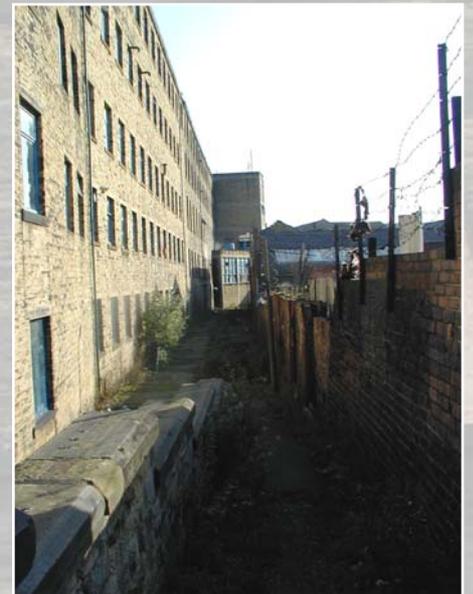




**2020  
VISION**



# Goitside

## CONSERVATION AREA ASSSSMENT

October 2005



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# Contents

Acknowledgements ..... 2

1. Introduction ..... 3

1.1 What does Conservation Area designation mean? ..... 3

1.2 What is the purpose of Conservation Area? ..... 3

1.3 Bradford City Centre Conservation Areas ..... 4

1.4 Bradford City Centre Masterplan ..... 4

1.5 Bradford City Centre Design Guide ..... 4

2. History and Archaeology ..... 5

3. Architecture and Building Materials ..... 11

4. Setting and Landscape Qualities, Views and Vistas ..... 19

5. Character and Appearance ..... 24

6. Conclusion ..... 30

7. Preservation and Enhancement ..... 33

    Design Guidance ..... 36

    Shop Front Design Guidance ..... 37

Glossary of Terms ..... 38

Further Reading ..... 38

Contacts ..... 39

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Appendix 1: Map of the Goitside Conservation Area Boundary ..... 41

Appendix 2: Listed Buildings in the Goitside Conservation Area ..... 43

Appendix 3: Legislation and Council Policies Relating to Conservation Areas ..... 47

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# 1. Introduction

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## 1.1 What does Conservation Area designation mean?

A conservation area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces create unique environments that constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this

document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. Bradford Unitary Development Plan contains a number of policies that have been formulated to provide the mechanism for this objective to be realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

## 1.2 What is the purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of Goitside Conservation Area in order to fulfil its statutory duty to review its conservation areas from time to time and formulate and publish proposals for their preservation and enhancement. It forms part of an ongoing programme of conservation area assessment and review being undertaken by the Conservation Team, which aims to:

- Clearly define and record the special interest of all of the district's conservation areas, to

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ensure that there is a full understanding of what is worthy of preservation;

- Reassess current boundaries, to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of the character of these unique places; and
- Assess the actions that are necessary to safeguard the individual character of each conservation area and put forward proposals for their enhancement.

This document will provide a framework for the controlled and positive management of change in Goitside Conservation Areas and form a basis on which planning decisions in the area are made. It may also provide the foundation on which the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. ***It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.***

This assessment should be read in conjunction with the Bradford *Unitary Development Plan*, and national planning policy guidance, particularly *Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment*. These documents provide more detailed information on local and national policy relating to the conservation areas.

### 1.3 Bradford City Centre Conservation Areas

Goitside Conservation Area was designated in February 1992 and covers a primarily industrial area of the city centre that historically developed along the line of a goit (as the name Goitside implies). Though the area has been substantially redeveloped over time, it still retains many interesting 19<sup>th</sup> and early 20<sup>th</sup> century industrial buildings and warehouses as well as a few, smaller older buildings that testify to the area's development as the earliest industrial heart of the city.

The assessment of Goitside conservation area was initiated as part of a district wide programme of assessment and review of conservation areas.

The boundary of Goitside Conservation Area has been altered as part of this review (see Chapter 6 for details) and the initial assessment was put before the Bradford Area Planning Panel in June 2002. Goitside Conservation area is one of four in Bradford city centre, the others being the City Centre Conservation Area, Little Germany and Cathedral Precinct Conservation Area. Each has its own unique qualities that make it a distinct area of special architectural and historic interest. Goitside Conservation Area represents a substantially complete and well-preserved urban landscape typical of the social, commercial and industrial elements of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in Bradford.

### 1.4 Bradford City Centre Masterplan

Since work began on the assessment and review of Goitside Conservation Area boundary, the Bradford Urban Regeneration Company (URC) has been formed and the City Centre Masterplan published. This has had a significant impact on the understanding of how the city centre works and its future potential for regeneration and renewal. As a consequence, the final draft of the Goitside Conservation Area assessment was therefore delayed in order for the Masterplan and its implications could be considered and if deemed necessary incorporated into the document.

The Bradford URC was formed in February 2003 to tackle what were felt to be significant challenges faced by Bradford city centre. URC's are independent companies, established by local authorities and regional development agencies that work alongside other local organisations to unite public and private sector partners. In the instance of Bradford URC, the aims and objectives of the company are to define the current and future role of Bradford and identify the potential of the centre in terms of economic activity. Alsop Architects were commissioned to write the Masterplan for the city centre, which focused on creating four distinctive neighbourhoods – the Bowl, the Channel, the Market and the Valley. The Masterplan has been subject to extensive consultation and though the Regeneration Company is still in its early days, a number of positive steps forward.

Currently the area around Broadway (outside of the city centre conservation area boundary) is being extensively redeveloped. Gap funding from English Partnerships for the restoration of Eastbrook Hall has been acquired, with work expected to start in April 2005. Public realm works

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in Little Germany are scheduled to begin in spring 2005 and consultants have been commissioned/expected to be commissioned to undertake studies regarding utilities, water, public realm maintenance and city centre management, amongst others.

### **1.5 Bradford City Centre Design Guide**

URBED, consultants commissioned by the City of Bradford MDC and Bradford Centre Regeneration

are currently preparing a City Centre Design Guide, which it is anticipated will work hand in hand with both the Master plan and the Conservation Area assessment to promote good design and set out a strategy for the treatment of the public realm within the city centre. The design guide will be an invaluable tool to help interpret principles of good urban design, as set out in national guidance within the unique context of Bradford.

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## 2. History and Archaeology

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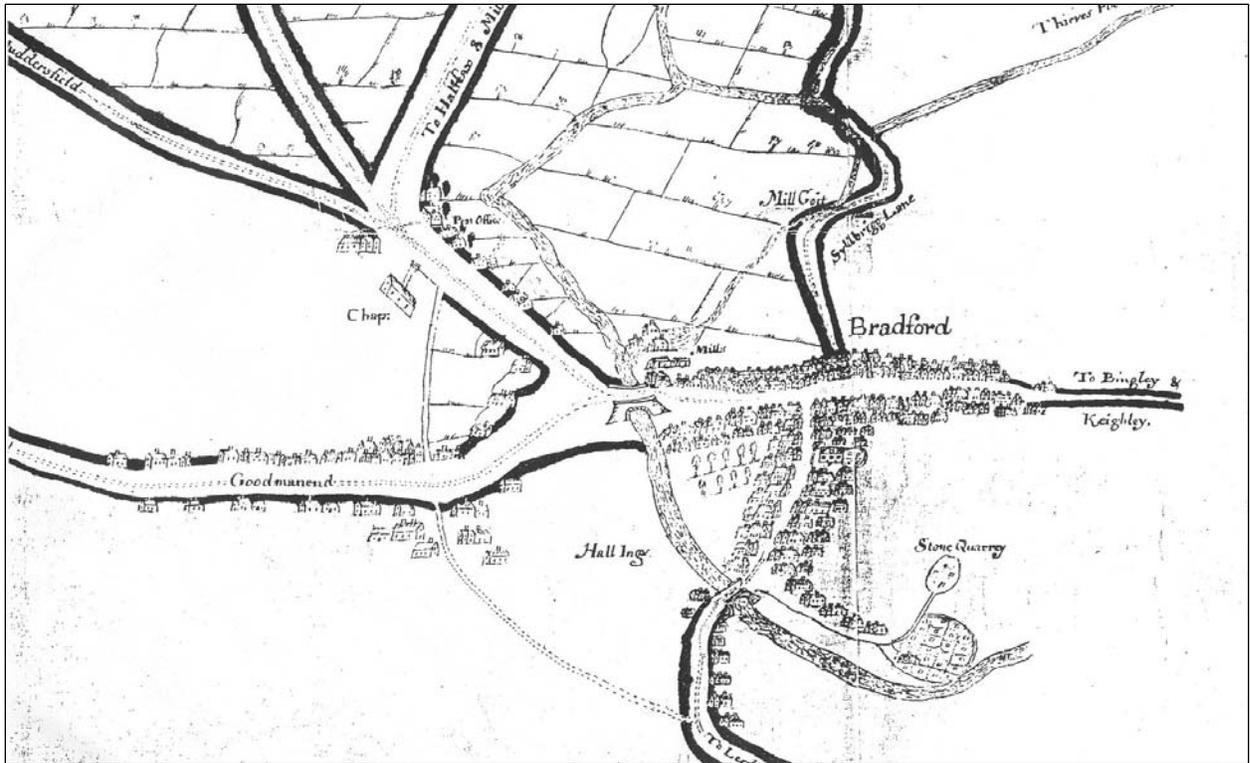
### **Summary of Historical and Archaeological Significance**

- *The goit is historically the most important element of the conservation area. It originated as a medieval goit, the purpose of which was to redirect water from Bradford Beck to power the manorial cornmills. It stands as evidence of early engineering practices and the importance of water in the development of the settlement.*
- *The area around the goit and beck formed the site of Bradford's earliest industrial development, which was the basis of the settlement's wealth, influence and prestige during much of the 19<sup>th</sup> century. Holme Mill, the first factory in Bradford, was constructed alongside the goit, on a meadow known as the Holme, at the turn of the 19<sup>th</sup> century. Following this a number of mills, factories and foundries, along with associated housing, were constructed in the vicinity. The area continued to develop along these lines into the early 20<sup>th</sup> century. Although many of the early structures have been lost in the subsequent redevelopment of the area, some buildings and structures have survived, and it is thought underground industrial archaeology exists also. These provide valuable historical information on past industrial processes.*
- *The area has an affiliation with an important historical figure within the Bradford District: Titus Salt. The weaving shed of Thompson's Mill to the south of the goit provided room and power to the weaving department of Salt's mill, when it was still based in Bradford proper. Titus Salt became Bradford's most eminent industrialist. He established the model village of Saltaire, which is one of Bradford's best known and most visited historic areas and now a World Heritage Site.*

