



# *Heaton Estates*

## CONSERVATION AREA ASSESSMENT

*November 2005*

## **Contacts**

---

For further information please contact:

The Conservation Team  
Department of Transportation, Design and Planning  
City of Bradford Metropolitan District Council  
Jacobs Well, Manchester Road  
Bradford BD1 5RW

Tel. (01274) 432455

e-mail: [conservation@bradford.gov.uk](mailto:conservation@bradford.gov.uk)

---

---

# Contents

1. Introduction .....	3
1.1. What does conservation area designation mean? .....	3
1.2. What is the purpose of conservation area assessments? .....	3
1.3. Heaton Estates Conservation Area.....	4
2. Location and Population .....	5
3. Origin and Historic Development .....	6
4. Topography and Setting .....	11
5. Traditional Building Materials .....	15
6. Architectural and Historic Qualities of the Buildings .....	17
7. Open spaces and Natural Elements .....	27
8. Permeability and Streetscape .....	30
9. Conclusion: Character Specification and Guidance .....	32
10. Proposals .....	37
10.1 Conservation Area Boundary .....	37
10.2 Enhancement Proposals .....	38
 Glossary of Architectural Terms .....	 40
Further Reading .....	41
 Appendix 1: Map of Heaton Estates Conservation Area .....	 43
Appendix 2: List Descriptions of the Listed Buildings in Heaton Estates Conservation Area .....	45
Appendix 3: Legislation and Council Policies Relating to Conservation Areas .....	48

---

---

# Acknowledgements

---

We would like to thank:

Everyone who participated in the consultation in preparing this document by attending the workshop at Heaton Mount School of Management or by returning completed comments sheets.

West Yorkshire Archaeology Service (WYAS) for providing historical and architectural information on Heaton Estates.

Cllr J. S. King for his kind permission to reproduce photographs from his book 'Heaton – The Best Place'.

---

---

# 1. Introduction

---

## 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 Heaton Estates Conservation Area in order to fulfil its statutory duty to review its conservation areas from time to time, and to 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.

A summary of the draft of this assessment, a proposed boundary map, a cover letter, a comments sheet and an invitation to the conservation area workshop, were distributed to every address within and local to the conservation area in November 2004. At the same time a copy of the full draft Conservation Area Assessment,

---

---

proposed boundary maps, comments sheets and invitations to the conservation area workshop were placed on deposit at Heaton Library, Bradford Planning Office and on the Council's website.

The consultation period ran from November 2004 and January 2005. Feedback was received on completed comments sheets and at the conservation area workshop which was held at Heaton Mount School of Management, Keighley Road on 6<sup>th</sup> December 2004. The feedback from the local community has been used:

- to redraft this assessment,
- to prioritise the preservation and enhancement proposals which set the scene for the future management of the area, and
- as the basis for a review of the proposed conservation area boundary.

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

The 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 conservation areas.

### 1.3 Heaton Estates Conservation Area

Heaton Estates Conservation Area was originally designated in January 1981. The conservation area currently covers the main bulk of the estate housing built between 1870 and 1920, following the sale of lands owned by the Earl and Countess of Rosse. These houses, many of which are large detached or semi-detached dwellings built in distinctive Arts and Crafts or Vernacular Revival styles, are characterised by the spaciousness of the grounds in which they are set. Along the western boundary of the conservation area are a small number of 18<sup>th</sup> century cottages, these are the oldest buildings in the area and pre-date the development of the estate lands.

The land on which Heaton Estates conservation area is located slopes steeply downwards from west to east and as a result most of the properties have dramatic views over the valley towards Frizinghall or south over the reservoir or Lister Park towards the mill chimneys of Manningham.



*Heaton Mount (Grade II) listed Italianate villa, now part of City of Bradford University's campus.*

---

## 2. Location and Population

---

Heaton Estates is located on steeply sloping land to the west of Frizinghall and about two miles northwest of Bradford city centre. Previously forming part of the estate attached to Heaton Hall, the lands were, up until the late 19<sup>th</sup> century, mainly open fields. The lineaments of these fields and some of the routeways through them are still visible in some of the property boundaries of the Conservation Area.

At the time of the 1991 census the population of Heaton (as a census ward) stood at 16 856. Within the area there is a slightly higher than average rate of unemployment than in the Bradford District as a whole. Within Heaton there is a wide range of ethnic minorities, with 28.6% of residents falling into the non-white category (as opposed to 15% throughout the Bradford district).





---

## 3. Origin and Historic Development

---

### **Summary of Historical Interest**

*The following summarise the factors that make the area covered by Heaton Estates conservation area of historical interest:*

- *Little is known of the manor of Heaton or the village prior to the 17<sup>th</sup> century, though “Hetun” is first mentioned in 12<sup>th</sup> century documents indicating a post-Roman Anglo-Saxon settlement.*
- *The Field family resided at Heaton Hall between 1634 and 1912 and owned much of the land now covered by the conservation area. Until the 19<sup>th</sup> century the estates were principally agricultural lands with a few farmsteads and cottages along the western periphery of what is now the conservation area.*
- *Residential development began in earnest after 1866 when lands previously occupied by the Woolsorters’ Gardens were sold for “villa developments”. Alongside these new residential developments a church, college and reservoir, were constructed.*
- *The area became fashionable with affluent Victorians and was prized for its ‘serene’ country-like atmosphere and surroundings.*
- *Throughout the 20<sup>th</sup> century there was much residential development both within and around the conservation area.*

There have been no pre-Conquest archaeological remains found in the area covered by the current conservation area. However, at Chellow Heights, approx. 2 miles to the west, fragments of pottery and bone were discovered by a workman excavating land for a water filtration plant. These were found to be the remains of funeral urns and a drinking cup which contained the bones of a young

woman dating from the mid-Bronze age (1500 – 1000 BC).

No direct evidence of Roman settlement has been found in the immediate area, however the conjectural line of the Roman road between Lancashire and Drighlington is thought by some to have run through Chellow and across Heaton.

Whilst Heaton is not mentioned in the Domesday Book of 1086, nearby Chellow is recorded as having formed part of Arntekil’s Manor of Bolton in 1066. The first documented reference to “Hetun” was made in 1160, the name meaning ‘high farmstead’ in Anglo-Saxon, suggesting a post-Roman settlement. The first Lord of the Manor was indicated in early records written by the de Lacies (wealthy land owners from the north of England) during the reign of King Stephen (1135 to 1154). Adam of Birken is shown to have held manors at “Frisinghall et Heaton” amongst other places.

During the Middles Ages, Heaton was an independent manor in the Parish of Bradford, being located in Bradfordsdale where the land was granted to Selby Abbey by the Everingham family and then the Leeds family. Following the Reformation, the Manor was sold in 1568 to the Batt family of Oakwell Hall, Gomersal. Between 1634 and 1912 the Field family owned the Manor. Heaton Hall, the Field family home from the 16<sup>th</sup> century onwards, was located on the west side of Heaton Hill, facing south and overlooking parklands of some 30 acres in size. John Field rebuilt the house after 1660 and it was remodelled again in a Palladian style c.1750.

The Field family, major local landowners, also held land in Horton, Shipley, Ardsley and elsewhere in Heaton. In 1836 the heiress of the Heaton Hall estates married Lord Oxmantown, who later became the 3<sup>rd</sup> Earl of Rosse.





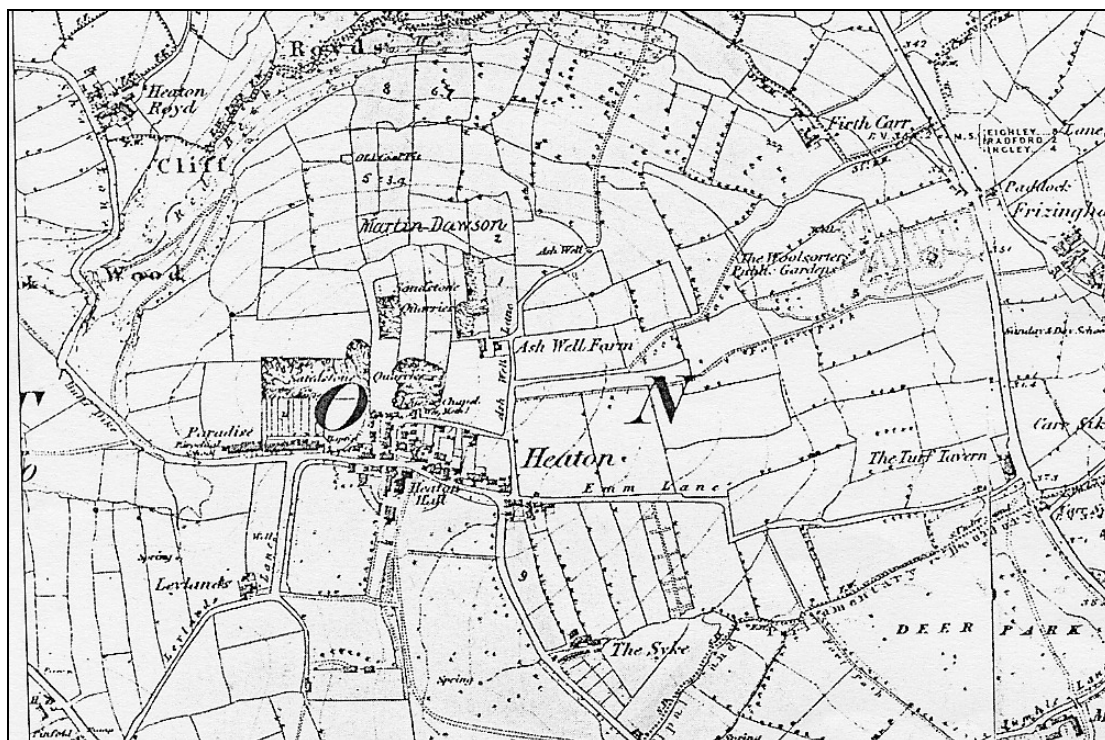
Jeffrey's Map of Yorkshire, 1775. This is the earliest known map of the area showing any significant detail.

Until the late Medieval times "open field" method of agriculture prevailed. The three strip fields were known as Emm Field, Cold Hill and Northsides. The inhabitants of the village of Heaton (which prior to 1780 scarcely warranted such a title, being little more than a cluster of cottages and farmsteads) all owned and worked a strip of land in one of these fields. The western half of the Conservation Area lies over one of Heaton's medieval open fields, which is still shown on the 1852 OS map. The name of this area, Emm Field, is still attached to a number of enclosed parcels of land and used in road names. The eastern half of the Conservation Area covers the High Green and Low Green areas, which may have historically been associated with Frizinghall. The main lineaments of these ancient fields and the route ways through them are still visible in some of the alignments and property boundaries of the Conservation Area. Ashwell Lane, the steep footpath that runs along the northern boundary of Bishopcroft on Ashwell Road and the northern most properties on Park Drive, is thought to be the remaining section of one of these ancient routes across the area.

