



Conservation Area Appraisal

Apsley Crescent



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

The next appraisal of Apsley Crescent Conservation Area will be undertaken by December 2012.

December 2007

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

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

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

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

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

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

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings (*see 'Current Condition' on page 5*).
- An assessment of the issues facing the conservation area at present (*see pages 6 and 7*).
- The survey and update of map data relating to the conservation area (*see pages 8, 9 and 10*).
- A review of the appropriateness of the conservation area boundary (*see page 13*).
 - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (*see pages 11 and 13*).
 - The formulation of management proposals for the area (*see page 15*).

What is a Conservation Area?

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

Apsley Crescent Conservation Area was originally designated in 1975. A review of the boundaries of Apsley Crescent Conservation Area was undertaken in 2004/5 as part of the district wide assessment of all the conservation areas in City of Bradford MDC. Local residents were consulted about the assessment and several well attended workshops were held in December 2004. The boundary of Apsley Crescent conservation area was amended following consultation and the conservation area redesignated in September 2005.

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

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

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

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Contacts & Further Information

Design and Conservation Team
8th Floor, Jacobs Well,
Manchester Road
Bradford BD1 5RW

Telephone:
(01274) 434605

Fax:
(01274) 433767

e-mail:
conservation@bradford.gov.uk

Webpages:
Conservation homepage:
www.bradford.gov.uk/conservation

Conservation Area Assessments:
www.bradford.gov.uk/conservationassessments

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

Background and Brief History

Apsley Crescent conservation area developed during the prolonged boom in Bradford's textile industry during the mid 19th century. Many of the villas and terraces were built for textile merchants and manufacturers and other tradesmen and professionals who were attracted to the town. The area developed as a desirable suburb of Bradford and the various houses give a unique insight into the architectural fashions of the time and give the area its strongly consistent character. The following timeline briefly summarises its development.

Pre 1086

Manningham is first settled in Saxon times, the place name being of Old English or Norse origins. Manningham is one of the six independent townships which formed the Manor of Bradford.

16th Century

Manningham is a small village or hamlet set in agricultural fields and has changed little as a settlement. Buildings are concentrated to the west of Apsley Crescent conservation area, around the current location of St Paul's parish church. King Henry VIII grants Manningham Hall and its estates to the Lister family who already own much of Manningham.

1800 - 1850

Bradford becomes industrialised and expands but Manningham remains rural. Manningham Lane was upgraded to a turnpike road between Bradford and Keighley in 1820 and in the 1830s and 40s a handful of large houses set in estate-like gardens (including Bolton Royd and 286 Manningham Lane) are built for wealthy Bradfordians. Ellis Cunliffe Lister of Manningham Hall was the local Justice of the Peace and was elected MP for Bradford; he built and leased four mills in Bradford before building Manningham Mills for his sons John and Samuel Cunliffe Lister in 1838. Bradford's textile trade and industry prospers and successful merchants of local and European origin and other tradesmen are attracted to the booming town. The opening of Manningham railway station in 1868 is a

particular catalyst to development. Manningham becomes a desirable and fashionable residential suburb of Bradford.

1851 - 1900

In the 1850s the Apsley Lane Society and the Wellington Lane Society, both building societies, purchase land to the west of Manningham Lane. This is developed from 1857 onwards as Apsley Crescent, Walmer Villas and Mornington Villas. The houses are built for the wealthy middle classes and are constructed in fashionable Classical and Italianate architectural styles. Conditions of sale stipulate quality construction and that the buildings cannot be used for business or industrial purposes.

20th Century

The threat of demolition hung over large parts of Manningham from the 1950s through to the late 1970s, leading to under investment in the area over a sustained period and exacerbated the problems of a

declining textile industry and the movement out of the area by those who could afford to. Commuters look to live further afield and commute longer distances as railway and then road transport improves. The low land prices and large, comfortable houses are attractive to the city's new immigrants from Eastern Europe and Asia.