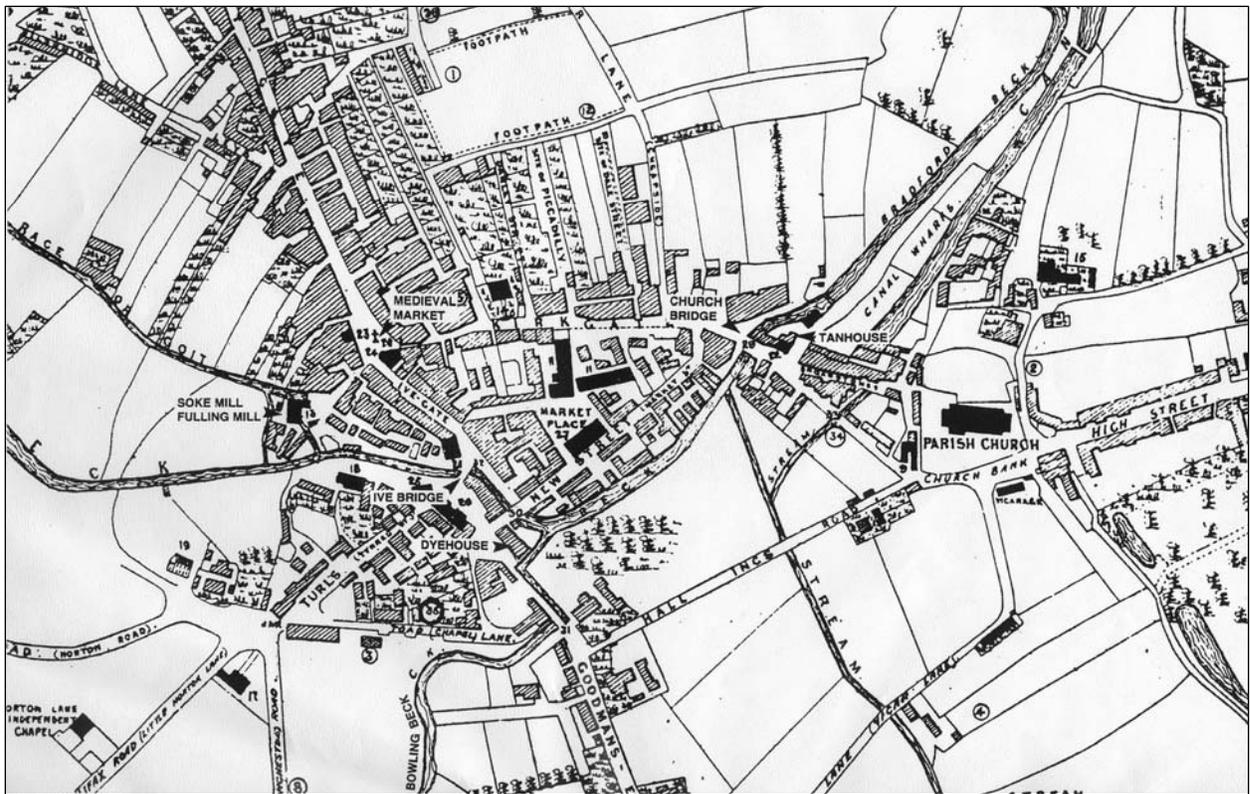
- *Bradford's earliest Council houses were established in the Goitside area. These are illustrative of the city's progressive outlook regarding social issues.*
- *Structurally the Goitside Conservation Area has changed very little since 1920. It is unusual in that it has not been subject to later redevelopment that impacted much of the city. Consequently it is an important record of the 19<sup>th</sup> and early 20<sup>th</sup> century industrial development of Bradford.*

The goitside area of Bradford is important locally being the first area of the city's earliest industrial quarter. This process of industrialisation formed the basis of the settlement's wealth, influence and prestige during much of the 19<sup>th</sup> century. The goit, an artificial water channel that runs through the area, is the most noteworthy element of the conservation area. Its placement and length suggests that, in origin at least, it is a medieval goit. The goit is thought to have redirected water from Bradford Beck to power the medieval manorial cornmills, which evidence suggest were situated somewhere between what are now Aldermanbury and Godwin Street. It is of some antiquity and stands as evidence of early engineering practices and the importance of water as a power source in the development of settlements in general, and Bradford in particular.

The line of the goit is evident to the north of Thornton Road and runs into Sunwin car park. A plan of Bradford dating from the early 18<sup>th</sup> century (see *following page*) shows the mill goit running from the beck to the west of the settlement and rejoining it just west of *Ive Bridge*, which was situated near to the current junction of Ivegate and Tyrrel Street. A number of mills were situated on the goit, close to the bridge, but at this time



Bradford shown on an estate map of about 1720



A plan of Bradford as it would have appeared in 1800, drawn at a later date

Bradford remained very compact and although a lane *Syllbrigg Lane* (later *Silsbridge Lane*, which followed the route of what is now **Grattan Road**) ran out of this side of town, no buildings are marked along its length or on the upper reaches of the goit.

A map dating from the beginning of the 19<sup>th</sup> century (see *opposite page*) testifies to the early stages of the industrial expansion of the area. It records that a number of mills were situated on the goit by the turn of the 19<sup>th</sup> century, along with some ribbon development further north along the line of *Silsbridge Lane*. A soke mill and a fulling mill were situated on the site of the medieval cornmill and further west, isolated some distance from the centre of town, *Holme Mill*, deemed to be Bradford's first factory, stood.

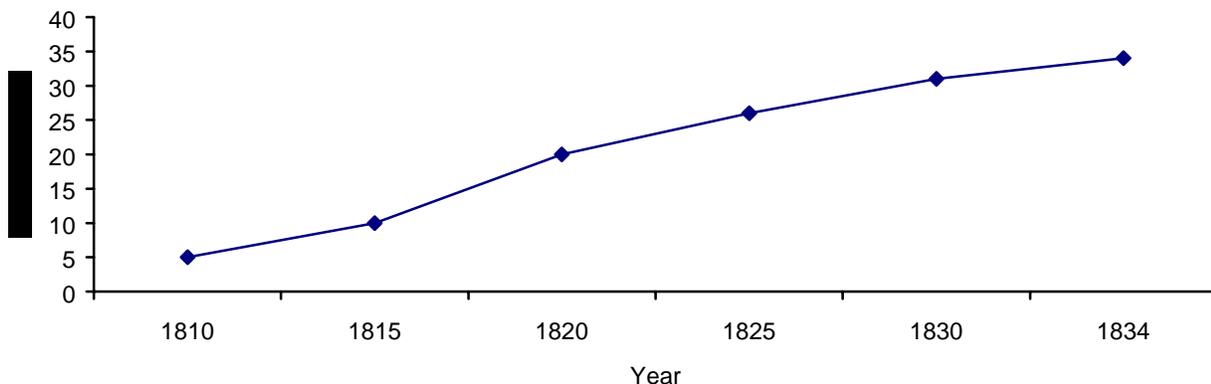
*Holme Mill* was constructed by Messrs Ramsbottom, Swaine and Murgatroyd in 1800, close to the present **Holmfield Street**, however the local historian John James recorded that it burned down and was reconstructed in 1803. It was the first in a generation of steam-powered mills to be erected in the township of Bradford. Prior to the widespread use of steam, the manufacturing processes of the district had been dependent on water as a power source. Consequently, the mills and factories were situated outside of Bradford itself where the sources of water were more plentiful. Technical advances removed this dependence and provided the catalyst for the industrial development of the township. This, in conjunction with the establishment of the Leeds - Liverpool Canal and Bradford Canal in the 1770s, which opened up new prospective markets for the city's produce, had the effect of changing the previously rural, parochial and dispersed industry

of the hinterlands into a mechanised trading centre. *Figure 1* charts the increase in the number of steam-powered mills in the borough during the opening decades of the 19<sup>th</sup> century. The land around the goit and beck provided the ideal setting for these industries, not only was it flat, but the watercourses acted as effective sewers for the disposal of effluents that were produced. Consequently many of the new mills, factories and foundries congregated around the lower parts of the town close to the goit.

According to James, **Thompson's Mill** is likely to have been the second mill built in Bradford. This was constructed on the piece of land between *Silsbridge Lane* and the mill goit, which was purchased by Matthew and William Thompson in 1800, with the mill opening in around 1803. The Thompsons were the nephews of Benjamin Peile, who owned a dyeworks on Bradford Beck. The mill was originally a spinning mill, though expansion and redevelopment of the site over the course of the 19<sup>th</sup> century mean that nothing of the original spinning mill remains (Sheeran, 2005).

Thompson's Mill, and consequently the goiside, had a strong association with Titus Salt. The weaving shed to the south of the goit provided room and power for the weaving department of Salt's firm, when it was still based in Bradford proper. Salt went on to become Bradford's most eminent industrialist, also serving as mayor and MP for Bradford. He established the model factory village of *Saltaire*, which is one of Bradford's best known and most visited historic areas and is now a World Heritage Site.

*Figure 1: Number of Steam Powered Mills in Bradford Borough 1810 -1834 (data source: Firth 1990, p.178)*



Along with the mill and associated industrial buildings that were situated adjacent to the goit itself, to the north, west of **Albion Street**, the Thompsons built a number of cottages to house the mill workers. The emergence of the residential nature of the goitside was established at the same time as its industrial component and the two are intricately connected and are still evident in the area today. The industrial and residential expansion of Bradford is typical of the process of urbanisation that was taking place across the country during the 19<sup>th</sup> century, as people flocked to towns and cities to find employment in the expanding industries. As such, the character of the goitside is reflective of wider changes in the structure of society and living patterns. The impact of these changes were even more pronounced in Bradford than in other towns. It became the fastest growing town in Britain between 1830 and 1875 and was the seventh largest in the country by 1851 with a population of 103,778 (Fieldhouse), by 1891

this figure had reached 216,361 (Fieldhouse). By the middle of the 19<sup>th</sup> century Bradford had become the wool capital of the world and was held in great esteem across Europe.

The goitside area, like most of Bradford, took on much of its present shape during the 19<sup>th</sup> century. However, unlike the centre of the settlement it was not routed on any existing thoroughfares, but instead its whole infrastructure is centred on 19<sup>th</sup> century needs, economic trends and social ideals. The only road to predate this 19<sup>th</sup> century expansion is **Westgate**, to the north, the route of which is thought to be older than the town itself forming part of the Roman Road leading to Pontefract and is consequently historically significant in its own right. A spur to the development of the area came in the mid 1820s, when an Act of Parliament approved the construction of the Bradford and *Thornton Turnpike Road (Thornton Road)*, which runs along the



Extract of the 1852 Ordnance Survey Map



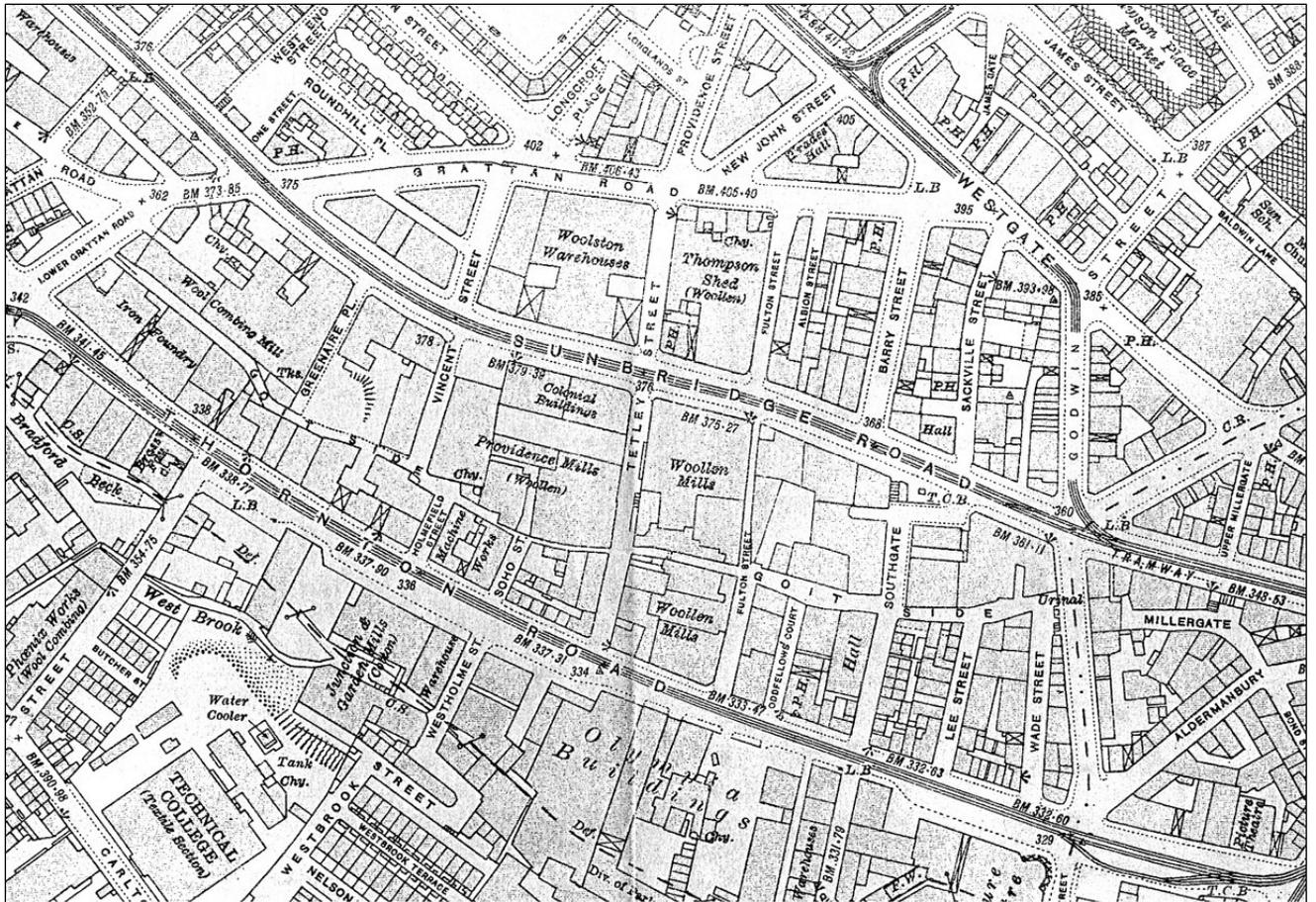
Walker and Virr map of 1873: showing the proposed direction of Sunbridge Road and the previous street pattern

valley bottom between the goit and the beck. This increased the accessibility of the area and a map of 1838 shows that many industrialists took advantage of this and virtually the whole of the road was lined with buildings by this time.

