Conservation Area Appraisal

Undercliffe

This appraisal reviews the Undercliffe Cemetery Conservation Area Assessment, which was published in February 2006. The Management Proposals included in this appraisal are based on the priorities and aspirations of The Undercliffe Cemetery Charity and the outcomes and priorities established by the local community during the public consultation process for the Conservation Area Assessment.

The next appraisal of Undercliffe Cemetery Conservation Area will be undertaken by March 2015.

May 2010

City of Bradford MDC
www.bradford.gov.uk

Acknowledgements

The Design and Conservation Team would like to thank the Undercliffe Cemetery Charity for their assistance in producing this document. In particular, it is acknowledged that some of the strengths weaknesses, opportunities and threats identified draw upon the charities Business Plan (PLB Consulting Ltd 2006) and that many of the changes affecting the cemetery were identified by the charity themselves.

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Conservation Area Assessments:
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Listed Buildings:
www.bradford.gov.uk/listedbuildings

What is a Conservation Area Appraisal?

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

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

The Government requires that all conservation areas have an up-to-date conservation area appraisal. An up-to-date appraisal is one that has been undertaken within the past five years.

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

- A photographic survey of the buildings, highways, footpaths and some of the monuments within the conservation area.
- The assessment of the level of authenticity of most historic buildings.
- An assessment of the condition of some historic monuments.
- 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).

Undercliffe Cemetery Conservation Area was originally designated in 1984. A review of the boundary was undertaken in 2005 and then adopted in February 2006.

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

- Demolition of unlisted buildings.
- Minor developments such as extensions, satellite dishes and boundary walls.
- 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.

Why is Undercliffe Cemetery Special?

UNDERCLIFFE CEMETERY is not only locally recognised by the Council, who designated the conservation area, it is also recognised nationally by English Heritage who have included the cemetery in their Register of Parks and Gardens of Special Historic Interest as being grade II star listed. There are several reasons why it is considered to be of special local and national interest:

The cemetery was designed by William Gay (1814 - 1893) who planned and laid out several cemeteries across the north and midlands of England. Undercliffe is not only considered to be Gay's finest work but also one of the best and most striking examples of a Victorian funerary design in the country.

The core of the site contains many grand monuments which are of notable architectural and artistic interest in their own right, due to the high quality and craftsmanship exhibited. However, much interest is also derived from their associations with wealthy and prominent families, many of whom influenced the history of Bradford and the way it looks today. For example, the cemetery is the resting place of William Mawson of Lockwood and Mawson Architects who designed many of Bradford's finest buildings, including City Hall (grade I listed), The Wool Exchange (grade I listed) and the entire village of Saltaire which is recognised internationally by its World Heritage Site status.

The cemetery is not only the resting place of Bradford's elite but also the poor who were often buried in multiple graves. As such it provides a cross section of Victorian society which is supplemented by a complete Grave Book that records every burial. Today the cemetery is still active with approximately 30 internments taking place each year.

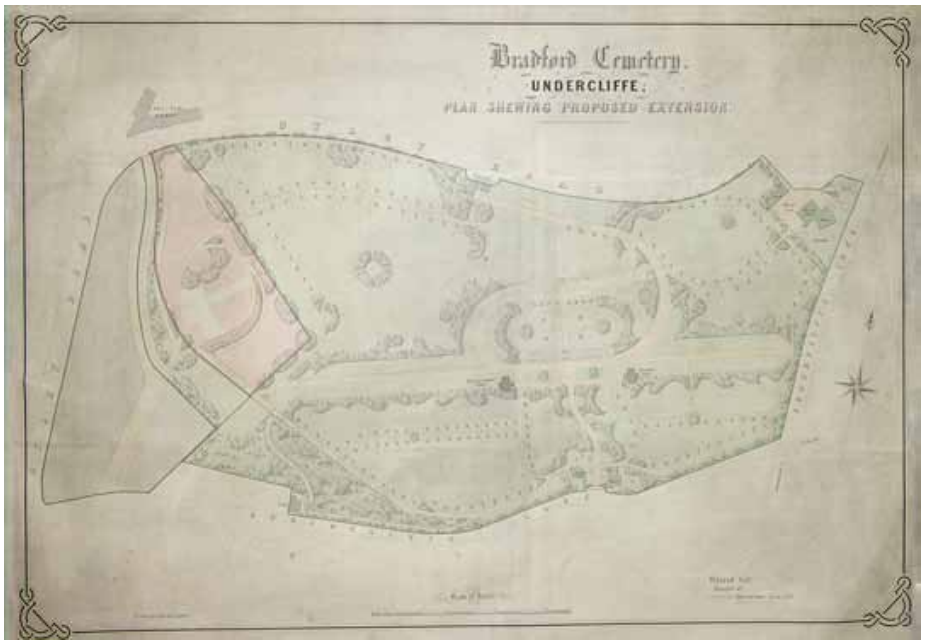


Photo (top): Medallion portrait of William Mawson inset within the pedestal of his large obelisk type monument.

Above: The cemetery includes a variety of monument types, including many small grave markers.

Right: Plan drawn by William Gay in 1876 showing the original layout of the cemetery, including the extension that was never undertaken.

