designs of Sir Henry Tanner in 1886 and is a Grade II listed building. The structure is a fine and accomplished Italianate design with almost symmetrical façade, built in fine sandstone ashlar; it is an elaborate structure and ashlar finished stone was utilised to confer a sense of status on it. The building has a rusticated basement with square-headed windows that contrast with the first floor semi-circular arched windows of the central seven bays. Towers with hipped roofs form the outer two of these bays. The central seven bays are flanked by lower set back bays which rise to a Queen Anne style open cupola on the roof. A glass extension has recently been added to St. Peter's Church to allow access from the cathedral into a museum called *Life Force*, built as a '*Millennium Project*' but now (in 2005) closed. This extension is an example of a piece of modern intervention in an historic area that adds a new dimension to the environment of the area, but in

style, mass and materials complements rather than detracts from the older buildings



*The modern extension to the rear of St Peter's House is a good example of a modern intervention to a listed building. The design is clearly modern, yet complements its context.*



*St. Peter's Church (Grade II) – Constructed as a General Post Office in 1886*

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*The Ring O'Bells Public House (Grade II) – a rare survival from Georgian Bradford.*

There are a number of neo-classical Georgian buildings within the conservation area, two of which are classified as Grade II listed buildings: 1 Barkerend Road and the Ring O'Bells public house on Bolton Road. Georgian buildings typically have a very rectangular plan and a symmetrical façade with regularly spaced and proportioned painted timber sash-and-case windows. **1 Barkerend Road** is an important survival of Georgian Bradford, bearing the date of 1766 on the rainwater hopper head, although the building was partly rebuilt in the 1970s with renewed door and window openings. It is a three storey building, constructed of coursed sandstone and has a three window symmetrical front. The windows are of the sash-and-case variety and are tripartite with square mullions on the first floor, flanking a central round-headed window in a Gibbs surround. The **Ring O'Bells** public house is also a late 18<sup>th</sup> century building which was altered in the mid 19<sup>th</sup>

century. It is a two-storey structure of painted, rendered sandstone "brick". The façade is a five bay symmetrical front, with architrave surrounds on the ground floor.



*The modern dwellings at Cathedral Close were built in a Georgian style.*

This style has been carried through for the residential properties of **Cathedral Close** that were constructed in the 1970s to accommodate the cathedral clergy. These have pilastered doorcases and white timber sash-and-case windows. The **Provost's House** on the edge of Cathedral Close towards Stott Hill has deeper windows and an arched window with a Gibbs surround over the entrance door. No. 3 is attached on to the gabled front of the Parish Rooms dated 1891, with features of Gothic style window with plate tracery.



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The cathedral complex has been completed by the construction of **Cathedral Hall** opposite the cathedral grounds on Stott Hill. It is constructed of snecked rubble masonry characterised by iron staining which lends an interesting variegated effect to its mid-20<sup>th</sup> century façade. It features a church like tower and a large tracery window, the style of which has clearly been influenced by the gothic style. To either side of this are asymmetrically arranged blocks for offices and a staircase under slate roofs. To the north of this building, is **St. Mary's Roman Catholic Primary School**. This is a large domineering building dated 1897. It features three-light windows with transoms, and close-studded mock-timber framing to its many bargeboarded gables.



A large number of the warehouses of Bolton Road, Canal Road and Mill Street are Grade II listed buildings, as they are well-preserved examples of Bradford's Victorian industrial heritage, which is so important to the identity of the city. The warehouses that are listed are **15 and 17 Canal Road, 18 and 20 Canal Road, 26 Canal Road, 29 Canal Road, 14 Mill Street, 16 and 18 Mill Street, and 20 and 22 Mill Street**. However, the remaining warehouses are also important structures as they complete the image of the area and fall within the setting of the listed buildings. The styles of the buildings vary slightly, but they are generally neo-classical with some being notably more ornate than others. There is uniformity in the materials used for their construction, in their bulk and in their fenestration patterns. The Mill Street warehouses were constructed in an Italianate palazzo style to designs of Milnes and France.

Construction of warehouses began in the 1870s, following on from the construction of mills on the site in the mid 19<sup>th</sup> century. 12 Mill Street is an earlier remnant of a worsted mill; it has stone flagged floors laid on timber beams and a central taking in bay in its south gable. Construction of warehouses continued until the 1930s and the styles differ according to the date and aspirations of the individual. Some notable features of the buildings of the area are the tall chimneys, iron fire escapes and decorative iron grilles.



14, 16 and 18 Mill Street (Grade II) – Palazzo style warehouses.

One building particularly worthy of mention is **32 Canal Road**, although it is not listed it has segmented headed windows to the ground floor and a doorway that retains unusually tall decorative cast-iron panels decorated with flowers in a vase. This type of panel is common to American buildings of the late 19<sup>th</sup> century, but is rarer in England.

The **statue of W. E. Forster** (1818-1886), who was the Member of Parliament for Bradford for twenty-five years and a promoter of the Education Act, is also a listed building. It was erected in the 1880s and consequently has an affinity to the era that the warehouses were built. J. Harvard Thomas was the sculptor and like most of Victorian Bradford it is carved in golden sandstone and set on a polished granite plinth.



*Scortex and Jardine House, clearly modern, yet complementary in stature, mass and form to the 19<sup>th</sup> century warehouse in the background.*

The newest building in the conservation area is **Scortex and Jardine House**, completed in the late 1990s. It is a wedge-shaped building set between Bolton Road and Canal Road constructed predominantly of local sandstone. The five bays of the structure are filled with deep black-faced windows and it has a hipped roof and a central canted bay. The building is contextual to the warehouse buildings further down Bolton Road and does not over dominate them. It reflects elements of their structure, yet is clearly modern in design and as such is a successful modern insertion into the conservation area.

## Building Materials

Local golden sandstone has been used for the construction of buildings throughout the conservation area, which creates uniformity in colour throughout, with the exception of the painted Ring O'Bells public house and the variegated finish of Cathedral Hall. Ashlar stone has been used for the more important buildings and rubble for the more simple structures. Slate is now the predominant roofing material, which is typical of the industrial era, when it could easily be transported to the area by the new methods of transport (particularly the railway). However, the traditional material of the area would have been stone slate, as is still evident on the rear slope of the roof of the Ring O' Bells public house and where this has survived it should be retained.