Godfrey Wright, the largest inner city landowner at the beginning of the 19<sup>th</sup> century, sold off much of the valuable land between the goit and Thornton Road to a number of industrialists in 1836. A map dating from this year shows that at this time only **Thornton Road, Westgate** and **Silsbridge Road** ran through the area, but a number of prospective roads would run perpendicular to them, along with building sites, were clearly marked. It was shortly after this that the goitside began to take on the shape that is recognisable today. By the survey for the Ordnance survey map of 1852 the area had become the industrial hub of the city. The development of Bradford during the first half of the 19<sup>th</sup> century however was so rapid that living conditions in many parts of the town became squalid and it was described as the dirtiest town in the country. The area of the goitside became a notorious slum. It was not until 1847, when Bradford became a municipal corporation, run by its own elected council, and the subsequent

Bradford Improvement Act of 1850 that the quality of life began to improve.

The goitside underwent a major redevelopment at the end of the 19<sup>th</sup> century and the majority of surviving buildings date from this period. The most major change followed the Bradford Improvements of 1873, which occasioned the construction of **Sunbridge Road** through the centre of what is now the conservation area. The scale of the engineering features that were established along the length of the road are notable, even by today's standards, with many retaining walls and steps. The buildings constructed were larger and more ornate than their earlier counterparts, although not as grand as the warehouses of Little Germany to the east of the city. It was not until well into the 20<sup>th</sup> century that all the sites opened up by the new road were filled; however some evidence remains of the small buildings that existed before the highway scheme. The Walker and Virr map of 1873 (see above) shows the shape of the area prior to the introduction of this thoroughfare and its intended position. Some of the remains of these earlier structures are no longer visible above ground, but may survive as below ground archaeology and constitute important records of early industrial processes. **Sunbridge Road**



1932 Ordnance Survey Map of the area

became an important road of the area: a tramline was established along its length in the early decades of the 20<sup>th</sup> century and it formed the major gateway into the city from the west.

As part of the improvements to the area, *Silsbridge Lane* was widened at the turn of the 20<sup>th</sup> century and was renamed **Grattan Road**. In 1909 the Bradford Corporation carried out work in the *Longlands Improvement Area*. This led to the destruction of the existing dwellings in a slum clearance scheme and the construction of Bradford's first tenement development, which consisted of five blocks of three storeys each. Further tenement blocks in **Chain Street** and **Roundhill Street** followed. These are considered

to be Bradford's earliest Council houses and indicative of the philanthropic current and community mindedness, for which late 19<sup>th</sup> century Bradford is closely associated.

By 1920, the goitside had acquired the shape that it has today. Some infill development and a small amount of redevelopment has taken place, but structurally the area has changed very little since this date. It is therefore an irreplaceable and unique collection of buildings that record 19<sup>th</sup> and early 20<sup>th</sup> century changes within Bradford, reflecting economic and social currents of the era.

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## 3. Architecture and Building Materials

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### **Summary of the Architectural Significance of the Goitside Conservation Area**

- *Five Grade II listed industrial buildings are situated within the area of the designation.*
- *The buildings record the changes in architectural tastes and building techniques, particularly in relation to industrial buildings, through the 19<sup>th</sup> century and into the 20<sup>th</sup> century. The Italianate style, which became the accepted style for this building type during the second half of the 19<sup>th</sup> century, is well represented within the conservation area.*
- *Characteristic features of the industrial buildings, which dominate the conservation area, include: sandstone for walls; blue slate for the shallow pitched roofs; rows of upright rectangular windows; timber taking in doors; panelled entrance doors; chimneys; arched vehicular entrances to rear yards; architecturally treated entrances and splayed corners. The heights and the plots of the buildings are however extremely irregular.*
- *Some rare examples of early tenement style social housing stand within the confines of the conservation area, unfortunately much of the architectural detail has been lost as a result of modernisation schemes.*
- *Some fine examples of Victorian style shop fronts can be found on Westgate, which complement the overall architecture of the buildings.*

The special architectural interest of the Goitside Conservation Area is in many ways derived from its historical development. Unlike the City Centre Conservation Area and Little Germany Conservation Area, it has very few architectural jewels and only five buildings within the

designation are listed. It accommodates a range of building types, notably commercial, domestic, manufacturing and recreational, which together form its unique identity. To the south, industrial buildings predominate and as their construction spanned the 19<sup>th</sup> century and continued into the early years of the 20<sup>th</sup> century, they effectively chart the progression of architectural tastes and building techniques relating to industrial buildings throughout this period. The styles in which these buildings were constructed range from the simplicity of the early 19<sup>th</sup> century, to the classical influences of the late 19<sup>th</sup> century, through to the revival styles and new design influences (such as art nouveau) of the early 20<sup>th</sup> century.

Early industrial buildings were usually extremely plain with little architectural adornment; often merely rectangular boxes with rows of evenly spaced windows. This type of structure differed from region to region depending on the materials that were locally available and consequently they have distinctly vernacular attributes. In Bradford, the traditional building materials are local honey coloured sandstone, which continues to dominate the city, and stone slate for roofing. Sadly, there are no buildings left within the conservation area with stone slate roofs. Stone slate was quickly superseded by the use of Welsh slate when its distribution became easier in the early years of the 19<sup>th</sup> century. However a small cluster of warehouses on Quebec Street, on the opposite side of Thornton Road (in the City Centre Conservation Area), have retained these details and are an important record of early industrial architecture in the city.

Due to the massive redevelopment of the goitside area of Bradford throughout the 19<sup>th</sup> century and into the 20<sup>th</sup> century very few early industrial structures have survived. **138-140 Thornton**



138 - 142 Thornton Road – a simple early 19<sup>th</sup> century industrial structure, rectangular in plan with evenly spaced windows.

**Road** is a rare example. Its simplicity in plan and style and purely functional features are evident. Other early structures in the conservation area include some of the structures within the **Hollings Mills** complex on the junction of **Lower Grattan Road** and **Grattan Road**: the warehouse may be the original mill dating from the 1820s.

The design of the majority of the industrial buildings within the conservation area is influenced by the Italianate style. During the second half of the 19<sup>th</sup> century this style became widely associated with the building type, in the same way that the Gothic style was associated with ecclesiastical architecture. **Soho Mill** (Grade II)



Soho Mills (Grade II)

was built in about 1850 and is an early example of this architectural influence. It is a four-storey sandstone “brick” structure with rows of evenly spaced windows and painted taking-in doors down its western elevation. The architectural treatment of the building is largely confined to the ground and first floor windows, which are combined in paired round-headed arches, and the large, semi-circular, voussoir and keyed archway to the centre of the front elevation. The building exhibits many of the characteristics of the building type that are echoed throughout the area: the rows of evenly spaced windows, prominent chimneys, shallow pitched slate roofs, taking in doors and

particularly the vehicular entrance that would have led to an internal courtyard, often, for security reasons, protected by large iron gates (this has subsequently been filled by a door and further windows). The doorways are often the most elaborately treated feature of the buildings and many examples of impressive entrances are evident, even on the simpler buildings of Thornton Road. Timber panelled doors still occupy the door openings of a considerable number of the buildings in the area.



Doorway to 80-82 Thornton Road

**Thornton Road** is lined with large industrial structures towards the city centre, which become less domineering towards Listerhills Road. **108 – 114** is architecturally one of the most interesting blocks of the road. It is a stylish 20<sup>th</sup> century buildings with end bay



108-128 Thornton Road – a stylish 20<sup>th</sup> century building.

entrances carried up as stair turrets that are lit by round windows. Its individuality and size make it a domineering and interesting structure and an important part of the streetscape.

The majority of the architecturally most interesting industrial buildings of the conservation area are situated along Sunbridge Road and Grattan Road. These were mostly constructed in a relatively narrow margin of time, shortly after the roads themselves. The warehouses of **Sunbridge Road** are plain, but elegant, distinct from the simpler ones of Thornton Road and the earlier, and rather grander, cloth warehouses of the Little Germany area. Typically they are constructed of coursed sandstone with ashlar sill bands and eaves gutter bracketed cornices, with blue slate roofs. Numbers **126**; **135**, **137** and **139**; and **147**, **149** and **151** have been afforded Grade II listed status, in recognition of their individual historic and architectural interest. Number **126** is situated on a corner site with **Vincent Street** and is a small warehouse and office premises dating from 1892. The three-storey building with a rock-faced semi-basement has many detailed architectural features, including the moulded eaves cornice, the reveals

of the left hand window bay, and an architrave doorway surmounted by a small square architrave framed light.

**135**, **137** and **139** is a slightly earlier warehouse and office structure, dating from 1880. The building is two and a half storeys to the front elevation and three to the rear. It is constructed of



126 Sunbridge Road (Grade II)



Doorway – 139 Sunbridge Road (Grade II)

of the streetscape.

The final listed structure of the street, numbers **147, 149 and 151 Sunbridge Road**, is a fine

fine quality sandstone “brick” with ashlar dressing and has twenty-three close set window bays and a splayed south corner. It has an impressively detailed ‘Queen Anne’ style doorcase, which accommodates a door opening and a large rectangular fanlight. As well as being an important structure in its own right, its length and stature, with its tall sandstone chimneys that project upwards from both end gables, mean that it also forms a significant component



147, 149 and 151 Sunbridge Road (Grade II) – fine example of early twentieth century industrial architecture.

example of early 20<sup>th</sup> century industrial architecture. It is, partly at least, steel framed and stands out from the other buildings of the street, as it is constructed of contrasting banded stonework of smooth red sandstone and rusticated gritstone. Polished marble columns and green mosaic panels separate the early metal-framed windows, adding to its unique identity. Giant pilasters articulate the giant arcade to the first and second floors. Number **147, La Plata House**, has a distinctive



135, 137 and 139 Sunbridge Street (Grade II)



51 – 53 Grattan Road (Grade II)

entrance on its splayed corner to Vincent Street. The red sandstone doorcase and with its timber panelled door contribute greatly to its architectural integrity.

**Grattan Road** also has one Grade II listed building – **Woolston Warehouse**, nos. **51** and **53**. The four-storey sandstone “brick” structure is sited on the corner of Grattan Road and Vincent Street. It was built for James Hill in 1903 to the design of Rhodes Calvert, who employed a palazzo style with a polychrome effect due to the use of sandstone and grey and green granites. The ground and



Entrance to 51 Grattan Road (Grade II)

basement floors are rusticated and a line of arched keystone windows are situated in the half storey between the first and second floors. However, without doubt its most impressive feature is the corner entrance, which displays a segmental pediment and a tympanum featuring a carved relief of a Merino sheep. A balustraded parapet surmounts the splayed corner of the structure. The similarity between this building and the commercial and warehouse properties of Westgate (dating from a similar era) is striking. **77-93 Westgate** is a large building with rows of windows and a splayed



Iron gate forming the entrance to the rear of the Westgate buildings

corner topped with a balustraded pediment.



77-93 Westgate (not listed), strikingly similar in style to the Woolston Warehouse

However, it is numbers **61-75** that stand as the best example of a late Victorian parade of shops within the confines of the conservation area. They retain a series of 1890s original pilastered shop fronts that are essential to the image of the buildings and area. A large iron gate provides the entrance to the rear yards of the properties, completing the image of this late Victorian collection of buildings.