Background and Brief History

The following timeline summarises the development of Undercliffe Cemetery Conservation Area:

Pre 19th Century

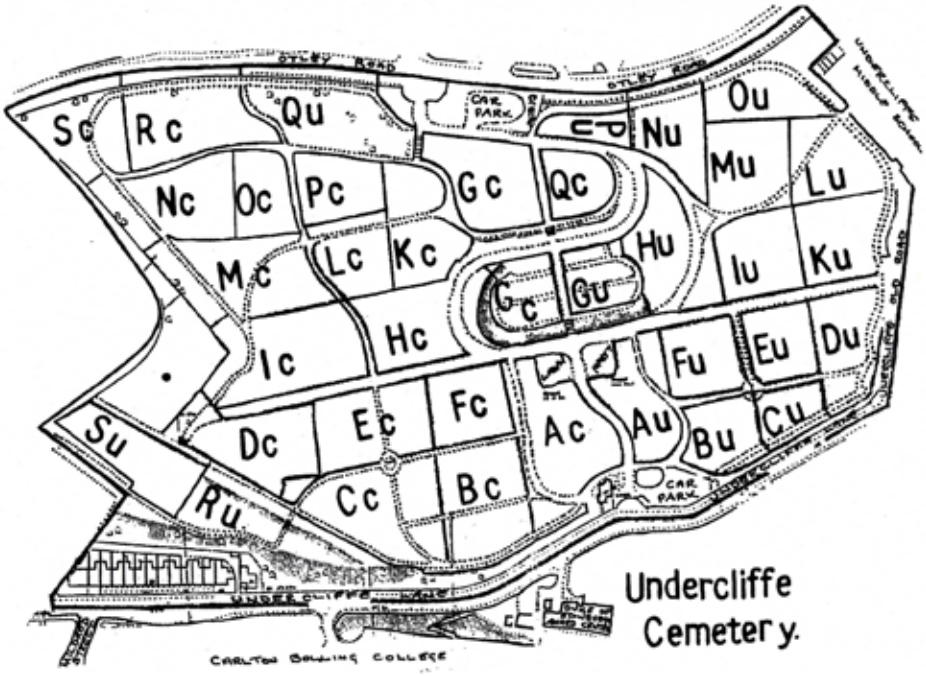
Prior to the development of the cemetery, the land formed part of the Undercliffe Estate which was sold by the Hustlers, a wealthy Quaker family, in 1851. At this time the land was agricultural and included a farmstead to the east of the site, adjacent to Undercliffe Old Road.

19th Century

Due to the growth of Bradford's textile industry and the subsequent population explosion in the early 1800s, there were soon severe practical difficulties accommodating the number of people living in the town and also burying the dead. At this time everyone had the right to be buried in their parish churchyard, however these were soon overwhelmed and themselves became a health hazard as bodies continued to be interred, even though the churchyards were full.

The shortage of space within Bradford and many other industrialised centres across the north and midlands, prompted the development of large privately owned cemeteries. In Bradford a group of prominent businessmen formed a Joint Stock Company which was registered in 1849. By 1850 the company had found their ideal site at Undercliffe and declared that they were not only developing the new site because many churchyards were full but also because of the need for 'public decency and private satisfaction at funerals' and 'for the sake of the public's health'.

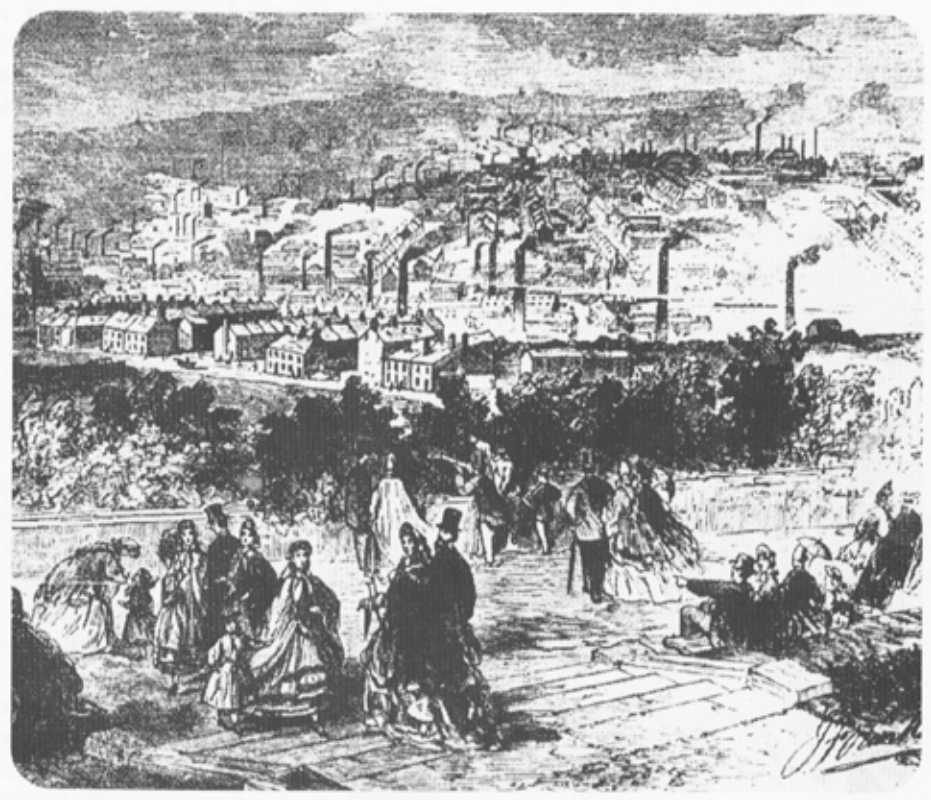
Once the land was acquired, at the cost of £3400, William Gay was appointed to design the layout of the cemetery. The main feature of the site was to be the great promenade with a terrace at the western end giving panoramic views over Bradford and the surrounding countryside. The total cost of the landscaping, building and planting was £12,000.



