



Conservation Area Appraisal

Whetley Grove



This appraisal reviews the Whetley Grove Conservation Area Assessment, which was published in December 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 Whetley Grove Conservation Area will be undertaken by August 2014

August 2009

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).

Whetley Grove Conservation Area was originally designated in 1977. A review of the boundary was undertaken in 2004 and then adopted in December 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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Listed Buildings:
www.bradford.gov.uk/listedbuildings



Whetley Grove was primarily a rural area on the outskirts of Bradford until the mid 19th century. As the Industrial Revolution gathered force Bradford grew quickly and by the early 20th century the area had become intensively developed with mills and workers housing. The area is now located on the edge of the city centre and though the former industrial uses have now mostly ceased the area is still a popular residential area.

Pre 19th century

The land around what is now Whetley Grove conservation area was primarily a rural farming area prior to the 19th century. The only building in the area was Wheatley House, built in 1652 by Thomas Hodgson on the southern side of Wheatley Lane (as Whetley Lane was formerly known). The lane and subsequent road in the conservation area were named after the house.

Early 19th century

By 1852 the only development in the conservation area was 1-7 Whetley Grove and 63-67 Whetley Lane, known as Spring Field Place. The surrounding area had become a desirable location for wealthy industrialists who built large country houses away from their mills.

18th century

John Rand, a mill owner inherited Wheatley House in 1835 and owned land stretching from Whetley Lane north to Toller Lane. Rand was concerned with the living conditions of the working classes and experimented with building improved workers houses at Rand Street in Horton.

Late 19th century

The back to back terraces on Jarratt Street were built prior to 1870 when John Rand sold a plot of land for development. The street name came from their developer and original landlord William Jarrat.

As the area became more intensively developed the wealthier industrialists moved away. Around 1870 the larger terraced dwellings on Whetley Grove were built for middle class occupants who wanted to live in a suburban location but could not afford a country house.

John Rand died in 1873 and bequeathed that almshouses be built in his name. The Rand's almshouses were built and endowed by Mrs Rand in 1876 and are an example of his philanthropic nature long before social housing was being built.

Key Characteristics

The following summarises the key elements of the character of the Whetley Grove conservation area:

- Residential development dating from the mid to the late 19th century
- Larger houses were mostly built facing onto Whetley Lane, the principle and oldest route through the area with the more modest terraces and back to back houses built on the roads behind.
- Local stone set in regular courses used for buildings and some early roofing materials and boundary walls
- Regular and planned layout of streets and buildings in terraces and rows
- Simple Victorian detailing to terraced and larger houses but more ornate Jacobean revival style utilised for the almshouses.
- Communal garden and trees at the northern end of the conservation area contribute vital greenery to the area.



*Top: 69 and 71 Whetley Lane, a semi-detached Victorian villa, was built in semi-rural surroundings.
Right Late 19th century terraced houses were simply detailed and uniform in appearance.*



Summary of Important Features and Details

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

- Original / traditional architectural detailing reflecting past architectural styles.
- Painted timber sash windows and panelled doors
- Stone boundary walls topped with coping stones fronting the highway
- Regular layout of the streets and terraces of houses set back slightly from the road behind walls and gardens.
- Predominance of two storey development
- Unifying use of natural materials - local stone for walls, some early roofs and boundaries and blue slate on roofs on later dwellings.

Current Condition

AUTHENTICITY 67%

- 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 property to ascertain the level of retention of original features.
- Features assessed are: chimneys; roofs; rainwater goods; walls; windows and doors; boundary walls and shopfronts.
- Not all buildings have all of the above features and the scoring is adjusted to take this into account.
- Only residential, commercial and civic buildings built prior to 1956 are scored.
- 53 properties were assessed for the purpose of the study; this is 97% of all properties within the conservation area. All the buildings in the conservation area are listed Grade II.
- The listed buildings had an average authenticity rating of 91%.