Many of the remaining warehouses and factories of the conservation area exhibit similar characteristics to those listed, and although they do not warrant listing in their own right, they have a great aesthetic and historic group value. The use of materials is common throughout the conservation area, creating uniformity and although the height, plot sizes and architectural adornment vary, the buildings are nevertheless basically large expanses of wall with rows of large upright rectangular windows. It is common to see architecturally treated door and window surrounds. For example **179 Sunbridge Road** has an impressive rusticated doorcases and basement. **150 Sunbridge Road** has particularly ornate bi-partite round-headed windows and **153 Sunbridge Road** has an impressive basement leading to the main stair, a rusticated basement and vehicle entrance with



122 Sunbridge Road (not listed), exhibiting typical features of buildings in the area



Window detail, 150 Sunbridge Road

scrolled ironwork doors. Interestingly detailed rainwater goods are situated on the factory building on the east side of Vincent Street, close to the beck. A lions head is cast into the rainwater head. It is these small touches of adornment that add interest to the buildings individually and the area as a whole.

The style of architecture adopted for the industrial structures of the conservation area, as has been identified, was also extended to other building types. **The Star** public house on **Westgate** fronts the street in an Italianate style continuing in the same vein as part of the **Textile Hall** (1910s) that it abuts. Notable features of the building include the pediments above the second floor windows, the stringcourse around the first floor and, as is so common in the area, the detail of the doorway and window surrounds. The Star is however unusual within the conservation area, as the majority of public house buildings are far simpler in design. Nestling into the corner of larger industrial sites, these buildings are typically two-storey sandstone structures dating from the second half of the 19<sup>th</sup> century, often predating their surrounding structures. There are four buildings of this type in the conservation area: the **Sun Inn**, **Sunbridge Road**; the **Lord Clyde** on **Thornton Road**; **The Black Swan** on **Thornton Road** and **The Harp of**



*Doorway to The Star Public House*

**Erin** on the corner of **Westend Street** and **Chain Street**. These are all very domestic in scale, with large windows and hipped slate roofs and have largely retained their Victorian character. A small shop with a well-proportioned and detailed



*The Black Swan Public House, Grattan Road – a good example of a Victorian public house*



*The Diplomat Hotel on the left forms the gateway to Grattan Road and the Council houses beyond*

frontage is situated adjacent to the **Black Swan**, completing the smaller scale appearance of this part of the conservation area. The **Diplomat Hotel, Sunbridge Road** is unusual within the area, being the only building of its type. It is a three-storey sandstone structure Jacobean in style, which along with **136 Sunbridge Road** forms an impressive gateway into Grattan Street.

Moving on to the residential buildings of the area. The most historically important is **154 and 156 Sunbridge Road**. It was built as a Model Lodging House in 1870, to the designs of local architects Andrews and Delauney. It is a large multi-storey building that blends with the surrounding warehouse structures and is an important and rare



*154-156 Grattan Road – built as a Model Lodging House in 1870*



*Early 20<sup>th</sup> century tenement council housing, much altered due to modernisation schemes*

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survivor of early social housing. The rear of the building connects with a Victorian single-storey Gothic Revival style **school** that fronts **Aston Street**. This small structure stands out as unique in the conservation area, and a reminder of the wider community function that the area once had. **Longlands Estate**, situated to the east of the school, is another example of early social housing in the city. The estate is comprised of thirty tenements, with balcony access from open stairs in glazed brick wells. One of the tenement blocks was originally designed to be a lodging house. The upper floors have veranda-style walls, gabled ends and stone and blue slate roofs whilst the middle floors have timber-framed gables. The modernisation of these buildings makes it difficult to appreciate their original architectural detail. They are nevertheless an early example of a type of social housing that is now rare in West Yorkshire.

There are very few late 20<sup>th</sup> century buildings within the conservation area, which differentiates it from the City Centre Conservation Area. The only notable late 20<sup>th</sup> century structure is Victoria House. The building itself has little architectural merit, yet the materials in which it is constructed do harmonise relatively well with the surrounding buildings and its height reflects that of the Lord Clyde Public House, which stands adjacent to it. The siting of the building reflects its former use as a garage and filling station and it is unusual within the conservation area, as it does not front directly onto the street.

## Building Materials

The vast majority of the buildings are constructed in the local honey coloured sandstone identified, with Welsh slate roofs. However the use of a wider array of materials is evident, which naturally impacts the overall colour and texture of the conservation area. Brick became an increasingly popular construction material in England following the removal of the brick tax and was used extensively for industrial buildings, especially internal walls, as combined with cast iron it provided “fire-proof” construction. In the Goitside Conservation Area some of these internal walls have been become exposed, due to the partial demolition of a number of buildings, although it was never intended to be an external element of their structures. A few smaller, later industrial structures to the west of the conservation area are constructed almost entirely of brick, but its most obvious apparition is in the U-shaped configuration of social housing in the Longcroft's area. The

lower parts of these buildings are brick and the upper parts rendered, offering a total contrast to the sandstone that dominates the conservation area and the city.

Iron was used as a decorative element through much of the 19<sup>th</sup> century but also as an internal structural element. Its most obvious use within the conservation area is for decorative detailing, railings and rainwater goods. The use of steel as a structural element came in the in the early decades of the 20<sup>th</sup> century. The majority of the windows in the area are timber framed and timber, often panelled, doors remain one of its characteristic features, however metal window frames form part of the character of some of the later properties.



*Victoria House – one of the few late 20<sup>th</sup> century building in the conservation area.*

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## 4. Setting and Landscape Qualities, Views and Vistas

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### **Summary of the Setting and Landscape Qualities of the Goitside Conservation Area**

- *Goitside Conservation Area is situated on a south-westerly slope to the west of the City Centre Conservation area. Its visual connections with the city centre, both along Thornton Road and further north, are essential to a better understanding Bradford as a place.*
- *It has three main thoroughfares: Westgate, Sunbridge Road and Grattan Road, which open up wide vistas through the area.*
- *Small narrow, steep, sometimes setted streets connect the major thoroughfares and open up impressive views within and beyond the conservation area.*
- *There are few landscaped spaces. Therefore the grassland and central space of the Chain Street and Longcroft estate are unusual and important to the amenity of the community who reside there.*
- *The internal yards of the industrial buildings are important spaces, as they were/are instrumental to the functioning of the buildings of the area and the area as a whole. Where they are setted, a fuller historic image of the place is ascertainable.*
- *The goit itself is largely hidden, concealed by the structures that have grown up on its banks. It is now enclosed under large, rectangular stone flags. The most characteristic vista of the goit is from Lower Grattan Road, eastward along the narrow corridor created by the flanking buildings.*
- *Areas of diverse character surround the conservation area. To the west, the*

*character of the City Centre Conservation Area gradually blurs into that of the Goitside Conservation Area. To the north, the modern retail function of the city predominates. To the east, the industrial 19<sup>th</sup> century character of the conservation area stretches further along Thornton Road and Listerhills Road offering continuity. To the south, the rising ground that forms the backdrop to may views through the conservation area, incorporates a mix of late 19<sup>th</sup> / early 20<sup>th</sup> century structures that harmonise with the conservation area and later 20<sup>th</sup> century buildings of the university and college. The image obtained of the conservation area from the north, where retail and residential units predominate, is quite distinct from the image of the area obtained from the south, where there are an abundance of industrial structures.*



*View of Thornton Road out of city centre*

PPG15 states that: "It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas" (para 4.2). This means that the setting, and treatment and

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interaction of spaces within the area can be as important as the buildings themselves.

The Goitside Conservation Area is situated on a piece of land that slopes in a southerly direction down to Bradford Beck (just south of the current conservation area boundary). The lie of the land played an important part both in the choice of the siting of this predominantly industrial quarter of the city and the layout of its roads and buildings. The area is transected by three main roads, which run virtually parallel to one another, following the contour of the slope. The most ancient, Westgate, to the far north, Grattan Road and Sunbridge Road further south and finally Thornton Road, which runs more-or-less parallel to Bradford Beck. These roads create vast vistas through the site, particularly Thornton Road, which is the widest and runs directly into the heart of the city. The road establishes an important visual connection between the area of the goitside and the city centre proper, creating a fuller picture of the various elements that integrate to form the overall image of Bradford as a place. The dome of the



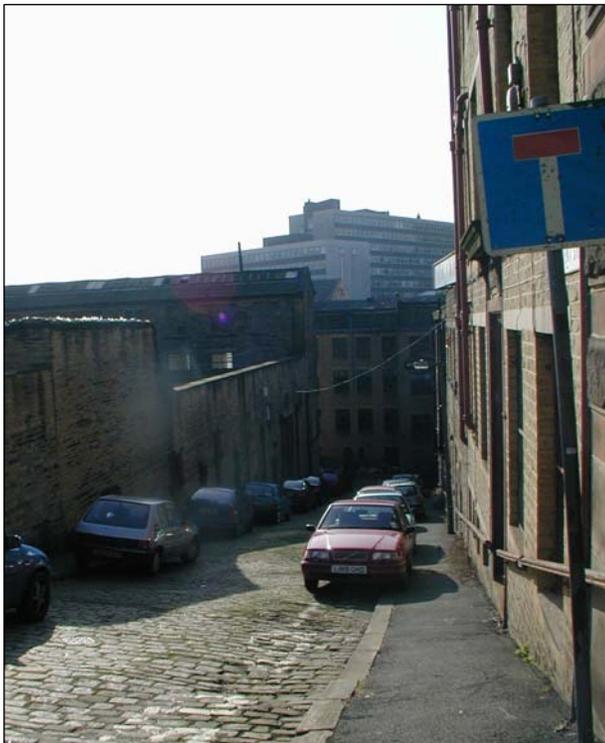
*View down Sunbridge Road – with its clear townscape value*



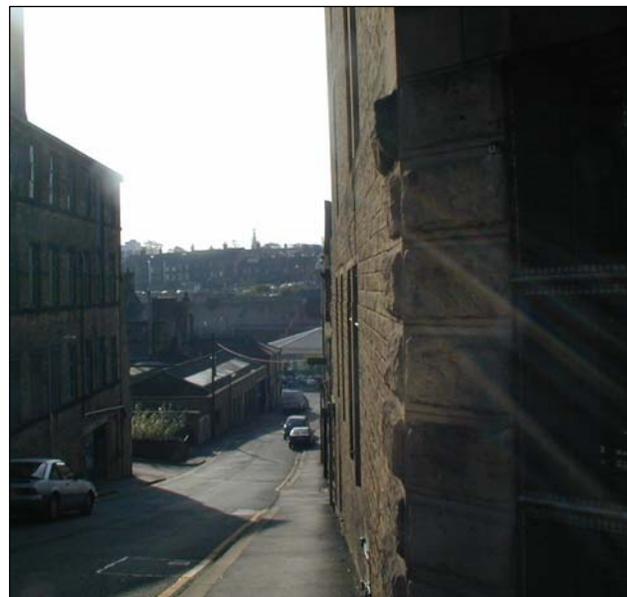
*View into the city centre from Thornton Road – connecting two distinct parts of the city and offering a fuller picture of Bradford as a place.*

Odeon cinema building forms an important focal point to the end of the street. The vista into the goitside area from the end of Thornton Road close to the city centre is equally important. The warehouses that flank the road have an important townscape quality and give the road a balance. The width of the road and its slight descent away from the city centre means that the road's industrial style buildings, with their distinctive chimneys towering above them, can be viewed, along with the land beyond the city, which peers over the buildings situated on the distant bend in the road. Vistas down Sunbridge Road are more limited: the road is narrower and its gentle bends, along with the heights of its buildings, reduce extensive views through the site. Its townscape quality is however notable, with impressive frontages facing directly onto the road drawing the eye down its length. As Grattan Road runs slightly down the gradient of the slope, views that incorporate land to the west of the city beyond the realms of the conservation area are opened up, particularly at the junction with Sunbridge Road. This serves to put the conservation area and the city in general in its wider regional context and contributes to its sense of place.

Steep narrow lanes, which offer an interesting contrast to the width of the major thoroughfares, run down the slope; connecting the main thoroughfares of Grattan Road and Thornton Road and forming a gridlike street pattern on the lower part of the conservation area. From the high points of the lanes, on Grattan Road, images of the city beyond the realms of the conservation area often come into view. The widest perspective is formed at the junction of Grattan Road and Fulton Road. The rising ground on the far side of the beck, which is occupied by a mix of late 19<sup>th</sup> century buildings, such as Beehive Mills, and mid-late 20<sup>th</sup> century buildings, such as those of Bradford College and University, forms the backdrop of many views from this perspective. Images of the buildings of Great Horton Lane, in the City Centre Conservation Area also serve to visually connect the goitside with other diverse areas of the city. The views down the narrow lanes from Sunbridge Road are however quite different. With the exception of Tetley Street, the vistas down the gradual slope of the lanes that lead to the goit are very closed, in that they are flanked by industrial stone buildings and the sightline is blocked by similar buildings that line the south of the goit. The only clue of what stands beyond comes from images of larger structures that tower above the building line of the goitside structures. The setted surfaces of many of these lanes complement the colour, texture and style of the surrounding buildings and are an important part of the image of goitside.