Map showing the different burial zones within the cemetery. The eastern parts marked with U are Unconsecrated and the western parts marked with a C are consecrated.

Undercliffe Cemetery opened in 1854 and was divided into two sections; the east for nonconformist use and the west was consecrated by the Bishop of Ripon for Anglican burials.

Soon after the cemetery was established 13 – 37 Undercliffe Lane, Westfield Crescent and West View were constructed on what was open countryside near to the village of Undercliffe. The houses were built speculatively for lower middle class occupants, however Undercliffe never became an established middle class suburb, unlike other areas of Bradford such as Manningham and Little Horton.



Engraving C1854 shows fashionably dressed middle class Victorians walking in the cemetery and admiring the views from the end of the main promenade.

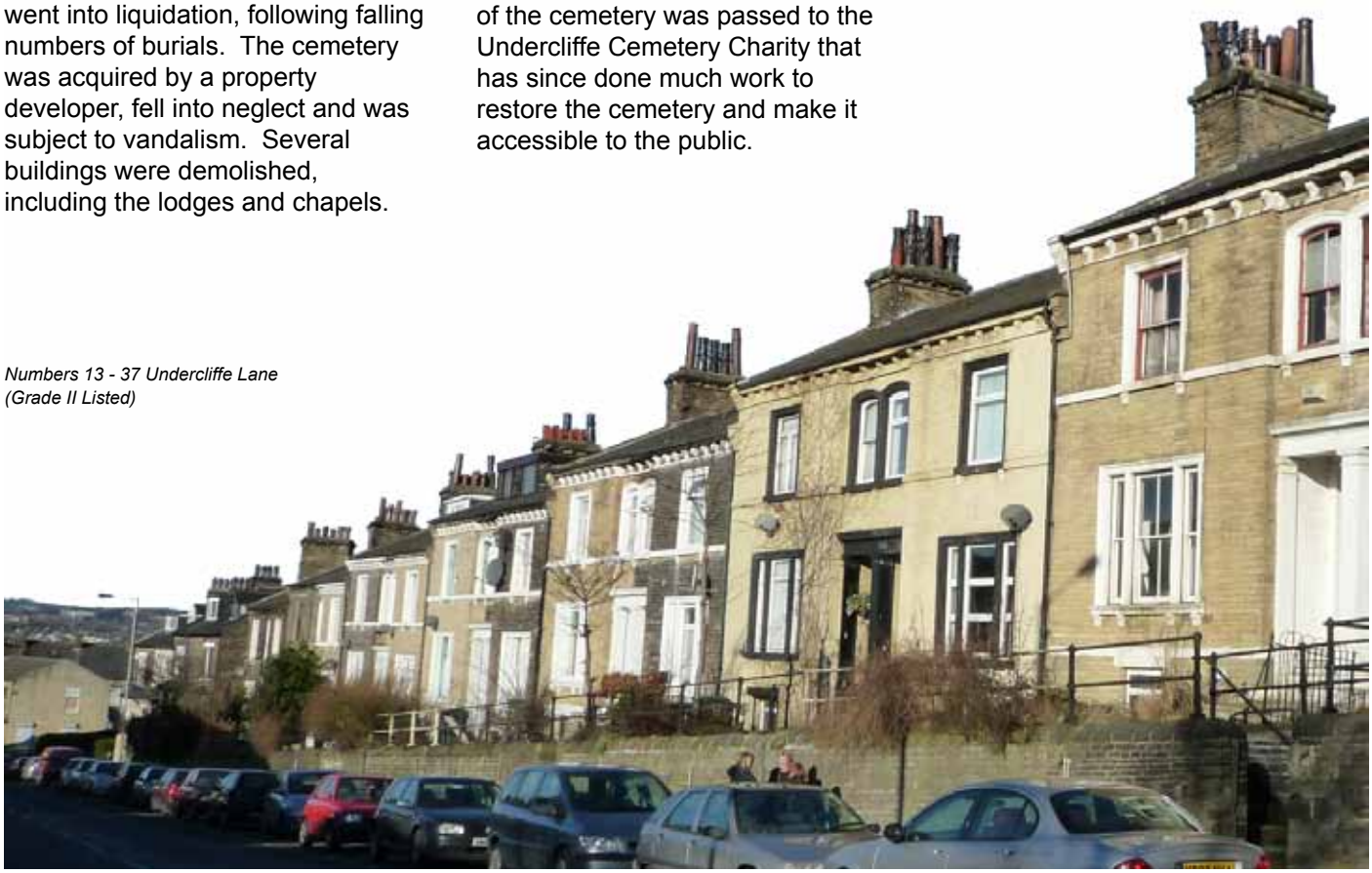
Post 19th Century

Although the establishment of a middle class suburb was only a partial success, the cemetery itself was a complete success. To date there have been over 120,000 internments, although there are only c.23,000 marked graves, as many people were buried in unmarked graves. To this day but particularly during the Victorian era, Undercliffe Cemetery was a popular place to visit and walk around.

In 1977 the Cemetery Company went into liquidation, following falling numbers of burials. The cemetery was acquired by a property developer, fell into neglect and was subject to vandalism. Several buildings were demolished, including the lodges and chapels.

Following campaigning by a group of local residents Bradford Council acquired the site in 1984, designated it a conservation area and started a three year community programme to restore the burial ground. In 1987 the management of the cemetery was passed to the Undercliffe Cemetery Charity that has since done much work to restore the cemetery and make it accessible to the public.

In 1998 the cemeteries importance was recognised by English Heritage and added to the Register of Parks and Gardens of Special Historic Gardens as grade II listed. In 2009 the cemetery was upgraded to grade II star listed.