Jeffrey's map of Yorkshire (1775), one of the earliest maps of the area showing any detail, demonstrates the open nature of the land around Heaton at this time. Heaton village itself is shown as a small hamlet of no more than a dozen houses with a few scattered farmsteads and cottages along the roads leading to Frizinghall and Bradford.

The first Ordnance Survey map of 1852 (at a scale of 6 inches to one mile) shows buildings as well as fields. The 18<sup>th</sup> century buildings along the western edge of what is now the conservation area are clearly shown. Hammond Square, the small fold of cottages to the south of Emm Lane, originally formed the eastern periphery of the village of Heaton. The map also shows 'The Syke' further south. This cluster of buildings consisted principally of a row of small cottages and a farmstead. The farmstead, numbered 23/25 Syke Road, is the oldest building in the conservation area, having been built in 1734 by Richard and Mary Thompson. The cottages immediately to the south, called Garden Terrace, were built some time later, between 1790 and 1825 and were noted by William Cudworth in 1876 for their fruitful gardens, which produced the locally famous Heaton 'peys' (peas).

*Heaton Hall and the village are clearly marked to the west of the current conservation area. The Syke is also shown as well as Emm Lane and the Woolsorters' Gardens.*



Following a disastrous storm on New Year's Eve 1854 the buildings were destroyed and the gardens never recovered, eventually closing in 1865, when the plants and shrubs were offered for sale.

In 1859 it was announced that ten new churches were to be built in Bradford, one of which would be at Heaton. The Earl of Rosse donated the land at the junction of Ashwell Road and Parsons Road and Messrs Mallinson and Healey of Bradford were appointed architects. Work progressed quickly and enthusiasm for the new church was such that the stone mason's wives volunteered to smooth the newly chiselled pillars by hand. The church was completed in thirteen months and consecrated by the Bishop of Ripon in October 1864.

The water shortages that plagued the residents of Heaton were being made worse by the pollution of the watercourses by effluent from the nearby stone quarries. The Local Board decided to construct a reservoir and land was bought from the Earl of Rosse in May 1876 to facilitate this. The reservoir was built but unfortunately was not wholly watertight. When first connected to Bradford Corporation's mains water supply and tested the surplus water flooded numerous houses along West View.

Works for improvement to the sanitary conditions were inspired by the sudden transformation of Frizinghall into a desirable, middle-class residential

---

area. This began in 1863 when Mr Robert Kell, a Bradford merchant, bought two fields on rising land on which he erected a large and imposing Italianate mansion known as "Heaton Mount". This was the first house in the locality to be glazed with plate glass (J.S. King, 2001).

Two years later the lands on which the Woolsorters' Gardens stood was sold to Mr Samuel C. Kell, who in 1866 commissioned Messrs Andrews and Pepper to draw up plans for "freehold villa sites" which he named Heaton Grove. This set off a chain of residential development to the east. By 1880 Park Grove was being laid out by John Ambler to the design of Messrs H & E Marten.

On Emm Lane the land opposite Listers Park had been bought from the Marriner family by the Congregational Church. They employed the famous Bradford architects Lockwood and Mawson to erect a training college to replace the unsuitable original Airedale College at Undercliffe. The foundation stone for the new college was laid in October 1874 and shortly after this (1876) the famous Bradford historian, William Cudworth noted that the grounds were "tastefully laid out" and that the buildings would be a "handsome addition to the public buildings of the town and neighbourhood". The building opened in June 1877, the final cost of construction being in the region of £20,000.

The Countess of Rosse was induced by her agents to release fields adjacent to the college for an estate to be built. The first plots, on an estate to be called 'Park Drive' were sold in 1874. These promising developments encouraged the Midland Railway Company to open a station at Frizinghall in February 1875. The area was now easily accessible from Bradford and was also beyond the reach of the borough rates and as a consequence became popular with merchants and bankers who wanted the 'serener' atmosphere of the countryside (J.S. King, 2001).

Further plans were drawn for new roads and building plots offering ground-leases of 999 years for "villa residents". Several of the roads incorporate family names such as Wilmer, Parsons (named after the Hon. Algernon Parsons, son of the Earl of Rosse and famous inventor of steam turbines) and Randall. The scheme for residential development also included the construction of a new thoroughfare linking Emm Lane with Manningham. Wilmer Road was the northern most section of this road. The laying out of a paved street named Syke Road necessitated the demolition of the original pre-1734 dwellings and

smithy. Richard Thompson's farm was spared and converted in two dwellings, numbers 23 and 25 Syke Road. The 'superior' villas built along Wilmer Road and Randall Place ended the isolation of the Syke's location on the periphery of the village.



Heaton Syke. The 'Fountain Inn' and adjoining cottages (since demolished) taken in February 1960. (Photograph taken by J.S. King and reproduced with permission)

In William Cudworth's book 'Round About Bradford' (1876) he describes the land around the village as:

*"The general contour of the land about Heaton, abounding as it does in gentle undulation, is of the most pleasing description, and the lower part of the township is ornamented with fine woods. As a residential neighbourhood it presents considerable attractions, but the Field family have hitherto offered few facilities for the increase of residences of any description, choosing rather to acquire than dispose of property."*

The Field family's reluctance to sell or develop their land was a stance that could not be maintained indefinitely. The newly introduced death charges forced a major sale of the Heaton Estates in 1911, which led to new development on the northwestern edge of the conservation area.

Heaton Estates became home to a number of affluent residents whose names were pre-eminent in Bradford trade and society. These included a number of mill owners, bank managers, solicitors and accountants as well as a surgeon and an orchid importer.



*Heaton Hall, the south and east elevations, photographed in 1911 by Hood & Larkin, London (reproduced with the permission of J.S. King)*

During the 20<sup>th</sup> century much residential developments took place around the periphery of the estate. Estate houses were being constructed up until the 1920's and since that time a limited number of infill developments have also been undertaken.

Sadly Heaton Hall, which was known to have retained its elaborate mid- 18<sup>th</sup> century decoration, plaster ceilings and marble chimney pieces as well as some 17<sup>th</sup> century rooms, was demolished sometime prior to 1939 after standing empty for a number of years. St Bede's Grammar School was built upon the site.

---

---

## 4. Topography and Setting

---

### **Summary of Topography and Setting**

*The unique location of Heaton Estates conservation area contributes greatly to its form and character. The most significant features of this include:*

- *The development of Heaton Estate houses on the steep hillside allows for panoramic views across to Frizinghall and the steeply rising land beyond.*
- *Northwards, the views from the highest point of the land (the northwest corner of the conservation area) are of open countryside and moor land, with clusters of dwellings on the lower land*
- *Lister Park to the south, along with the adjoining reservoir provides a green and open setting to the conservation area. This complements the dignity and greenery of the houses and their gardens to the north of Emm Lane and also acts as a physical and visual barrier between the mills and industrial skyline of Manningham further south.*
- *To the east and west of the conservation area are residential areas, consisting mainly of densely built terraced and back-to-back housing, providing a direct contrast to the spacious estate housing which characterises much of the conservation area.*
- *Views in and out of the conservation area, specifically along Emm Lane, Ashwell Road and Lane and Wilmer Drive, are important to the image of the place.*

The topography and setting of Heaton Estates conservation area is an important defining characteristic of the area's sense of place and character. Just as important are the views within, into and out of the conservation area as these give

the area a wider context and often reaffirm historical associations.

Heaton Estates are located approximately 2 km to the northwest of Bradford city centre. Heaton Estate conservation area covers an area of land that traditionally formed part of the estate owned by the Field family of Heaton Hall. The land is sandwiched between the village of Heaton, slightly to the west and Frizinghall to the east.



*View eastwards over Park Grove and out of the conservation area.*

The topography of the land is dramatic, sloping steeply downwards from west to east. The slope of the land allows stunning views from the top of Heaton Hill across the valley towards Frizinghall and the steeply rising hillside beyond. The scars left by the stone quarries on the hillside opposite are a reminder of the huge amount of sandstone that was extracted from this part of the district and used in the construction of many of Bradford's buildings. Towards the eastern edge and lowest part of the conservation area the land levels slightly and the only vistas eastwards are glimpsed



---

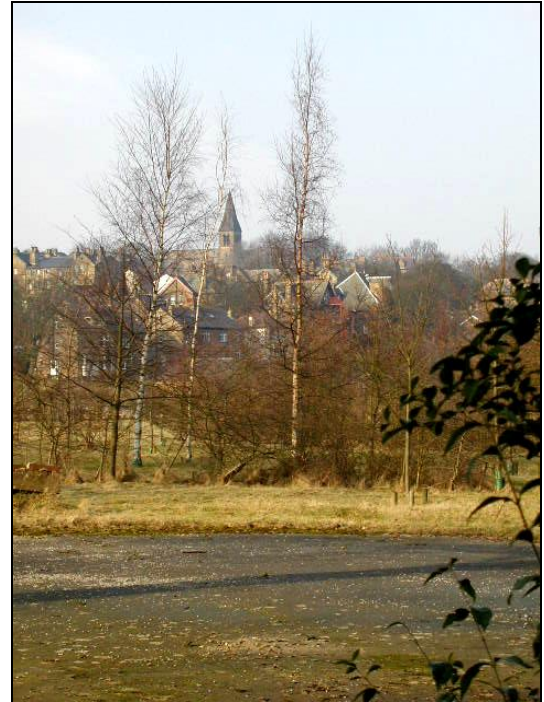
through buildings and trees. Around Heaton Grove the feel of the place is leafy and slightly secluded, though towards busy Keighley Road the traffic noise tends to intrude somewhat into this quiet, green oasis.

Westwards, the views and vistas tend to be limited to the houses and trees above and there are few long distance views due to the undulating topography. Only from the brow of Heaton Hill, the western most boundary of the conservation area are views of any distance possible. From certain aspects views over the surrounding housing and the grammar school grounds are possible. From the northwestern boundary of the conservation area the views are of farmland, though this alters as one progresses southwards along Ashwell Road. The conservation area boundary excludes the later terraced housing and modern estate houses. The terraced dwellings along and to the west of Ashwell Road are interesting houses, many retaining attractive stained glass windows. However, they have a distinctive and very different character to the buildings in the conservation area, notably due to the narrowness of the streets and the lack of trees and greenery. They do, however, provide an interesting setting to the conservation area.

East of the conservation area boundary is characterised by the densely built late 19<sup>th</sup> and early 20<sup>th</sup> century housing, most of which are terraced or back-to-back. These areas were constructed mainly to provide housing for the working classes, a direct contrast to the large estate houses in the conservation area, built for the wealthy Victorian mill owners and professional classes.

To the north and south the views are for the main both dramatic and charismatic. Immediately to the south of the conservation area is Lister Park. The houses along the north side of Emm Lane all face over the park, as does the University of Bradford Management Centre building. This green and leafy aspect complements the dignified buildings which face onto it and give this side of the conservation area an almost countryside feel despite the inner city location. The southwestern portion of the conservation area includes the reservoir as well as the rows of terraced housing which have a completely different character and form to the other dwellings in the conservation area. The presence of the covered reservoir, a vast open space with few buildings on, provides a green and open setting which adds much to the character of these properties. This green space is an important factor in tying the two very different

sections of the conservation area together, as it allows visual links between them as well as giving the areas of terraced housing a leafy and open setting which is an important characteristic of the areas of detached estate housing further north.



