



Conservation Area Appraisal

Bradford City Centre Masterplan Overview

This document provides a brief summary of some of the key findings of the Conservation Area Appraisals for the City Centre, Cathedral Precinct, Goitside and Little Germany.

It also illustrates and explains how the findings of these Conservation Area Appraisals sit alongside the regeneration proposals of the

four Neighbourhood Development Frameworks (NDFs): The Bowl, The Channel, The Market and The Valley. It shows where the regeneration proposals, if implemented, are likely to enhance the character and appearance of the conservation areas and their settings, or where the impact of the proposals would be neutral or negative.

December 2007

Bradford District Council

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 make each conservation area appraisal:

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings.
- An assessment of the issues facing the conservation area at present.
 - The survey and update of map data relating to the conservation area boundary.
- A review of the appropriateness of the conservation area boundary.
 - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area.
 - The formulation of management proposals for the area.

What is a Conservation Area?

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

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.

Contents

Maps from the Conservation Area Appraisals	3
Listed Buildings and Key Unlisted Buildings	4
Positive, Negative and Neutral Areas	6
Conservation Areas and Regeneration Areas	8
How the regeneration of the City Centre would impact the Conservation Areas	9

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

1

Maps from the Conservation Area Appraisals

The maps over the following pages summarise the findings of the conservation area appraisals for the five conservation areas in the city centre, and show how these findings sit within the wider context.

Listed Buildings and Key Unlisted Buildings

The map opposite shows the listed and key unlisted buildings within and in the vicinity of the city conservation areas.

There are very few listed buildings outside of conservation areas; the greatest concentrations of listed buildings outside of the city centre conservation areas are in Eldon Place Conservation Area to the northwest and Little Horton Lane Conservation Area to the southwest. Regardless of location, all listed buildings receive the same level of protection.

Key unlisted buildings have only been identified within the conservation areas. Identifying key unlisted buildings outside of the conservation areas would not afford them any protection legally or in terms of planning policy.

Listed Buildings



Manor Buildings, Manor Row - City Centre conservation area.



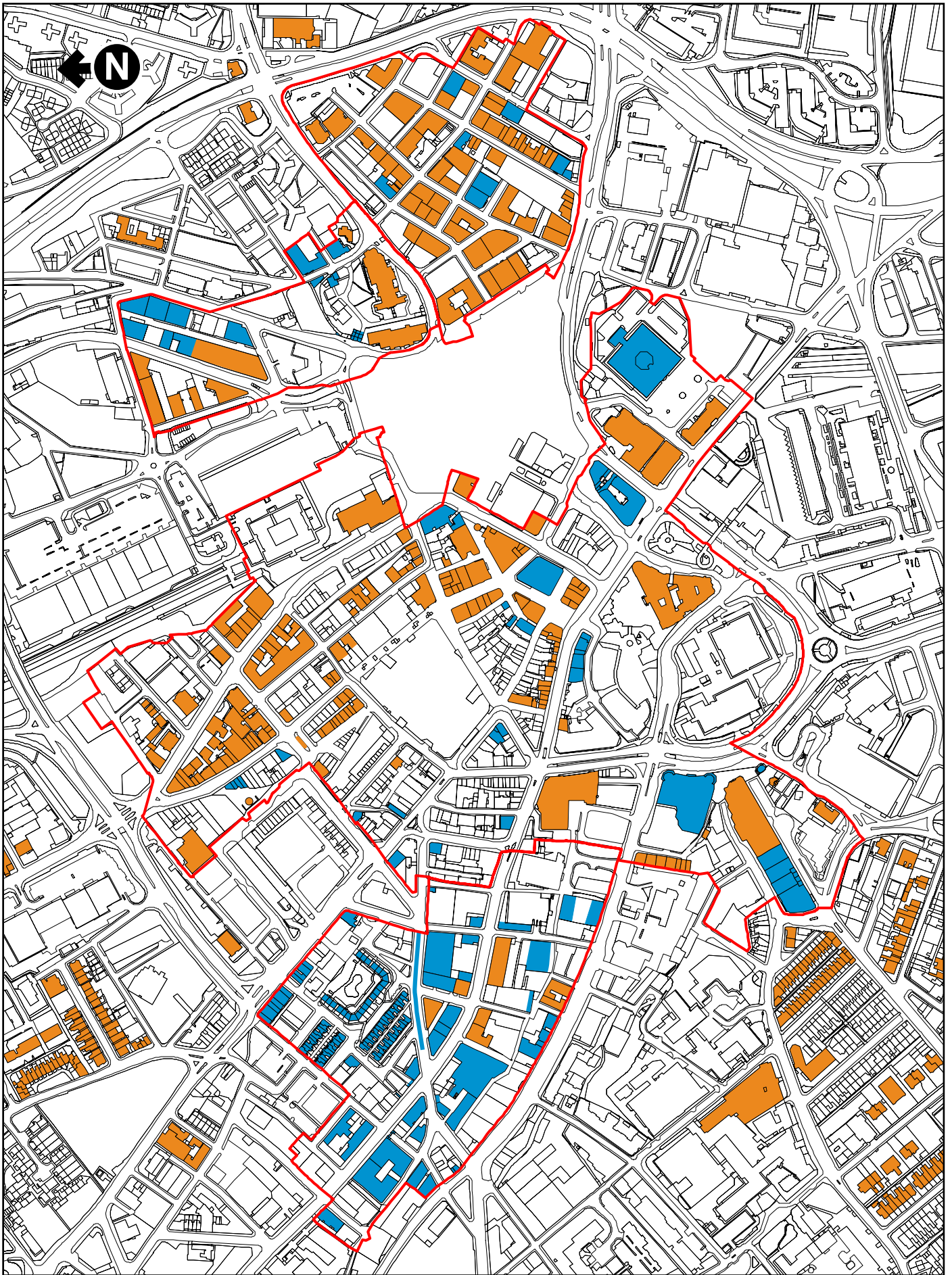
Bradford Cathedral, Stott Hill - Cathedral conservation area.