Late 20th / 21st Century

Efforts have been made to regenerate the area have had varying degrees of success. Although many of the large houses have been successfully reused by businesses or as flats, the majority of houses are still in residential use. The recent Heritage Lottery funded refurbishment of Lister Park with the first Mughal Garden in the country, and the conversion of Manningham Mills to a mixture of uses indicates that this culturally diverse neighbourhood is getting back on its feet.

Mornington Villas



Key Characteristics

The following summarises the key elements of the character of Apsley Crescent conservation area:

- Large, well-proportioned, ornamented Victorian era houses with architecture reflecting architectural fashions and the status of the original occupier.
- Gardens to houses of all sizes and mature trees within gardens and lining some streets
- A predominantly planned and regular street pattern typical of Victorian developments
- A mixture of housing types ranging from smaller terraces to large detached and semi-detached villas
- Traditional natural building materials
- Predominantly domestic, suburban development and architecture
- Busy main streets, quieter side streets and peaceful, secluded avenues
- A mixed density of development with the areas around the edge of the conservation area being predominately more densely laid out terraced developments and the more spacious avenues of larger houses towards the centre of the conservation area.
- Broad, formally laid out roads and avenues



*Top: Large well proportioned Victorian house on Mornington Villas.
Right: Well maintained Victorian terraced houses on Apsley Crescent.*



Top right: Two types of traditional bargeboards, carved and plain.
 Top middle: Traditional gateway along Clifton Villas.
 Top left: Decorative carving along manningham lane.
 Middle left: Ornate porch on Walmer Villas.
 Above: Traditional stone setts on Manningham Lane.

Summary of Important Features and Details

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

- Original / traditional architectural detailing and stylisation of houses reflecting past architectural styles, in terms of: form, roofscape, chimneys, stonework, openings, joinery, windows and doors. These all vary according to building age, status and style.
- Terraces or groups of detached and semi-detached houses of high group value
- Boundary walls to most buildings
- Stone street surfaces (where these remain in situ)
- Lack of alteration / modern engineering to some streets
- Peaceful, secluded character of side streets and avenues
- Tree lined avenues and roads leading off Manningham Lane giving the conservation area a leafy, high quality feel
- Formal building and boundary frontages on primary elevations
- Some commercial and retail buildings along Manningham Lane retaining some elements of traditional shopfront detailing.
- Large Victorian civic buildings located or just off the main routes, such as former schools and chapels.

Current Condition

AUTHENTICITY 79%

- The level of authenticity is based on an assessment of each property to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings have all of the above features and the scoring is adjusted to take this into account.
- Only residential properties and retail properties built prior to 1956 are scored.
- 177 properties were assessed for the purpose of the study; this is 69% of all properties within the conservation area.
- The listed buildings scored an average authenticity rating of 79%.
- Buildings with shopfronts scored an average of 59%



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

Strengths

- The overall authenticity score of 79% is one of the highest of all the conservation areas in the district, indicating a good degree of retention of traditional features and details.
- Residential suburban character despite inner city location and changes of use to some buildings.
- Main thoroughfares retain a good range of commercial and retail services.
- Peaceful and secluded roads and avenues.
- Street pattern has changed very little.
- Successful re-use, and adaptation of many buildings.
- Areas of traditional streetscape materials still in situ, principally on the back roads.
- The buildings and gardens to the eastern part of the conservation area retain the highest proportion of their original character, features and details such as Apsley Crescent, Walmer Villas, Mornington Villas, Clifton Villas and Spring Bank Place.
- Mature and semi-mature street trees along main thoroughfares and quieter roads and avenues and in gardens.

Traditional, well maintained gate posts and boundary wall.