**AUTHENTICITY
67%**

*Clockwise from top left: Ashlar stone
Detailing to Rand's almshouses;*

*Cast iron coal shutes are an interesting
historic feature;*

*Rand's almshouses (Grade II) retain a
good number of traditional features such
as sash windows and panelled doors;*

*Corniced chimneystacks and original pots
contribute to character and streetscape;*

*The importance of retaining traditional
doors and windows is often overlooked*

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



- Some buildings still retain a good range of traditional features and details.
- The conservation area is still primarily a residential area and therefore has changed little from its original purpose and essential character.
- Most buildings retain unpainted stonework on the front elevations and the majority still retain natural stone or blue slate roofs.
- Listed buildings retain an above average number of traditional features and details, 91% compared to 67% for the rest of the conservation area.
- Most houses still retain their original boundary walls which helps define the streetscape and contributes to the character of the area.

Weaknesses

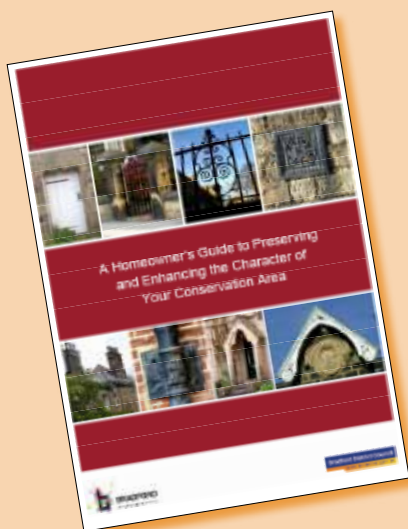
- Unlisted buildings in the conservation area have been much altered over the years and many have lost a lot of the original features and details that contribute to character.
- The score of 67% of authentic or traditional details retained is one of the lowest of all the conservation areas surveyed in the district so far.
- Nearly all the traditional doors and windows in the conservation area have been replaced with modern alternatives, either in materials other than timber or with patterns and means of opening the frames. Originally most, if not all of the properties would have had timber sliding sash windows. These would have presented an impressively uniform frontage to the street.
- The majority of timber panelled doors have also been replaced with modern alternatives though some properties may have original doors hidden under boarding nailed over their doors.
- There are a number of houses in the area that have replaced their natural slate or stone roofs with concrete tiles or artificial materials or have built full-width dormer windows across their front roof slopes. The loss of the original materials along with the removal or alteration of chimneystacks erodes an important element of original character in the conservation area.
- Many of the buildings in the conservation area have been stone-cleaned in a harsh manner that has stripped away the sooty finish on the stonework. The resulting finish is of very pale stonework that contrasts strongly with the dark uncleaned stonework in the conservation area. There are more gentle means of cleaning stonework that doesn't damage the surface of the stone and doesn't create such a strongly jarring visual impact.
- The addition of satellite dishes, badly positioned pipework, alarm boxes and other paraphernalia can incrementally clutter the front of the properties while overgrown hedges poorly maintained boundary walls gives the area an

Unsympathetic box dormer windows



Opportunities

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



- The recently published Repairs and Maintenance Guide should help property owners make better informed decisions and is available online at www.bradford.gov.uk/repairs
- The communal gardens appear underused and overgrown. These could make a more positive contribution to the character of the conservation area as well as providing a valuable community resource.
- Bringing vacant and underused buildings back into full use.
- Enforcement action against unauthorised development and works to trees.

Overgrown hedging and poorly maintained buildings detract from the area's special interest.



The overgrown green space could contribute more positively to the conservation area

Threats

- Continued removal of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Continued neglect of the communal gardens







Whetley Grove 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.

Whetley Grove 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.

Whetley Grove Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Other non-residential building		Stone setts / Flags
	Retail / Commercial building		Vacant building / Floor space		Un-surfaced / Partially surfaced
	Residential		New development		Tarmac / Concrete
					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

Two new houses have been built on **MacTurk Grove** opposite the listed Rand's almshouses following grant of permission in 2002 (the houses had not been constructed at the time of the last assessment of the conservation area). The houses are constructed of natural stone with blue slate roofs. They are both large detached houses of a size and style that is slightly at odds with those in the conservation area. The use of uPVC windows is a regrettable inclusion. Overall though the properties neither detract from or enhance the conservation area.

