



Conservation Area Appraisal

Goitside



This appraisal reviews the Goitside 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 Goitside Conservation Area will be undertaken by September 2012

September 2007

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).

The Goitside Conservation Area was originally designated in 1993. A review of the boundary of the Conservation Area was undertaken in 2002-2003. The present boundary of the Conservation Area was adopted in September 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.

Contents

Background and Brief History	3
Key Characteristics	4
Strengths	6
Weaknesses	6
Opportunities	7
Threats	7
Conservation Area Maps	8
Masterplan and the Neighbourhood Development Frameworks (NDF's)	11
Changes Affecting the Conservation Area	13
Negative Impacts	16
Management Proposals	17

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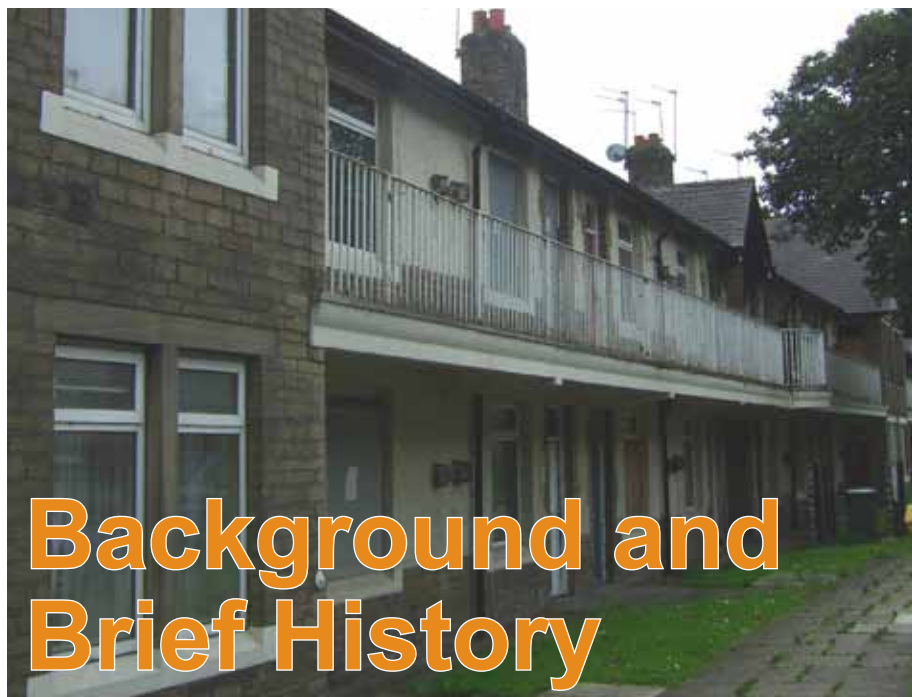
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Goitside Conservation Area covers an area on the periphery of the city centre which was one of Bradford's earliest and most important industrial quarters. The following timeline briefly summarises its development.

Medieval period

The Goit, a fast flowing manmade channel watered by Bradford Beck, is dug to provide a reliable power source probably originally for the corn mill (or soke mill) of the manor of Bradford. The modern-day Goitside area, however, remains rural and well outside of the town of Bradford.

c.1800

Apart from the earlier building of a fulling mill (where finished woollen cloth was cleaned and thickened), the Goitside area remained rural until the construction of Holme Mill in 1800. This was Bradford's first textile mill, which stood close to the present-day Holmfild Street, taking advantage of the power supply offered by the Goit, the development in textile machinery and the improved transportation links offered by the Leeds-Liverpool Canal and Bradford Canal.

1820-1850

The opening of the Bradford and Thornton Turnpike (Thornton Road) in the 1820s opened up the area for more industrial development (including housing), as did the sale of valuable land between the Goit and Thornton Road to industrialists

in 1836, with new roads laid out linking Thornton Road with Westgate. Many textile mills and warehouses were built in the area during this time.

1873 - 1930's

Sunbridge Road is established in 1873, providing a new route through the area and focus for development, though it wasn't until the early 20th century that all of the plots facing onto the new road were developed for textiles and warehousing.

1909-1920's

Industrial slum housing in the Longlands area is cleared by the Bradford Corporation and redeveloped to provide the city's earliest social housing, centred around Chain Street.