*View into the conservation area from the south side of the covered reservoir – note the prominence of St Barnabas church tower.*

From Emm Lane and Wilmer Drive there are clear views southwards towards the city and most prominently to the tall tower of Manningham Mills. This tower is a strong reminder of Bradford's industrial past. Whilst the booming manufacturing industry in Bradford was in most cases either directly or indirectly responsible for the wealth that enabled the Victorians to buy their large villas in Heaton, the mills and warehouses of Bradford seem far detached from the spacious tree lined carriageways and country-like feel of the conservation area. The location of Lister Park and the reservoir between the larger dwellings in the conservation area and the industrial landscape of Manningham acts almost as a green barrier. It seems likely that this physical and (from certain areas) visual detachment from the smoking chimneys and noisy mills was one of the primary attractions of the area as a residential base and is a characteristic that it retains to this day.

Despite this, the visual link from the southern side of the conservation area across to the mill

---

chimneys and the densely constructed rows of terraced housing in Manningham provides an important historical link and serves as a direct contrast to the large gardens and spacious layout of houses in Heaton Estates conservation area. The industrial skyline is an important reminder of the manufacturing industry to which Bradford owed and lost its fortunes.



*Wilmer Road, leading out of the conservation area and towards Manningham. This area contains important examples of our industrial heritage and is located within the North Park Road Conservation Area.*

To the north, the views out of the conservation area are of a vastly different landscape. From the northern side of the conservation area, particularly from Ashwell Road, Wilmer Drive and Park Drive the view is particularly panoramic. The land drops away steeply beyond the conservation area boundary and allows long distance views towards Cottingley and Moor Head. In the distance, beyond the clusters of buildings on the lower lying land, the land rises up again steeply and the purple haze of moorland is visible along the skyline. From this lofty aspect it is easy to see why the settlement was given the name “Heaton” – meaning ‘high farmstead’. The view northwards over fields and woodland provides a green and rural setting which is particularly important as it also puts the settlement in context with the surrounding wider region and compounds its rural dimension and origins.



*The view northwest from the end of Park Drive over towards Shipley.*

The area around the University of Bradford Management Centre (formerly Airedale College) has a different feel and character to elsewhere in the conservation area. The approach to the Management Centre along its tree-lined drive affords most favourable views of the frontage of this attractive building. Behind the main building are numerous modern buildings and extensions, some of which are less than sympathetic to the original. These buildings, along with Heaton Mount, an attractive 19<sup>th</sup> century Italianate house, are set in attractive leady gardens. The grounds have an intrinsic dignity and a secluded feel which belies their location just west of the busy Keighley Road.



*Heaton Grove. To the right is the green and wooded island around which the houses are set. The winding road and green setting gives this area a secluded countryside feel.*

To the north of the Management Centre is Heaton Grove, where the ‘Swiss chalet’ style villas are set to the east of the small lake, thought to be the



---

---

remains of the original Woolsorters' gardens. The dense tree cover and curving steeply sloping road gives the impression of a mountain enclave in parts and the feel of the place is secluded and quiet.

This characteristic is not so strong further west and upwards on the hillside. The buildings are not clustered in the same almost organic way around a central focus like at Heaton Grove but are placed regularly along streets that run north south across the western section of the conservation area. The houses along Park Drive, Wilmer Drive and the northern end of Ashwell Road are mainly detached and setback from the road in spacious gardens. The roadways are wide and lined with mature trees that in summer provide leafy shade. Many of the buildings are almost hidden from the road by the tall trees or hedges surrounding the gardens, while others, set above road level, seem to proudly bear down upon the passer-by.

---

---

## 5. Traditional Building Materials

---

### ***Summary of Traditional Building Materials***

Where they have been employed, the use of natural building materials greatly contributes to the image of the conservation area. These are:

- *Yorkshire sandstone (used for the walls of the traditional vernacular and terraced houses as well as many of the Vernacular Revival and Arts and Crafts houses);*
- *Render (for Arts and Craft houses mainly);*
- *Red Clay (for the roofs of the Arts and Crafts houses);*
- *Slate and stone slate (mainly for the roofs of the vernacular dwellings as well as some of the terraced dwellings and Vernacular Revival style houses);*
- *Timber (for features such as windows, doors and some gutters);*
- *Leaded and Stained Glass (for windows and some doors)*
- *Natural Stone Boundary Walls*

The majority of the buildings in Heaton Estates conservation area have been built alone or as a small group by local builders. This accounts for the differences in age, aspect, style, size and shape of the dwellings along the same street. These differences make the unifying contribution made by the use of natural materials more noticeable and therefore important to the image of the conservation area.

Among the most prominent and therefore most characteristic of the houses built on the former Heaton estates lands are those in an Arts and Crafts style, built 1880 and 1909. Although typically semi-detached, there are also detached houses, some incorporating attic floors and gable windows. A sense of continuity is given by the use

of red clay roof tiles, a material also used over porches, on bay windows, for chimney pots and as a roofing material on some garages. Yorkshire stone is commonly used in 'brick' form at ground floor level with a coarse render, mostly painted white but sometimes left grey, to the upper floors. In many examples, timber breaks up the render to give a mock-Tudor effect. Another important contribution is made by the survival of the original timber doors and window frames and it is to the credit of the owners of these homes that these features have been retained. These windows and doors often incorporate attractive and intricately leaded and stained glass, a feature which is absent in later, non- Arts and Crafts style housing in Heaton, though many have rendered or stone-and-render walls.



*Nos. 28 and 29 Heaton Grove, a good example of a house built in the Arts and Crafts style, built c. 1897.*

Contemporary with the Arts and Crafts housing is the significant number of Vernacular Revival dwellings in Heaton Estates conservation area. In materials terms these buildings differ in their use of slate for the roof (although a few examples use red clay and even stone slate), and Yorkshire stone 'brick' for the exterior walls. In some cases a small amount of the wall surface is covered in the same

gritty render as the Arts and Crafts buildings. Stone is also used for dressings, surrounds to doors and windows and for the mullions and horizontal divisions between windows. Much like the Arts and Crafts houses the survival of the original doors and windows adds to the interest of these houses. Vernacular Revival houses traditionally have timber doors and timber sash windows, within which the glass is often leaded, the lead bars so fine that they are scarcely visible at a distance.

The southwest corner of the conservation area has a concentration of buildings that are quite unlike any others in the area. These include a number of older vernacular cottages, such as Garden Terrace and 23/25 Syke Road (which are Grade II listed buildings). Hammond Square, located slightly further north, contains a small number of (unlisted) 18<sup>th</sup> century cottages. These buildings are constructed from sandstone 'brick' (though at Hammond Square some elevations are rendered and painted), with stone slate roofs, corniced chimneys and mullioned windows. These traditional buildings require careful repair to maintain their original features. A guidance note for repair of vernacular buildings in the district will be produced in order to facilitate this.



*Entrance to Hammond Square from Emm Lane. Hammond Square consists of a cluster of 18<sup>th</sup> century cottages around a small stone-settled courtyard.*

The rows of terraced housing to the northwest of the reservoir are typical of their day (late 19<sup>th</sup> century) in that they are stone built with blue slate roofs. Where they have survived, they do possess many interesting features, including wooden

verandas/porches, timber sash windows and pitched roof dormer windows.

Houses built in the last 50 or 60 years in the conservation area tend to have artificial tile roofs and built from or clad in non-local stone, brick or a combination of stone and render. These differences are further accentuated by the almost complete use of non-traditional materials for doors and windows. It is sad to see that in a small number of cases, the original timber doors and windows of the early houses are also being replaced by uPVC, an unnatural material in these properties and one which it is impossible to replicate the fine details of the original frames and glazing.



*Marriners Drive, note the substantial stone boundary wall separating private from public realm. In some cases this is topped with a dense hedge*

The majority of houses, regardless of age, have stone boundary wall, some with impressive stone gate posts. A smaller number of properties have metal railings to separate houses from one another and from the public realm. Many houses also have a substantial screen of shrubbery, hedges or trees separating the private garden from the highway.



*It is likely that cast iron railings originally stood on this stonewall. The use of concrete as a boundary treatment does not complement the character of the area.*

The roads tend to be surfaced with tarmac, though in a number of locations a small amount of the original sett or cobbled surface survives.

---

---

## 6. Architectural and Historic Qualities of the Buildings

---

### **Summary of Architectural Interest**

*The architectural merit of Heaton Estates conservation area can be judged by the quality of the buildings within its confines. The age and rarity of the structures, whether they are good examples of a particular building type or age, and whether they are examples of fine craftsmanship and building techniques are all factors in determining their significance. The following have been deemed to contribute to the area's architectural interest and justify its conservation area status:*

- It contains a number of Listed Buildings, that are deemed to be of more than special interest, these include the 18<sup>th</sup> century vernacular structures around Heaton Syke, the Bradford University Management building, as well as the best examples of the Estate housing.*
- Within the conservation area many of the houses were built during the late 19<sup>th</sup>/early 20<sup>th</sup> century in Arts and Crafts influenced styles. These buildings utilised innovative architectural styles but in most cases were built of natural materials. These houses, of which most are different, were built by individual architects as either speculative developments or to the specification of the plot purchaser. Examples of these designs can be seen along Carlton Drive, Ashwell Road, Park Road and Heaton Grove.*
- Some of the estate housing was constructed in the Vernacular Revival style; houses built in natural materials and made to look older than they are by copying features from traditional local houses. Some of the estate houses combine features of both styles of architecture*

*in an eclectic mix and add to the architectural interest of the area. The large size of the plots and the pervading use of natural materials unify the wide variety and type of building styles in the conservation area.*

- There are some buildings in the conservation area that are of a different architectural style to any others, such as the 'chalet' style buildings on Heaton Grove, which create visual and architectural interest.*
- There are also many infill housing developments built in the late 20<sup>th</sup> century, some of which do not reflect the character or the architectural styles of the conservation area.*

The quality, siting and interest of the buildings combined with their green and leafy setting is a crucial element accounting for the designation of Heaton Estates conservation area. The design, decoration and craftsmanship of the buildings are all factors in determining their significance, however buildings that are good examples of a particular age, building type, style or technique and those that are evocative of a given region are of particular merit. The finest examples of buildings of historic or architectural interest in the country are listed by the Department for Culture, Media and Sport (DCMS) and are subject to Listed Building controls, which aim to protect them from unsympathetic alteration. However, as conservation area designation is area based, it is the group value of buildings that is significant. Therefore, although not all of the buildings in Heaton Estates Conservation Area are listed, most are of townscape merit and contribute greatly to the feel of the place.



