



Conservation Area Appraisal

Heaton Estates



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

The next appraisal of Heaton Estates Conservation Area will be undertaken by December 2012.

May 2008

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

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

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

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

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

The following work has been done to deliver this conservation area appraisal:

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

What is a Conservation Area?

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

Heaton Estates Conservation Area was originally designated in January 1981. A review of the boundary was undertaken in 2003 and then adopted in November 2005.

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

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

The objective of these measures is to help preserve the special character and appearance of the area and maintain or improve its environmental quality. Whilst it is recognised that conservation areas must be allowed to evolve to meet changing demands it is important that this occurs within a framework of controlled and positive management.

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www.bradford.gov.uk/conservationassessments

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

Background and Brief History

Heaton Estates Conservation Area covers the predominantly later Victorian and Edwardian residential areas of Heaton, which then comprised the exclusive outer edge of urban development. The area has the mainly Edwardian Marriners Drive and Park Grove on the lower eastern slopes, the large parkland setting of Heaton Mount developed in 1863, and the adjacent former Airedale College of 1877 on rising ground, with the core of tranquil avenues centred on Heaton Grove, Park Drive, Carlton Drive and Parsons Road. Some pockets of older housing relating to the established village of Heaton exist at Hammond Square and Garden Terrace, with the sweeping line of Wilmer Road, derived from the arrival of trams in Heaton, linking it southwards to the middle and working class areas of Manningham. The following timeline briefly summarises its development.

Pre 1086

Little evidence exists of Heaton in its own right prior to 1086, the land likely forming part of another Manor.

12th century

The first Lord Of the Manor of Heaton is noted during the reign of King Stephen (1135-1154). Heaton continued as an independent manor in the Parish of Bradford. In 1568 the Manor passed to the Batt family of Oakwell Hall, Birstall, and by 1634 to the Field family who lived in Heaton Hall. They retained the Lordship until 1912.

18th century

Aside from the 18th century cottages at Hammond Square and former farmstead and cottages at The Syke, the area was devoid of development at this time.

19th century

The north-east of the area marks the previous location of the Woolsorters' Public Gardens, designed for cultivation and to provide leisure facilities in the 1840s. It was graced with ornamental ponds, specimen planting, a bath house, tea room and pavilions. The gardens suffered in a storm of 1854 and the land was sold for development in 1866. The land was divided into freehold villa sites by Andrews and Pepper of Bradford. In 1874, land on Emm Lane opposite Manningham Park was sold by the Marriner family for a new Airedale

College. Designed by Lockwood and Mawson, this opened in June 1877. The Countess of Rosse began to release building land in 1874 in the area of Park Drive. The success of the area was not least due to being beyond the reach of Bradford Borough rates, and became popular with professionals. The gradual release of land by the Field family is evidenced by the architectural chronology of the buildings.

20th century

Further gradual land sales continued incremental development, mainly at the northern ends of Park Drive and Wilmer Drive. In the second half of the century some isolated demolitions have occurred and pockets of infilling, often producing properties of size and design not typical of the area.

21st century

The area remains almost entirely residential, with a mature wooded character in many parts, and an air of exclusivity. However, different pressures are emerging. Increasing car ownership can bring demands for large garages and tracts of hard surfacing. The character defining tree cover is seen as undesirable in some parts with pressure for removal. The properties themselves are also being subject to refurbishments in some instances introducing materials and appearances which are discordant with their age and character.

Key Characteristics

The following summarises the key elements of the character of the Heaton Estates conservation area:

- Predominant later 19th century and early 20th century exclusive residences and estate layout reflecting the affluence of Bradford at the time.
- Predominantly traditional materials but with fashionable architectural styles evident, including Arts and Crafts influences in materials and design.
- Very large garden plots around buildings and a general air of spaciousness illustrates the status of the area.
- The past social standing of the area is apparent in the scale and style of the villas, together with surviving coach houses.
- The mature tree cover is a defining characteristic, providing structural separation within the area, seclusion and an air of tranquillity.
- Strong boundary walls together with planting provides a prevalent sense of seclusion and privacy to the larger residences.
- Majority of views on periphery of the area and into the estate due to its elevated position.



Top: View down Parsons Road across the valley.