Late 20th / 21st century

The collapse of the textile industry in the North of England leaves many of the warehouse buildings redundant. Some have been demolished, others have successfully found viable new uses, while others languish empty or underused. The Channel NDF seeks to reinvigorate the area and safeguard the long-term future of the area.

Key Characteristics

The following summarises the key elements of the character of the Goitside conservation area:

- Closely knit textile mills, warehouses and other industrial buildings forming hard, densely-built urban blocks of development.
- A street comprised mainly of formally planned streets.
- Development, lining, overlooking and emphasising the shape of streets.
- More open character to the Chain Street area, but the buildings still define and emphasise the shapes of spaces.
- Consistent, almost uniform mill buildings, warehouses and dwellings.
- Predominantly commercial and industrial uses in the majority of the conservation area, while the Chain Street area is residential.
- Traditional natural building materials.
- Quiet residential character to Chain Street area, urban industrial character to the rest of the area.

Bottom left: No.2 Fulton Street is the only remaining industrial house in the conservation area.

Bottom right: large scale warehousing on Sunbridge Road.

Below: Tetley Mill - a key unlisted building which is vacant.





Anti-clockwise from top right: Traditional architectural details on Sunbridge Road; Stone flags mark the course of the Goit; Woolston Warehouse is a key unlisted building; Stylish early 20th century doorway at La Plata House; Characterful steps and railings at Grattan Road.

Summary of Important Features and Details

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

- Grid-like stone elevations, large mass, tall height, constant opening proportions, traditional doors and windows with variations according to age and style of architecture, to both industrial and residential buildings.
- Enclosed, canyon-like roadways and footpaths due to height and massing of buildings.
- The Goit provides a unique historic route through the area: a footpath linking enclosed courtyards.
- Stone steps leading to and from Sunbridge Road and across Grattan Road.
- Stone street surfaces (where these remain in situ).
- A green public realm containing mature trees in the Chain Street area.
- Lack of alteration / modern engineering to some streets.
- Traditional character of buildings.
- Group value of buildings.

Current Condition

AUTHENTICITY 76%

- 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, bargeboards, and shopfronts. Not all buildings will have all the above features and the scoring sheet is adjusted to take this into account.
- Only residential, commercial and civic buildings built prior to 1956 are scored.
- 166 buildings were assessed for the purpose of the study; this is 95% of all buildings within the conservation area.
- The listed buildings had an average authenticity rating of 88%.

**AUTHENTICITY
76%**

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

- The majority of the buildings retain most of their traditional features and details.
- Hard urban character of industrial area, with tall buildings closely lining the streets.
- Traditional roofscape and very little alteration traditional facades to most buildings.
- Street pattern has changed very little.
- Strongly cohesive townscape due to building materials and lack of modern development.
- The successful re-use, and adaptation of some of the buildings.
- Significant areas of traditional streetscape materials are still in situ.
- The area's listed buildings tend to retain a high proportion of their original features and details.
- The Chain Street area retains its own sense of place and green open spaces.
- Lack of modern engineering to some streets.
- Residential and industrial buildings retain comparable proportions of their traditional features and details.
- The Goit provides a unique series of spaces in the conservation area and wider city.
- High quality vistas along main roads and side streets.
- Goitside retains a higher proportion of traditional building details than most other conservation areas in the district surveyed so far.



Below and right: There is potential to re-use vacant buildings which contribute to the character of the conservation area.

Weaknesses

- A significant proportion of the buildings in the conservation area are vacant or are underused.
- The conservation area contains significant areas of vacant land and surface car parking which detract from the area's character and vibrancy.
- Lack of activity and animation to streets.
- Most buildings lack traditional door and window details.
- One of the area's most well-used prominent thoroughfares, Thornton Road, has buildings which on average retain the fewest of their traditional features and details.
- The Goit and other secondary routes through the area are unkempt and feel unsafe.
- There are more vacant buildings and there is more vacant floorspace in the conservation area than there was five years ago.



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 regeneration of the area as envisioned in the Valley NDF should see buildings in full use, the public realm improved, and underused land redeveloped in an appropriate manner.
- Recently published 'Repair and Maintenance Guidance' should help property owners make better informed decisions.