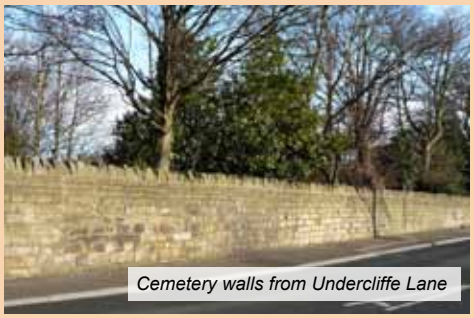
Numbers 13 - 37 Undercliffe Lane (Grade II Listed)

Key Characteristics

The following summarises the key elements of the character of Undercliffe Cemetery conservation area:

- Large formally designed and laid out Victorian cemetery.
- Thousands of monuments, varying greatly in size and style.
- Use of natural local sandstone for all boundary walls, buildings and many of the monuments.
- Vegetation, trees and wildlife habitat.
- Dramatic topography and important views of Bradford.
- Three groups of stone built mid 19th century dwellings.

Historic core of the cemetery, containing many grand monuments



Cemetery walls from Undercliffe Lane

Views towards the Aire Valley from the bandstand

Dense vegetation in the northwest parts of the cemetery provides habitat for wildlife

Summary of important features and details

- Formally laid out main promenade and central 'elliptical' area, lined by many large and ornate monuments, some of which are of historic and architectural merit in their own right, including:
  - **Swithin Anderton Monument (c.1860, grade II listed)** an exuberant gothic style canopy modelled on Edinburgh's Scott Memorial. Anderton was a Justice of the Peace for Bradford.
  - **The Illingworth Mausoleum (c.1860, grade II listed)** an Egyptian style tomb, complete with sphinxes. The Illingworth's were a wealthy textile family who owned Whetley Mills.
  - **The Behrens Tabernacle (c.1889, grade II listed)** a tabernacle style monument which has delicate Renaissance influenced carvings. Sir Jacob Behrens was prominent German-borne textile agent who helped to found both Bradford Grammar School and Bradford Technical College (now Bradford College).
- More modest monuments are generally found in the more peripheral areas with grander monuments closer to and lining the pathways, however there are some exceptions, including:
  - **The Moulson Monument (c.1856, grade II listed)** an impressive carving of a girl stood on a pedestal and leaning on a garland vase. The Moulson's were a wealthy Horton family.
- A variety monument types, including markers, head stones, crosses, obelisks, tombs and statues.
- Stone walls which clearly define the cemetery boundaries.
- Self seeded trees and vegetation within much of the northwest section and parts of the northeast and southeast sections of the cemetery.
- Important views and vistas both within the cemetery and across Bradford, particularly from the viewing platform at the end of the main promenade.

Below left: The Swithin Anderton Monument (grade II listed), located in the historic core.

Below right: The Moulson Monument is hidden away in a wooded part of the cemetery, however it is in remarkably good condition.

Below: The Illingworth Mausoleum (grade II listed), located in the historic core.

Top: The Behrens Tabernacle (grade II listed), located on the main promenade.

Above: Westfield Crescent (key unlisted) is an attractive group of houses, however their quality has been partly undermined by unsympathetic alterations.

- Dwellings of high group value built from local sandstone and roofed with blue slate which display traditional features and details, including:
  - Some traditional painted timber windows and doors.
  - Carved stone surrounds to windows and doors.
  - Stone mullions to windows.
  - Cast iron or wooden gutters supported by dentils.
  - Chimney stacks with cornices and chimney pots.
  - Stone boundary walls, some topped with metal railings.

Current Condition

Authenticity of Buildings 63%

- Each historic building in a conservation area will have originally had 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. 35 properties were assessed for the purpose of the study; this is 97% of all properties within the conservation area.
- There are 13 listed dwellings in the conservation area which had an authenticity rating of 72%.

Condition of Monuments

The condition of 356 monuments facing key routes (see page 16) within the cemetery were scored on a four point scale.

Out of the monuments scored 6 (2%) were scored as very bad, 29 (8%) were scored as poor, 36 (10%) fair and 285 (80%) were scored as good condition.

Generally monuments made from hard impervious rock, such as granite and marble, are in a better condition than those made from softer permeable rocks, such as sandstone and limestone.

Monuments were not marked down for missing ironwork, although this is a significant problem.

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

Strengths

within the cemetery

- A locally and nationally recognised heritage asset of special interest.
- The majority (78%) of the monuments lining the key routes are in good condition.
- Five of the six listed monuments are in good condition, the exception being the Swithin Anderton Monument which is in poor condition.
- Pathways through the cemetery are in good condition and well maintained.
- Registered charity status and a dedicated team of volunteers who have worked hard to maintain the cemetery over the past five years.
- Management Committee which includes two Local Authority officials and has taken recent steps to enhance its capacity by recruiting volunteers with legal, financial and management expertise.
- An active cemetery which generates income, primarily though the sale of grave plots.
- Some good contacts and relationships with local schools and organisations.
- A new website (to be launched shortly) which will include historical and educational material.

outside of the cemetery

- A number of properties have retained many of their traditional features and details.
- High quality stone boundary walls remain and are in good condition.
- The majority of properties retain full height chimney stacks with traditional chimney pots.
- Many properties have traditional cast iron or timber rainwater goods.
- There appear to be no vacant buildings.