Above: Well preserved Arts and Crafts house, Heaton Grove.

Left: Hammond Square pre-dating development of the 'Estate'.



Anti-clockwise from top: View down
Heaton Grove.
Villa, Park Drive.
St Barnabas lych gate.
Well preserved chalets, Heaton Grove.

Summary of Important Features and Details

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

- Original / traditional architectural detailing and stylisation of houses reflecting fashionable architectural styles of the time of development, particularly late Victorian and Arts and Crafts.
- Detached and semi-detached villas dominate the core of the area with smaller houses and terraces on the fringes.
- Boundary walls to most properties accentuate the exclusivity.
- Stone street surfaces in very localised areas.
- Lack of open views along roads provides seclusion and anticipation.
- Open spaces to the south are private but separate the area from neighbouring denser housing.
- Most properties remain undivided, but infill where it has occurred is frequently discordant and intrusive in terms of density, design and materials.
- Drives and avenues delineated by boundary walls and vegetation.

Current Condition

AUTHENTICITY 81%

- Each historic building in a conservation area will have original features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential, commercial and civic buildings built prior to 1956 are scored.
- 288 properties were assessed for the purpose of the study; this is 85% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 85%.

AUTHENTICITY
81%

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

Strengths

- A significant number of the buildings have retained a significant proportion of their traditional features and details.
- The street pattern has changed very little.
- Significant traditional roofscape and skyline due to retention of chimneys and original roofing materials.
- Mature views and vistas along roads.
- Listed buildings retain an above average number of traditional features and details.
- The large majority of the boundary walls remain in situ and retain their traditional character.
- Dense tree cover throughout most of the area.
- Attractive features such as the wooded pond in Heaton Grove and the covered reservoir at Wilmer Road.
- The majority of larger properties retain extensive grounds without intrusive infill.
- Very few/no vacant buildings or sites.
- Different parts of the conservation area retain their distinctive identity.

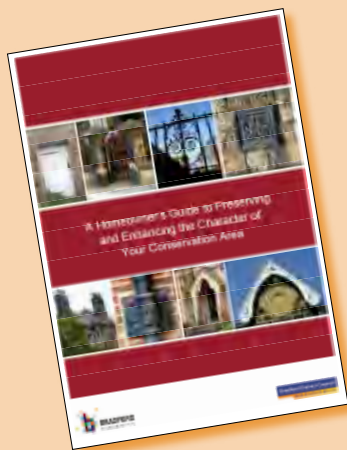


Weaknesses

- Alterations to roof materials with the use of concrete tiles instead of slate or clay tiles is detracting from the street scene and paired properties.
- Loss of traditional windows and doors again detracting from set piece designs and matched properties.
- Inappropriate hard surfacing to setting of houses detracts from the dominant green character.
- Inappropriate and ostentatious boundary treatments conflicting with informal character.
- Inconsistent use of materials for pavement repairs on certain streets retaining natural materials.
- Removal of trees especially in multiple can have very harsh impact.

Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and Conservation Team.
- Recently published Repair and Maintenance Guidance should help property owners make better informed decisions.



- Enforcement action against unauthorised development and works to trees.



Well presented house on Park Drive with original features.