*Typical textile mill on Lower Grattan Road.
Buildings of this scale are the dominant
elements of the area*



Threats

- Loss of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Loss of historic street surfaces and traditional character of public realm.
- Continued vacancy and underuse of buildings and sites, blighting the area and bringing uncertainty to the long-term futures of some buildings.
- Vacant and underused sites remain vacant and underused or are redeveloped in an inappropriate manner.



Less dominant and dignified buildings still contribute to the informal and varied composition of the area so can offer renovation opportunities

Goitside Conservation Area

Character Contributions



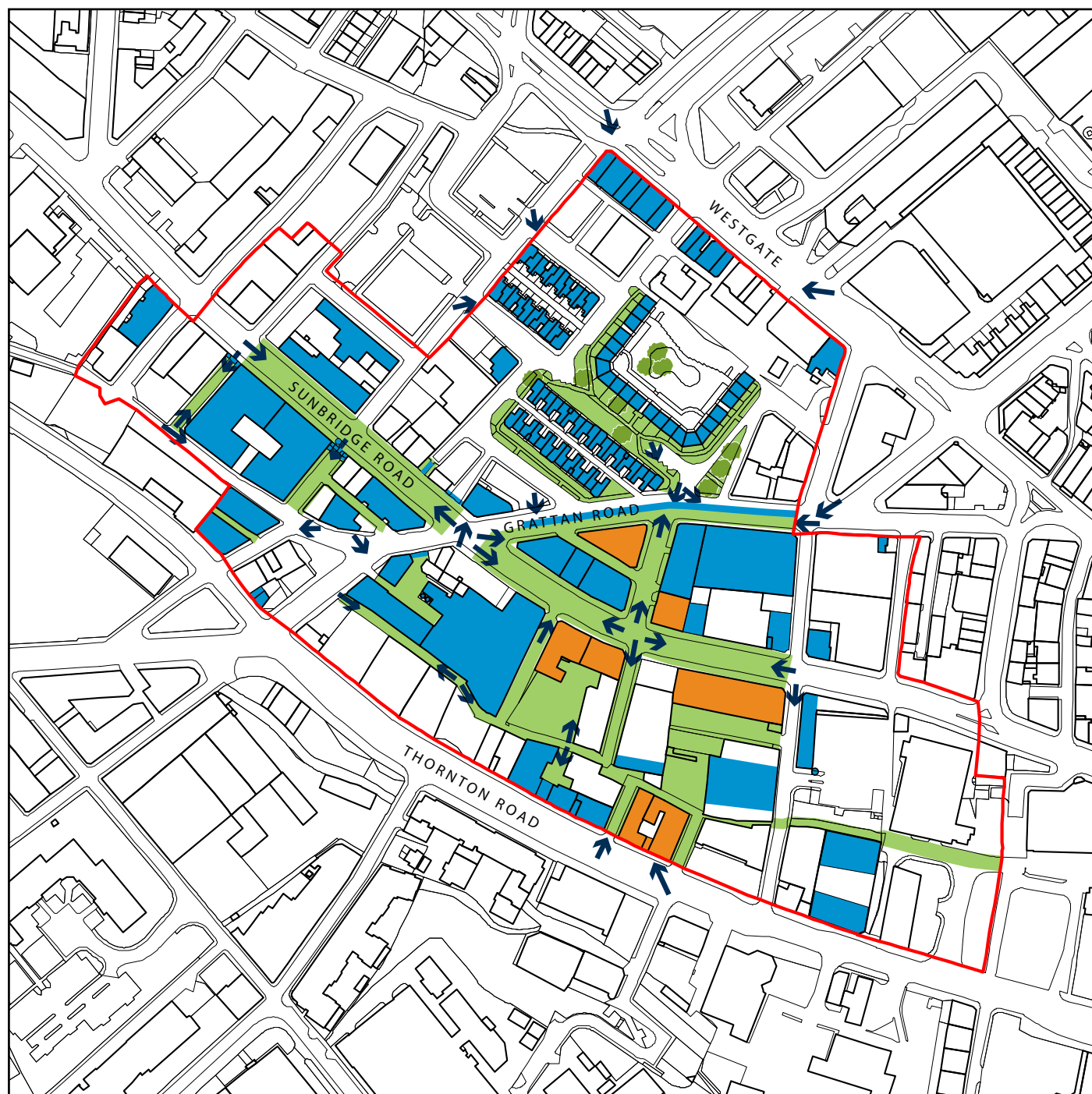
Key

- 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.