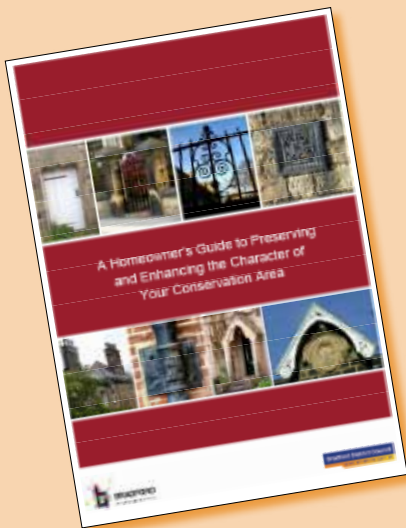


Weaknesses

- The character of Manningham Lane is dominated by heavy traffic and highway engineering, overwhelming the traditional character of the thoroughfare.
- Modern and inappropriately altered traditional shopfronts are common and are detracting from the street scene especially on Manningham Lane and Oak Lane. The authenticity score of 27% indicates most shopfronts have been altered to some extent or even replaced in their entirety.
- The painting and/or rendering of stonework and the inappropriate mortar, pointing, stone cleaning and clutter are undermining the group value of buildings.
- Many properties have inappropriate replacement doors and windows and this is undermining the strength of character of the whole area. The authenticity score of 54% indicates a significant threat to these traditional features.
- Altered, replaced or removed boundary walls and bargeboards are harming the area's character and the group value of buildings
- Small minority of vacant or underused buildings.
- Open spaces, such as the playground on Grosvenor Road and the site of the former community centre on Lumb Lane are underused and have a neglected appearance.

Opportunities

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



- Recently published 'Repair and Maintenance Guidance' should help property owners make better informed decisions.
- The 'Shopfront Design Guide' should result in better planning decisions in applications involving shopfronts.
- Bringing vacant and underused buildings and sites back into full use.
- Enforcement action against unauthorised development and works to trees.
- Redevelopment of buildings and sites currently detracting from the character and appearance of the conservation area.



Development in progress along Clifton Street.

Threats

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



Above: Neglected windows with inappropriate window pane.





Left: Badly maintained boundary wall with poor pointing.

Apsley Crescent Conservation Area

Character Contributions



Key

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

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

Apsley Crescent Conservation Area

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



Key

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

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

Apsley Crescent Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Other building		Stone setts / Flags
	Retail / Commercial building		Vacant building / Floor space		Un-surfaced / Partially surfaced
	Industrial building		New development		Tarmac / Concrete
	Ecclesiastical building		Demolition		Traffic management scheme

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

Changes affecting the Conservation Area

New Development

● Rosemont, Clifton Villas

Permission has been granted in 2003 and 2005 for a total of 29 houses within the site, including 9 apartments within the existing Victorian house itself. Rosemont has been vacant for some years and it is a positive step to see the building being brought back into use. The development of the grounds is currently underway however it is too early to assess the impact that this will have on the openness of the gardens and this part of the conservation area.



POSITIVE IMPACT

● **7 Spring Bank Place.** The building is in an advanced state of dereliction and as a key unlisted building in the conservation area, is a grave cause for concern. Little appears to be happening on site and the building is in a further advanced state of dereliction with signs of fire damage since the last assessment.



NEGATIVE IMPACT

Lesson: The owners of the building, with encouragement from the Design and Conservation Team should make a positive effort to bring the building back into use.

● **Grosvenor Community Centre.** The community centre was demolished in 2004/5, shortly after the survey work for the last conservation area assessment. The site is currently grassed but underused. The site would benefit from improved landscaping or sensitive redevelopment.

NEUTRAL IMPACT

● **Former Belle Vue Boys School, Manningham Lane.** The building is a key unlisted building in the conservation area and stood empty for a number of years. Planning permission has been granted for change of use to girl's boarding school and the building has been successfully brought back into use. However, large banner signs have been hung across the frontage of the building. These may be temporary but planning permission has not been granted and they detract from the character of the building and enforcement action should be pursued.

POSITIVE IMPACT

- **9, 10 and 11 Belle Vue (Grade II listed buildings).** The original sash windows in these buildings have been replaced, without LBC, with stained hardwood top opening casements.



NEGATIVE IMPACT

Lesson: Listed building consent is required to alter windows in a listed building. Enforcement action should be pursued in order to reinstate a traditional window detail.

- **1 Camden Terrace (Grade II listed building).** The traditional sash and casement windows in this building have been replaced, without LBC, with stained hardwood top opening casements.



NEGATIVE IMPACT

Lesson: Listed building consent is required to alter windows in a listed building. Enforcement action should be pursued in order to reinstate a traditional window detail.