Iron was a relatively new building material in the early 19<sup>th</sup> century. Cast iron was the first form of iron to be widely used. The development of the smelting process in 1707 made the mass production of the material possible and it was used extensively for railings during the Georgian and Victorian periods: examples of such railings surround the cathedral and St. Peter's House. Cast iron was however used as a structural as well as a decorative material in the Victorian mills and warehouses and its use in the warehouses of the Cathedral Precinct Conservation Area is evident. The methods of producing wrought iron were however later to develop and it was very expensive to produce until after 1820 and consequently was used to confer a certain status on a structure, such as the gates of the gothic tower on Bolton Road.

Brick was an important structural material used extensively for the construction of 19<sup>th</sup> century mills and warehouses, especially for structures such as chimneys and internal walls and although external evidence of its use is rare in the Cathedral Precinct Conservation Area, it nevertheless testifies to the construction methods used for these buildings.



*29 Canal Road (Grade II) – Prominently positioned, wedge shaped warehouse.*



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## 4. Setting and Landscape Qualities, Views and Vistas

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### **Main Features of the Setting that Contribute to its Character and Appearance**

- *Topography of the city, set in a basin like depression with views of the hills beyond. This reminds the onlooker of the attractive location of the city.*
- *Setting of the conservation area on two distinct levels, opening up wide views and creating an intricacy of form. This also allows lines of vision between the two distinct zones of the conservation area.*
- *Proximity and visual continuity of this area with Little Germany Conservation Area and the City Centre Conservation Area, which offers a more complete image of the city.*
- *Existence of tended civic green areas, which form attractive civic spaces to retreat from the bustle of city life.*
- *The vista down the rear of the Canal Road and Bolton Road warehouses, creates a feeling of enclosure that is particularly atmospheric of the working nature of this part of the city.*
- *Stone setts on Mill Street, the back street between the warehouses of Canal Road and Bolton Street and between 1 Barkerend Road and Cathedral Hall. These interact attractively with the colour and texture of the surrounding buildings and as the historic surface of the industrial area, create a fuller picture of the 19<sup>th</sup> century city.*
- *The contrasting nature of the openness of the cathedral precinct proper and its setting and the enclosed nature of the warehouse district.*

PPG15 states that: *"It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas"* (para 4.2). This means that the setting, and the treatment and interaction of the spaces within the area can be as important as the buildings themselves.

The city of Bradford lies in a basin like depression on the eastern side of the Pennines and is largely surrounded by hills that rise to 1200 feet above sea level. These hills can be caught sight of from a number of vantage points within the Cathedral Precinct Conservation Area, most notably from the junction of Bolton Road and Valley Road. The conservation area itself is situated on two distinct levels. The Cathedral stands in a rather domineering position on a piece of elevated land that rises east of the city centre. The ground falls away to the west and north, where the warehouses of the conservation area are located. The views from the Cathedral grounds are consequently impressive, both into the city centre to the west and out across the outskirts of the town to the north. The visual connection between the two distinct elements of the conservation area is important as it allows the stages of development of the city to be ascertained in one glance or turn of a head. The access point to the rear of the houses of Cathedral Close offers views from the high point of the conservation area down to the warehouses beneath. Equally, there are clear perspectives of the Cathedral and its associated structures from Bolton Road.



*View from the north of Cathedral Close linking the two distinct character areas of the conservation area.*



*Image of the cathedral, St. Peter's House and the warehouses of Little Germany at the junction of Petergate and Church Bank, showing the impact of the two conservation areas upon one another.*

As well as visual contact within the conservation area, there are also visual links between this conservation area and the other city centre conservation areas that make up the unique character of Bradford city centre. Most notably, the

Little Germany Conservation Area has a direct impact on the cathedral precinct, impinging right up to its southern boundary on the south side of Church Bank. Little Germany has a very distinct character, constituting large warehouses that were built in a very narrow margin of time, between the 1850s and 1870s, and consequently display uniformity in scale, design and materials. These buildings have a close affiliation in age and function to the warehouses that form part of the Cathedral Precinct Conservation Area. The descent from the cathedral down the grand staircase onto Church Bank provides a commanding image of these grand structures. Views into the City Centre Conservation Area, situated to the west, can be glimpsed from a number of viewpoints within the Cathedral Precinct Conservation Area. However, the large 1960s concrete framed, Portland stone faced office buildings of Petergate and Cheapside and the post office sorting office, which form part of neither conservation area, unfortunately now intercept the direct line of vision between the two historic districts. The three conservation areas are also physically separated by the major roads of Petergate, Valley Road and Church Bank which envelope the Cathedral Precinct Conservation Area and discourage pedestrian movement from one part of the city centre to another.

Mid-late 20<sup>th</sup> century flats tower over many of the buildings of the western boundary of the conservation area, however their open setting with areas of lawn add to the open nature of this part of the city and allow St. Mary's Roman Catholic School to be clearly viewed from Church Bank. In contrast the view out of the conservation area to the northwest is dominated by expanses of car parks and late 20<sup>th</sup> century retail outlets. These contrasting surroundings in some ways reflect the differential characters of the two areas of the conservation area. The view into the conservation area from the northwest is of rows of closely packed, large 19<sup>th</sup> century warehouses, as opposed to the greenery and quaintness of the cathedral precinct proper. Although the warehouses are impressive structures from many angles, the most atmospheric vista is along the back street between the warehouses that front Canal Road and those that front Bolton Road. The buildings of the alley tower above the narrow lane, which is surfaced with granite setts, creating a strong sense of enclosure and the image of a working street. The spacing and details of the windows and array of service pipes also serve to enhance the character of this street. Setts would have been the original industrial surface of this part of the conservation area and where they have

survived, or been re-laid, contribute greatly to the working character of the place. The majority of the stone setts have been over laid with tar macadam, so where they have survived they form integral elements of the form of the conservation area. The types of setts now in existence vary from the small red coloured setts of Mill Street, to the small granite setts of the back alley between the warehouses to the larger sandstone setts of the space between 1 Barkerend Road and the Cathedral Hall.

The Cathedral Precinct Conservation Area has an abundance of open spaces, which create a feeling of openness in various sections of the conservation area. The most important of these spaces are the grounds of the cathedral itself and the area around the statue of W.E. Forster, including the paved area in front of the new Scortex House and Jardine House, which serve to enhance the civic nature of this part of the city. The land around the Cathedral is a well-nurtured landscaped area. The graveyard was reordered into its current state in the 1970s, which saw the removal of all its monuments; elements of its landscape now currently include a circular walled flowerbed, some ornamental standing stones, and a mix of mature deciduous and coniferous trees



*Back alley between Canal Road and Bolton Road – the image of a working warehouse area.*

and shrubs. The existence of this piece of land creates the setting to the Cathedral, allowing it to be viewed in its entire glory without detracting. The Church Bank side of the Cathedral is landscaped in a very different manner. Gravestones pave the area and small shrubs and trees grow between them; a hedge separates the grounds from the line of Church Bank forming a boundary secluding the cathedral from the passing traffic of Church Bank.