Goitside 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.

Goitside Conservation Area

Land Use and Highway Materials



Key

- | | | | | | |
|--|-------------------------------|--|----------------------------------|--|------------|
| | Conservation Area Boundary | | Stone setts / flags | | Demolition |
| | Residential | | Un-surfaced / partially surfaced | | |
| | Retail / Commercial building | | Tarmac / concrete | | |
| | Vacant building / floor space | | | | |

The Masterplan and the Neighbourhood Development Frameworks (NDFs)

It is important that the **Conservation Area Appraisal is set within the context of the wider regeneration aims for the city centre. This began in 2003 with the formation of an urban regeneration company (known as Bradford Centre Regeneration), and the commissioning of the architect Will Alsop to produce a Masterplan.**

Alsop's Masterplan put forward a radical vision for the transformation of the centre, particularly with regard to the quality of the built environment and the public spaces. The Masterplan identified four separate neighbourhoods in the city centre – the Bowl, the Channel, the Market and the Valley. The Cathedral Precinct Conservation Area is within the Channel Neighbourhood.

For each neighbourhood, a Neighbourhood Development Framework (NDF) has subsequently been produced. The role of the NDFs is to translate the visionary nature of the Masterplan into a series of deliverable projects. Each NDF has identified 16 projects making 64 in total.

Key NDF Projects relating to the Goitside (numbers relate to plan on page 12) (For a full list of NDF Projects please refer to the 'Bradford City Centre Overview' document).

34. Goitside Urban Village: Chain Street

The refurbishment of only two blocks of the early social housing in the Chain Street area, and the clearance and redevelopment of the rest with new residential development. The existing housing is the city's earliest social housing, and though underused, retains much of its special interest. **Likely Impact on Conservation Area: NEGATIVE**

35. Goitside Urban Village: Refurbishments

The NDF identifies several large underused industrial buildings for con-

version to residential as part of the creation of an urban village. These include Woolston House, Grattan Road; 51-53 Grattan Road; 177-187 Sunbridge Road and 154-156 Sunbridge Road. **Likely Impact on Conservation Area: POSITIVE**

36. Goitside Urban Village: Paradise Street

The redevelopment of surface car parking and vacant land along Paradise Street for new build residential development along a quiet boulevard. **Likely Impact on Conservation Area: POSITIVE**

37. The Arc

The subdivision of a large building (possibly 147-151 Sunbridge Road) to let to creative businesses at low but profitable rents. This should show other building owners in the area what can be achieved with little intervention to the built fabric of the building. **Likely Impact on Conservation Area: POSITIVE**

38. The Knowledge

The redevelopment of the low quality buildings and scrap and builders' yards at the corner of Thornton Road and Grattan Road with a high quality new building providing incubator and managed workspace for small firms. The Knowledge would house businesses associated with the nearby University and College, and the area's creative industry. **Likely Impact on Conservation Area: POSITIVE**

39. Goitside Courtyards

The improvement of the path of the Goit and the confined spaces and courtyards it connects to create a high quality public space which makes the most of this historic asset. The Goit would be uncovered where appropriate and the courtyards would be attractive places to meet, spend time and eat. **Likely Impact on Conservation Area: POSITIVE**

40. Urban Village Greens

Enhancements to the streets and green spaces in the Chain Street area to create a safe, high quality, pedestrian priority public realm

which is appropriate to the predominantly residential use of the area. While acceptable in principle, some elements of this proposal are dependent upon the creation of Goitside Urban Village (see no. 1) which involve demolishing much of the existing historic housing. **Likely Impact on Conservation Area: POSITIVE / UNKNOWN**

41. Paradise Street

The linking of Thornton Road and Drewton Road with a new boulevard-style section of ring road is shown as three different options in the Valley NDF. Options 1 and 2 involve putting the line of the road through the conservation area with a large junction where it crosses Sunbridge Road (and demolishing five buildings, a stone staircase and bisecting Water Lane). Option 3 would loop the ring road much further west to City Road, avoiding the conservation area altogether. While the NDF states that Option 3 is preferred, it may prove to be the least feasible. **Likely Impact on Conservation Area: NEGATIVE (Option 1 & 2); NEUTRAL (Option 3)**