High quality boundary wall to Westfield Crescent

Grand monuments along the main promenade

Weaknesses

within the cemetery

- Significant funds have not been available/ attained for major capital projects (such as major repairs to monuments) over the past five years.
- A number of important and prominent monuments are in a very bad or poor state of repair.
- A significant number of monuments are in a 'fair' state of repair, commonly showing signs of weathering, missing lettering or other minor damage/ deterioration.
- Although many monuments would have incorporated decorative ironwork only a limited number of examples remain.
- Only two part time paid staff due to limited funds available.
- Too much work falls to a dedicated but limited number of volunteers.
- No recent recruitment or active involvement with the local community.
- Some problems with litter, crime, vandalism and security.

Monument displaying one of the best remaining examples of ironmwork

Top: The Holden Mausoleum, located on the main promenade, is a limestone monument which is in need of repair.

Above: Graffiti is an ongoing problem and is regularly cleaned from monuments

outside of the cemetery

- The walls of some properties have been inappropriately painted.
- Most traditional timber windows and doors have been lost and many have been replaced with uPVC.
- Large modern box type dormer windows to some properties.
- A number of properties have large amounts of clutter, such as satellite dishes, alarm boxes and waste pipes.
- Some properties have been inappropriately 'strap' pointed with cement rich mortars.
- Modern street surfaces to pavements and roads.
- A few properties show signs of neglect and require repair and maintenance works.

The large box type dormer window detracts from the appearance and character of this property

Opportunities

within the cemetery

- The restoration of damaged monuments would enhance and safeguard individual monuments and their contribution to the special interest of the wider cemetery.
- Possibility of securing grants for larger capital projects from bodies such as the Heritage Lottery Fund.
- Active community engagement and the recruitment of new volunteers would help to alleviate maintenance pressures, allow the improvement of under maintained areas, and improve local pride and sense of community ownership.
- Maximisation of existing funding streams and identification of new funding streams.
- Improve and extend The Lodge to support educational potential and provide the necessary facilities for volunteers and equipment storage.
- Develop and foster new relationships with schools, colleges, universities and local interest groups to maximise educational potential.

outside the cemetery

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment, 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.

The pinnacle of this monument, located at the eastern end of the main promenade, needs to be re-fixed. The work will cost approximately £2,000.

Threats

within the cemetery

- Failure to sustain the funding required for the basic maintenance and management of the cemetery.
- Funding is not forthcoming for the repair of monuments which gradually deteriorate and become a public danger resulting in their removal or closure of the cemetery.
- Existing volunteers leave and the charity is unable to recruit new volunteers and Committee Members required for the maintenance and management of the site.

The Quaker Monuments, within the southeast section of the cemetery, would soon become hidden by vegetation without regular maintenance

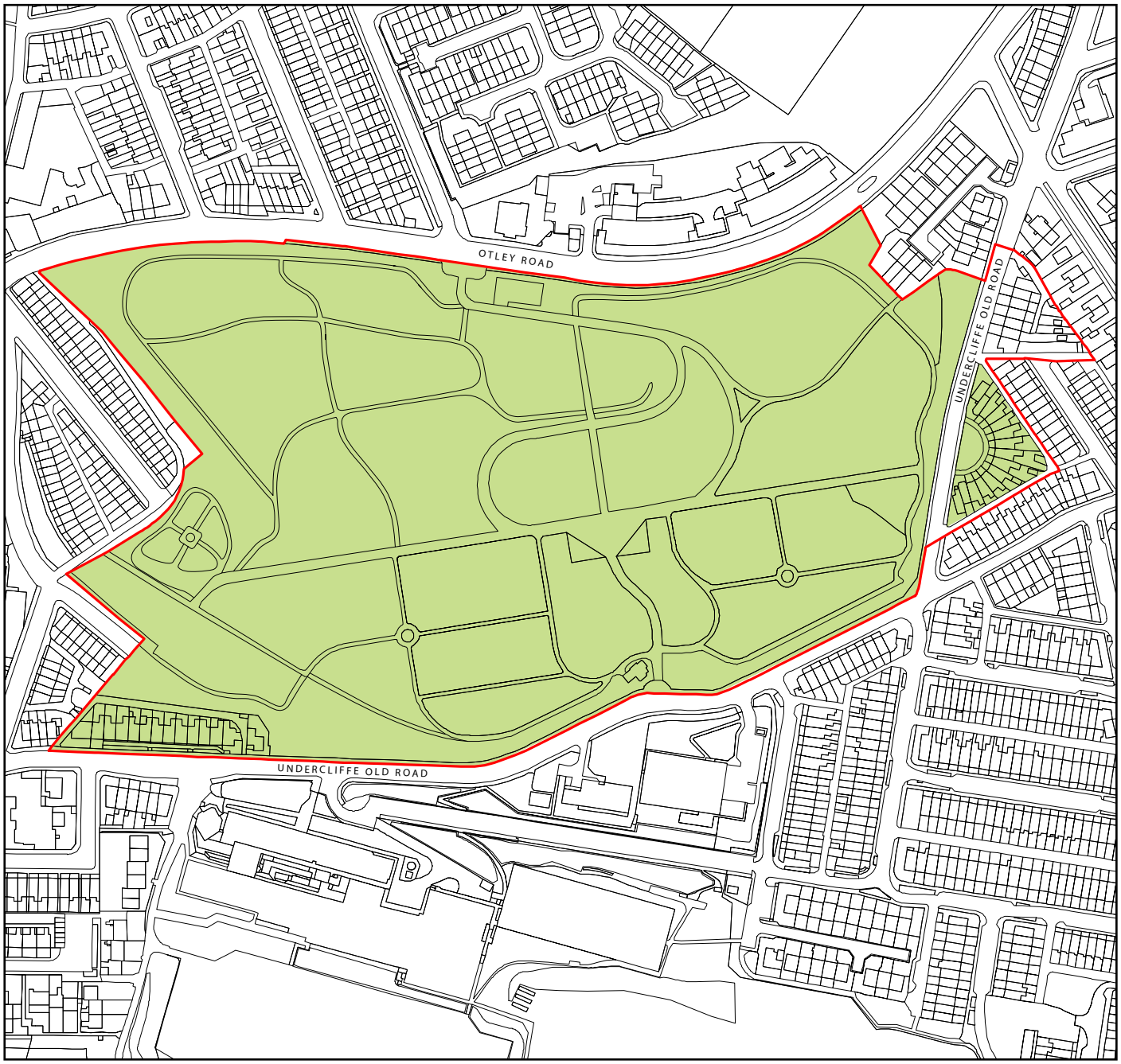
- The cemetery becomes overgrown, unattractive and unused.
- Levels of vandalism and crime increase.