*View from the cathedral grounds through the 1960s office buildings to the city centre conservation area – connecting the various conservation areas of the city centre and demonstrating the importance of the cathedral grounds to the character of the conservation area.*



*Quaint setted space between 1 Barkerend Road and the Cathedral Hall, the setts add an interesting texture to the area.*

The statue of W. E. Forster is situated in the centre of a formally landscaped small public garden area in the heart of the conservation area. The greenness of this area offers a pleasant contrast to the bustle of Valley Road that passes to the west. The area consists of walled flowerbeds that create an enclosed space, where the statue is located, and a small lawn area to the north. Both have a supply of wooden benches and in conjunction with the paved area in front of the modern Scortex House and Jardine House create a relaxation space. The space on which the modern structure and paving is situated was in the early 19<sup>th</sup> century built up with warehouses completing the image of

the area at that time, but the landscaped nature of the area is now more akin to the character of the cathedral precinct proper.

Car parks have in the course of time taken over areas that at the turn of the century formed the footprint of warehouses. There are now four main areas of car parking in the conservation area, including parking for Scortex House and Jardine House, parking to the rear of the Ring O' Bells public house, parking on the north-west side of Canal Road and between Valley Road and Canal Road. Often these are merely areas of rough land that have been commandeered for this purpose, with the exception of the laid out area to the rear of Scortex House and Jardine House. This is set with small paving slabs, which is typical of late twentieth century surfacing. A piece of rough land with self-seeding young saplings is situated between Bolton Road and the rear of the houses of Cathedral Close, where, like many of the car park areas, stuff and wool warehouses once stood. These spaces are of little architectural or historic merit and do not contribute to the character or appearance of the conservation area and are consequently prime targets for enhancement work.



*The cathedral – the greenery surrounding it allows the building to be viewed in its entire glory and provides an attractive setting.*



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## 5. Character and Appearance

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### **Summary of Character and Appearance of the Conservation Area**

- *There are two distinct character areas: the cathedral precinct proper and the district of 19<sup>th</sup> century warehouses, which are connected by a relatively open area.*
- *The cathedral precinct proper is a quaint, green, open yet secluded area of good quality, well-maintained buildings and spaces that are used for residential or civic / ecclesiastical use.*
- *The warehouse district is a working business area of large domineering buildings that create a feeling of enclosure. The types of enterprise accommodated in these buildings reflect the changing nature of the economic climate in the city.*
- *Stone walls and stairs contribute greatly to the feeling of seclusion in certain areas of the conservation area and serve to create defined spaces.*
- *Iron railings and furniture add to the majesty of the cathedral precinct proper.*
- *Walled paths create permeability within the area, allowing movement between the two distinct areas of the conservation area.*
- *The road network of the Cathedral Precinct Conservation Area has a marked impact on its character. The existence of Roads in the warehouse district is essential to allow the transportation of goods and clients, however the width and busyness of Church Bank and Petergate create a hum that impinges on the tranquillity of the cathedral precinct proper and also serve to cut the area off from other parts of the city.*

It is the character and appearance of the area that designation as a conservation area aims to protect and enhance; this is created by the interaction of a wide array of factors in addition to those already discussed in the previous sections. These include how the buildings and spaces are now used, their condition, the influence of modern accretions and the effect of intangible ingredients such as sounds and smells. The character of the Cathedral Precinct Conservation Area, due to its positioning in the centre of Bradford, has been particularly affected by the changes within the city.

The face of the city of Bradford and the Cathedral Precinct Conservation Area has changed substantially since its late 19<sup>th</sup> / early 20<sup>th</sup> century hey-day. The textile industry has declined in recent years and in response the local economy has diversified and the area now boasts impressive engineering, printing and packaging, chemical, financial, banking and export industries. High technology and the media industries are also thriving in the city. Social change as well as economic change has been great. The city has traditionally accommodated a multi-cultural community; during the 19<sup>th</sup> century German merchants came to Bradford and built up flourishing businesses and Irish workers flocked to the area to find employment. The ethnic mix has however gradually evolved, and the influence of the rich diversity of cultures can be felt throughout Bradford today. After 1945, Jewish émigrés, Poles, Ukrainians, Latvians, Estonians, Hungarians, Yugoslavians, Byelorussians, Lithuanians, Austrians and Germans came to the district. During the 1950s, Asian and Afro Caribbean immigrants arrived in Bradford from India, Pakistan, Bangladesh, East Africa, Dominica, Jamaica, Barbados and smaller islands, including St. Lucia and St. Kitts. Changes in immigration laws, and large scale population displacements in their home countries encouraged



*Gothic style tower housing steps leading up to the cathedral from Bolton Road, adding to the majesty of the cathedral itself.*

many Asian men to bring their families to Bradford and by 1987 an estimated 64 000 had settled in the district. The population of the district is continually rising; it stood at 483 600 in 1995 and is estimated to reach 523 850 by 2011.

There are two distinct character areas within the Cathedral Precinct Conservation Area: the quaint, green, civic area of the Cathedral Precinct proper and the area of large Victorian warehouses to the north.



*Iron detail of the cathedral precinct proper juxtaposed with the modern development on Bolton Road*

### **Character Area 1: The Cathedral Precinct Proper**

The cathedral precinct proper has been remarkably little affected by the social and economic changes within the city. It is a relatively open area of Bradford, in that it has an abundance of landscaped space, yet secluded, in that it is enclosed by the cathedral, St. Peter's House and the residential properties of Cathedral Close. The stone walls that surround the cathedral and its precinct to the south, east and west also significantly contribute to the seclusion of the area, creating an oasis of calm amongst a vibrant city centre. The tranquillity of the space is only disturbed by the frequent humming of cars passing on the major roads to the south and west. The close is separated from Stott Hill by a low wall topped by simple, blue painted railings, with a gate forming the main vehicular entrance. The gate is decorated with the cathedral badge and features the cross-keys of St. Peter, a design that is repeated on the hopper heads (dated 1964) all around the church. The most domineering wall is that which runs along Church Bank forming the southern limit of the precinct: as the cathedral is situated on a piece of flat land above Church Bank, the height of this ashlar wall increases as the road descends into the city centre. It is an austere structure, softened only by the existence of a

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hedge and mature trees that line it internally. Two grand gothic style staircases that complement the design of the church, lead down from the high ground of the cathedral to the south and west. These grand structures confer a certain majesty to the setting of the cathedral, particularly from Bolton Road, where a gothic style tower with blind Perpendicular style tracery and elaborated wrought-iron gates leads up to the Cathedral Close. The stone steps rise to half landings under a quadripartite stone vaulted roof with carved bosses. Attractive cast-iron lanterns, which complement the iron gates of the area, light the way up the steps and around the cathedral precinct.