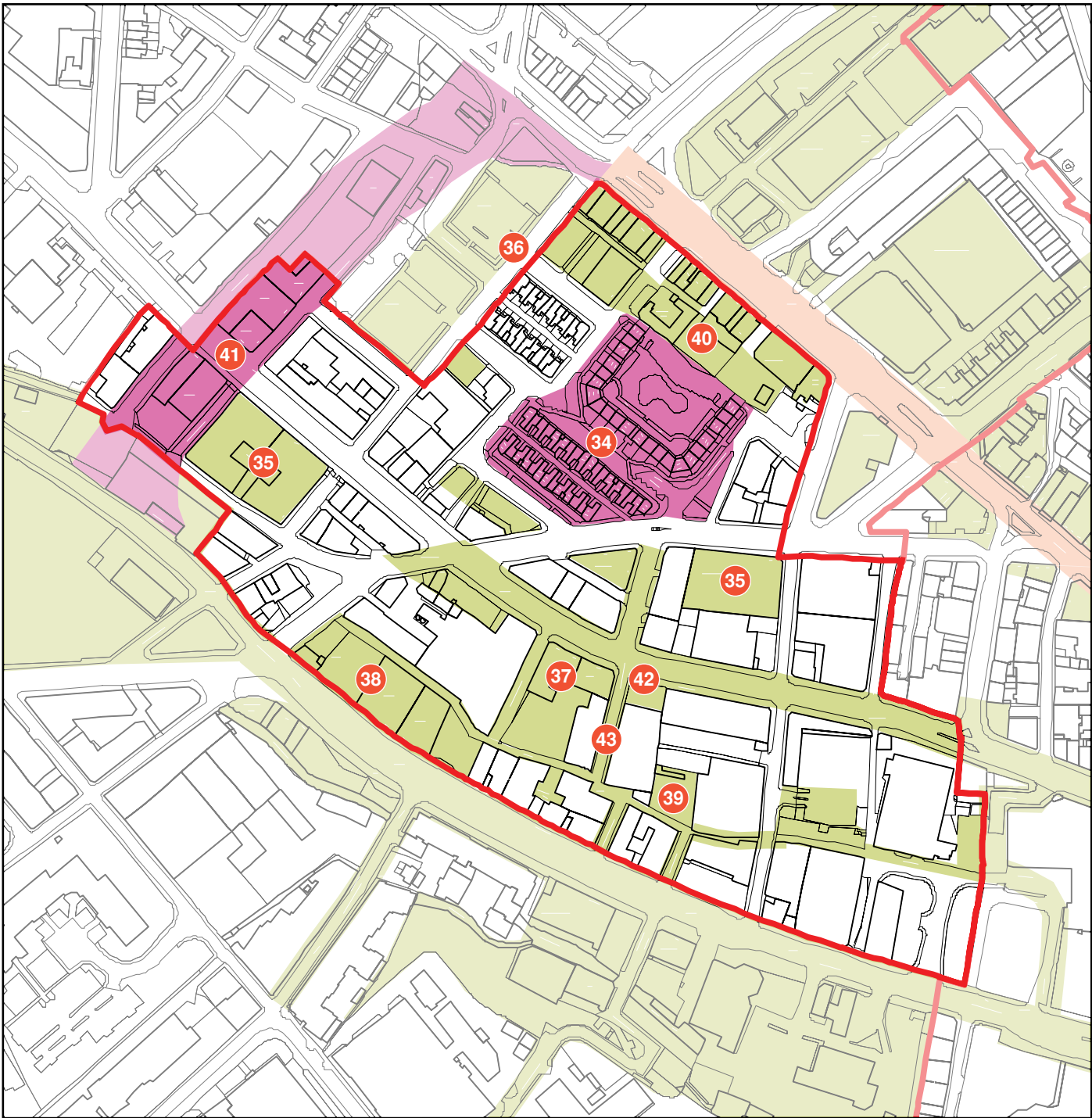
42. Sunbridge Road

Sunbridge Road is the natural focus for the Goitside and the NDF proposes strengthening this role by improving the public realm and encouraging activity along this route. This would involve resurfacing, widening pavements, slowing traffic and building uses which spill onto the street, such as pavement cafes. **Likely Impact on Conservation Area: POSITIVE**

43. Cross Valley Routes

In order to improve pedestrian links and flow between the University, College and city centre (including the Goitside area), the NDF proposes enhancing the north-south routes through the Goitside. This would involve creating a uniform lighting system, improving crossings and the wider public realm. **Likely Impact on Conservation Area: POSITIVE**

Probable Impact of NDF Proposals



Key

- Positive
- Neutral
- Negative
- Unknown

See text on page 11 for reference to numbers

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



156-158 Grattan Road has returned to a full commercial / industrial use. The works to the building have had a positive impact on the external appearance of the building.