*The view down Vincent Street to the goit – a closed and characteristic setted street*



*View down the steep Fulton Street to the rising land on the other side of the Beck*

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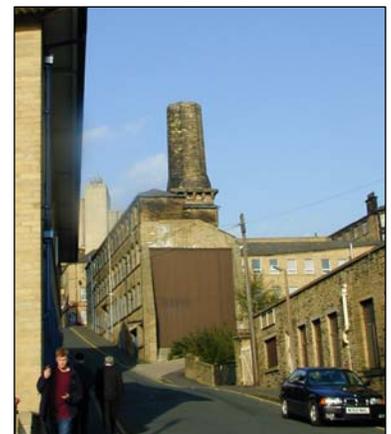
*View up setted Vincent Street – through the industrial structures to the early twentieth century social housing estate. The two distinct elements of the conservation area captured in a single glance.*



The steepness of these lanes also creates interesting images up the hill, especially where these incorporate particularly characteristic structures, such as the large sandstone brick chimneystack that dominates the vista up Tetley Road. The views up through the industrial buildings to the early 20<sup>th</sup> century social housing area are also of note, as they allow the two distinctive elements of the conservation area to be ascertained in one glance. The colour and scale of the buildings contrast with one another in an aesthetically attractive way, breaking the monotony of both.

The landscaped space around the social housing estate to the north of the conservation area is unusual in this otherwise built up part of the town. The grassland and path that runs the length of part of Chain Street and is flanked by tenement structures creates a pleasant pedestrian space. In addition, the amenity of the U-shaped Longcroft estate is greatly enhanced by the existence of a

small central green space, which comprises grassland, trees and flowerbeds. The remaining open spaces of the conservation area are hard surfaced and are either the yards of industrial buildings or vacant sites that formally accommodated other buildings of a similar style to those that surround them. The yards were important functional elements of the individual buildings to which they relate and the area as a whole, as such they form an integral part of the heritage of the area. Some, for example, Holdsworth Yard, even retain their setted surfaces that complete their historic image.



*View up Tetley Street from Thornton Road, with its characteristic chimney*

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The goit is a narrow water channel that was formally open, but is now enclosed, covered by large rectangular stone flags and metal sheeting, and incorporated into the city's sewer system. Its course is largely hidden from view by the large structures that surround it and it can only be approached by descending Vincent Street or Greenaire Place or as it enters the city centre, north of Oddfellow's Court. The most accessible and characteristic vista of the goit is from Lower Grattan Road, eastward. From this perspective the goit appears to be situated in an enclosed passage, created by the industrial buildings that flank it.

Quite diverse character areas surround the Goitside Conservation Area, which naturally directly impact views into and out of the designation. The City Centre Conservation Area is situated immediately to the east and the characters of this and the goitside blur into one another, close to where the two meet along Fulton Road. Due to the continuation in building design and age there is no clear line of demarcation and continuity in colour and texture. Westgate runs directly to the north of the conservation area boundary, forming a natural border. The 1960s concrete Yorkshire Building Society building is situated on this road between the boundary of the Goitside Conservation Area and that of the boundary of the City Centre Conservation Area, breaking this continuity. It is a focal point of the road, towering well above the surrounding structures. The colour, texture and style of the building offer a stark contrast to the more ornate Victorian buildings of the city and consequently it does not form part of the character of either conservation area. It is however clearly a building of its time and an example of how the modernist trend in architecture impacted the face of Bradford. First impressions of the Goitside Conservation Area from Westgate are of the Victorian shops juxtaposed with the early social housing estate that can be seen down Baptist Place. The industrial structures with which the area is most associated are concealed behind the density of these buildings. In contrast, to the west, the industrial nature of the area extends beyond the realms of the conservation area along Thornton Road and Listerhills Road. This means that there is some continuation in the style, age colour and texture to views out of the conservation area in this direction. Conversely, the south, which due to the topography forms the backdrop to many views through the conservation area, has undergone much redevelopment and is dominated by late 20<sup>th</sup> century buildings. This diversity enables the area

to be seen in the context of both the historic and the modern city.



*Vista down the goit from Lower Grattan Road*

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## 5. Character and Appearance

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### **Summary of the Character and Appearance of the Goitside Conservation Area**

- *Retains its historic pattern of usage.*
- *Steps lead between different street levels.*
- *Railings complement the age and style of the buildings.*
- *There are three distinct character areas within the conservation area: the well-preserved commercial area along Westgate; social housing in the Longlands and Wigan Street area; and the industrial district. Each area enjoys a different character and distinctive sense of place:*
- *Commercial area: vibrant and well used; buzz of passing traffic.*
- *Social housing: residential feel; quiet and pedestrian orientated; occupied.*
- *Industrial district: intricacy of form due to different heights and plot sizes; small scale businesses activities and associated signs on buildings; mix of use.*

It is the character and appearance of the area that designation as a conservation area aims to protect and enhance; this is created by the interaction of a wide array of factors in addition to those already discussed in the previous sections. These include how the buildings and spaces are now used, their condition, the influence of modern accretions and the effect of intangible ingredients such as sounds and smells.

The Goitside Conservation Area is peripheral to the city centre and the range of uses it accommodates are distinct from city centre functions. Although the area is mainly associated with the 19<sup>th</sup> century industrialisation of the city, it is not homogenous throughout and can be subdivided into three distinct character zones: 1) the well-preserved commercial area along Westgate; 2) social housing in the Longlands and Wigan Street area; and 3) the industrial district with its gridlike street pattern to the south. The area could have been effectively classified in the same way at the turn of the 20<sup>th</sup> century and despite certain natural changes, the area retains its historical pattern of usage.

*Arched entrance to warehouse on corner of Soho Street and Thornton Road (102-106 Thornton Road)*



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## 1. The Well Preserved Commercial Area Along Westgate



*The frontages of the commercial properties of Westgate – a vibrant part of the conservation area*

The row of late 19<sup>th</sup> century shops that line Westgate are unique within the confines of the conservation area. They form part of the city centre's retail function and as such have a close affiliation with the main shopping centre of the City Centre Conservation Area to the east, and are reflective of the central location of the goitside. The city centre's retail function also overlaps slightly into the goitside along Grattan Road, close to where the two conservation area boundaries meet. The shop fronts of these outlets have been inserted into industrial style buildings and it is at this point that the shading of the character of the two distinct conservation areas is most evident.

As has been established, Westgate is a busy thoroughfare and constantly buzzes to the sound of passing traffic during working hours. Yet it is not only vehicles that frequent this part of the city, pedestrians also make substantial use of this piece of road: to shop, catch buses or reach other parts of the city centre. It is therefore a bustling and thriving part of Bradford. The vitality of this small section of the conservation area is one of its most positive aspects, something that, sadly, much of

the goitside now lacks. However, this vibrancy has had some detrimental consequences, notably the unsympathetic modernisation of the buildings themselves, to meet changing ideals and circumstances, and the establishment of standard modern street furniture on the pavement. These detract greatly from the architectural detail and merit of the buildings. The insertion of modern shop fronts that neither reflect the scale, proportion or detail of the buildings on which they are situated have had a particularly detrimental impact on the character of some of the shops, and consequently on this section of the road as a whole. A comparison of the shop fronts of 61 to 73 Westgate, which largely retain their Victorian detail and proportion, with those of 77 to 93 Westgate illustrate this point.



*Shop fronts on Westgate that have largely retained their original proportions*

## 2. Social Housing in the Longlands and Wigan Street Area

The early 20<sup>th</sup> century social housing blocks are grouped in an estate to the rear of the retail premises. The area is pedestrian orientated and its relative quietness offers a stark contrast to the bustle of Westgate, immediately to the north, and Grattan Road, at its southern extent. The estate comprises three separate groupings of three-storey tenement structures. Two groupings consist of parallel rows of terraced properties with a central setted back alley, characteristic of traditional terraced housing. The other grouping is more unique, with its U-shaped configuration. As has been discussed, some of the original detail of the buildings has been lost in subsequent modernisation schemes; nevertheless the structures and their function have survived.

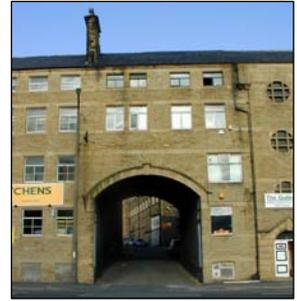


*The back alley between Chain Street and Longlands Street*

The vast majority of the tenements are occupied, thus the estate is very much alive and has the atmosphere of being home to its residents. The residential character of the place is complemented by the existence of the Harp of Erin public house on Chain Street and the school buildings on Ashton Street, which both traditionally provided services to the community living on the estate (the public house is still open and still offers an informal community meeting place). Parked cars are now a common element of the area, which is to be expected of a modern residential district. However, the majority are parked outside the realms of the estate (and the conservation area) in designated car parks to the west.

### 3. The Industrial District

It is the industrial district in the southern part of the conservation area with which the Goitside Conservation Area is most readily identified. It covers by far the largest land area and the height and mass of its buildings tend to dominate the smaller residential units. The buildings of the area vary greatly in height and are situated on irregular plots. These two factors combined with the slope



*Entrance to Holdsworth Yard*

perfectly. As do the collection of buildings situated on the junction of Grattan Road and Lower Grattan Road. The chimneystacks that rise above the structures contribute significantly to the aesthetic of this pattern of building. The inner courtyards and irregular spaces, which are an element of many of the industrial buildings in the area, also add to this visual intricacy and are an important part of the structure of the area. The relationships between



*The collection of buildings on the junction of Lower Grattan Road and Grattan Road – illustrating the irregularity of the heights of the buildings and their plot sizes and the intricacy of form this creates*



*View from Sunbridge Road over steps at top of Wigan Street*

the spaces and their surrounding buildings form intriguing diversion from linear feel of the main streets.

Sandstone steps, the form and colour of which complement the surrounding buildings, are a feature of the area that were constructed as a means of dealing with the gradient of the slope. These introduce another element into how the topography of the area contributes to its appearance. However it is not only the form of the steps that impacts the character of the place, but also the images of the area that the sudden change in height open up. For example, the steps that lead from Sunbridge Road to Wigan Street allow the shallow pitched, slate roofs of the industrial buildings below to be viewed. Grattan Road, being sited on two distinct levels, also opens up interesting views of both the conservation area itself and beyond its realms to the west. Good quality iron railings separate the two levels and are an interesting addition to the street, complementing the style and age of the flanking structures.