The architectural interest of Heaton Estates conservation area is derived principally from the range of late 19<sup>th</sup> and early 20<sup>th</sup> century houses built in the distinctive Arts and Crafts and Vernacular Revival styles along with a smaller number of traditional vernacular cottages and contemporary buildings built in more unusual architectural styles of their time.



*1 Heaton Grove, a good example of a house built in the Arts and Crafts style. Note the timbered gable ends, the terracotta detail above the upper windows and distinctive red tile roof.*

Arts and Crafts architecture dates from the late nineteenth and early twentieth centuries. It was a riposte to industrial mass production which had taken hold over the course of the Victorian era and instead promoted handcraftsmanship and the use of natural materials. Ironically, this style of architecture was appropriated by the mass housing builders of the inter-war period who built much of the country's early suburban housing. The Arts and Crafts housing in Heaton differs from this later imitation in as each house was built plot by plot to individual specifications. As a result almost every house is different, a reflection of the variation of individual tastes and architects work and is the antithesis of the modern-era mass standard estate housing, which was designed and built speculatively for a notional 'nuclear' family.



*10 Carlton Drive (listed building. Constructed in the Vernacular Revival style, note features such as mullioned windows, kneelers and use of natural materials.*

The Vernacular Revival style can be seen as parallel style to Arts and Crafts as houses built in this style were also made of indigenous materials, but, unlike the progressive Arts and Crafts movement, the Vernacular Revival eschewed modern styles and instead houses were designed to look like traditional or vernacular buildings. Original vernacular houses, like those at Hammond Square and Garden Terrace, were built in a style peculiar to the locality, from local materials and often without the benefit of an architect. The Vernacular Revival simply used local materials and a repertoire of common features copied from vernacular architecture to give buildings an 'olde worlde' or pre-industrial appearance. This style of building disappeared as the use of modern materials and mass produced styles became popular later in the 20<sup>th</sup> century.

The houses built in Heaton Estates in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries have been laid out in an estate formation, the plot sizes, use of natural materials and similar architectural styles forming the unifying elements. However, the oldest buildings within the conservation area are very different and whilst not sharing similar elements such as plot sizes or architectural style, they are indicative of the early development of Heaton estates.



*Nos. 23/25 Syke Road, the oldest building in the conservation area, dated 1734.*

Heaton Syke is the oldest part of the conservation area. Located to the south of Emm Lane and the main bulk of estate housing, the Syke predates all other developments in the area and was once totally separate to Heaton village, linked only by fields and footpaths. Heaton Road, which forms the most easterly boundary of the conservation area for a short distance, follows a curving alignment as it runs along the edge of the former medieval strip fields on the east and the former park wall to Heaton Hall on the west. Spring

Gardens Road also follows one of the earlier field boundaries running down to Syke Road where a stream originally ran across the end of the fields. Only one of the original cluster of cottages and farms remains at 'The Syke', no. 23/25 Syke Road. This building, which is dated '1734', is the oldest surviving building in the conservation area. Originally a farmhouse, it was built by Richard Thompson, a carpenter, and his wife Mary. The farmstead, which was later split into two houses, still bears their initials (RMT 1734) over the doorway. It is an interesting vernacular building, built from stone but now covered in a white painted render, with two rooms on the front and a single-storey rear outshoot.



*The Fountain Inn, located on the corner of Syke Road and Heaton Road.*

*Built in 1895 by William Sugden.*

At the western end of Syke Road is the Fountain Inn, built in 1895 by William Sugden along with adjoining cottages along Heaton Road and Syke Road. Sadly the cottages were demolished in 1985 to make way for the car park to the Inn. The Inn itself is built from stone 'bricks' and has retained its timber sash window frames. The Fountain has a historical association with the late 19<sup>th</sup> century development of The Syke.



*Garden Terrace, small (Grade II) listed cottages follow a curving alignment.*

On the southern side of Syke Road is Garden Terrace, a good example of a small-scale cottage row built between 1790 and 1825. It follows a

curving alignment, with all the cottages facing southwards over small but attractive gardens. Originally they would have been through-light cottages until kitchens were added to the rear around 1881. At the same time the larger house adjoining the bottom of the row was added. This house, which has a higher roofline and a south-facing gable end, was built for the owner of the row of cottages.

Terraced housing developed upwards towards Emm Lane during the second half of the 19<sup>th</sup> century and the first decade of the 20<sup>th</sup> century. Some of the earlier terraced houses have open timber porches and stone slate roofs, while the later Edwardian terraced have veranda style bays, the upper windows lit with simple Art Nouveau stained glass and roofed with blue slate.



*Terrace of houses along Wilmer Road, facing southeast over the reservoir.*

The *Belvoir House* terrace fronting onto Wilmer Road is mid-Victorian with open arched verandas and gabled bays at ground floor and paired arched and segmental windows at first floor. Many houses still retain the traditional sliding sash style timber window frame and the stained glass upper lights. However, several of the terraced houses are notable by the replacement of their timber window frames and doors with unsympathetic modern alternatives, which tends to lack the fine details of the originals.

On the north side of Randall Place are a number of large Edwardian semis, built between 1891 and 1908 as 'superior villas', of which the timber veranda is a feature. The upper windows have chamfered mullions and many retain the beautifully crafted stained glass in the upper lights of the timber sash windows.



*Shaw House  
School,  
Wilmer  
Road.*



To the west of Randall Place, on Wilmer Road, are more elaborate and grand houses, now in use as schools. These buildings have decorative barge-boarded gables and astragal glazed upper lights. Two and a half storey semi-detached houses can be found on Emm Lane, dated 1891.

Further north along Emm Lane is **Hammond Square**, a charming 18<sup>th</sup> century fold development of small cottages around a tiny stone-paved courtyard. These cottages, which are good examples of the local vernacular style, are stone built (though some have been rendered and painted), with stone slate roofs and corniced chimneys. The windows and doors have substantial stone surrounds and it is likely that the windows originally had stone mullions dividing them, though these have since been removed.



*Hammond Square  
(unlisted). These tiny  
cottages share a  
courtyard and lack  
any private space, a  
contrast to the  
spacious gardens in  
which the estate  
houses are situated.*

North of Hammond Square is **St Barnabas' Church**, located on the corner of Parsons Road and Ashwell Road and occupying a prominent position on the highest land in the conservation area. The height of the land allows the church tower and spire to be seen from almost everywhere in the conservation area and is a prominent local landmark.



*St Barnabas' church, Ashwell Lane. Located on the brow of Heaton Hill, the tower and spire are visible from almost everywhere in the conservation area and far across the city.*

The church was built in 1864 on a site donated by the Earl of Rosse in a simplified 13<sup>th</sup> century (or early 17<sup>th</sup> century, according to the listing description) French Gothic style and is a Grade II listed building. Stone built, the church has a prominent semi-circular apse and an unbuttressed tower with short broached spire at the east end. The interior is relatively simple with a five bay arcade, alabaster reredos and stained glass by Powell of Leeds. The yard in which the church is set is small but green, with several mature trees shading the building. At the exit onto Ashwell Road is a lynch-gate with a stone slate roof erected as a memorial to soldiers lost in the First World War.

At the northern end of Ashwell Road, in a quiet cul-de-sac, Frederick Illingworth, a worsted spinner and manufacturer and one of the churchwardens, built **Heather Bank**, in 1915. It is a large house with twin gabled ranges; roughcast and pebble-dashed walls painted white with exposed banded stone quoins at its corners and on its chimneystacks, with a Westmoreland green slate roof. The architect is not known but appears to have been influenced by Charles Voysey, whose innovative style was first seen in the county in colliery housing at Whitwood in 1905. One of its wings has a gabled dormer with a vernacular stepped and stained window to light the stair. It is the most distinguished building in this area of early 20<sup>th</sup> century housing.



In the 1930s it was purchased by Fattorini, the well-known jewellers who renamed it Field Head. In the 1960s it was sold to the Church Commissioners as the principle residence for the Bishop of Bradford, then Donald Coggan, who later became the Archbishop of Canterbury, after which its name was changed to **Bishopscroft**. This building makes a substantial contribution to the character of the conservation area and is therefore considered to be a key unlisted building.



*Bishopscroft, built in 1915, was once the principle residence of the Bishop of Bradford, hence the name.*

Running between the garden of Bishopscroft and Ashwell Grange is the steep and narrow footpath known as **Ashwell Lane**. Ashwell Road was built over the route of the first part of this ancient track, which crossed the medieval strip fields and ran northwards towards New Laithe. **Ashwell Grange**, built around 1913 forms part of the northern boundary of the conservation area. Accessed from **Wilmer Drive**, this is a large rendered property that forms part of a group of similar dated houses. These include no. **31**, which retains many original fittings and was built originally for a doctor with consulting rooms. Next door is no. **33**, a detached stone house with a distinctive red tile roof. This house retains its original attractive stained glass windows and has an interesting stone porch and a 1920s style timber door.

**The Ridge**, an earlier house, occupies the corner plot at the junction of **Wilmer Drive** and Parsons Road; this is a pleasing Old English "Lutyenesque" design with projecting stone bays with curving swept back sides and was built in 1889 for John Lee, Secretary of Lister & Co (of Lister's Mill). The building is now occupied as part of Rossefield School; an independent school built in 1908 to its rear. Though it is not listed, is considered to be a key building in the conservation area.



*Nos. 27 & 29 Wilmer Drive, now part of Rossefield School. This building occupies a prominent site in the conservation area.*

Nos. **5 to 21 Wilmer Drive** are slightly later rendered buildings c. 1902, built in two blocks they are unusual terraced housing of a type not repeated anywhere else on Heaton Estates. They again have typical characteristics of the "Voysey" style with wide front-facing gables at each end of the terraces, all treated differently with unusual windows, some of which are octagonal.

Immediately to the south is nos. **1 and 3 Wilmer Drive**, impressive stone houses built in the Vernacular Revival style set back and above the carriageway behind high stonewalls and hedges. These stone houses have retained many original features to the exterior; no. 1 has beautifully crafted original stained glass stair and sash windows as well as a massive carved chimney. No. 3 has stone detailing to the exterior windows and dormers as well as intricate wooden bargeboard detail to the gable end.



*Left: 1 Wilmer Drive  
Below: 3 Wilmer Drive*



A number of semi and detached villas were built in the late 19<sup>th</sup> century along Parsons Road and Park Drive, either as speculative developments or for individual property owners who then commissioned an architect to design the house. The names of

architects such as W J Morley, Herbert Isset, James Savile and James Ledingham occur frequently. Ledingham particularly seems to have acted as a property speculator, occupying the house he designed and built then selling it to a third party and moving on until he finally settled at **The Cottage**, later renamed **Homecroft** on Parsons Road, which he built in 1894/5. One of the earliest houses is Heatherbank, designed by Morley c. 1875 for Proctor Wolstenholme, a timber merchant. It is a large house with attractive stained glass in its stair window. Next door to it Morley also designed another house to be his own in 1900.