POSITIVE CHANGE



Colonial Buildings, Sunbridge Road has been converted to dwellings. The conversion respects the industrial character of this Listed Building.

POSITIVE CHANGE



The retail occupier of **114 Thornton Road** has added inappropriate new signs, including a fascia sign to the front elevation building without advertisement consent.

NEGATIVE CHANGE

LESSON: Building owners or occupiers must apply for advertisement consent for new signage and planning permission for any shopfront alterations. In this instance, the Council would be within its powers to undertake enforcement action.



The large disused commercial building at **158 Thornton Road** has returned to use as a large shop. While the return to a viable use and the retention of traditional door and window details is welcomed, the inappropriate fascia signage and other signage harms the character and appearance of the conservation area.

**POSITIVE CHANGE /
NEGATIVE CHANGE**

LESSON: Building owners or occupiers must apply for advertisement consent for new signage and planning permission for any shopfront alterations. In this instance, the Council would be within its powers to undertake enforcement action.



The retail occupier of **138-140 Thornton Road** has added inappropriate new signs to the building without advertisement consent. The signs include a fascia at ground floor and a two storey high banner sign which almost runs the full width of the building.

NEGATIVE CHANGE

LESSON: Building owners or occupiers must apply for advertisement consent for new signage and planning permission for any shopfront alterations. In this instance, the Council would be within its powers to undertake enforcement action.



The front elevation of the commercial building at **142 Thornton Road** has been partially re-clad in rolled metal and a solid roller shutter installed over its front vehicle entrance without planning permission. These alterations detract from the building's character and appearance.

NEGATIVE CHANGE

LESSON: Building owners or occupiers must apply for planning permission if they intend to carry out alterations such as these. In this instance, the Council would be within its powers to undertake enforcement action.



New signage has been attached to the front of **144 Thornton Road** without advertisement consent. Elements of the signage detract from the character and appearance of the building.

NEGATIVE CHANGE

LESSON: Building owners or occupiers must apply for advertisement consent for new signage and planning permission for any shopfront alterations. In this instance, the Council would be within its powers to undertake enforcement action.



The shopfronts and signage of the three different shops at **49, 53 and 55 Westgate** have been replaced with inappropriate modern style details, incorporating a rollershutter without planning permission or advertisement consent.

NEGATIVE CHANGES

LESSON: Replacement shopfronts and rollershutters require planning permission. Building owners or occupiers should check with the Council when permission is needed. Any new or replacement signage requires advertisement consent. In these cases the Council would be within its powers to carry out enforcement action against the unauthorised works and signage.



The underused upper floors of **57 - 59 Westgate** were granted planning permission for conversion to flats. The permission returns the building to full use, retains traditional sash windows, and occasioned the removal of a billboard from the side of the building.

POSITIVE CHANGE



The shopfront and signage of the take-away at **57-59 Westgate** are unauthorised inappropriate modern style details, incorporating a rollershutter without planning permission or advertisement consent.

NEGATIVE CHANGE

LESSON: Replacement shopfronts and rollershutters require planning permission. Building owners or occupiers should check with the Council when permission is needed. Any new or replacement signage requires advertisement consent. In this case the Council would be within its powers to carry out enforcement action against the unauthorised works and signage.



Planning permission was granted in 2003 for the conversion of the upper floors of **65 Westgate** to a self-contained flat. While this is an appropriate re-use of the upper floors, the original timber windows to the upper floors have been replaced with inappropriate uPVC, which has a negative effect on the character and appearance of the parade of shops.

NEGATIVE CHANGE

LESSON: Replacing the windows of flats requires planning permission. Building owners should check with the Council before works such as this are undertaken. In this case, the Council would be within its powers to carry out enforcement action against the unauthorised works.