The relatively peaceful nature of the cathedral precinct is continued onto Stott Hill, as it rises away from Church Bank. The road accommodates a collection of buildings related to the cathedral, including the Cathedral Hall, Bradford Diocesan Office and St. Mary's Roman Catholic school. The small collection of buildings and spaces in this part of the conservation area now serve one of two congruous functions: civic use and residential use, both of which retain the calmness of the scene. It is a high quality area of the city and all its components, from the buildings, to the landscaping, railings and street furniture are well maintained. Even the footpaths that weave through the grounds of the cathedral are built in good quality stone flags.

The cathedral, as has been established, is without doubt the most important building of the conservation area; it has retained its original use as a place of worship and now forms one of the centres of religious life in the city. The recent establishment of 'Life Force' in St. Peter's House, which was a museum using state-of-the-art technology to illustrate how faith and belief guided the lives and achievements of famous Bradfordians, accentuated the religious nature of the area. Unfortunately the venture failed. St. Peter's House is a particularly dominant structure, being massive in scale and ornate in design, and from many viewpoints overshadows the cathedral with only the very tip of the tower of the cathedral being visible over St. Peter's House from Petergate. St. Peter's House itself is now used as a training centre, which contributes to the civic nature of the area. The ornate cast iron railings that surround the building are attractive elements of the street, their intricacy complements the architectural details of the building itself and the fact that they are well maintained enhances their impact.

The grounds of the cathedral are not traditional church grounds, but have been landscaped in a particularly modern manner making them more amenable to the residents of the 1970s residential properties that edge the cathedral precinct. A modern coloured sculpture stands in the centre of the open space. Throughout this part of the conservation area there is a clear progression of



*The fine quality, well maintained railings of St. Peter's House*

time, as elements from the medieval sit comfortably with very modern features. A tar macadam road curves around the edge of the cathedral green to allow access to the residential properties. Cars often line the road, adding another modern dimension to what is essentially a medieval precinct and ensuring that the precinct remains a well used, living space.



*Vibrant space around the cathedral*



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## Character Area 2: Victorian Warehouses

The character of the area to the north of the cathedral is very different to that of its immediate surroundings. The warehouses of this area were built in a short period of time in the second half of the 19<sup>th</sup> century and instead of offering a picture of the evolution of time, tell the story of the impact of the industrial revolution on the city. The height and mass of the warehouses creates a strong sense of enclosure that contrasts with the open green spaces of the cathedral precinct proper. The warehouse area is clearly a gritty, working area of the city and lacks the refinement of the other identified character area of the conservation area.

Two thoroughfares, Bolton Road and Canal Road, cut through this part of the conservation area. These allow access to the warehouse district and are essential to the continuation of business in the area. They are not as busy as Church Bank and Petergate and consequently the sound of passing traffic is not as noticeable. As the textile industry buckled many of the warehouses fell out of use and a number have subsequently been destroyed leaving vast areas of open wasteland. The majority of warehouses however survived this destruction and have been adapted to serve a variety of alternative uses and as a result the area has maintained a strong business identity. The new uses reflect the change in the economic base

of the city as a whole as well as changes in demand for certain services and include fitness centres, restaurants, offices, printing firms and the cloth industry retains a presence in one guise or other. A large amount of the space in these buildings, particularly on the upper floors, is however currently redundant.



*A warehouse on Mill Street still used by the textile industry.*

The buildings of this area are relatively high quality and their condition is generally good, with very few signs of wear and tear. The original door and window details of many of the properties have survived, especially on the rear elevations. The



*Image of the warehouses from Bolton Road*



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front elevations have been subjected to more alteration, but nevertheless their identity cannot be mistaken.



*The warehouses of Canal Road with their characteristic rows of evenly spaced windows.*

### **Area between the two distinct Character Areas**

The area between the two distinct character areas of the Cathedral Precinct Conservation Area is rather non-descript in comparison, yet contains pockets of interest and spaces with the potential to create features that could add to the character of the area. The space around the statue of W. E. Forster is complementary to the character of the cathedral precinct proper, in that it is an enclosed green, well maintained, public space surrounded by major thoroughfares. On advancing along the length of Bolton Road the character changes. From here the divergent characters of the two constituent parts of the conservation area are clearly evident, with the hill of the cathedral precinct proper rising to the south-east and the domineering structures of the warehouses to the north west.

The relatively small structure of the Ring O' Bells public house juxtaposes with the warehouses opposite and the twentieth century office building, testifying to the stages of development of the area.

Two walled paths lead down from the immediate cathedral area to Bolton Road, both of which are



*View along Bolton Road, encapsulating various styles and periods : the Perpendicular style tower, Georgian public house, Victorian warehouses and late 20<sup>th</sup> century office block*

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remnants of old routes through the area that existed prior to the development of the warehouses and survived their subsequent construction and demolition. One is a part stone setted and paved narrow passageway that squeezes down from Stott Hill along the side of the public house. The other, a partly paved, partly setted path runs down the side of what is now a golf shop on Stott Hill, eventually joining up with the steps from the cathedral onto Bolton Road. These paths create permeability in the area, connecting the two diverse parts of the area both visually and physically.



*The two paths that connect the distinct character areas of the conservation area – traditional ways of moving through the area.*

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# Conclusion

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## **The Special Interest of the Cathedral Precinct Conservation Area**

The Cathedral Precinct Conservation Area is an area of much architectural and historic interest. The antiquity of the site of the cathedral precinct proper provides evidence of the early settlement of Bradford, and the range of building types of the conservation area as a whole effectively document its development from a small medieval town to an extensive industrial town and ultimately a modern city. The architectural treatment of the buildings varies in accordance with the fashions of the age in which the buildings were constructed and provides a clear record of variations in taste.