The work of all the above mentioned architects is to be seen along **Park Drive** with a number dating from around 1888. There are many fine villas along this road built in inventive Arts and Crafts and intricate Vernacular Revival designs. **Sefton Lodge**, no. 30 Park Drive, is a large detached property, dated 1886 appears to be a combination of the two architectural styles, incorporating painted Tudor-esque bargeboards and painted timber and render details to the numerous protruding gable ends. The building is stone built and features include mullioned windows, corniced chimneys and stone balconies.



*Sefton Lodge, no. 30 Park Drive, has typical Arts and Crafts features, such as the timber clad gable ends and bargeboards.*

The road displays a variety of solutions to the semi-detached villa design, utilising a diversity of architectural styles, but occupying similarly sized plots providing a unity of scale. This is an important quality of the conservation area and one that should be maintained wherever possible. There is little evidence of new build in the gardens, unlike in other areas of the district where pressure for development of large gardens has been strong.

**Carlton Drive** has a number of interesting stone semis and houses built in differing Vernacular Revival styles utilising finely dressed stone with good detailing. The original owners of these properties read like a list of "Who's Who" in Victorian Bradford, forming an impressive list of the leading commercial citizens of their time: Henry Muff, draper of Brown & Muffs (built Aston Mount); Thomas Pratt, cabinet maker of Christopher Pratt (Rocklands); Eustace H Illingworth, worsted spinner (Glenroyd); and Samuel Ambler, mohair and worsted spinners of Jeremiah Ambler & Sons (West Holt).

**Nos. 8 and 10 Carlton Drive** are Grade II listed buildings for their special architectural qualities. The list description describes them as being "examples of arts and crafts influenced designs" possibly built to the designs of W J Morley around 1902. Both buildings are similar in design, with the gable end facing westwards onto Carlton Drive, deep overhanging eaves and cornices battered chimneys and mullioned lights with leaded iron casements. No. 10 retains its original stylish gate and no. 8, which was built for T W Gaunt, a woolstapler, has his initials and the date of the house set in stained glass on the window lighting the stairway.



*No. 10 Carlton Drive, one of only two listed (Grade II) early 20<sup>th</sup> century houses on the estate. Possibly built to the designs of W J Morley.*

Located to the east of Carlton Drive and north of Emm Lane is the **University of Bradford Management Centre**, formerly the Yorkshire United Independent College, which opened in 1877. The main administrative building is approached down a tree lined carriage-drive, this magnificent Victorian college building was designed by Lockwood & Mawson, the famous Bradford architects who also designed the original part of Bradford's City Hall. It is a balanced E-shaped building in an Early English Gothic Revival design, which has a definite ecclesiastical style reflected in the tall stained glass windows.





*The University of Bradford's Management Centre building (Grade II), formerly the Yorkshire Independent College, built in 1877.*

*The exquisitely carved upper windows containing vibrant stained glass and the central entrance tower give the building a church-like appearance.*

Deliberately asymmetrical, it has an impressive entrance tower and two multi-gabled wings containing tall arched windows. The emphasis is placed on the upper floors, as at ground level the windows are plain and unadorned.

To the rear of the college building are numerous modern buildings used by the university as lecture rooms and libraries amongst other things. These buildings, some of which lack the architectural style and qualities of the main building itself are well hidden by the dense trees in the large grounds and therefore their presence is not considered to be detrimental to the character of the conservation area.



*Heaton Mount (Grade II), an Italianate villa built for Robert Kell in 1864, was the first house to be built on the estate lands. It now forms part of the university campus.*

**Heaton Mount**, which stands immediately to the northeast of the Management Centre building, is also located within the University campus. This building is the earliest villa on the estate, built in 1864 for Robert Kell to the designs of J T Fairbank. It is a substantial and impressive Italianate-Baroque house built from finely wrought ashlar masonry. The front elevation has a narrow recessed entrance behind a Corinthian columned and pilastered porch topped by an elaborately carved and crested parapet. To either side are wings with full height slightly canted bays. Arcaded windows with curved arch heads and slender Corinthian pilasters adorn the front and side elevations. On the southern elevation of the house is a long low conservatory overlooking the grassy terrace.

Due east of Heaton Mount is **Park Grove**, located on the opposite side of the main Keighley Road. The houses, which are located around a curving section of road, were built on land acquired by Bradford architects H & E Martin. W H Herbert Martin (architect) lived in the centre of the row fronting **Keighley Road**, at **no. 264**, which was the first one built in 1891. It forms a pair with **no. 266** having timber-framed gables, red tile roofs and walls hung with tiles. The fronts have terracotta panels bearing the date and tall sunflowers,

---

symbolic of the Aesthetic Movement, set between the first floor windows.



*No. 34 Park Grove retains its original and beautifully crafted stained glass windows. Features such as these make a vital contribution to the character and interest of the conservation area.*

The grove was built in a piecemeal manner between 1893 and 1895 using a combination of Vernacular Revival styles using contrasting roofing materials: red-blue-tile and green slate. **No. 34**, located prominently at the junction of **Park Grove** and Keighley Road is an interesting villa constructed from stone with an iron staining, giving a variegated red/brown effect. The house is dated 1894 and bears the initials of the Briggs family. It has shaped parapets, with ball finials and retains attractive stained glass windows on the west elevation. The garden is enclosed by the original iron railings to the roadside, backed by a black painted timber fence. Due to its prominent location and the retention of many of its original features, this building is considered to be a key unlisted building in the conservation area.



*24 Park Grove, a large villa built in an Arts and Crafts style with many characteristic details such as the varied roofscape and 'Tudor-esque' timbering.*

**Nos. 20 and 24/6** are interesting large villas, stone built with painted render and timber details on the gable ends, their red tile roofs with numerous

gabled dormers and chimneys create an interesting roofscape. Further south is no. **2 Park Grove**, occupying the site at the junction between Keighley Road, is an imposing ivy covered villa constructed in the Vernacular Revival style. It forms a semi-detached house with no. 258 Keighley Road, having full height bay windows, timber covered balconies at first floor level and beautifully crafted leaded lights in the windows.

**Marriners Drive**, to the southwest is lined with early 20<sup>th</sup> century semi and detached houses. Those facing westwards enjoy an open aspect and stunning views across towards Frizinghall and the hills beyond. **Nos. 9 to 21** are late-Victorian semi-detached houses, many retaining open timber porches and mullioned bay windows. The stone lintels above the windows at first floor are carved and the upper lights contain simple Art Nouveau stained glass. The houses are roofed with blue slate and all retain the original attractive pitched roof dormer windows with timber bargeboard detailing.



*31 to 37 Marriners Drive. Built between 1923 and 1934, these semi-detached houses share many of the architectural details and character of the earlier estate houses.*

The later houses, built between 1923 and 1934, vary in style from simple rendered or stone built semi-detached houses to stone and rendered bungalows in an Arts and Crafts influenced style. **Marriners Drive** is partly included in the conservation area. The later houses that have been most altered and therefore least reflect the character of the area, hence they have not been



---

included within the revised conservation area boundary.

**Heaton Grove**, to the northwest, is a winding road which splits and reforms several times over. Just west of the southerly junction with Keighley Road is **no. 51**, formerly the lodge to Thornfield, now demolished. It is an interesting early 20<sup>th</sup> century building with snecked masonry with an oversailing roof carried on fretted timber brackets and with mock timbering.

Opposite is **no. 1 Heaton Grove**, constructed in a similar vein to the villas on Park Grove, having terracotta panels and Tudor style chimneystacks. It has an impressive single storey gabled porch with carved timber bargeboards accessed over a small stone bridge from the roadside. The windows in this property are finely leaded and add much to the character of this property. Located on rising land over Keighley Road, this property commands a prominent position and with its imposing architecture, is considered to be a key unlisted building in the conservation area.



*No. 1 Heaton Grove, an impressive detached villa on the prominent corner site between the Grove and Keighley Road.*

Further north are the dozen large 'chalet' type buildings, of a completely different style to any other buildings in the conservation area. They were built c. 1876 by the architectural practice Walford & Pollard. They were entered into a competition in 'The Builder' in 1870 for a housing scheme to build new houses to a single design for under £1,000 each. Their design was judged to be the best and won. The houses were built here and in Ilkley at £900 each. They have wide gable fronts with oversailing roofs, timbered upper stages with timber balconies and flat balusters. The original property owners were 'tenants in common'

of the former Woolsorters' Gardens, a small part of which still forms a central kidney-shaped "island" of land, within which is a small lake surrounded by mature trees.



*Chalet style houses on the eastern edge of Heaton Grove. Built in 1876, their design won a competition in the journal 'The Builder' in 1870.*

The windows of these chalet-style houses were originally simple two-light timber sliding sashes. Whilst it is a credit to the owners that most of these have been maintained and are still in situ, the use of unsympathetic modern alternatives is becoming a common sight. The use of plastic window frames alters the appearance of the whole building, as subtle differences, such as the thickness of the frames and loss of depth and shadow of the timber sashes creates a flat and bland appearance undermines the character. Other alterations, such as the cutting back of the oversailing roofs and removal of the timber detailing have an even more devastating effect on the character of the building and indeed the area as a whole.



*The loss of the timber detail and oversailing roof adversely affects the traditional appearance of the whole building which in turn is detrimental to the character of the conservation area.*

On the northern side of Heaton Grove are houses built in a similar style to the detached and semi-detached villas along Park Drive. One of the most visually prominent is nos. 28 and 29, built half in stone and half in red brick with Tudor style chimneystacks and a curving bay window with a castellated parapet. The windows, which are eye

---

---

catching in their black painted surrounds, are set into angular bay windows at ground floor and contain astragal glazed upper lights.

On the south side of Heaton Grove there are a number of interesting structures, including a substantial and intricately carved stone gatepost at the foot of the drive to **no. 49**. Stone gateposts and boundary walls are a pervading feature of the conservation area, the quality of the stone and the intricacy of their carvings reflecting the high status of the houses and their owners in Victorian society.



*Carved gatepost at driveway entrance on Heaton Mount. The stone boundary walls and gateposts are an important characteristic of the conservation area and add interest to the streetscape.*

Located within Heaton Grove, and indeed elsewhere in the conservation area, are a number of infill developments of later 20<sup>th</sup> century housing. These range from brick built bungalows to detached houses clad with artificial stone and with concrete tile roofs to stone terraces with blue slate roofs.



*Bungalow on Parsons Road. The use of modern materials and architectural styles sits somewhat uneasily amongst the grand Victorian houses*

Most have been constructed in the mass produced style and utilising materials common to their age and lack the character and individuality of the earlier development at Heaton Estates. Not all the buildings within the conservation area contribute to its character. There are of course exceptions to this, for example the new houses along Wilma Road, where interesting modern buildings reflect the scale, materials and mass of the surrounding properties and make a positive contribution to the area.

A map showing areas that contribute and do not contribute to the character of the conservation area will be shown within the working file for this document.