Trees and Open Space

No trees of amenity or townscape value have been lost in the conservation area since the publication of the conservation area assessment.

NO CHANGE/POSITIVE

Boundary

The boundary of the Goitside Conservation Area has been reviewed as part of this appraisal and was found to be appropriate.

Buildings

In May 2007 there was a large scale fire in the block of building bounded by Sunbridge Road, Grattan Road, Tetley Street and Fulton Street caused extensive damage to several buildings. Several buildings on the site were too extensively damaged by the fire to be viably re-used or repaired. The tightly packed nature of the site meant that it would be very difficult to demolish the most damaged buildings and structures in a controlled manner without unduly endangering human life. As a result of the fire the following buildings were either beyond viable repair and had to be demolished:

- 39, 39a, 41 and 43 Grattan Road;
- 12 Fulton Street;
- 1, 5 and 7 Tetley Street;
- 122 Sunbridge Road.

NEGATIVE CHANGE

While fire prevention and public safety are beyond the remit of conservation area designation, the loss of these buildings will inevitably in the short term have a negative impact on the character and appearance of the conservation area. The Council is in discussions with the site owners with regard to an appropriate way to redevelop this site.

The following buildings have become vacant since the publication of the Conservation Area Assessment:

- various flats at Chain Street, Baptist Place, Longcroft Place and Roundhill Place;
- Woolston House, Grattan Road;
- 148 Grattan Road;
- 129 Sunbridge Road;
- National House, Sunbridge Road;
- 144 Sunbridge Road;
- 148 Thornton Road;
- West End Works, Westend Street;
- Warehouse, Westend Street

NEGATIVE CHANGE

The following buildings were vacant when the Conservation Area Assessment was written and remain vacant:

- 51-53 Grattan Road;
- 152 Grattan Road;
- 126 Sunbridge Road;
- La Plata House, Sunbridge Road;
- 132 Sunbridge Road;
- 162 Sunbridge Road;
- 164 Sunbridge Road;
- 177-187 Sunbridge Road;
- 2 Fulton Street;
- 80-82 Thornton Road;
- 84 Thornton Road;
- 112 Thornton Road;
- Factory, Vincent Street;
- 1 Wigan Street

CONCERN

The prolonged vacancy or underuse of these buildings makes their longer term future uncertain, and presents an atmosphere of neglect in the place. The conservation area would benefit if these buildings were returned to use.

The following buildings were vacant or partially vacant when the Conservation Area Assessment was written and have returned to full or partial use:

- 150 Grattan Road;
- 156-158 Grattan Road;
- 24 Paradise Street;
- Colonial Buildings, Sunbridge Road;
- 146 Thornton Road;
- 158 Thornton Road.

POSITIVE CHANGE

Works to Highways

There have been no works to the highways in the conservation area beyond general repair and maintenance.