outside the cemetery

- The gradual loss of traditional features and details from buildings.
- Inappropriate works by property owners.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.

Undercliffe Conservation Area

Character Contributions



Key

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

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

Undercliffe Conservation Area

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

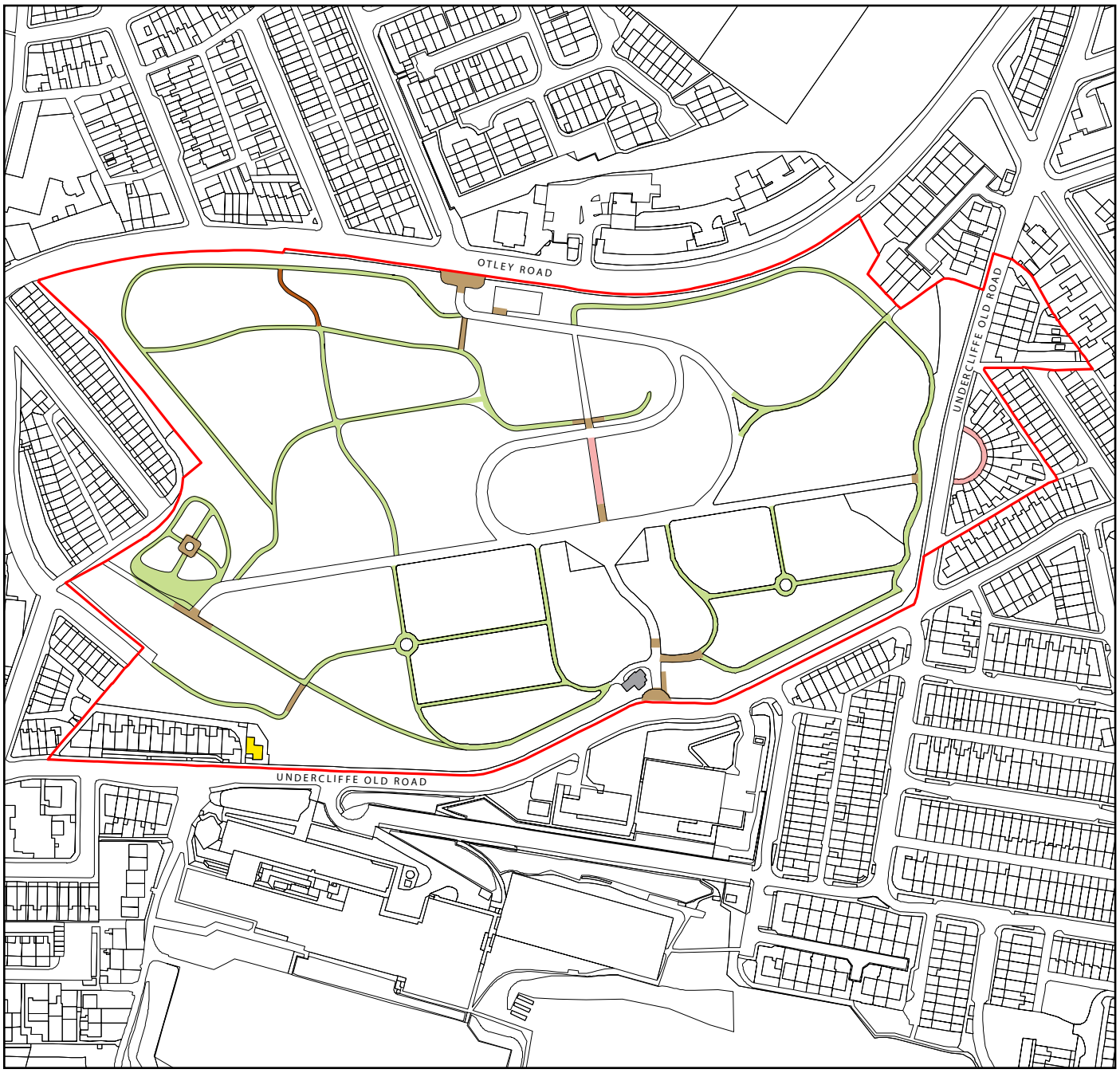
Key

- Conservation Area Boundary
- Dense tree and wild vegetation
- Wild vegetation and tall grass
- Periodically maintained grass
- Regularly maintained grass
- Gravel
- Hedgerows
- Large tree(s) outside of areas recorded as covered by dense trees and wild vegetation
- Key view or vista
- Key open space outside the cemetery