4 Vincent Street - Goitside conservation area.



63 Vicar Lane - Little Germany conservation area.



Positive, Negative and Neutral Areas

The map opposite shows areas which are deemed to make a positive, negative or neutral contribution to the character and appearance or setting of the conservation areas.

Please note that this map is a snapshot in time, and with redevelopment and other environmental improvements, the contribution that these areas make will change.

The green areas show that the conservation areas each have areas of high historic townscape value which are key to their special interest. Buildings which retain much of their traditional character, high quality modern buildings, historic street surfaces, mature trees, key open spaces and historic street furniture all help to make up the areas which make a positive contribution to the character and appearance of the conservation

area. These areas of positive character are protected by planning policy and the management proposals within each of the conservation area appraisals.

The immediate settings of the conservation areas contain very few buildings or spaces which are of positive townscape value. The areas that make a positive contribution to the setting of conservation areas include buildings which retain their traditional character, high quality modern buildings, historic street surfaces and attractive open spaces.

The red areas show that within conservation areas there are a number of buildings and spaces which have an adverse impact on the character and appearance of the conservation area. The parts of conservation areas which are not making a contribution to their special interest include buildings of

low townscape value, vacant land, surface car parks, billboards, highly engineered / modernised streets and inappropriate street furniture. These factors are addressed within the management proposals within each of the conservation area appraisals.

The red areas show that the immediate settings of the conservation areas tend to make a poor contrast to the townscape within the conservation areas. Elements which create a poor setting for the conservation areas include buildings of a low townscape value, buildings of an inappropriate height, scale or massing in relation to a conservation area, vacant land, surface car parking, highly engineered roads, roads which truncate routes which formerly led into or out of the conservation areas, and so on.

Positive and Negative Features



Strong townscape value around the Cathedral - Cathedral conservation area.