Threats

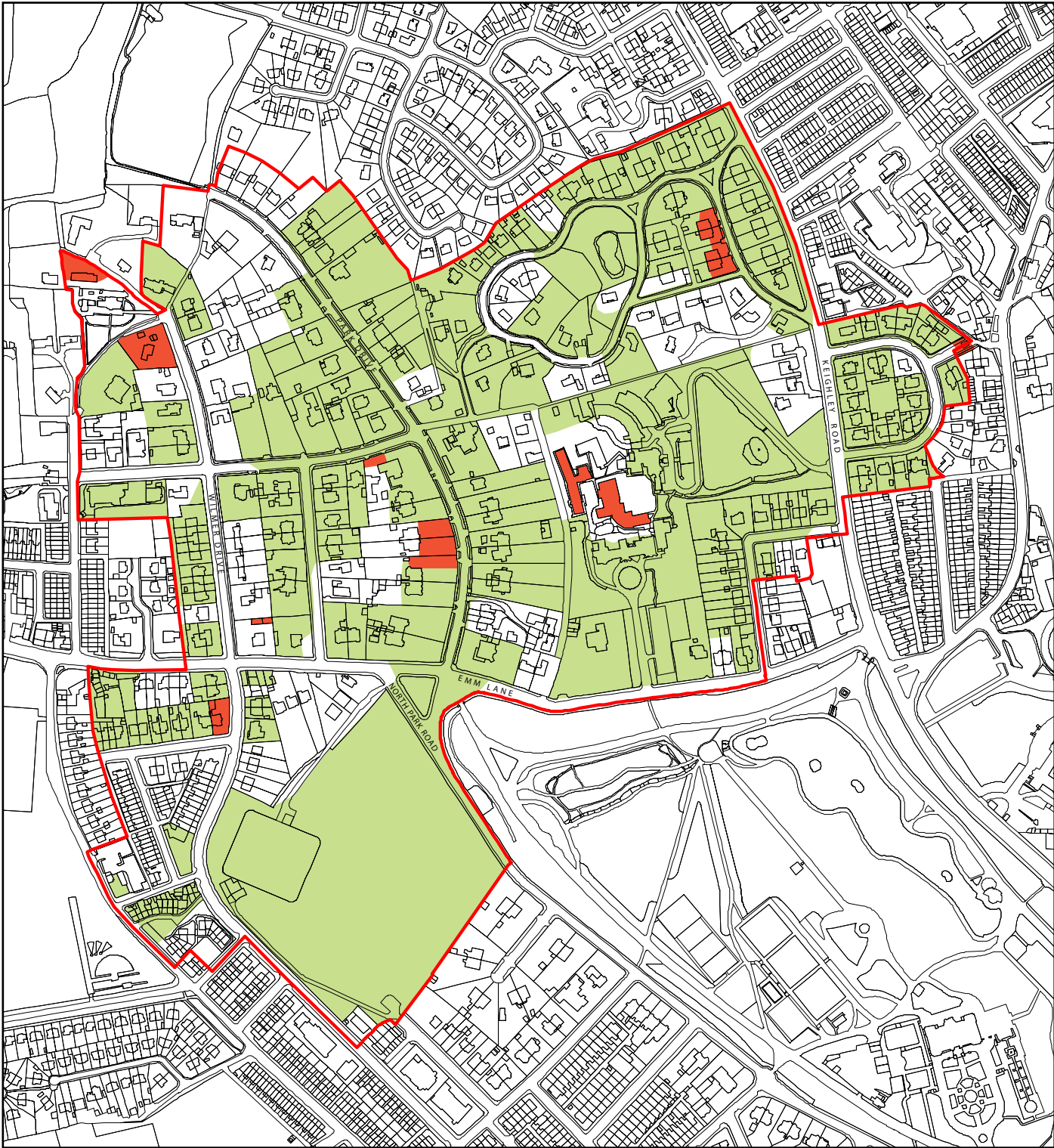
- Continued removal of traditional features and details from buildings, and implementation of hardstandings and boundary features.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Development of key open spaces (including private gardens) and loss of mature trees.
- Loss of historic street surfaces and traditional character of public realm.



Traditional pavement materials, Emm Lane.