## **Conservation Area Boundary**

The boundary of the conservation area encapsulates the special interest of the Cathedral Precinct Conservation Area. It logically follows the line of the main roads through the area to the south and west, which form natural borders. The boundary is drawn where the development pattern deviates from the religious and warehouse nature of the conservation area. Holdsworth Street forms the northern extent of the designation and Bolton Road, Stott Hill and the western edge of the grounds of Fairfax House (a mid-20<sup>th</sup> century residential block) form the eastern limit.

## **Summary of Characteristics of the Conservation Area**

The conservation area has two distinct character zones: the cathedral precinct proper and the warehouse district. The cathedral precinct proper accommodates a collection of residential and civic/ecclesiastical buildings set in quaint, green, landscaped, open, yet secluded, surroundings. Whereas the warehouse district is more robust, housing various forms of business in large domineering structures that together form an enclosed area of the city. The buildings, spaces, and features are generally well maintained and the work to the area has tended to be good quality. Interesting new buildings that complement rather than detract from the older structures have been erected in the conservation area, continuing the evolution of the site. A variety of characteristics contribute to the distinct character of the two areas, which together with the intermediate space shape the overall character of the conservation area:

- Topography of Bradford, which allows views out of the conservation area to the hills beyond. This is attractive and provides a connection with the city's appealing surroundings.
- Topography of the conservation area. The two levels provide an intricacy of form and emphasise the status of the cathedral.
- Uniformity in colour and texture of the sandstone and slate used throughout the conservation area.
- Existence of buildings from a range of periods that complement one another and the individuality of their design.
- Civic spaces of the grounds of the cathedral and around the statue of W. E. Forster.

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- Walled footpaths from Stott Hill to what is now Bolton Road, creating permeability through the space and are records of old routes.
  - Walls and railings of the cathedral precinct proper and their associated lanterns, which add to the seclusion and decoration to the area.
  - Grand staircases leading from the higher ground to the lower ground, which add majesty to the area.
  - The rows of evenly spaced and proportioned windows, service pipes and fire escapes of the warehouse district, which testify to its former use and contribute to its working atmosphere.
  - Setts, which are particularly atmospheric of the area.
  - Details of the buildings, including doorcases, architraves, tracery, hopper heads, chimneys and timber framed sash-and-case windows of the Georgian style premises.



*View into the conservation area and beyond from Barkerend Road*



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## 7. Preservation and Enhancement

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As conservation areas are identified as areas of importance to our local and national heritage, it is essential that the components of these areas that are deemed to contribute positively to their character and appearance are retained and protected from unsympathetic alteration, and components that detract from their character and appearance are improved. However, the intent of conservation area designation is not to stifle change in the area; it is recognised that to survive conservation areas must be allowed to evolve to meet changing demands and commercial pressures, and that modern additions can be just as interesting as the existing fabric, if implemented in a complementary manner. It is nevertheless essential that change in these special areas is managed in a positive way and that new development does not impinge upon, and preferably has a positive impact on the character and appearance of the area in question. The preservation and enhancement of Bradford city centre conservation areas has an important part to play in securing the prosperous future of the city, ensuring the value of the area is maintained both as a heritage asset and a place to live and work in. By retaining the city's rich historical and architectural heritage Bradford is able to demonstrate its cultural roots and encourage inward investment and development to take place. Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area. In addition the Council has laid down policies in its *Unitary Development Plan* that can be utilised to provide a consistent and effective control and ensure that our local heritage is conserved (see Appendix 3).

### **Proposals for the Preservation and Enhancement of the Cathedral Precinct Conservation Area**

Naturally the passing of time has had an impact on the Cathedral Precinct Conservation Area. There have been changes that can be defined as having a positive impact on the character of the area, others that have had little effect and still others that can be deemed to have made a negative contribution to the area. The City of Bradford Metropolitan District Council will make use of the legislation afforded to it and apply the policies set out in the *Bradford Unitary Development Plan* to control further change and protect the heritage value of the area. Crucially, there will be a strong presumption in favour of preserving both listed and unlisted properties, as well as spaces, that contribute to the special interest of the area, and in making a decision on new development in the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance. Certain elements of the conservation area have been identified as specific problem areas that are either detracting from the character and appearance of the conservation area, or could be enhanced to add to its interest; the following are put forward as means of tackling these issues.



Issues	Actions / Enhancement Proposals
<p><b>Poor economic climate, which has led to redundancy and neglect</b></p> <p>The poor economic climate within the city has left much of the floorspace within the conservation area, particularly the warehouse district, redundant. The upper floors are the greatest problem. However it is not only the redundant space within the conservation area itself that has a negative impact on the character and appearance of the conservation area. Being so closely affiliated to the Little Germany Conservation Area, the underused buildings and spaces of that area, many of which are situated on Church Bank, directly opposite the cathedral, have a damaging impact on the image of the cathedral.</p> 	<p><b>Investments, grants and buildings at risk initiative</b></p> <p>Investment needs to be encouraged into the city and constant and concerted efforts are made to regenerate the centre. Finding the buildings a productive use would ensure their upkeep, guarantee them a future, as well as improve the amenity of the area. Investigations into the possibility of establishing future grant schemes in the Cathedral Precinct Conservation Area to provide funds for its heritage led regeneration would be beneficial.</p> <p>The Conservation Team is undertaking a 'listed buildings at risk' initiative, which aims to encourage the maintenance and re-use of such buildings and attempts to identify solutions to their individual problems. In many instances however their fate lies predominantly with their owners.</p>
<p><b>Unattractive, underused spaces</b></p> <p>Extensive areas of wasteland, where redundant warehouses have been destroyed. The blank walls of the warehouses can be particularly intrusive. Many of these areas are now used for car parking and have attracted out of character signs. The surfacing of these areas is also particularly out of character with the area.</p> 	<p><b>Environmental improvements and new build</b></p> <p>Environmental improvements are urgently needed for the derelict area between the cathedral and the warehouses, either with new development or landscaping schemes that would complement those of the cathedral precinct proper and the statue area. This would help to enhance the character of the conservation area and form a cohesive link, bringing the two areas together.</p> <p>The gap sites within the Cathedral Precinct Conservation Area provide opportune spaces for modern intervention and development. Provided that the design and materials are of a high standard and do not detract from the special interest of the area, these developments could contribute to the interest of the conservation area. Policy BH7 of the <i>Unitary Development Plan</i> will be implemented to ensure that new development is of the highest standards of design and respects the character and appearance of the conservation area.</p>