*New houses along Wilmer Road. These houses have been built in a terraced cottage style to reflect the scale, materials and mass of the surrounding properties.*

---

---

## 7. Open Spaces and Natural Elements

---

### **Summary of Open Spaces and Natural Elements**

*The number, size, shape and treatment of open spaces within the conservation area are an integral part of its form and interest and contribute greatly to the variation in character throughout:*

- *The covered reservoir is the largest area of open space in the conservation area, though it is not publicly accessible. This space is important to the setting of the conservation area and allows views into and out of the area.*
- *The grounds in which the Bradford University Management Centre and Heaton Mount is set contain many fine mature trees and the well-maintained gardens create a fitting setting to the listed buildings.*
- *Whilst the areas of estate housing contain little in the way of public open space, the roads and avenues have a spacious and dignified feel, owed mainly to the abundance of greenery in the spacious gardens and the mature trees that line some of the roads.*
- *The pond and small wooded area at the heart of Heaton Grove is the only area of natural open space in the conservation area and is important for historical reasons as well as for its contribution to the sense of place and character of the area.*

The interrelationship of the built form with space in the conservation area is a fundamental component of the character of the place. The size, shape and treatment of these spaces are all factors in determining whether, for example, the area takes

on a domestic, rural, urban, industrial or civic aspect.



*The reservoir provides a green and open setting to the conservation area. The views into and out of the conservation area are important as they allow visual links to the surrounding areas.*

In terms of open space, Heaton Estates conservation area can be divided in two distinct areas. The southern most section of the conservation area covers the site of the reservoir, an open expanse of grassland with few trees and just two small buildings (housing water filtration/pumping equipment). The land slopes slightly from west to east, allowing important views across from Wilmer Road towards the estate houses to the northeast and also far reaching views out of the conservation area towards Manningham and the city.

The reservoir provides an important green setting to the terraced houses around Wilmer Road. These houses lack the spacious plot sizes and gardens of the estate housing and therefore the reservoir provides a green and leafy outlook which



is a vital factor in tying the two very different sections of the conservation area together. The sheer size of the covered reservoir creates a natural barrier between the green and leafy conservation area and Manningham, where the densely situated rows of terraced houses and prominent mill buildings and chimneys create a directly contrasting landscape and character. Being almost entirely open, the reservoir affords views both into and out of the conservation and is important to the setting of the buildings immediately around it. Consequently it is identified as being a key open space in the conservation area.

North of the reservoir, the area is characterised by wide roads and avenues, many of which are lined with mature trees. Emm Lane, Park Drive and Heaton Grove in particular benefit from an abundance of greenery. Even in winter the mature, deciduous trees are impressive and lend the area a dignified feel which complements the impressive houses set back from the roadside. In summer the trees provide an almost continuous green tunnel-like canopy over these avenues, under which it is cool and quiet, at times the only discernible noise is that of bird song. The presence of birds and squirrels are a common sight, and one that contributes to the natural feel of the area.



*View east from Parsons Road and across the hills beyond Frizinghall. Note the dense tree cover along the edge of the highway, which creates a leafy and dignified feel in the area.*

The set-back between the housing and the road is an important characteristic of the conservation area. It allows the houses and gardens to be viewed fully and creates a dignified and imposing streetscape. These large and green gardens are an important contributing characteristic of Heaton Estates and safeguarding these spaces is crucial if

the character of the conservation area is to be maintained. Many of the gardens contain fine mature trees, and all properties, regardless of age, benefit from this natural setting. In particular the houses built in the Vernacular Revival, which imitates a bygone era of construction and utilises natural materials, benefit as the mature trees help complete the illusion of a house and grounds that has been there for longer than in reality it has.

Towards the western side of the conservation area, the greenery becomes sparser and the residential roads narrower. As the properties along Ashwell Road and the western most end of Parsons Road are located on the highest ground this allows impressive views over the surrounding areas and down onto the green canopies of trees surrounding the properties below. The exception to this is principally around the church, the yard of which is well supplemented by mature trees and greenery. This complements the natural stone church building, which takes on a village chapel-like character, belying its inner city location.



*St Barnabas' church is set in a small grassy churchyard. The well tended yard includes several mature trees which surround the church building and old vicarage and create a village-like feel to the place.*

To the north of Emm Lane is the former Airedale College, now the Bradford University Management Centre. This building, along with Heaton Mount and other university buildings are set within substantial grounds that extend as far down as Keighley Road. These grounds are mainly landscaped, though some areas are hard surfaced for use as car parking. The natural elements of these grounds give the area an overriding green and leafy character, which complements the listed buildings and goes some way to disguise the unsympathetic modern buildings.

The approach to the main administrative building is along a tree-lined drive leading off Emm Lane at right angles. From Emm Lane the view down to

---

---

the front elevation of the Management Centre is stunning, complemented by the mature deciduous trees to either side of the drive.



*Heaton Mount, along with the former college building are set within mature grounds*

The approach to Heaton Mount from Keighley Road is equally impressive. The driveway winds relatively steeply upwards from the main road, the trees hiding the villa allowing only glimpses until the last moment. Immediately in front of the building is an attractively terraced and cultivated lawn that allows the building to be viewed clearly and the surrounding trees add much to the dignity and presence of the building.

The grounds in which Heaton Mount and the Management Centre stand are privately owned and therefore not accessible to the general public. The grounds are well kept and the mature gardens and abundance of greenery provide an attractive and appropriate setting to the listed buildings. In terms of the contribution to the conservation area, the grounds make up a relatively large part of the conservation area and the trees within the grounds provide a green and attractive setting to the buildings which surrounding them and contribute

much to the character of the conservation area overall. Subsequently, the grounds of the Management Centre and Heaton Mount are identified as being a key area of open space in Heaton Estates conservation area.

To the east of Heaton Mount the conservation area boundary extends across Keighley Road to include Park Grove. In this location the plot sizes and gardens in which the houses are located are generally smaller than along Park Drive and Wilmer Drive. Despite this, the trees along the roadside and in the gardens still create the same green tunnels and leafy shade in summer that characterises the wider avenues of Heaton Estates.

Heaton Grove, which was built on the site of the Woolsorters' Gardens in the 1880s, is located on a sloping hillside at the northeast corner of the conservation area. The houses are set back from the road, as is characteristic of the area in general and the road lined by trees. The trees create a tunnel like effect, shading the road and gardens and giving the area a secluded feel. At the centre of Heaton Grove is a kidney-shaped 'island' of land, within which is a small lake/pond around which are clustered mature and semi-mature trees and shrubbery. Map evidence indicates that this is the only surviving element of the Woolsorters' Gardens and subsequently is of historic interest. This area, which has been maintained in a very natural state, is not enclosed and the pond is visible through gaps in the foliage. The road winds around this 'island' of greenery and disappears up the hillside, giving a scene almost reminiscent of a rural village or mountain enclave, rather than a city location. As an area of open space, it is

historically important due to its probable association with the Victorian gardens, however it also adds much to the setting and character of this particular part of the conservation area and for this reason is considered to be a key area of open space and should be maintained in a natural state.

*Heaton Grove, February 2003.*





---

## 8. Permeability and Streetscape

---

### **Summary of Permeability and Streetscape**

*The form, width and orientation of the streets and paths determine the permeability and ease of movement through the conservation area. Keighley Road and Emm Lane are the busiest roads, carrying traffic through and around the conservation area. The other roads are mainly residential and were built to a similar width and standard around the same time.*

- *The oldest routes through the area, which are shown on the 1852 Ordnance Survey map, are Emm Lane, Keighley Road and Ashwell Lane. These predate the modern wide roads that were laid out around the time the estate roads were constructed.*
- *A number of narrow and steep footpaths run across and around the conservation area. These ancient tracks originally ran through fields and linked the surrounding villages to Heaton, they now add much to the permeability and ease of movement through the conservation area.*
- *The estate roads are generally wide and lined with mature trees. The houses are set back from the road and usually a stonewall or hedge separates private property from the carriageway creating a regular and unifying streetscape.*

The majority of roads in Heaton Estates conservation area were laid out between 1870 and 1910, following the sale of estates lands to developers and builders. Emm Lane and Keighley Road both pre-date this and are shown on the 1852 Ordnance Survey map of the area. It is likely that Emm Lane was originally little more than a track leading up to Heaton from the main Keighley-Bradford route but was widened and the line of the carriageway straightened between 1852 and 1890.



*Ashwell Lane, probably originated as a track over the open fields, now a narrow path running along the northern border of the conservation area.*

Ashwell Lane is also shown on the 1852 O.S. map, running along the same route from Emm Lane as the current Ashwell Road but then veering northwest across the fields towards 'New Laithe'. Ashwell Lane is known to be a particularly ancient track and one of many which once crossed fields and linked Heaton to the surrounding villages. The straight, narrow path which links the end of Parsons Road with Keighley Road is bound on each side by high stone walls and overshadowed by trees. These paths have the potential to contribute much to the permeability of the area by increasing alternative routes between the masses of private land but they do not appear to be used particularly well as the dark tunnel-like effect of the

---

---

high walls and overgrown foliage creates an isolated feel, particularly along the Parsons Road to Keighley Road footpath.



*Part of the footpath running eastwards from Parsons Road towards Keighley Road.*

*Note the original stone setts running down the centre of the road. This is one of the few carriageways retaining natural stone surfacing.*

The roads in the residential areas differ little in terms of width and materials. They are generally wide with generous footpaths along the carriageway edges. The mature trees that line the estate roads create grand avenues and where natural stone boundary walls exist they complement the trees and greenery of the gardens and create a strong sense of place. The original stone setts and flags that surfaced the carriageway and pavements have been replaced or covered with tarmac or concrete. Some small areas of natural stone surfacing remain principally along Syke Road and immediately to the east of Parsons Road. Most of the pavements are laid with concrete slabs though along Syke Road and parts of Emm Lane, some stone surfacing remains. Where natural surfaces have been retained they add much to the character and appearance of the streetscape.



*Heaton Grove, the curving roadway ignores the grid-like layout of most of the other roads in the conservation area.*

The estate roads are generally laid out in a 'grid' format. Emm Lane provides a strong east-west line across the conservation area. Heaton Grove is an exception to this. It ignores the contours and slope of the land and incorporates almost every orientation possible. The abrupt end to Park Drive and Wilmer Drive suggests that at some point the developers intended to extend the roads further northwards, perhaps to construct more houses should demand exceed supply or further plots of land became available. These dead ends, which are linked by the pedestrian only Ashwell Lane, hinder movement across the conservation area.

In general movement around Heaton Estates is only possible along the public roadways that divide the estate into large islands of enclosed private gardens. The masses of private land give the built-up area of Heaton poor permeability, though this is improved somewhat by the few public footpaths which allow access around the boundary and in some parts through the conservation area. Nonetheless, these quiet roads contribute to the overall character of the conservation area. They are generally lined by mature trees, creating a secluded and dignified sense of place which complements the buildings.