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

Undercliffe Conservation Area

Land Use, Footpaths and Highways

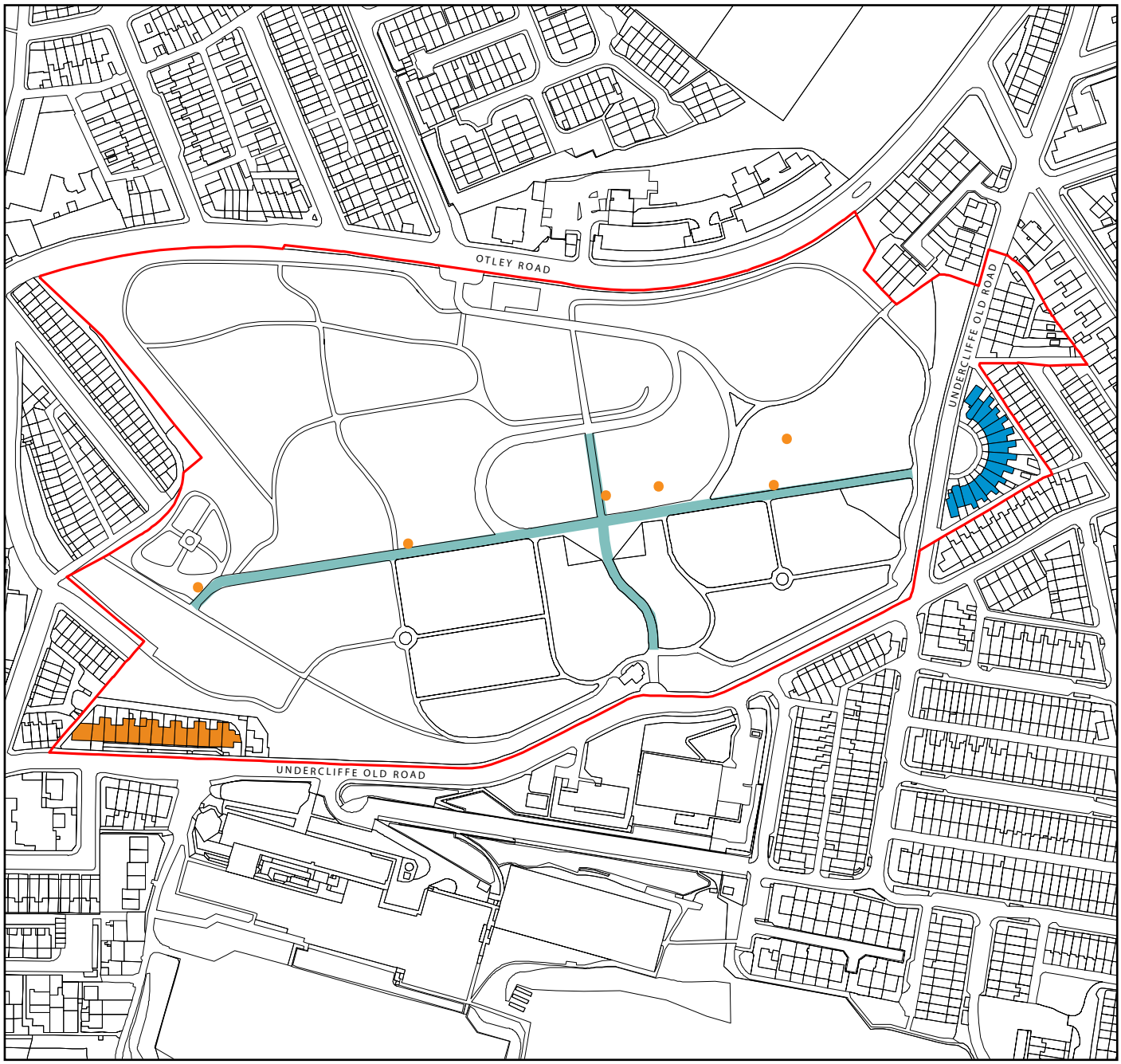


Key

- Conservation Area Boundary
- Other non-residential building
- Ecclesiastical building
- Stone setts/flags
- Block paving
- Grass paths
- Blocked and overgrown paths
- Tarmac roads, pavements and paths

Undercliffe Conservation Area

Listed and Key Unlisted Buildings & Monuments



Key

- Listed building
- Listed monument
- Key unlisted building
- Paths where adjacent monuments have been scored

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in February 2006 are detailed below.

Changes affecting the Conservation Area

Within the cemetery

Monuments and gravestones within the cemetery

No significant repairs have been done to historical monuments. However, approximately 30 monuments have been cleaned each year to remove graffiti and a lesser number are cleaned to remove accumulations of dirt.

NEUTRAL

The Barlow Memorial was cleaned in 2009 to remove graffiti and dirt.

Due to weathering and small scale vandalism a number of monuments, including some along the main promenade and within the historic core, have deteriorated over recent years and require remedial work to secure their future.

NEGATIVE

As Undercliffe is a working cemetery the installation of new monuments, the addition of new inscriptions and repairs commissioned by families to existing monuments are ongoing. Nearly 100 people have been buried between 2006 and 2009. Approximately 75% of this work has been carried out in the modern sections of the cemetery.

NEUTRAL

Left: Many of the iron railings are missing from monuments or are in need of restoration.

Below left: The shrouded urn pinnacle of this monument, located on the main promenade, has broken off and requires re-fixing.

Below: Many of the modern monuments and recent inscriptions are within sections Gc and Qc of the cemetery, adjacent to the Otley Road entrance car park.

Trees and vegetation within the cemetery

A large conifer was removed in 2008 after it was set alight by vandals. However, no other large trees have been removed.