<p><b>Heavy flow of traffic</b></p> <p>The heavy flow of traffic on Church Bank, Petergate and Valley Road isolates the Cathedral Precinct Conservation Area from other parts of the city centre.</p>	<p><b>Exploration of ways to make the areas more pedestrian friendly</b></p> <p>The downgrading of Church Bank and Barkerend Road to bus and local traffic only is likely to be implemented as part of the half million square feet Broadway / Forster Square retail development scheme which will also incorporate removal of the Petergate dual carriageway and the 1960s block fronting it, thereby removing the physical and psychological block between the cathedral precinct, Little Germany and the city centre</p>
<p><b>Excess of street signs</b></p> <p>There is an excess of street signs and clutter along Stott Hill and Bolton Road, which disrupt the visual line of the streets.</p>	<p><b>Rationalisation of the need for street signs and the application of policy in the UDP</b></p> <p>Efforts could be made to rationalise the signs and remove any that are superfluous to requirements. In future, Policy BH12 of the <i>Unitary Development Plan</i> will be implemented to ensure that traffic management schemes, parking spaces and street furniture are of an appropriate design to complement the character and appearance of the conservation area.</p>
<p><b>Loss of traditional streetscape</b></p> <p>Setts and stone flags would have been the traditional street surface of the area, although elements of this survive much of it has been lost.</p>	<p><b>Enhancement initiatives to relay or expose settled areas</b></p> <p>The floor space needs to reflect the nature of the surrounding buildings and complement the environment. Setts are the traditional surfacing material of the warehouse area and consideration could be given to exposing them.</p>
<p><b>Unsympathetic signage on buildings</b></p> <p>Unsympathetic signage and on the elevations of some of the warehouses detract from their architectural merit.</p>	<p><b>Implementation of policy in the UDP</b></p> <p>Policy BH13 of the Unitary Development Plan will be applied to ensure that new advertisements on these buildings are in scale and character with the buildings on which they are located and surrounding buildings. The Council will where appropriate take discontinuance action to secure the removal of unsympathetic signs.</p>
<p><b>Poorly maintained historic paths</b></p> <p>The poor state of the historic paths from Stott Hill to Bolton Road makes them uninviting.</p>	<p><b>Reassessment of their maintenance and consideration of how they could be made safer</b></p> <p>These could be sensitively improved and made less intimidating, allowing an increased flow of people through the area.</p>
<p><b>Timber and wire fencing is used in some areas, which undermines the continuity of the use of stone</b></p> <p>The timber fencing used to the rear of the properties of Cathedral Close over-domesticates the area and the wire fencing along Bolton Road is not conducive to the overall image of the place.</p>	<p><b>Encouragement of the continued use of stone as the boundary treatment</b></p> <p>Stone walls are the traditional form of boundary within the conservation area and their use should be encouraged for future development in the area.</p>

<p><b>Loss of traditional features of buildings</b></p> <p>The replacement of windows and doors with modern alternatives has undermined some of the character of the area, as has the rendering and re-facing of a number of the warehouse structures, masking their original architectural details.</p>	<p><b>Increase awareness and use of planning controls</b></p> <p>Owners will be made aware of the negative impacts these alterations have on the character of the conservation area and the character of the area will be a material consideration in any planning decisions.</p>
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## Design Guidance

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 as the starting point of the new design. This will ensure that the uniqueness of the village is maintained. This does not necessarily mean that development should replicate what is already there. It is imperative that there is 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 existing buildings. A recent publication by CABE (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Buildings in Context: New Development in Historic Areas* sets down some useful guideline 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.
- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. In the Cathedral Precinct Conservation Area the pattern of build is very different in each of the character areas and efforts should be made to reflect this.

- Important views and vistas should be respected.
- The scale of neighbouring buildings should be respected.
- The materials and building techniques used should be as high quality as those used in the existing buildings.
- 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.

A positive and imaginative response to infill development will be encouraged, especially those that make a particularly positive contribution to the public realm. Pastiche, the replication of historic features in an unimaginative way should be avoided.

**All planning applications for new development in the conservation area should be accompanied by evidence that the context of the site has been considered.**



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## Glossary of Terms

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**Ashlar:** Smooth faced, squared masonry.

**Architraves:** Lowest part of the three parts of a classical entablature. Also the surround of a window or door or the moulding around an archway.

**Bargeboards:** Decorated or plain boards on a gable end covering the ends of the horizontal roof timbers.

**Canted:** Sloping at the edges or set at a slight angle.

**Cupola:** A drum-shaped or polygonal domed space.

**Cusp:** Projecting point between small arcs in gothic tracery.

**Eclectic:** Selecting from various styles in the architecture of a building.

**Mullion:** Timber or stone vertical division of a window.

**Perpendicular style:** An essentially rectilinear system of design based on the repetition of cusped panels.

**Rubble:** Pieces of undressed stone used in the construction of buildings.

**Rusticated:** Massive blocks of tracery, sometimes with roughened surfaces, separated by roughly cut joints; often used at the base of classical buildings to give an impression of strength.

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## Further Reading

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### Historical Resources

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Linstrum, D. (1978): West Yorkshire Architects and Architecture

Pevsner, N. (1967): The Buildings of England, Yorkshire West Riding

Ryder, P.F. (1988): The Cathedral Church of St. Peter, Bradford

Ryder, P. F. (1993): Medieval Churches of West Yorkshire

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### Planning Policy

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Department of the Environment (1990): *Planning Policy Guidance 15 (PPG15) – Planning and Historic Environment*. HMSO, London.