Whilst much of the conservation area is characterised by spacious gardens and masses of greenery, there are certain parts that have a completely different spatial relationship. Hammond Square, at the top of Emm Lane, is a charming 18<sup>th</sup> century fold development of small cottages clustered around a tiny stone setted courtyard. These inward facing properties have their backs against the roadside and lack any private space. Their organic and irregular juxtaposition to one another contradicts the regular and grid-like layout of the estate housing. Garden Terrace consists of a terrace of low cottages that are similar in age to those at Hammond Square. Whilst these cottages do have small gardens to the front, they are almost entirely open and overlooked.

The covered reservoir and surrounding land is private property owned by the water board. Whilst there are access points to the land, these are padlocked shut and public use of the land is not permitted, thus creating an impermeable part of the conservation area. Lister Park, immediately to the east of the reservoir (but situated within the North Park Road conservation area) provides valuable recreational space.

---

---

## 9. Conclusion: Character Specification and Guidance

---



To safeguard the special interest of an area, the Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of Heaton Estates Conservation Area, such as:

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

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

## Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<ul style="list-style-type: none"> <li>• <b>Topography and setting</b> – set on the east facing side of Heaton Hill, Heaton Estates conservation is located to the west of Frizinghall and the main Bradford- Keighley Road and to the east of the original Heaton village centre. To the south of the conservation area is Lister Park, an open and green setting and beyond this the densely urban area of Manningham. Immediately to the north, east and west are areas of housing, though beyond this the green hillsides and purple moorland are visible in the distance.</li> </ul>	<ol style="list-style-type: none"> <li>1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of the Unitary Development Plan (UDP).</li> <li>2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the UDP).</li> </ol>
<ul style="list-style-type: none"> <li>• <b>Visual connections</b> to the industrial landscape of Manningham to the south are an important historical link with the area's development.</li> </ul>	<ol style="list-style-type: none"> <li>3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the UDP).</li> <li>4. Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the UDP).</li> <li>5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the UDP).</li> <li>6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the UDP).</li> </ol>

<ul style="list-style-type: none"> <li>• <b>Setted and flagged carriageways and footpaths.</b></li> </ul>  <p><i>Stone setts on the track leading eastwards from the end of Parsons Road towards Keighley Road.</i></p>	<p>7. There should be a presumption in favour of preserving the small areas of setted and flagged surfaces of the conservation area (see Policy BH11 of the Unitary Development Plan).</p>
<ul style="list-style-type: none"> <li>• <b>Boundary walls</b> – these are an important characteristic feature of the large estate houses in Heaton Estates conservation area.</li> </ul>  <p><i>Natural stone gatepost and boundary wall on Wilmer Drive.</i></p>	<p>8. Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Unitary Development Plan).</p>
<ul style="list-style-type: none"> <li>• <b>Permeability</b> – footpaths and alleyways connect the roads of the area and add to the character and ease of movement through the area.</li> </ul>	<p>9. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan).</p>



## Architecture and building details








Heaton Estates conservation area contains a wide range of building types. The oldest buildings are small stone cottages located on the western side of the conservation area. Hammond Square (unlisted) along with Garden Terrace (Grade II listed) and 23/25 Syke Road (Grade II) are good examples of pre- 18<sup>th</sup> century vernacular building type.

Vernacular architecture is a record of a past way of life and local building techniques and materials. Typical features include the use of stone as a wall, roofing and boundary treatment, corniced chimney stacks, stone window and door surrounds (sometimes painted) and sometimes details such as quoins and kneelers.

The main bulk of the housing in the conservation area does not fall into this age group or architectural type. The late 19<sup>th</sup> and early 20<sup>th</sup> century housing was generally built in either Arts and Crafts influenced styles or Vernacular Revival. Houses built in the Vernacular Revival style are usually detached and feature the extensive use of stone, sometimes as a roofing material too. Facades are quite plain and flat with decoration mainly around the doors and windows. Roofs are usually covered in stone or slate and dominated by a single roofline. In keeping with the historic appearance windows are usually mullioned with metal frames and lead work.

The most common building type in the conservation area is the Arts and Crafts style. These houses range from three storey semi-detached to stone and render terraces but are unified by the use of common building materials and architectural features. Roofs are typically tall (often a floor in height), in red clay with perpendicular same-height ridges, discreet dormer windows and large prominent gables. Exterior walls are typically stone or rendered, often with the use of timber detailing at the upper levels. There are usually bay windows at ground floor and sometimes first floor too with leaded stained glass designs in the top section of each light.

10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan).
11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the UDP).
12. New development within the conservation area should reflect the predominant building form of the area in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan).

<p><b>Open spaces</b></p>   	<p>Within the conservation area there are several areas of open space, though few are publicly accessible. These areas add much to the character and setting of the area and subsequently are important to the sense of place within Heaton Estates.</p> <p>The covered reservoir is the largest area of open space in the conservation area. It is important to the setting of the area and allows views into, out and across the conservation area.</p> <p>The grounds in which the Bradford University Management Centre and Heaton Mount is set contain many fine mature trees and the well-maintained gardens create a fitting setting to the listed buildings.</p> <p>Whilst the areas of estate housing contain little in the way of public open space, the roads and avenues have a spacious and dignified feel, owed mainly to the abundance of greenery in the spacious gardens and the mature trees that line some of the roads. The pond and small wooded area at the heart of Heaton Grove is the only area of natural open space in the residential area. This area is important for historical reasons as well as contributing to the sense of place and character of the conservation area.</p>	<p>13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP).</p> <p>14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>
<p><b>Permeability and Streetscape</b></p>  	<p>The busiest roads, Emm Lane and Keighley Road, run along the edge of the conservation area. Within the residential areas there is no clear hierarchy of roads or routes, as the majority are residential and built to a similar width and standard around the same time.</p> <p>A number of narrow footpaths run across and around the conservation area. These ancient tracks originally ran through fields and linked the surrounding villages to Heaton, they now add much to the permeability and ease of movement through the conservation area.</p> <p>The estate roads are generally wide and lined with mature trees. The houses are set back from the road and usually a hedge or stonewall separates private property from the public realm creating a regular and unifying streetscape.</p>	<p>(see 9)</p>

---

---

# 10. Proposals

---

## 10.1 Conservation Area Boundary

The conservation area boundary covers the principal areas of late 19<sup>th</sup>/early 20<sup>th</sup> century housing development on land which previously formed part of the Heaton Hall estates. This conservation area boundary is fairly comprehensive and also includes limited areas of 18<sup>th</sup> century cottage development. Whilst the boundary is generally considered to be comprehensive in its inclusion, the following amendments to the conservation area have been made following a review of the boundary by the Conservation Team and an assessment of every boundary amendment suggested by the local community:

- **Include 7-37 (odd) Marriners Drive, 12-20 (even) Marriners Drive and 241-243 (odd) Keighley Road.** This area was developed contemporarily with many of the historic buildings within the conservation area and shares the same character through the low density of development; the individual detailing of each phase of development; the use of the Arts and Crafts style of architecture; the retention of traditional window, door, veranda porch, timber frame and bargeboard details; the use of traditional building materials; and the delineation of the street by traditional stone boundary walls.
- **Include The Fountain Inn, Syke Road.** This purpose-built public house dates from 1895 and it therefore contemporarily with much of the development within the conservation area. The building uses traditional building materials and retains traditional features such as timber sash windows.
- **Include the garden at 8 Park Grove.** This large detached Arts and Crafts villas already

lies within the conservation area. The proposed conservation area boundary does not include a portion of the garden to the east of the house. Conservation area boundaries should follow physical features and should not split individual property boundaries in two. It is therefore more logical and practical to amend the conservation area boundary so that it follows the boundary between 8 and 10 Park Grove.

- **Include the garden at 39 Wilmer Drive.** This stone built property was built in the grounds of the adjacent Ashwell Grange. The proposed conservation area boundary includes the house and most of its gardens, but excludes a portion of the garden to the north of the house. Conservation area boundaries should follow physical features and must not split individual property boundaries in two, therefore it is logical and practical to include all of the garden of 39 Wilmer Drive within the conservation area.
- **Exclude the garden at 66 Wilmer Drive.** The proposed conservation area boundary excludes the house and most of the gardens at this property, but includes the southernmost end of the garden. The property is of no special architectural or historic interest. As conservation area boundaries should follow physical features and should not split individual property boundaries in two, it is logical and practical to exclude all of 66 Wilmer Drive from Heaton Estates Conservation Area. The trees to the east of the house are already protected by a Tree Preservation Order.
- **Transfer 17-27 Birr Road from Heaton Estates Conservation Area to North Park Road Conservation Area.** This modern

---

---

stone built terrace of properties was intended to be part of the proposed North Park Road Conservation Area, which adjoins Heaton Estates Conservation Area along its northern edge. The draft Manningham Conservation Area Assessment (which includes North Park Road) describes 17-27 Birr Road and these properties were not mentioned in the draft Heaton Estates Conservation Area. Due to a cartographical error, 17-27 Birr Road were proposed as part of Heaton Estates Conservation Area rather than North Park Road Conservation Area. By transferring 17-27 Birr Road for Heaton Estates Conservation Area to North Park Road Conservation Area, this error will be corrected.

- **Highgate/Heaton Village and Carr Syke, Frizinghall Road.** These two areas were suggested by the community as additions to Heaton Estates Conservation Area or as two separate conservation area designations in their own right. Since these areas are both physically distanced from Heaton Estates Conservation Area and each have their own character which is distinct from the late 19<sup>th</sup>/early 20<sup>th</sup> century middle class housing developments at Heaton Estates, it would be inappropriate to include them within Heaton Estates Conservation Area. The Conservation Team will assess each of these areas to determine whether it would be appropriate to designate new conservation areas at Highgate/Heaton Village and Carr Syke.

## 10.2 Enhancement Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant character of the area and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community.

- **Retaining Original Features.** The character of the conservation area is being undermined by unsympathetic alterations to the properties, including the replacement of traditional roofing materials for modern concrete tiles; the cutting back of oversailing roofs and unsympathetic

rendering of gable ends; the replacement of traditional windows and doors with modern alternatives and the replacement of stone boundary walls and cast iron railings with timber fencing. In addition, some of the details of the buildings, especially timber and stone detailing are being lost. These types of alterations can be visually obtrusive and consequently have harmed the character and appearance of the area on a wider scale.

To combat the loss of characteristic features, the Council may, following consultation with residents, introduce an Article 4(2) direction. This would allow the Council to control development which would normally be allowed without the need for planning permission, but which could lead to the erosion of the character and appearance of the conservation area.

- **Guidance Notes on the Repair, Maintenance and Restoration of Historic Buildings.** Some of the traditional stone buildings of the area have unsympathetic replacement features and have undergone well intentioned but on occasions inappropriate repair. The production of a guidance note on the repair, restoration and maintenance of stone buildings, particularly vernacular style properties, of the region would increase awareness of fitting repair techniques.
- **Environmental Enhancement.** The care of the natural elements of the conservation area, such as trees, as well as general maintenance of grass verges, roadways and publicly visible open space is important in maintaining the special character and appearance of the place.
- **Highway and Footpath Improvements.** Ashwell Lane and the footpath between Parsons Road to Keighley Road contribute greatly to the permeability and character of the area. Although they are tended in parts, in some areas surfacing is coming loose and vegetation is starting to spread across the pathway. Accessibility would be much improved by the trimming back of overhanging vegetation from surrounding gardens and the maintenance of the surface materials.