A widespread feeling of neglect prevails throughout the industrial quarter of the conservation area and it is in many ways an obsolete industrial area, yet it accommodates many well-established activities and businesses. These are often small-scale industrial and retail concerns, such as printers, carpet warehouses, joinery workshops, watch and jewellery makers, bed and kitchen furniture warehouses, to mention but a few. Even the apparently razed sites are occupied with scrap and building material yards. Tertiary uses and public services are also represented in the area, for example a solicitors and Bradford Community NHS Trust. The

buildings are scattered with signs advertising the activities they accommodate. These are often temporary in nature and are generally not in keeping with the colour, style or quality of the buildings on which they are situated. However, the existence of some form of signage is essential to the vibrancy and workshop character of the conservation area. In some instances, the existence of modern businesses has occasioned the insertion of unsympathetic modern additions and alterations, which are more detrimental to the character of the buildings and the area. These include security fences, shutters and in some instances replacement modern windows. However, perhaps the greater problem that threatens the future of this part of the conservation area is its poor maintenance. Broken windows, boarded up doors and windows and rotting timberwork are all the obvious signs of this neglect. Much of this neglect is associated with the large amount of redundant floor space within the goitside area, which is completely contrary to the industrial hustle that would have filled the area at the beginning of the 20<sup>th</sup> century. There has been some destruction of buildings leaving open spaces and unattractive half-demolished walls within this densely built up area, particularly on Thornton Road and to the rear of Soho Street. Advertising Hoardings that have come to surround much of the cleared spaces detract greatly from surrounding



*Particularly characteristic view of industrial buildings at the end of Grattan Road*

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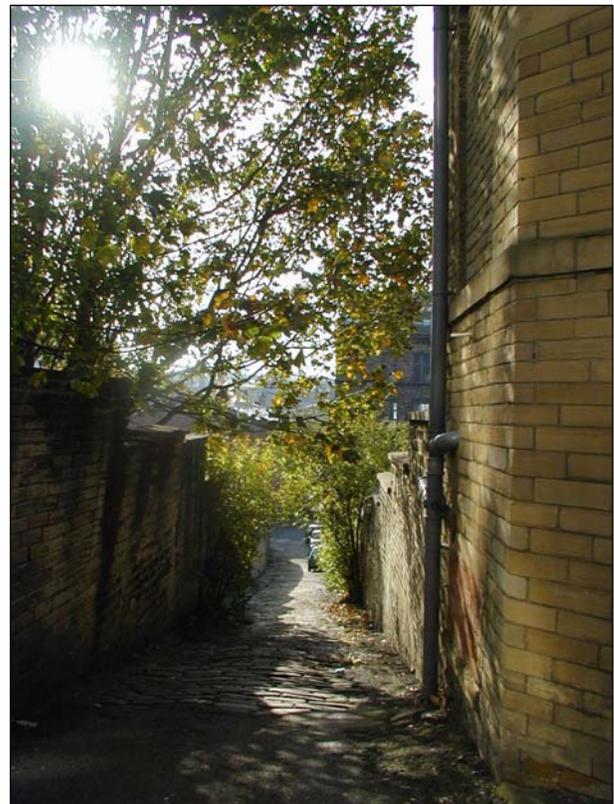
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structures: their colour and size drawing the eye away from the less vibrant colour of surrounding structures. In recent years, the area has gained a reputation as being the red light district of the city and although this is an element of its current character, it is not one to be encouraged, as it effectively discourages certain businesses from the area.

With the objective of both conserving the character of the area and enhancing its economic viability a Heritage Economic Regeneration Scheme (HERS) ran from 1999 to March 2002. This was a partnership scheme, funded jointly by English Heritage and the City of Bradford Metropolitan District Council. Grants were made available to refurbish derelict buildings, restore traditional features and turn empty spaces into new homes and businesses. This has had some positive results, notably the renovation of the Colonial Buildings, 135 – 139 Sunbridge Road (Grade II), by Landmark Properties. The refurbishment of this listed building has secured the future of the building, improved the aesthetic of the conservation area and the provision of modern office space is hoped to encourage new businesses to the goitside, ultimately assisting in its economic regeneration. Other positive re-uses of buildings in the area include the Colour museum, the technical college on Thornton Road and Woolston House.

Although the general character of the industrial district of the goitside has been summarised, each street essentially has its own individual feel. Thornton Road for example, is wide and consequently open and vehicular and pedestrian traffic make extensive use of it, giving it a certain buzz. Although it could not be described as a particularly busy area, there is a sense that it has a life, which is accentuated by the parked cars that line it during the day. In many ways the character of the road at its junction with Listerhills Road is quite different from its more central character. The smaller stature of the buildings at this end, coupled with the fact that it is detached from the bustle of the city centre and consequently feels more remote, differentiate it from the more vibrant eastern end of the road, which is flanked by relatively large industrial structures. The character of Sunbridge Road is distinct from Thornton Road, it is narrower, situated further up the gradient of the slope and has more densely grouped, taller, architecturally interesting buildings. The gradual curve in the line of the street creates a greater sense of enclosure, although where views beyond the conservation area do open up, the fact that the road is situated on higher ground means that they

are wider and more impressive. It is the cross-roads that have the greatest feeling of enclosure, particularly where they run down to the line of the goit. The narrowness of the streets, combined with the solid elevations that flank them and their abrupt end, all create this contained feel. The walled alleyway that runs down to the goit between 129 Sunbridge Road and the Sunwin car park is particularly atmospheric with its setted surface and high sandstone walls. Although the Sunwin car park itself is currently a large vacant space, the line of the goit is still evident and an important historical element of the area. The beck is also a significant element and the conservation area boundary extends to include this along with the characteristic warehouses around the technical college on the south of Thornton Road.



*Enclosed vista down the walled alleyway between 129 Sunbridge Road and Sunwin's car park*



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## 6. Conclusion

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### The Special Interest of the Goitside Conservation Area

The interest of the Goitside Conservation Area is essentially very local, in that it contains few outstanding architectural features and is unlikely to attract attention from anyone who does not have an interest in the development of the city. It however played a very important role in the evolution of Bradford from a small town to an influential city during the 19<sup>th</sup> century and retains much evidence of this. Consequently in many ways its historical interest outweighs its architectural.

The earliest industrial development of the settlement of Bradford began near to the goit at the turn of the 19<sup>th</sup> century, when a factory *The Holme* was constructed on its banks. The early 19<sup>th</sup> century saw the rapid development of the area, which then underwent massive redevelopment during the later 19<sup>th</sup> century and early 20<sup>th</sup> century. Since that time, the structure of the goitside has changed very little. Consequently, the Goitside Conservation Area represents a substantially complete and well-preserved urban landscape typical of social, commercial and industrial elements of late 19<sup>th</sup> century and early 20<sup>th</sup> century Bradford. Some evidence of its former nature survives in the form of a number of early 19<sup>th</sup> century structures and, it is thought, some below surface industrial archaeology. The area has an association with Sir Titus Salt, Bradford's most eminent industrialist, who ran a mill in the area prior to establishing the model village of Saltaire.

The goit itself is however one of the areas most important historical features. It is thought to be a medieval water channel that was constructed to redirect water from Bradford Beck to power the manorial cornmills of the settlement. As such, it provides valuable historic evidence of past engineering practices and living patterns.

Architecturally the area is in many ways inferior to the rest of the city centre conservation areas. It has only five listed buildings, although a greater number of structures are worthy of recognition, particularly the grander warehouse structures of Sunbridge Road. The buildings of the area provide a clear image of the progression of architectural tastes from the early 19<sup>th</sup> century through to the early 20<sup>th</sup> century and being constructed of local sandstone are distinct to Bradford and have a considerable group value. As well as industrial structures, the area has some well-preserved Victorian shop fronts and some early social housing. The social housing is illustrative of the emergence of a social conscience and its tenement style is a rare survivor in West Yorkshire.

### The Conservation Area Boundary

The boundary of the Goitside conservation area has been drawn so as to include the elements that contribute to the interest of the place whilst excluding those that are not of interest or do not possess the strength of character to warrant inclusion. Conservation areas must be cohesive, with a continuous character and sense of place across the whole area.

The southern edge of the boundary follows the line of Thornton Road, including only those buildings on the northern side of the road and excluding Thornton Road itself. Though the Technical College and former mill on the bend of Westhouse Street display some strength of character and share common characteristics with the buildings on the opposite side of Thornton Road, the area as a whole has been subject to wide scale redevelopment and therefore is not considered to display the strength of character necessary to warrant inclusion within the conservation area boundary.

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At its eastern end the Goitside conservation area joins with the boundary of the City Centre conservation area. The line of the shared boundary runs along Southgate, Sunbridge Road and the northern section of Fulton Street. The boundary then runs up to join Westgate, one of the historic thoroughfares of the region, down Wigan Street and setted Ashton Street, taking in a collection of small workshops and warehouses

before turning south to rejoin Thornton Road. Though the area immediately to the west of the conservation area boundary is similar in function and built form, it is less cohesive and broken up by modern intervention.



*Vista from Thornton Road to buildings along Fulton Street.*

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## Summary of Characteristics of the Conservation Area

Although the Goitside Conservation Area is mainly associated with the 19<sup>th</sup> century industrialisation of the city, it is not homogenous throughout and can be subdivided into three distinct character zones:

1. The well-preserved commercial area along Westgate;
2. Social housing in the Longlands and Wigan Street area
3. The industrial district with its grid like street pattern to the north.

The following are considered to be its most notable physical qualities, which are important components of the character of the conservation area.

- Topography: situated on a southwesterly slope to the west of the city centre. This largely dictated how the roads and buildings of the area were arranged and impacts views through the space.
- Three main thoroughfares, joined by steep narrow lanes.
- Line of the goit as a visual feature of the area.
- Sandstone steps that complement the colour and texture of surrounding structures allow movement through the different land levels of the area.

- Surrounded by diverse character areas, which serve to set the conservation area in the context of the city as a whole. Its visual and physical connection with the city centre conservation area is the most important.
- Contrast in layout, colour and style of the area of social housing and the industrial district to the south.
- Densely built up with few landscaped spaces, with the exception of the spaces around the pedestrianised area of the social housing estate.
- Railings that complement the age and style of the buildings of the area, particularly along Grattan Road.
- Setted streets.
- Lack of uniformity in plot sizes and building heights creating an intricacy of form.
- Buildings front directly onto street.
- Characteristic features of the industrial buildings, which dominate the conservation area, include: sandstone for walls; blue slate for the shallow pitched roofs; rows of upright rectangular windows; chimney stacks; panelled entrance doors; timber taking in doors; arched vehicular entrances to rear yards; architecturally treated entrances and splayed corners.
- Some surviving Victorian shop fronts.



*Buildings on the junction of Lower Grattan Road and Grattan Road*

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## 7. Preservation and Enhancement

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As conservation areas are identified as areas of importance to our local and national heritage, it is essential that the components of these areas that are deemed to contribute positively to their character and appearance are retained and protected from unsympathetic alteration, and components that detract from their character and appearance are improved. However, the intent of conservation area designation is not to stifle change in the area; it is recognised that to survive conservation areas must be allowed to evolve to meet changing demands and commercial pressures, and that modern additions can be just as interesting as the existing fabric, if implemented in a complementary manner. It is nevertheless essential that change in these special areas is managed in a positive way and that new development enhances the character and appearance of the area in question rather than detracts from it. The preservation and enhancement of the goitside area of Bradford has an important part to play in securing the prosperous future of the city, ensuring the value of the area is maintained both as a heritage asset and a place in which to live and work. In addition, the Council has laid down policies in its *Unitary Development Plan* that can be utilised to provide a consistent and effective control and ensure that our local heritage is conserved (see *Appendix 3*).

### **Proposals for the Preservation and Enhancement of the Goitside Conservation Area**

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and apply the policies set out in the Bradford *Unitary Development Plan* to control further change and protect the heritage of the area. Crucially, there will be a strong presumption in favour of preserving both listed and unlisted properties and spaces that contribute to the special interest of the area. In making a decision on new development in the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance. Certain elements of the conservation area have been identified as specific problem areas that are either currently detracting from the character and appearance of the conservation area, or could be enhanced to add to its interest; the following are proposed as means of tackling these issues. Although the Council will take the lead advancing their implementation, innovative partnerships with the private sector and other interested parties will be encouraged.