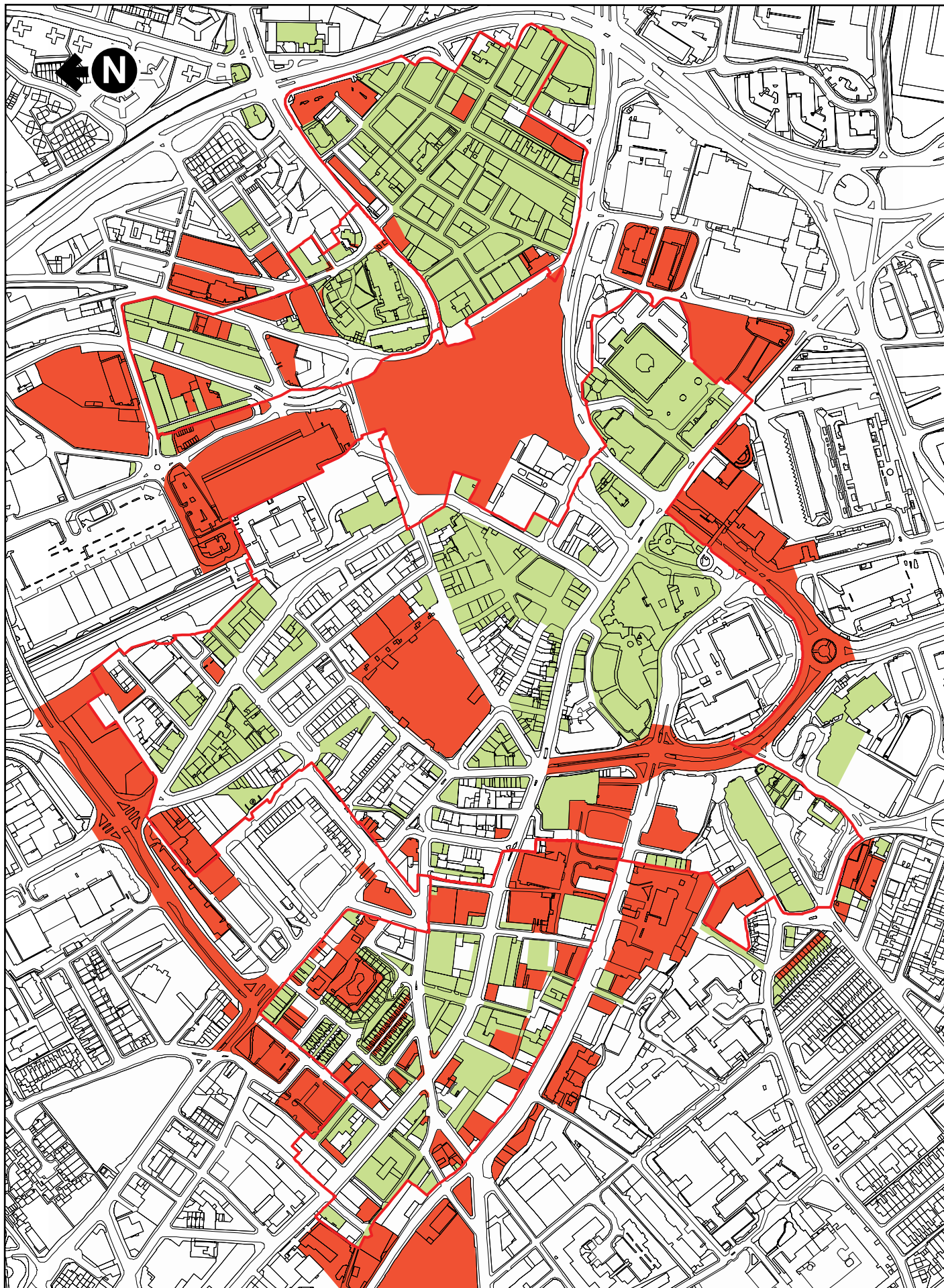
Buildings falling into disrepair and dereliction - Goitside conservation area.



Vacant building on East Parade, Little Germany - Negative.



Law Courts, Bradford City Centre conservation area - a good new development



Conservation Areas and Regeneration Areas

There are four conservation areas within Bradford City Centre. These are:

- City Centre (originally designated in 1973);
- Cathedral Precinct (1973);
- Goitside (1992);
- Little Germany (1973).