- 
- 
- **Design Guidance for New Development.** Some of the modern development within the confines of the conservation area fails to preserve or enhance its character and can, due to its scale, mass, materials or design, detract from the special interest of the place. Design guidance for new development would be of great use as this would advise on the standards of design and type of materials considered appropriate in this location
  - **Monitor Planning Applications.** Planning applications will be monitored more closely in line with the guidance given in the previous section of this document. This guidance complements and expands upon policies set

out in the Unitary Development Plan and applies them to the special circumstances of Heaton Estates.

## Glossary of Architectural Terms

<b>Term</b>	<b>Definition</b>
apse	A semicircular extension to a room or hall, usually vaulted.
ashlar	Dressed stonework of any type, where the blocks have squared sides, carefully squared corners, and are laid in regular courses, usually with fine joints. The faces of the stones, called ashlar, are generally smooth and polished, but can be tooled or have a decorative treatment.
astragal	Properly used, it refers to a narrow, circular section moulding. More commonly, it is used to describe wooden glazing bars dividing up a glazed sash windows (quite reasonably, these are also referred to as sash bars).
balustrade	A parapet or stair rail composed of uprights (balusters) carrying a coping or handrail, usually they are there for safety reasons e.g. at a balcony, but they can be used for simple separation as in parterre gardens.
bargeboard	Boards fixed at the gable ends of roofs to conceal and protect the ends of the roof timbers. They may project over the wall face and are frequently highly decorative; estates often adopted their own personal style.
broached	A tooling on the face of masonry which both levels off the surface of the stone, and provides a decorative effect, most often found on door sometimes on ashlar work, broaching consists of parallel grooves which run virtually the full length of the stone.
buttress	A mass of masonry built against or projecting from a wall either to stabilise, from the lateral thrust of an arch roof or vault, or to enable the wall to be thinner.
chamfer	Narrow face created when stone is cut at an angle, usually 45 degrees.

Corinthian	Invented by the Greeks, but not widely used, it was developed by the Romans. The capital has leaf decoration, which legend bases on a hanging basket. The columns are usually ten diameters in height.
cornice	In Classic Architecture the top, projecting, horizontal division of the carving between columns. Also used to describe any projecting moulding at a wallhead, to denote an attic storey, and above windows, doors etc
gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any "roof" shape.
gothic	A style of architecture which predominated throughout Europe from 12th to early 16th centuries. Evolved from the Romanesque, it is characterised by the pointed arch, ribbed vaults and elaborate patterned and carved window openings. Gothic revival is noticeably different from its medieval predecessor, partly due to standards of craftsmanship etc, but also different building types were involved, i.e. hotels, railway stations etc.
finial	Topmost-featured ornament on a building, freestanding above spire gable etc.
hammer-dressed	Stonework, hammered to a projecting rock-faced finish, sometimes also known as bull-faced.
kneeler	The sloping tabling which caps a gable and is upstanding above the plane of the roof.
light	The framed part of a widow opening.
mullion	Upright member dividing the lights of a window.
oversail	Where a roof projects over the wallhead.

pilaster	The flat version of a column, consisting of a slim rectangle projecting from a wall; used also of plain piers or pilasters without classical orders which are more correctly termed pilaster strips
quoin	Stones larger or better shaped, than those of which a wall is composed, used to form the corners of walls or door and window openings. This gives strength to the build, and allows the facework of the walling to tooth into the corner.
reredos	A decorative screen situated to the rear of the altar in a church.
sash	A form of window in which two sashes, separated by parting beads, slides within a frame, the case, counterbalanced by weights hung on ropes, the sash cords. The glazing slides in two parallel frames within the case, the upper sliding outward of the lower. The projection of the top sash beyond the bottom sash traps a certain amount of shadow which gives the sash and case window a very satisfying 3-D effect.
setts	Square blocks, usually of granite but sometimes of hardwood for silence, forming a street surface. Setts were set on edge, close together, and they tapered slightly towards the bottom. Sides were never quite smooth, and laying them to achieve a tight joint, is a very skilful business.
snecked	Form of rubble construction composed of squared stones in which the coursing is varied by small filler stones or snecks.
vernacular	An indigenous building constructed of locally available materials, to local detail, usually without the benefit of an architect. Somehow it is now taken to imply a fairly humble or practical origin, but this is not the case.
vista	A distant view through or along an avenue or opening.

## Further Reading

### Historical Resources

Cudworth, William. (1876): 'Round About Bradford'. Mountain Press.

Cudworth, William. (1896): Manningham, Heaton & Allerton'.

King, John Stanley. (2001): Heaton; the Best Place of All. Bradford Libraries.

### Architectural Terms:

Grieve, N (2005) 'The Urban Conservation Glossary'

<http://www.trp.dundee.ac.uk/research/glossary/glossary.html>

### Planning Policy

City of Bradford Metropolitan District Council (2005): 'Bradford Unitary Development Plan'.

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







---

---

# **Appendix 1:**

## **Map of Heaton Estates Conservation Area**



---

# **Appendix 2:**

## **List Descriptions of the Listed Buildings in Heaton Estates Conservation Area**



---

---

## Appendix 2: List Descriptions of the Listed Buildings in Heaton Estates Conservation Area

---

**Ashwell Road**  
**Frizinghall, Bradford 9**  
**Church of St Barnabas**  
**22/227**

**II**

1864 erected by the Bradford Church Building Committee. Simplified early C17 French Gothic. Two gabled aisles, flush nave, lower semi-circular apsidal chancel. Plain, unbuttressed tower at east end of south aisle with short broached spire. Plain interior, 5 bay arcade; alabaster reredos; stained glass by Powell of Leeds. The tower is a feature of the townscape in Frizinghall.

**Carlton Drive**  
**Heaton, Bradford 9**  
**No. 8 (Greyholme)**  
**22/334**

**II**

Circa 1907-10. A rare example, together with adjacent Grange Leigh qv of Arts and Crafts influenced design for a detached house in a fashionable residential suburb developed in the early 1900's. Finely masoned sandstone "brick" in traditional manner with square mullioned windows. The slight batter to the wall face, deep overhanging eaves, the broad fully gabled front and battered coped chimney stack to the side are the distinguishing features. The gable is simply finished with a shallow cave to coping rising from short parapets surmounted by ball finials (in place of kneelers). Slight asymmetry to fenestration with a 2-storey canted bay to right of entrance; the parapet shaped and ramped. Recessed porch, the lintel with shaped panels in the (I) manner. Leaded iron casements to the square mullioned lights.

**Carlton Drive**  
**Heaton, Bradford 9**  
**No. 10 (Grange Leigh)**  
**22/335**

**II**

Circa 1907-10 Arts and Crafts design for this detached house similar to the adjacent Greyholme (qv). Slight batter to wall faces, overhanging eaves, fully gabled west front but entrance on north side. Square mullioned leaded iron casements. Broad mullioned canted bay to west front, shaped parapet. Slightly asymmetrical fenestration. Two-storey canted bay, shaped parapet with terminal ball finials, to left of entrance. Recessed porch with similar detailing to that of Greyholme, small window over, and above this a battered chimney rising flush with the wall face.

**Emm Lane**  
**Heaton, Bradford 9**  
**Management Training Centre, University of Bradford**  
**22/487**

**II**

Built 1874-1877 for the Congregationalist Airedale College which became the United Independent College in 1888, now part of Bradford University. These college buildings, approached by a drive and carriage sweep from Emm Lane, were designed by Lockwood and Mawson. C13 geometrical tracery Gothic sandstone "brick" with ashlar dressings. Slightly asymmetrical multi-gabled composition with chapel wing to east and central projecting gabled bay with flanking pinnaced turrets, tripartite arcaded porch and large shafted oriel window above the main windows, at first floor level on the wings, rise into the gables. Master's residence to north end with 2-storey oriel bay front and set back tower with steep pavilion roof, iron cresting. Steep slate roofs throughout, grouped

---

---

octagonal shaft chimneys, pointed lead capped ventilators, crocketed finials to gables.

**Emm Lane**  
**Heaton, Bradford 9**  
**Heaton Mount**  
**(Part of the Management Training Centre,**  
**University of Bradford)**  
**22/488**

**II**

Designed by a local architect, J T Fairbank for Robert Kell in 1864 and purchased in 1889 by the Ambler family, owners of the Midland Mills. A substantial and self important villa residence with lavish Italianate-Baroque detailing. Finely wrought ashlar masonry. Half H plan on 2-storeys with narrow recessed entrance bay. The wings have full height slightly canted bays with rounded corners. Plinth; full entablature across ground floor and returned to sides; chamfered rusticated quoins to wings; bed mould to frieze and modillion bracket cornice with balustraded parapet, the dies surmounted by carved irons, particularly ornate over corners of wings. Arcaded windows with slender Corinthian pilasters. Projecting from the centre is a Corinthian columned and pilastered porch at the head of a broad flight of steps. Ground floor entablature returned over porch with elaborately carved and crested parapet flanked by carved irons. Similar coupled windows to return elevations with pierced balconies. The south-east front commands a terrace overlooking spacious hillside grounds. Interior considerably altered, but retains staircase with ornately turned banisters.

**Emm Lane**  
**Heaton, Bradford 9**  
**Stable-Coach house to north-west of**  
**Heaton Mount**  
**22/489**

**II**

Circa 1864 stable-coach house to Heaton Mount. Two-storeys sandstone "brick" with shallow 2 window wings. Hipped slate roof with bracketed flat eaves; central belvedere on ridge, round headed lights, pyramidal roof. First floor windows round headed in plain ashlar surrounds. Ground floor partly altered for garaging. The stables are set back further up the hill than the house and; the belvedere adds a picturesque. Italianate feature to the grounds.

**Garden Terrace**  
**Heaton, Bradford 9**  
**Nos. 1 to 15 (odd) and No. 3A**  
**22/525**

**II**

Circa 1820-30 row of sandstone "brick" cottages the building line following a slightly descending curve. Stone slate roofs with corniced chimneys. One or 2 windows each, squared frame, 2 light square mullioned, wood casements or sashes. No. 3 has a 3 light first floor window. Squared jamb plain doorways. A good example of a small scale cottage row of the period.

**Syke Road**  
**Heaton, Bradford 9**  
**Nos. 23 and 25**  
**22/53**

**II**

Dated 1736 built as one house but divided as pair of cottages circa 1800. Two-storeys, rendered gritstone. Stone slate roof with flanking chimneys. Rear outshut. Flush quoins, 2 windows, 2 light, originally 3 or 4 light, with squared mullions, squared surrounds. Squared jamb doorways to centre. Stone panel above inscribed T over R M 1734.

---

---

# **Appendix 3:**

## **Legislation and Council Policies Relating to Conservation Areas**

---

---

**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 periodic 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 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. Sensitively 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.
- 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*