Issues	Actions / Enhancement Proposals
<p><b>Poor economic climate, which has led to redundancy and neglect</b></p> <p>The poor economic climate within the city, particularly the Goitside, has left much of the floorspace within the conservation area redundant. This is a problem common to all the city centre conservation areas and brings with it a certain air of neglect. As a consequence many of the buildings within the conservation area are characterised by broken and boarded up windows and doors, rotting timberwork and in severe cases loss of roofing materials. This is aesthetically unappealing, even threatening, and could eventually lead to the demise of some buildings.</p> 	<p><b>Investment and grant aid</b></p> <p>Investment needs to be encouraged into the Goitside. Finding the buildings a productive use would ensure their upkeep and guarantee them a future, as well as improve the amenity of the whole area. Constant efforts are made to achieve this. The vision is to create a mixed-use area to ensure that it has a 24 hour life. Some flagship projects have been undertaken, for example the conversion of Soho Mills for housing and the renovation of 135-139 Sunbridge Road. The conversion and adaptation of buildings for use as the Colour Museum, the technical college and Woolston House have also been successful. The Heritage Economic Regeneration Scheme (HERS) had a number of positive results. The Council and private initiatives, such as the Goitside Development Partnership, continue to work towards this vision.</p> <p>To ensure that the buildings do not fall into such a state of neglect that they can no longer be saved, it is important that the issue of dereliction is tackled and that the buildings are kept wind and water tight.</p>
<p><b>Unattractive vacant / underused sites</b></p>  <p>The conservation area is traditionally a densely built up area, however a number of sites, particularly along Thornton Road, have been razed leaving uncharacteristic open sites. The blank walls of surrounding warehouses and half demolished structures, such as that to the rear of Soho Mill, are particularly unattractive and blight the area. Equally sites that have been adapted to serve as car parks, although functional, do not complement the image of this once busy industrial district.</p>	<p><b>Protection of the buildings of the conservation area, encouragement of good quality new build</b></p> <p>Conservation Area Consent is required for a building to be demolished within a conservation area. As set out in Policy BH9 of the <i>Unitary Development Plan</i> consent will not be granted for the demolition of buildings that make a positive contribution to the conservation area. Worthy justification must accompany an application for demolition. The character of the area could be enhanced if in the long term, good quality appropriate development filled the razed sites. However, the priority must be to get the standing buildings into productive uses.</p>
<p><b>Street signs clutter Thornton Road and Westgate</b></p> <p>Street signs, particularly along Thornton Road and Westgate clutter the area. The major problem area seems to be in front of the shops on Westgate, where bus stops line the pavement, blocking views of the buildings behind.</p>	<p><b>Reassessment of the necessity for these signs and the application of the UDP policy in future</b></p> <p>Policy BH12 of the <i>Unitary Development Plan</i> should ensure that the design of traffic management schemes, parking and the provision of street furniture have a minimal adverse impact on the conservation area and are of appropriate design and materials.</p>

<p><b>Advertisements that detract from the area</b></p> <p>Along Thornton Road, large, brightly coloured advertising hoardings have been erected around the razed sites. These are intrusive and draw the eye from the surroundings. In addition signs have appeared on buildings of the area, advertising the activities they house. Although it is recognised that these are essential to the vitality of the area, presently in some cases these are too large or too many are squeezed onto a single elevation.</p> 	<p><b>Application of Policy in the UDP</b></p> <p>Policy BH13 of the <i>Unitary Development Plan</i> should ensure consent is only granted for advertisements that are in scale and character with the area. Where unacceptable advertisements already exist, the Council, where appropriate will consider taking discontinuance action to secure their removal.</p>
<p><b>Poor condition of the line of the goit</b></p> <p>The line of the goit and the beck is in a poor condition, which detracts from its historical significance and is aesthetically detrimental to the conservation area. It is generally ill defined, in parts covered by stone flags and surrounded by unsympathetic fencing and in others covered by metal sheets. In the above photograph litter scatters its length.</p> 	<p><b>Enhancement initiative to highlight the importance of the goit</b></p> <p>A review of the maintenance of this area could greatly improve its image. Consideration could also be given to making more of a feature of the goit.</p>
<p><b>Unsympathetic modern alterations</b></p>  <p>Modern alterations to the buildings of the conservation area and the insertion of new buildings that do not relate to the pattern or style of building of the conservation area, have, although to a minor extent, begun to detract from its character.</p>	<p><b>Application of policy in the UDP</b></p> <p>Policy BH7 of the <i>Unitary Development Plan</i> should ensure that in future new development within the conservation area will meet the highest standards of design that respects the character and appearance of the conservation area.</p>
<p><b>Poorly detailed shop fronts</b></p> <p>There are a number of examples of shop fronts in the area that do not in style, colour or proportion reflect the building on which they are situated. This problem arises along Westgate and Grattan Road and they essentially undermine the overall character of this</p> 	<p><b>Application of new policy of the UDP and the production of shop front design guidance</b></p> <p>Policy BH8 of the <i>Unitary Development Plan</i> should ensure that any proposals affecting existing shop fronts or for new shop fronts are of a high standard of design and sympathetic in scale, style and detail to the original building. This policy should also ensure that external shutters are sympathetic in style, colour and materials to the buildings on which they are situated.</p>

<p>character of this part of the conservation area. Equally the insertion of bland security shutters adds an unwelcome coldness and harshness to the area and is not in keeping with the traditional painted timber panelled doors.</p>	<p>The production of guidance that sets out the principles of good quality shop front design.</p>
<p><b>The public image of the area is poor and even threatening.</b></p>	<p><b>Improvement of public spaces and the introduction of an appropriate lighting and security CCTV scheme</b></p> <p>The pedestrian links between the major roads could be improved. The rear yards could be opened up and made into more positive spaces.</p> <p>An appropriate lighting and security CCTV scheme could be implemented, which would display the buildings in their best light and improve the sense of security.</p>

## Design Guidance

### Additions, Alterations and New Build

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this as the starting point of the new design. This will ensure that the uniqueness of the village is maintained. This does not necessarily mean that development should replicate what is already there. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and design and reflects the proportions, scale and massing of existing buildings. A recent publication by CABI (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Building in Context: New Development in Historic Areas* set down some useful guidelines as to what constitutes good new design in conservation areas. Generally:

- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site.
- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. In the goitside these should reflect the character of the zones identified.
- Important views and vistas should be respected.

- The scale of neighbouring buildings should be respected.
- The materials and building techniques used should be high quality as those used in the existing buildings.
- New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place.

A positive and imaginative response to infill development will be encouraged, especially those that make a particularly positive contribution to the public realm. Pastiche, the replication of historic features in an unimaginative way should be avoided.

All planning applications for new development in the conservation area should be accompanied by evidence that the context of the site has been considered.

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## Shop Front Design

Although the Goitside Conservation Area does not now have a specific commercial function, there are enclaves of this activity. The quality of the design of shop fronts can have a direct impact on the image of the place. The following is guidance to good shop front design:

- Where possible they should be based on historical evidence of original details.
- Timber construction.
- Use timber or natural stone stallrisers.
- Retain all existing traditional detailing to window frames, doors, blind boxes and timber shutters.
- Existing door recesses, where traditional, should be retained.
- Care should be taken with the incorporation of shop front security features. Shutters will generally only be permitted inside the display window or in traditional timber form.

The Conservation Team is currently preparing a comprehensive Shop Front and Security Design Guide that can be applied to any traditional shop unit. This will be freely available from Council Offices.

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## Glossary of Terms

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**Architrave:** Moulded surround of an opening.

**Ashlar:** Smooth dressed stone used for facing buildings.

**Balustrade:** Rail of balusters with rail or coping as an ornamental parapet.

**Cornice:** Projecting moulding at wallhead.

**Gothic Revival:** An architectural style imitating elements of Gothic design, popular from the late 18<sup>th</sup> to the beginning of the 20<sup>th</sup> century, especially in church and collegiate buildings.

**Parapet:** Low wall at the edge of a balcony or along the sides of a bridge etc.

**Pediment:** A triangular gable that tops a classical building or above an opening.

**Pilaster:** The flat version of a column. Often used on shop frontages.

**Sill band:** Horizontal stonework projection that runs around a building.

**Reveal:** The inward plane of a door or window opening between the edge of the external wall and the window or door frame, in effect the inner portion of the jamb that is exposed.

**Rock faced:** Stonework dressed and built in such a way as to look natural

**Rustication:** Treatment of masonry in a way which emphasises particular parts of a building. This can take the form of a natural looking roughness as the term implies, which gives an impression of strength and is frequently used at the base of buildings, a practice common during the Renaissance and in Georgian architecture.

**Tympanum:** Central area of the pediment, often decorated.

**Vernacular:** A form of architecture particular to a certain area – essentially local.

**Voussoir:** Radiating blocks that form an arch.

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## Further Reading

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### Historical Resources

Ayres, J: *Architecture in Bradford*

Fieldhouse, J.: *Bradford*.

Firth, G. (1990): *Bradford and the Industrial Revolution*. Halifax.

Firth, G. (1995): *Bradford: The Archive Photographs Series*. Gloucestershire.

Firth, G. (1997): *A History of Bradford*.

James, John (1842): *The History and Topography of Bradford*

Rhodes, J. F. (1890): *Bradford: Past and Present – A Sketch of the Progress of the Town from the Earliest Period*.

Scruton, W. M. (1889): *Pen and Pencil Picture of Old Bradford*. Bradford.

Sheeran, G (2005) *The Buildings of Bradford: An Illustrated Architectural History*

Wright, D and Jowitt, J (eds) (1981): *Victorian Bradford*

### Planning Policy

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

Department of the Environment (1990): *Planning Policy Guidance 15 (PPG15) – Planning and Historic Environment*. HMSO, London.

### Useful Websites:

<http://www.bradfordtimeline.freemove.co.uk>

[http://www.bradford.gov.uk/council/planning/heritage/cons\\_assess.asp](http://www.bradford.gov.uk/council/planning/heritage/cons_assess.asp)

<http://bradfordurc.co.uk>

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

<http://www.victorian-society.org.uk>

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# Contacts

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For further information please contact:

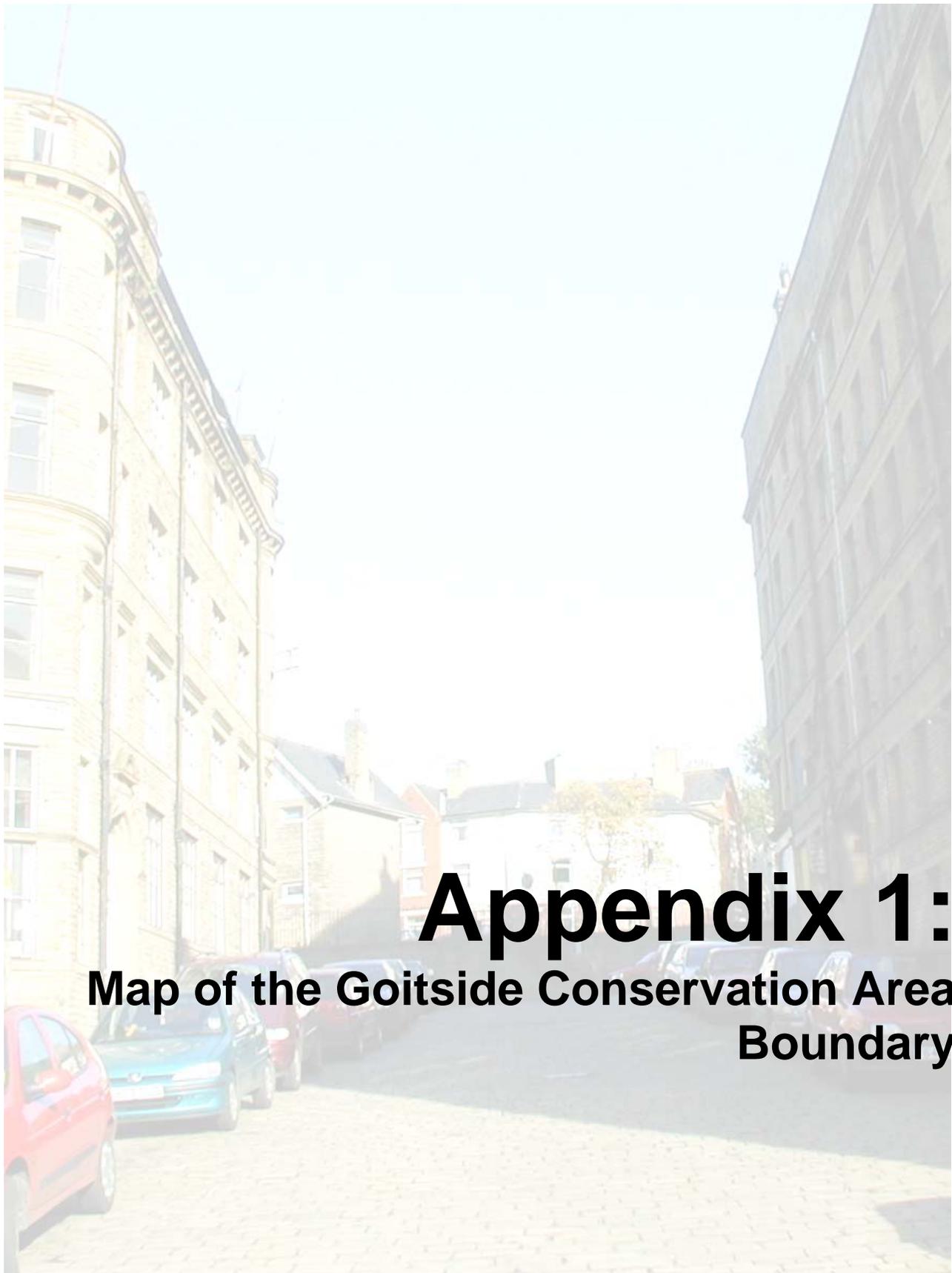
**The Conservation Team**

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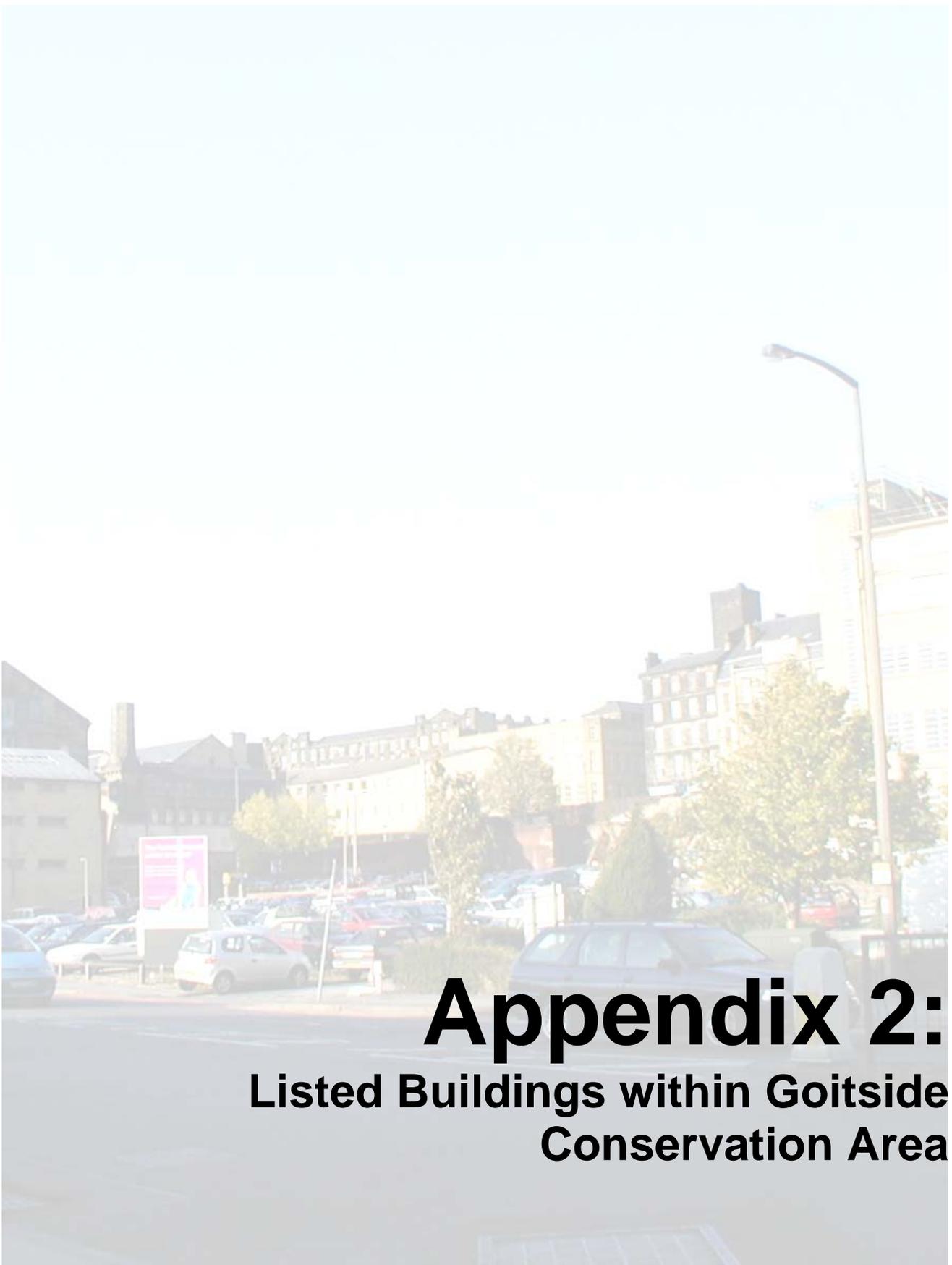




# **Appendix 1:**

## **Map of the Goitside Conservation Area Boundary**





# **Appendix 2:**

## **Listed Buildings within Goitside Conservation Area**



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## Appendix 2: Listed Buildings within Goitside Conservation Area

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### **51 and 53 Gratton Road – Grade II**

Includes no. 4 Vincent Street. Dated 1893 warehouse/offices. Four-storeys sandstone “brick” with ashlar dressings. Broad window bays to both fronts, plain lintels on ground floor, cornices on upper floors. The corners are splayed on ground and first floors but on the top 2-storeys they re bowed out as turrets from oriel bases. Large bracket cornice below attic storey. On Vincent Street the attic is mansarded between the tower. Corner doorway with aslar dressing and round headed doorway to Vincent Street with shaped segmental pediment capping. Effective corner treatment.

### **126 Sunbridge Road – Grade II**

Corner site and includes no. 9 Vincent Street. Dated 1892 a small warehouse and office premises. A subtly modelled elevation of finely dressed sandstone “brick” and ashlar. Three-storeys with semi-basement rock faced. Six bays, the window reveals carried right down from segmental heads on second floor to the platband over basement, giving the effect of narrow applied arcade.

Inswept ends to ashlar frieze and moulded eaves cornice. The reveals of the left hand window bay are swept out inversely in the same form as the ends of the frieze, to allow for the 2 light ground floor left hand windows. Architrave doorway, surmounted by small square architrave framed light with ashlar flat console supports and small pediment over. Similarly framed light over wagon entrance to right hand.

### **135, 137 and 139 Sunbridge Road– Grade II**

Circa 1880 long warehouse / office range, 2 and a half-storeys to front and 3 to rear. Fine quality sandstone “brick” with ashlar dressings. Twenty-

three close set window bays. Splayed south corner. Rock faced semi-basement. Pilaster strips to corners. Mounded cornice with spaced brackets, parapet with long stone carved name panel to centre surmounted by ram’s head crest. The narrowness of the window bays gives the impression of a pilastrade. Chamfered window heads with slightly curved corners. Doorways each end of elevation have large console brackets supporting aediculed lights, at upper ground floor level, with enriched scrolled pediments. This long front is an important element in the street picture.

### **147, 149 and 151 Sunbridge Road – Grade II**

Circa 1905-10 large block of 2 showroom/warehouses with offices. Apparently steel framed at least for the front elevation. Sandstone “brick” faced giant pilasters articulate giant arcade to first and second floors. Rock faced stonework, including ironstone, to arches and spandrels. Rock faced banding throughout to no. 149. Splayed corners. Balustraded parapets. Ground floor of no. 147 has polished granite columns, dividing window bays. This front retains original steel framed fenestration and dividing floor panels. Glazing altered to no. 149, mosaic facing to floor panels. The latter has large columned portal with pediment.

### **102, 104 and 106 Thornton Road – Grade II**

Circa 1850 built as the Soho Mills. Four-storeys, sandstone “brick” with ashlar dressings. Eleven close set window bays. Sill bands, spaced dentils to eaves. Hipped slate roof, flanking corniced chimneys set above eaves. Windows have cast iron glazing bars. To left hand the ground and first floor windows are combined in paired round-headed arches. Large, semi-circular, voussoir and keyed archway to centre of front.





# **Appendix 3:**

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

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## Appendix 3: Legislation and Council Policies Relating to Conservation Areas

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This is a brief summary of the legislation and policies relating to conservation areas at the time of the issue of this report. These will be subject to constant review.

### Legislation to Protect the Character and Appearance of Conservation Areas

Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area:

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.
- Before works can be carried out to trees of more than 7.5cm in diameter across the trunk

(measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent protection. The Local Planning Authority must give listed building consent before any work that would affect the character or interest of the building can be carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

### City of Bradford Metropolitan District Council's Policies Concerning Conservation Areas

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently adopted its **Unitary Development Plan** (2005) which forms the basis of decision making on planning applications in the district. The UDP has the following policies relating to conservation areas:

**Policy BH7: Development within or which would affect the setting of conservation areas**  
*Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to*

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preserve or enhance the character or appearance of the conservation area.

**Policy BH8: Shop fronts in conservation areas**

Within conservation areas proposals affecting existing shop fronts or proposals for new shop fronts must demonstrate a high standard of design and be sympathetic in scale, style and detail to the original building. Proposed external shutters sun blinds and canopies must be sympathetic in style, colour and materials to the buildings to which they are attached and their architectural style. Blinds will not be permitted on buildings without a shop front or fascia.

**Policy BH9: Demolition within a conservation area**

Within conservation areas, permission will not be granted for the demolition of buildings which make a positive contribution to the special architectural or historic interest of the area unless the development would result in benefits to the community that would justify the demolition.

**Policy BH10: Open spaces within or adjacent to conservation areas**

Planning permission for the development of important open areas of land or garden within or adjacent to a conservation area will not be granted if the land:

- 1) Makes a significant contribution to the character of the conservation area.
- 2) Provides an attractive setting for the buildings within it.
- 3) Is important to the historical form and layout of the settlement.
- 4) Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.
- 5) Contains natural water features, tree and hedgerows which the development proposals propose to destroy.

**Policy BH11: Space about buildings**

Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

New developments seeking to integrate into an existing built form will be encouraged by relaxing approved policies and standards.

**Policy BH12: Conservation area environment**

Changes to the public realm within conservation areas must demonstrate that:

- 1) The design, materials and layout of traffic management and parking areas minimise the

adverse visual impact which may arise from such development.

- 2) New and replacement street furniture is of an appropriate design and material that preserve or enhance the character of the surrounding street scene.
- 3) Proposals for the introduction of public art will preserve or enhance the character or appearance of the conservation area. In certain conservation areas the introduction of public art and street furniture will be encouraged.

**Policy BH13: Advertisements in conservation areas**

Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

- 1) Consent will be granted only where the proposal is in scale and character with the building on which it is located and with surrounding buildings. Where possible, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.
- 2) Within conservation areas internally illuminated box signs will not be permitted. Sensitively designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.
- 3) Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.

In addition to these there are separate policies relating to the **listed buildings** within the confines of the conservation areas:

**Policy BH1: Change of Use of Listed Buildings**

Where possible the original use of a building should be retained or continued. Change of use will only be permitted where the applicant can demonstrate that the original use is no longer viable or appropriate and without an alternative use the building will be seriously at risk.

The Council will not grant planning permission for an alternative use unless it can be shown that:

- 1) The alternative use is compatible with and ill preserve the character of the building and its setting.

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- 2) No other reasonable alternative exists which would safeguard the character of the building and its setting.

**Policy BH2: Demolition of a Listed Building**

The demolition of a listed building will only be allowed in exceptional circumstances. Before permission is granted for the demolition of a listed building, applicants will have to submit convincing evidence to show that:

- 1) Every possible effort has been made to repair and restore the building and to continue the present or past use;
- 2) It has been impossible to find a suitable viable alternative use for the buildings; and
- 3) That there is clear evidence that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from the building's demolition.

**Policy BH3: Archaeology Recording of Listed Buildings**

Where alterations or demolition of a listed building would result in the loss of features of special interest, a programme of recording agreed with the Local Planning Authority and where appropriate, archaeological investigation will be required before the commencement of development.

**Policy BH4: Conversion and Alteration of Listed Buildings**

The alteration, extension or substantial demolition of listed buildings will only be permitted if it can be demonstrated that the proposal:

- 1) Would not have any adverse effect upon the special architectural or historic interest of the building or its setting;
- 2) Is appropriate in terms of design, scale, detailing and materials;
- 3) Would minimise the loss of historic fabric of the building.

**Policy BH4A: Setting of Listed Buildings**

Proposals for development will not be permitted if they would harm the setting of a listed building.

**Policy BH5: Shop Front Policy For Listed Buildings**

Where possible existing traditional shopfronts should be retained and repaired. Proposals for the alteration of existing shop fronts or installation of new shop fronts on a listed building should be a high standard of design and respect the character and appearance of the listed building. External roller shutters will not be granted permission on a listed building shop front unless there is clear evidence of an original shutter housing and the

shutter is traditionally detailed and in timber and/or metal of a traditional section.

**Policy BH6: Display of Advertisements on Listed Buildings**

Consent for the display of advertisements on listed buildings or which would affect the setting of a listed building will be permitted only where:

- 1) The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.
- 2) The advert is not an internally illuminated box.
- 3) If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.
- 4) Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.