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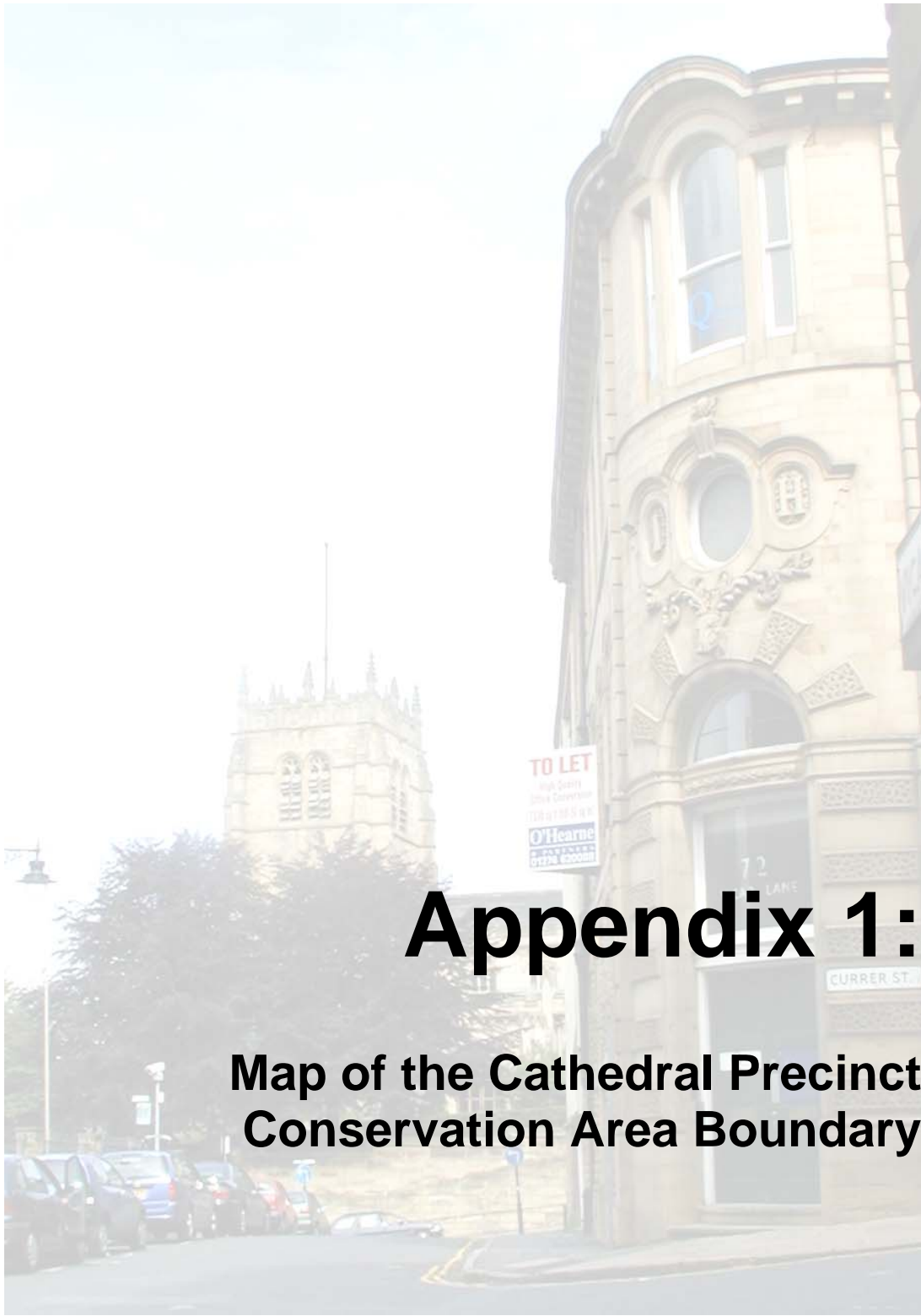
# Contacts

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## Appendix 2: Listed Buildings in the Cathedral Precinct Conservation Area

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### **Cathedral Church of St. Peter – Grade I**

Bradford Parish Church raised to Cathedral status in 1919 and extended as such by Sir Edward Maufe after 1945 to the east end and to the north of the west tower. The external appearance is that of a fifteenth century Yorkshire Church Built of coursed gritstone with a west tower with heavy perpendicular detailing of 1493-1508, and destroyed nave and aisles with battlements of circa. 1430-58. Perpendicular windows. The nave arcades and aisles however are fourteenth century, rebuilt after a fire in 1327. The Bolling Chapel south of the original chancel had its windows altered in 1666. The transept chapels are of 1899. The south aisle, its clerestory and porch were rebuilt in 1832-33 and again remodelled in the restoration of the 1890s.

### **15 and 17 Canal Road – Grade II**

Prominent central area warehouse on wedge site with Mill Street. Circa 1870 large multi-windowed design of five-bays with basement. Sandstone “brick” above corniced ashlar ground floor. Sill bands, bracket cornice over third window corner with pedimented portal.

### **18 and 20 Canal Road – Grade II**

Warehouse on wedge shaped site with Balme Street. Circa 1870. Six-storeys and basement, sandstone “brick” with roughly dressed vermiculated stone work to basement and ground floor. Important corner site.

### **The Lloyds Building, 26 Canal Road – Grade II**

Circa. 1890. Coursed rubble and ashlar with ashlar dressings. Slate and glass north-light roofs. 5 storey plus basement. Street front has symmetrical 7 window façade. Large central doorway with double panel doors and overlight under segmental arch.

### **29 Canal Road - Grade II.**

Included in description for number 20 and 22 Mill Street.

### **14 Mill Street, with Gate Piers and railings – Grade II.**

Circa 1870-74 warehouse with offices. Architects Milnes and France. Good restrained Italianate design, well proportioned. Four storeys, ashlar front. Plinth with blind basement windows. Rusticated piers articulate the ground floor with 2 windows in architrave surrounds and tall round headed doorway with keystone. Cornice carried across as sill course to the first floor. Three windows to upper floors, those on first floor in eared architrave surrounds. The second and third floor windows are contained in vertical panels giving pilaster effect; sill bands carried across. Bold projecting eaves cornice supported by console brackets on bed mould. North side elevation long and plain with 11 windows; sill bands and block brackets to eaves. Rear half to Canal Road has been demolished. Spear head railings and yard gate piers with heavy caps, link no. 14 to nos. 16 and 18.

### **16 and 18 Mill Street – Grade II**

Circa 1870-74 warehouse and offices. Elevation designed as a pair. Architects Milnes and France. Four storeys, ashlar, well proportioned front with Italianate details. Blind basement to ground floor. Panelled doors to centre with shaped heads to rectangular fanlights, flanked and divided by rusticated piers.

### **20 and 22 Mill Street - Grade II**

Includes number 29 Canal Road. Circa 1870-74 intact warehouse and office block closely related to the design of numbers 16 and 18 and also by Milnes and France. Four storey, ashlar front to Mill

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Street. Rusticated quoin pilasters to ground floor. Coupled segmental headed windows, but without the foliate bands of numbers 16 and 18. Paired doorways to centre in linked rusticated, chamfered surrounds with impost mouldings and keystones – double panelled doors and semi-circular fanlights.