Heaton Estates Conservation Area

Character Contributions



Key

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







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

Heaton Estates Conservation Area

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



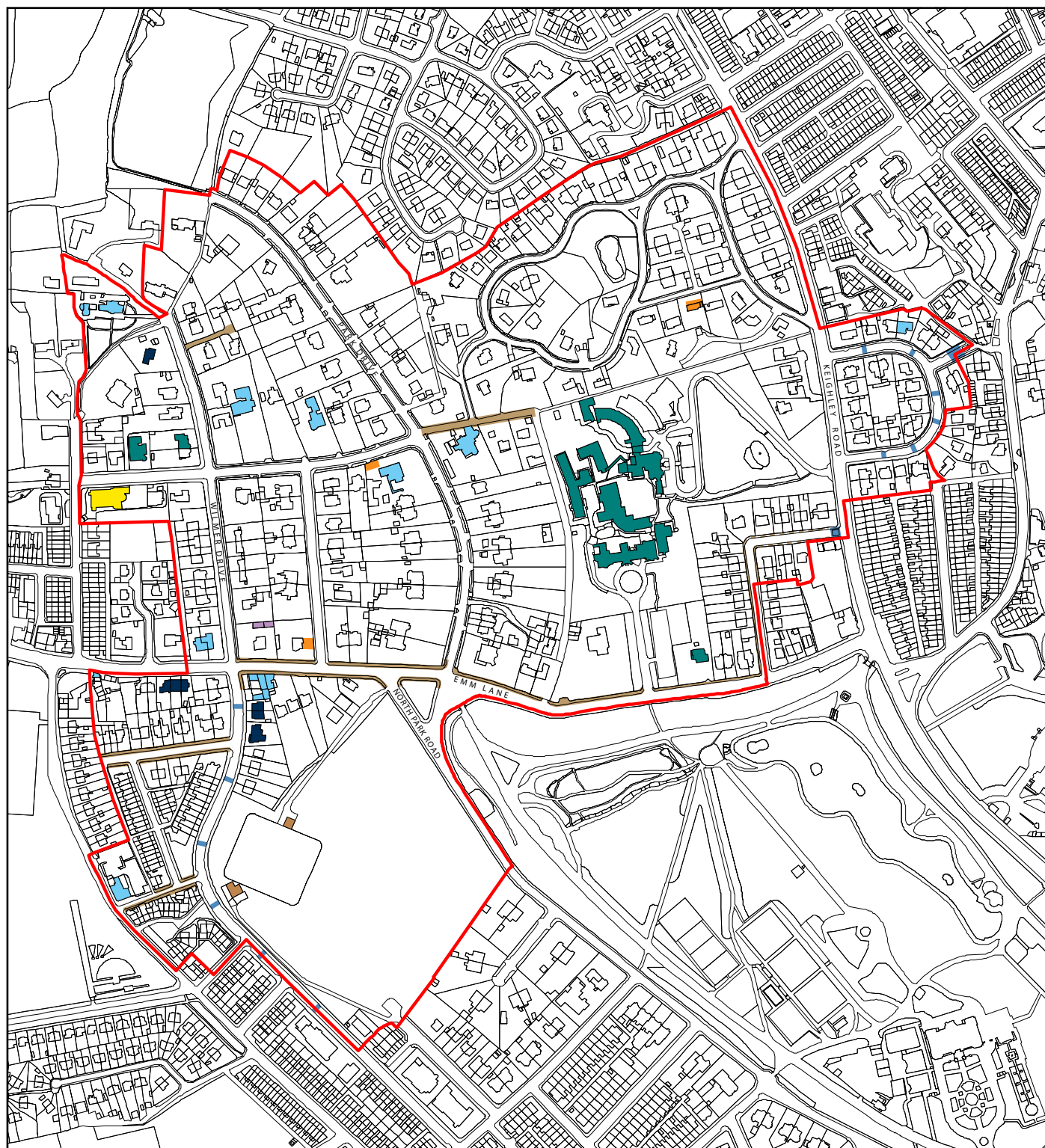
Key

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

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

Heaton Estates Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Demolition		Industrial building
	Retail / commercial building		New development		Stone setts / flags
	Place of worship / religious		Vacant building / floor space		Un-surfaced / partially surfaced
	Educational				Traffic management scheme

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

Changes affecting the Conservation Area

New Development



76 Emm Lane, received planning permission in 2005 for a large 2 storey side extension with rear conservatory. The extension, whilst not entirely in accordance with the approval has a neutral impact, however the prominent uPVC conservatory has a negative impact.

NEUTRAL / NEGATIVE IMPACT



55 Heaton Grove received planning in 2002 for a 2 storey extension to the side and creation of accommodation in the roofspace. The property has been comprehensively rebuilt, the massing, height and design, together with the ostentatious boundary railings are entirely out of character with the area.

NEGATIVE CHANGE



35 Wilmer Drive received planning permission in 2003 for a 4 storey side extension. Some work has been undertaken and then abandoned, leaving an unsightly incomplete property. The impact of the extension is as yet unclear.

NEGATIVE IMPACT



3, 4, 18, 19, 20 and 21 Heaton Grove are examples of a continuing trend to replace informal fencing or hedges with railings, walls and gates to inappropriate designs, often accompanied by large expanses of hardstanding. This is discordant with the green and informal character of the conservation area and incongruous in the streetscape.