- **Clifton Street/Manningham Lane.** Permission was granted in 2006 for the development of a mixed use development (residential and retail) on this corner plot just outside the conservation area. The development is currently under construction and early indications are that it would have an acceptable impact on the setting of the conservation area.

- **209 Manningham Lane.** The fascia sign on this building has been replaced and metal roller shutters installed over the shopfront. No planning permission has been granted for this alteration.



NEGATIVE IMPACT

Lesson: Planning permission is required for this alteration. Enforcement action should be pursued in order to instate a more appropriate detail.

Boundary

The boundary has been reassessed and there are no changes proposed at this time.

- **227 Manningham Lane.** The double fronted traditional shopfront on this building has been replaced, without planning permission with two modern shopfronts. The front elevation of the building has been clad with stained timber.



NEGATIVE IMPACT

Lesson: Planning permission is required for this alteration. Enforcement action should be pursued in order to instate a more appropriate detail.

- **9 Mornington Villas.** The original sash windows in this large Victorian villa have been replaced with uPVC casements. The building is not listed but is a key unlisted building in the conservation area. Currently in commercial use, planning permission has not been sought for this alteration.



NEGATIVE IMPACT

Lesson: Planning permission is required for this alteration. Enforcement action should be pursued in order to instate a more appropriate detail.

Buildings

The following buildings were vacant when the last Conservation Area Assessment was written but have been brought back into use:

- Rosemont, Clifton Villas (currently under conversion)
- Former Belle Vue Boys School

POSITIVE

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

- 2, 6 and 7 Spring Bank Place
- 4 Clifton Villas
- 1, 2 and 4 Mornington Villas
- 7 Apsley Villas
- 5 Camden Terrace
- Manningham Middle School
- Former hotel, 187 Manningham Lane
- 23 Grosvenor Road
- 197 and 199 Lumb Lane
- 2 and 3 Belle Vue
- 199a, 209, 229 and 292 Manningham Lane
- 9, 13, 17 and 29 Marlborough Road
- 195, 197 and 199 Lumb Lane

CONCERN

Works to Highways

There do not appear to have been any additional works to the highways above and beyond general maintenance since the last assessment.

● **11-13 Mornington Villas.** The original sash windows in this large Victorian villa have been replaced with uPVC casements. The building is not listed but is a key unlisted building in the conservation area. Currently in commercial use, planning permission has been not sought for this alteration.



NEGATIVE IMPACT

Lesson: Planning permission is required for this alteration. Enforcement action should be pursued in order to instate a more appropriate detail.

● **Grosvenor Road Hand Carwash.** This former petrol station was granted permission for use as a hand car wash. The building itself is typical of its type however the new galvanised fencing that surrounds the site is incongruous and unsuitable for this sensitive location. Planning permission was given for the change of use but not specifically for the fencing.



NEGATIVE IMPACT

Lesson: Planning permission is required for this alteration. Enforcement action should be pursued in order to instate a more appropriate detail.

Trees & Open Space

There has been no significant loss of open space or trees within the conservation area.



Negative Impacts

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted. Whilst none are considered to be major detractors or have had a severely negative impact on the character of the conservation area,

there are a number of properties displaying relatively minor visual detractors, such as inappropriate fascia signage, poorly detailed shopfronts and unauthorised windows on listed buildings. The Council will look to ways of mitigating these works and will

actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on repair and maintenance of historic properties will be made available.



Management Proposals

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

The objectives aim to:

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

The objectives of the Management Proposals are based on the issues identified in the Manningham Conservation Area Assessments and prioritised by members of the community who took part in the Manningham Conservation Area Assessments public consultations.