**The Ring O’Bells Public House, 18 Bolton Road – Grade II**

Late eighteenth century, altered mid nineteenth century. Two-storeys painted rendered sandstone “brick”. Quoins, pilasters, plat band over ground floor. Gable end slate roof, stone slates to rear, with parapet coping to gables and flanking chimneys. Five window symmetrical front, architrave surrounds on first floor and central window in slight break.

**Statue to W.E. Forster, Forster Square – Grade II**

Set up in 1884 to commemorate the Bradford MP and one time Chief Secretary for Ireland. J. Harvard Thomas sculptor. A standing life size figure in contemporary circa 1880 dress set on a polished granite pedestal.

**General Post Office, Forster Square - Grade II**

1886, Sir Henry Tanner, architect. Ashlar. Slate hipped roofs. Almost symmetrical front. Two-storeys and attics. Centre block 5 windows, centre in slight projection, ground floor rectangular openings with wide banded pilasters supporting continuous entablature across whole building at first floor level.

**1 Barkerend Road – Grade II**

Corner site with Stotthill. Restored town house dating from latter part of the eighteenth century and therefore a rare survival in central Bradford. Three-storeys coursed sandstone “bricks”, brackets to eaves of stone slate roof with saddlestones and short kneelers to gable ends; flanking chimneys. .





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## Appendix 3: Legislation and Council Policies Relating to Conservation Areas

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This is a brief summary of the legislation and policies relating to conservation areas at the time of the issue of this report. These will be subject to constant review.

### Legislation to Protect the Character and Appearance of Conservation Areas

Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area:

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.
- Before works can be carried out to trees of more than 7.5cm in diameter across the trunk

(measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent protection. The Local Planning Authority must give listed building consent before any work that would affect the character or interest of the building can be carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

### City of Bradford Metropolitan District Council's Policies Concerning Conservation Areas

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently adopted its *Unitary Development Plan* (2005) which forms the basis of decision making on planning applications in the district. The UDP has the following policies relating to conservation areas:

***Policy BH7: Development within or which would affect the setting of conservation areas***  
*Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to*

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preserve or enhance the character or appearance of the conservation area.

**Policy BH8: Shop fronts in conservation areas**

Within conservation areas proposals affecting existing shop fronts or proposals for new shop fronts must demonstrate a high standard of design and be sympathetic in scale, style and detail to the original building. Proposed external shutters sun blinds and canopies must be sympathetic in style, colour and materials to the buildings to which they are attached and their architectural style. Blinds will not be permitted on buildings without a shop front or fascia.

**Policy BH9: Demolition within a conservation area**

Within conservation areas, permission will not be granted for the demolition of buildings which make a positive contribution to the special architectural or historic interest of the area unless the development would result in benefits to the community that would justify the demolition.

**Policy BH10: Open spaces within or adjacent to conservation areas**

Planning permission for the development of important open areas of land or garden within or adjacent to a conservation area will not be granted if the land:

- 1) Makes a significant contribution to the character of the conservation area.
- 2) Provides an attractive setting for the buildings within it.
- 3) Is important to the historical form and layout of the settlement.
- 4) Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.
- 5) Contains natural water features, tree and hedgerows which the development proposals propose to destroy.

**Policy BH11: Space about buildings**

Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

New developments seeking to integrate into an existing built form will be encouraged by relaxing approved policies and standards.

**Policy BH12: Conservation area environment**

Changes to the public realm within conservation areas must demonstrate that:

- 1) The design, materials and layout of traffic management and parking areas minimise the adverse visual impact which may arise from such development.
- 2) New and replacement street furniture is of an appropriate design and material that preserve or enhance the character of the surrounding street scene.
- 3) Proposals for the introduction of public art will preserve or enhance the character or appearance of the conservation area. In certain conservation areas the introduction of public art and street furniture will be encouraged.

**Policy BH13: Advertisements in conservation areas**

Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

- 1) Consent will be granted only where the proposal is in scale and character with the building on which it is located and with surrounding buildings. Where possible, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.
- 2) Within conservation areas internally illuminated box signs will not be permitted. Sensitive designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.
- 3) Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.

In addition to these there are separate policies relating to the listed buildings within the confines of the conservation areas:

**Policy BH1: Change of Use of Listed Buildings**

Where possible the original use of a building should be retained or continued. Change of use will only be permitted where the applicant can demonstrate that the original use is no longer viable or appropriate and without an alternative use the building will be seriously at risk.

The Council will not grant planning permission for an alternative use unless it can be shown that:

- 1) The alternative use is compatible with and will preserve the character of the building and its setting.

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- 2) No other reasonable alternative exists which would safeguard the character of the building and its setting.

**Policy BH2: Demolition of a Listed Building**

The demolition of a listed building will only be allowed in exceptional circumstances. Before permission is granted for the demolition of a listed building, applicants will have to submit convincing evidence to show that:

- 1) Every possible effort has been made to repair and restore the building and to continue the present or past use;
- 2) It has been impossible to find a suitable viable alternative use for the buildings; and
- 3) That there is clear evidence that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from the building's demolition.

**Policy BH3: Archaeology Recording of Listed Buildings**

Where alterations or demolition of a listed building would result in the loss of features of special interest, a programme of recording agreed with the Local Planning Authority and where appropriate, archaeological investigation will be required before the commencement of development.

**Policy BH4: Conversion and Alteration of Listed Buildings**

The alteration, extension or substantial demolition of listed buildings will only be permitted if it can be demonstrated that the proposal:

- 1) Would not have any adverse effect upon the special architectural or historic interest of the building or its setting;
- 2) Is appropriate in terms of design, scale, detailing and materials;
- 3) Would minimise the loss of historic fabric of the building.

**Policy BH4A: Setting of Listed Buildings**

Proposals for development will not be permitted if they would harm the setting of a listed building.

**Policy BH5: Shop Front Policy For Listed Buildings**

Where possible existing traditional shopfronts should be retained and repaired. Proposals for the alteration of existing shop fronts or installation of new shop fronts on a listed building should be a high standard of design and respect the character and appearance of the listed building. External roller shutters will not be granted permission on a listed building shop front unless there is clear evidence of an original shutter housing and the

shutter is traditionally detailed and in timber and/or metal of a traditional section.

**Policy BH6: Display of Advertisements on Listed Buildings**

Consent for the display of advertisements on listed buildings or which would affect the setting of a listed building will be permitted only where:

- 1) The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.
- 2) The advert is not an internally illuminated box.
- 3) If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.
- 4) Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.