NEGATIVE IMPACT

151 Wilmer Road has undergone substantial alterations, including lowering of all chimney stacks, removal of 2 gabled hoods over first floor windows, loss of projecting bargeboards, insertion of rooflights, and re-roofing in new or artificial slate. The contrast with the attached paired property at 2 Randall Place is now very unfortunate. It is possible that planning permission would have been needed for changes to the roof form.

NEGATIVE IMPACT

Buildings

There are no buildings which have become vacant since the Conservation Area Assessment was written

NEUTRAL IMPACT

83-87 Emm Lane was vacant when the Conservation Area Assessment was written and remain vacant.

NEGATIVE IMPACT

Works to Highways

There have been no major works to highways or replacement of street lighting or street furniture in the conservation area since 2005. The date of the traffic calming to Marriners Drive and Park Grove is unclear, but believed to pre-date the initial assessment. Incremental replacement of stone flags with unsightly concrete continues on Marriners Drive.

NEGATIVE CHANGE



Trees and Open Space

One tree of amenity or townscape value is known to have been lost in the conservation area at 1 Heaton Grove since the publication of the conservation area assessment. The tree mentioned had been felled with consent.

Boundary

Heaton Estates conservation area boundary is deemed to be appropriate at present.

Negative Impacts

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted.

A number are considered to have a significantly negative impact on the character of the conservation area, displaying detractors including reduced or removed chimneys, artificial roof coverings, modern windows and doors and altered or removed architectural features. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future.

Consideration will be given to the use of additional Planning controls where these will protect the character of the conservation area. Design guidance on the repair and maintenance of historic properties has recently been published and is available on the Council's website at www.bradford.gov.uk/repairs



Loss of eaves and decorative detail, Heaton Grove.



Innapropriate style and finish of windows, lowering of chimney, painting of stonework.

Management Proposals

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

The objectives aim to:

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

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

	Objective	Actions	Timescale
1	Maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues. • Design and Conservation web site to be made as informative, user friendly and as up to date as possible 	Yearly 2008-2014
2	Establish protocol for Council Officers / external partners working in the conservation area	<ul style="list-style-type: none"> • Form a conservation forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the Public Realm, Open Spaces, Highway Materials and Traffic Management in Heaton Estates	<ul style="list-style-type: none"> • Approach Highways Maintenance annually re maintenance programme, materials and highway design • Closer working relationship between Design and Conservation and other council departments • Production of design guidance for enhancement of the public realm 	2008-2014 Continual As resources permit
4	Encourage the re use of vacant buildings and floorspace	<ul style="list-style-type: none"> • Liaise with Development Control In respect of a positive approach to alternative uses for vacant buildings and floorspace. 	Continual
5	Preserve and enhance features and details that contribute to the character of Heaton Estates	<ul style="list-style-type: none"> • Produce Guidance Notes for property owners on the repair and maintenance of historic properties. www.bradford.gov.uk/repairs 	Published in 2007 and reviewed periodically
6	Promote good quality new development	<ul style="list-style-type: none"> • Produce Guidance Notes on appropriate sympathetic design to suit character of the conservation area. • Request the publication of design briefs (where appropriate) 	2008-2014 As resources permit
7	Ensure all Inward Investment is contributing to the character of the conservation area and its activities.	Maintain links and discussions with internal and external partners to take advantage of funding opportunities that may benefit Heaton Estates	Continual
8	Monitor Planning Applications to add Value to the historic Environment	<ul style="list-style-type: none"> • Design and Conservation team to work more effectively within the wider planning service 	Continual
9	Record Unauthorised works	<ul style="list-style-type: none"> • Liaise with the Enforcement Team of Unauthorised works to buildings or land taking place in conservation areas. 	Continual
10	Retain important trees	<ul style="list-style-type: none"> • Liaise with the tree officer in respect of Works to trees 	Continual
11	Monitor Change loss/gain and feedback to local community and officers working in the conservation area	<ul style="list-style-type: none"> • Design and Conservation team to review Heaton Estates Conservation Area every five years in line with Best Value indicator 219a 	Review by May 2013