NEUTRAL CHANGE



Buildings

The following buildings are vacant at the present time:

- 1 Rand's Almshouses,
- 10 Whetley Grove,
- 11 Whetley Grove,
- 21 and 24 Jarratt Street and
- 28 Jarratt Street East.

Trees and Open Space

There have been no applications to do works to trees since the last assessment in 2005.

The only loss of open space in the conservation area has been as a result of the construction of the new houses on MacTurk Grove, however this open space was

not considered to be key or make a positive contribution to character.

NEUTRAL CHANGE

Works to Highways

A small area of traffic calming has been installed at the end of back Whetley Grove at the junction of Whetley Lane. This appears to have been installed to prevent vehicular access from Whetley Lane. The use of unattractive concrete blocks does not enhance the character or appearance of the conservation area and better solution could have been sought.

NEGATIVE CHANGE



Boundary

The boundary of the Whetley Grove conservation area is deemed to be appropriate at present. Some minor amendments will be made throughout the next financial year due to the publication of new OS maps. Some minor discrepancies have come to light regarding the boundary that has been followed and the boundaries on the new OS map.

Negative Impacts

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 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



Management Proposals

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

The objectives aim to:

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

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

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2009 - 2015
2	Improved communication between Council officers and key partners in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm	<ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm 	Continual As required
4	Preserve and enhance features and details that contribute to the character of Whetley Grove conservation area	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings was published by the Design and Conservation Team in 2007. 	Review guidance periodically
5	Maintenance of footpaths and boundary walls	<ul style="list-style-type: none"> • Closer working between the Design and Conservation Team, property owners, Highways and Rights of Way Team 	Continual
6	Promote good quality new development	<ul style="list-style-type: none"> • Production of guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate. 	2009 - 2015 as resources permit
7	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
8	Address illegal works to listed buildings and unauthorised development	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team 	Continual
9	Retain important trees	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Trees Team 	Continual
10	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review Southfield Square Conservation Area every five years in line with Best value indicators 219a	Review by August 2014

The first of these is the fact that the system is not a simple one. It is a complex system, and as such, it is not possible to understand it by looking at its parts in isolation. The system is a whole, and it is only by looking at the whole that we can understand it. This is the first principle of systems thinking: the whole is greater than the sum of its parts.

The second principle is that the system is dynamic. It is not a static system, and it is not a system that can be understood by looking at a single point in time. The system is a process, and it is only by looking at the process that we can understand it. This is the second principle of systems thinking: the system is a process.

The third principle is that the system is interconnected. The parts of the system are not isolated, and they are not independent. They are all connected to each other, and they all influence each other. This is the third principle of systems thinking: the system is interconnected.

The fourth principle is that the system is self-organizing. The system is not a system that is imposed from the outside. It is a system that organizes itself from within. This is the fourth principle of systems thinking: the system is self-organizing.

The fifth principle is that the system is resilient. The system is not a system that is fragile and easily broken. It is a system that is resilient and able to withstand change. This is the fifth principle of systems thinking: the system is resilient.

The sixth principle is that the system is adaptable. The system is not a system that is rigid and inflexible. It is a system that is adaptable and able to change. This is the sixth principle of systems thinking: the system is adaptable.

The seventh principle is that the system is sustainable. The system is not a system that is unsustainable and will eventually collapse. It is a system that is sustainable and able to last. This is the seventh principle of systems thinking: the system is sustainable.

The eighth principle is that the system is equitable. The system is not a system that is unfair and unequal. It is a system that is equitable and fair. This is the eighth principle of systems thinking: the system is equitable.

The ninth principle is that the system is just. The system is not a system that is unjust and oppressive. It is a system that is just and fair. This is the ninth principle of systems thinking: the system is just.

The tenth principle is that the system is peaceful. The system is not a system that is violent and destructive. It is a system that is peaceful and constructive. This is the tenth principle of systems thinking: the system is peaceful.