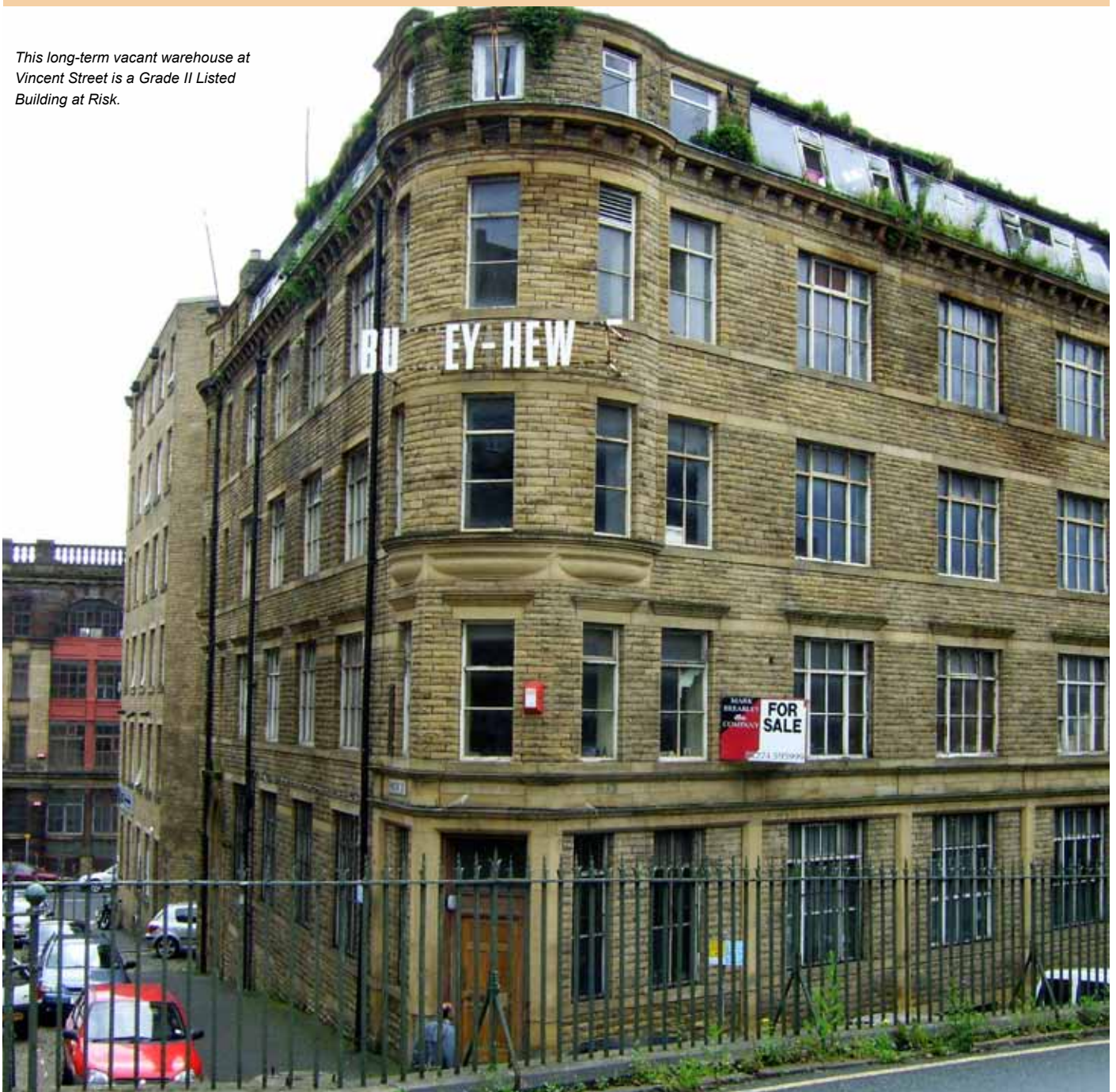
NO CHANGE

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 inappropriate doors and windows, inappropriate roofing materials, cluttered stonework and painted stonework. 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 by the Council.

This long-term vacant warehouse at Vincent Street is a Grade II Listed Building at Risk.



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 Goitside Conservation Area Assessment and prioritised by members of the community who took part in the Cathedral Precinct 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 2007 - 2013
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, open spaces and highway materials in the Goitside Conservation Area.	<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 resources permit
4	Retain the traditional scale, proportion and character of the shopping / business areas in the Goitside Conservation Area.	<ul style="list-style-type: none"> • Draft shopfront design guidance to be consulted on in early 2007 and adopted during 2007. • Planning Policy 	Review guidance periodically
5	Preserve and enhance features and details that contribute to the character of the Goitside Conservation Area.	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings to be published by the design and Conservation Team in 2007. 	Published in 2007 and reviewed periodically
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. 	2007 - 2012 as resources permit
7	Retain the Commercial activity of the Goitside Conservation Area. 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
8	Monitor Planning Applications to add value to the historic environment	Design and Conservation Team to work more effectively within the wider planning service.	Continual
9	Reduce street clutter and advertising hoardings	<ul style="list-style-type: none"> • Conservation and Design Team to work with Highways Design Team to reduce signage • Design and Conservation team to work with the planning service to remove unauthorised hoardings and control any new advertisements 	Continual
10	Address illegal works to listed buildings and unauthorised development	Liaison between Design and Conservation Team and Planning Enforcement Team	Continual
11	Retain important trees	Liaison between Design and Conservation Team and Trees Team	Continual
12	Improve traffic management in the Goitside Conservation Area.	Design and Conservation Team to work with Highways Design to make the conservation area's through routes more pleasant for pedestrians and motorists.	Continual
13	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review the Goitside Conservation Area every five years in line with Best value Indicator 219a	Review by September 2012