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2007-2013
2	Improved communication between Council officers and key partners in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Apsley Crescent	<ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm 	Continual As resources permit
4	Encourage the re-use of vacant buildings, sites and floorspace	<ul style="list-style-type: none"> • Closer working between the Planning Service and buildings and site owners 	Continual
5	Preserve and enhance features and details that contribute to the character of Apsley Crescent	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings was published by the Design and Conservation Team in 2007. 	Review guidance periodically
6	Promote good quality new development	<ul style="list-style-type: none"> • Production of guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate. 	2007-2013 as resources permit
7	Encourage investment into Apsley Crescent. Ensure all investment is contributing to the character of the conservation area and its activities.	<ul style="list-style-type: none"> • Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council. 	Continual
8	Retain the traditional scale, proportion and character of the shopping / business areas in Apsley Crescent	<ul style="list-style-type: none"> • Shopfront Design Guide Supplementary Planning Document has undergone consultation and is adopted • Planning Policy 	Published in 2007 and reviewed periodically
9	Improve maintenance of the public realm and boundary walls	<ul style="list-style-type: none"> • Design and Conservation Team to work with Highways Maintenance and Landscape Design Team to improve the maintenance of the public realm • Design and Conservation team to work with Countryside and Rights of Way team to improve footpaths and boundary walls in the Council's ownership. 	Continual
10	Monitor Planning Applications to add value to the historic environment	<ul style="list-style-type: none"> • Design and Conservation Team to work more effectively within the wider planning service. 	Continual
11	Address illegal works to listed buildings and unauthorised development	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team 	Continual
12	Retain important trees	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Trees Team 	Continual
13	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review Apsley Crescent Conservation Area every five years in line with Best value Indicator 219a.	Review by December 2012

the 1990s, the number of people in the world who are under 15 years of age has increased by 1.2 billion, from 1.1 billion in 1980 to 2.3 billion in 1999. The number of people aged 15 years and over has increased by 1.1 billion, from 1.1 billion in 1980 to 2.2 billion in 1999.

There are a number of reasons why the world population is growing so rapidly. One of the main reasons is that the number of children born to each woman has increased. In 1980, the average woman in the world had 2.5 children. In 1999, the average woman in the world had 2.7 children.

Another reason why the world population is growing so rapidly is that the number of people who are surviving to old age has increased. In 1980, the average person in the world lived for 60 years. In 1999, the average person in the world lived for 65 years.

There are a number of factors that are contributing to the increase in the number of people who are surviving to old age. One of the main factors is that the number of people who are dying from infectious diseases has decreased. In 1980, there were 1.5 million deaths from infectious diseases in the world. In 1999, there were 1.1 million deaths from infectious diseases in the world.

Another factor that is contributing to the increase in the number of people who are surviving to old age is that the number of people who are dying from non-communicable diseases has decreased. In 1980, there were 1.5 million deaths from non-communicable diseases in the world. In 1999, there were 1.1 million deaths from non-communicable diseases in the world.

There are a number of factors that are contributing to the decrease in the number of people who are dying from infectious diseases. One of the main factors is that the number of people who are vaccinated against infectious diseases has increased. In 1980, only 10% of the world population was vaccinated against infectious diseases. In 1999, 25% of the world population was vaccinated against infectious diseases.

Another factor that is contributing to the decrease in the number of people who are dying from infectious diseases is that the number of people who are using antibiotics has increased. In 1980, only 10% of the world population was using antibiotics. In 1999, 25% of the world population was using antibiotics.

There are a number of factors that are contributing to the decrease in the number of people who are dying from non-communicable diseases. One of the main factors is that the number of people who are smoking has decreased. In 1980, 10% of the world population was smoking. In 1999, 5% of the world population was smoking.

Another factor that is contributing to the decrease in the number of people who are dying from non-communicable diseases is that the number of people who are eating a healthy diet has increased. In 1980, only 10% of the world population was eating a healthy diet. In 1999, 25% of the world population was eating a healthy diet.

There are a number of factors that are contributing to the increase in the number of people who are eating a healthy diet. One of the main factors is that the number of people who are aware of the importance of a healthy diet has increased. In 1980, only 10% of the world population was aware of the importance of a healthy diet. In 1999, 25% of the world population was aware of the importance of a healthy diet.

Another factor that is contributing to the increase in the number of people who are eating a healthy diet is that the number of people who are using healthy cooking methods has increased. In 1980, only 10% of the world population was using healthy cooking methods. In 1999, 25% of the world population was using healthy cooking methods.

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