NEGATIVE

Section P Unconsecrated (adjacent to Otley Road car park) has been cleared and a small garden has been developed immediately adjacent to the Otley Road car park.

POSITIVE

Sections P, N, M and O Unconsecrated have been cleared of brambles and invasive undergrowth, the grass is now cut periodically.

POSITIVE

The triangle at the junction of paths at L Unconsecrated and H Unconsecrated has been cleared of bramble and undergrowth.

POSITIVE

Section A consecrated (adjacent to Lodge) has been cleared and is now regularly maintained.

POSITIVE

Section A Unconsecrated (adjacent to Undercliffe Lane car park) has been cleared and part of this area now regularly maintained.

POSITIVE

Top: A small garden developed adjacent to Otley Road car park.

Middle: This triangular shaped planting area has been cleared and maintained.

Left: Section Ac is not regularly maintained

Pathways and surfaces within the cemetery

Since 2006 no major works have taken place to paths within the cemetery. However the following changes have been noted:

An area of flags adjacent to the site of the former Consecrated Chapel have been stolen and replaced with gravel as an interim measure.

NEGATIVE

Some of the Yorkshire stone flags have been stolen from the steps opposite the Otley Road entrance.

NEGATIVE

Some cobbles to the viewing platform at the end of the main promenade have come loose.

NEGATIVE

Grassed and tarmac paths have been well maintained and are generally if good condition.

POSITIVE

Clockwise from top left: Stolen flags have been replaced with gravel as an interim measure.

These cobbles require maintenance.

Well maintained grass path.

Stone flags have been stolen from these steps.

Walls and gates within and surrounding the cemetery

The gates and piers to the Undercliffe Lane entrance were damaged during an attempted burglary but have now been repaired by the Council's Highway Department.

NEUTRAL

A section of wall along the Otley Road boundary was damaged by a car accident in summer 2009, repairs have not yet been made.

NEGATIVE

A section of wall close to the junction of Undercliffe Lane with Newlands Place has been weakened by a car accident, repairs have not yet been made.

NEGATIVE

Many sections of the perimeter walls require numerous small scale repairs, including the replacement of missing stones and extensive re-pointing.

NEGATIVE

Left: Repaired gate pier to Undercliffe Lane entrance.

Below left: Perimeter wall damaged by car accident close to junction of Undercliffe Lane with newlands Place.

Below: Missing stone block from perimeter wall.

Outside the cemetery

Trees

No trees of high amenity or townscape value have been lost outside of the cemetery.

NO CHANGE/POSITIVE

New Development

No new buildings or significant extensions have been constructed within the past four years.

NO CHANGE/ NEUTRAL

Buildings

At the time of the previous Conservation Area Appraisal no vacant buildings were recorded and no vacant buildings have been noted as part of this Conservation Area Appraisal.

NO CHANGE/ NEUTRAL

Works to Highways

No significant works to highways have taken place.

NO CHANGE

Boundary

The appropriateness of Undercliffe Cemetery Conservation Area boundary has been reviewed and is deemed to be appropriate at present.

Negative Impacts

Outside the cemetery

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

Whilst a minority are considered to have a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as reduced or removed chimneys, inappropriate rainwater goods, inappropriately pointed elevations and modern windows and doors. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on 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**

Stone painting, modern dormer windows and concrete roof tiles harm the traditional character of historic buildings

This building has attractive sash windows but it is a shame that the inappropriate writing on the wall and the excessive satellite dishes have harmed its appearance.

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, The Undercliffe Cemetery Charity, and the wider community work together to maintain historic features and details and limit the loss of character.

The objectives aim to:

- Improve service delivery.
- Improve decision making so that all repairs, development and alterations result in a positive contribution to the character of the place.
- Raise awareness and understanding about the special character and interest of the cemetery and wider conservation area.
- Safeguard the special interest and future of Undercliffe Cemetery.

The objectives of the Management Proposals are based on:

- Issues identified by members of the community who responded to the Undercliffe Cemetery Conservation Area public consultation undertaken in December 2005.
- The priorities and aspirations of The Undercliffe Cemetery Charity.

	Objective	Actions	Timescale
1	Design and Conservation Team maintain contact with the local community.	Yearly newsletter about conservation. Design and Conservation website to be made as informative, user friendly and up-to-date as possible.	Yearly 2010-2015
2	Continue to support the work and management of The Undercliffe Cemetery Charity.	Design and Conservation Team representative to sit on Management Committee. Assist the charity (if required) in securing external capital funding.	Monthly As required
3	Improved communication between Council Officers and key partners in the conservation area.	Formation of a conservation area forum. Workshops.	Monthly As required
4	Preserve and enhance features and details that contribute to the character of buildings within the conservation area.	Guidance for the repair and maintenance of historic buildings was published by the Design and Conservation Team in 2007.	Review guidance periodically
5	Maintain footpaths and boundary walls.	Closer working between the Design and Conservation Team, property owners, Highways, Rights of Way Team and Asset Management.	Continual
6	Ensure all investment is contributing to the character of the conservation area and its activities.	Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council.	Continual
7	Monitor Planning Applications to add value to the historic environment.	Design and Conservation Team to work more effectively within the wider Planning Service	Continual
8	Address illegal works to listed buildings and unauthorised development.	Liaison between Design and Conservation Team and Planning Enforcement Team.	Continual
9	Retain important trees.	Liaison between Design and Conservation Team and Trees Team.	Continual
10	Monitor Change loss/gain and feedback to local community and officers working in the conservation area.	Design and Conservation Team to review Undercliffe Cemetery Conservation Area every five years in line with Best Value indicators 219b.	Review by May 2015