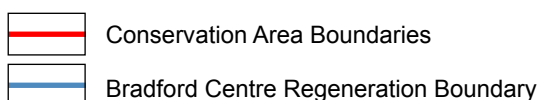
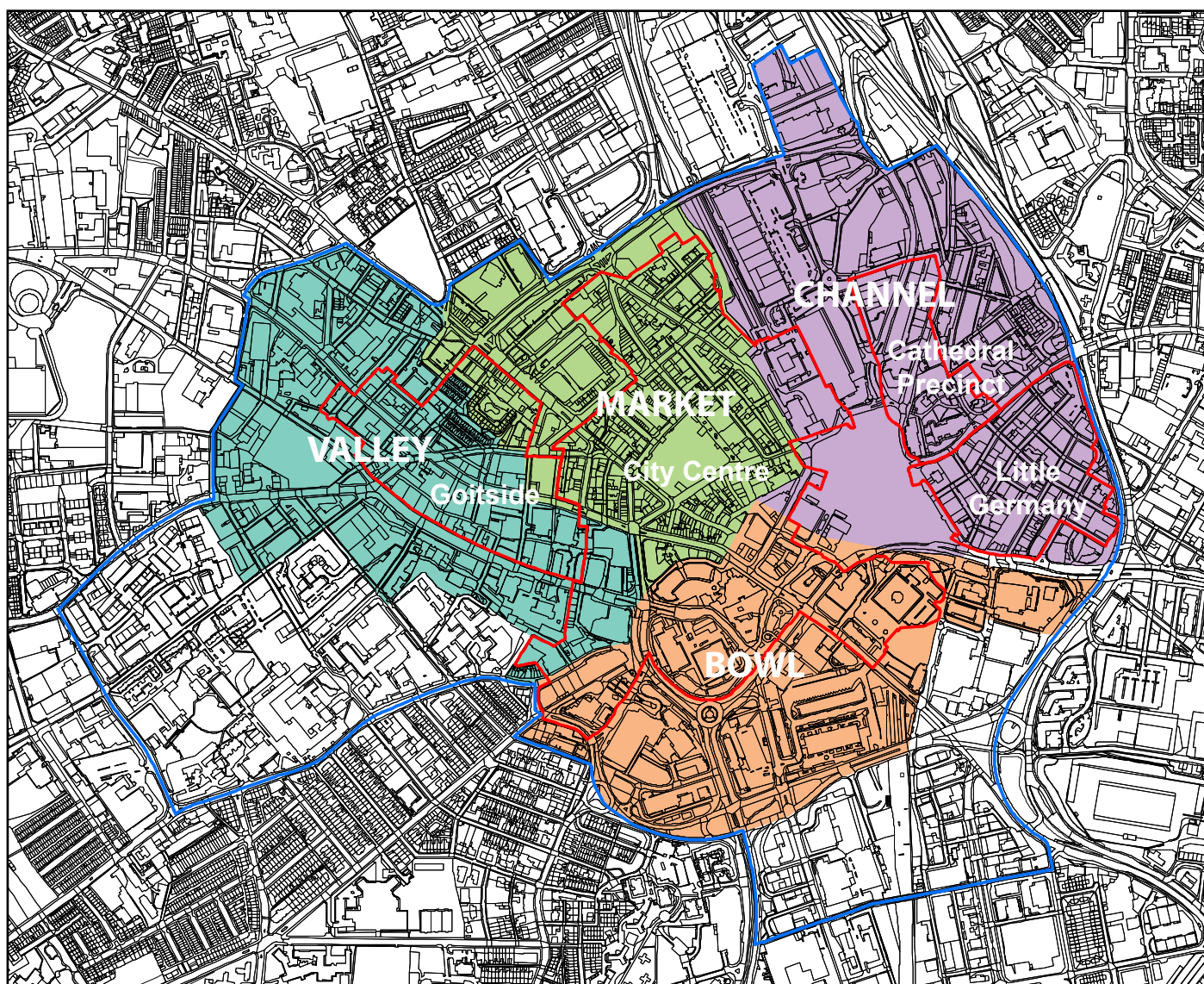
All four areas have detailed Conservation Area Assessments which have been re-appraised in 2007 to ensure they are up to date. The conservation area boundaries are shown on the map below/ opposite by the red lines.

The regeneration of Bradford City Centre began in 2003 with the formation of an urban regeneration company (Bradford Centre Regeneration). The area covered by Bradford Centre Regeneration is indicated by the blue line on the plan below.

Bradford Centre Regeneration commissioned the architect Will Alsop to create a masterplan for the rebirth of the city. Alsop's Masterplan put forward a radical vision for the transformation of the centre, particularly with regard to the quality of the built environment and the public spaces. The Masterplan identified four separate

neighbourhoods in the city centre – the Bowl, the Channel, the Market and the Valley. The areas covered by the four neighbourhoods are shaded on the plan below.

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



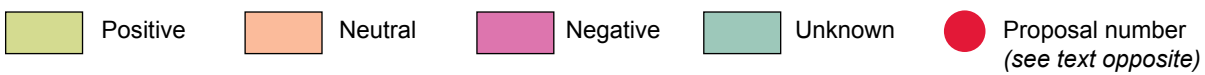
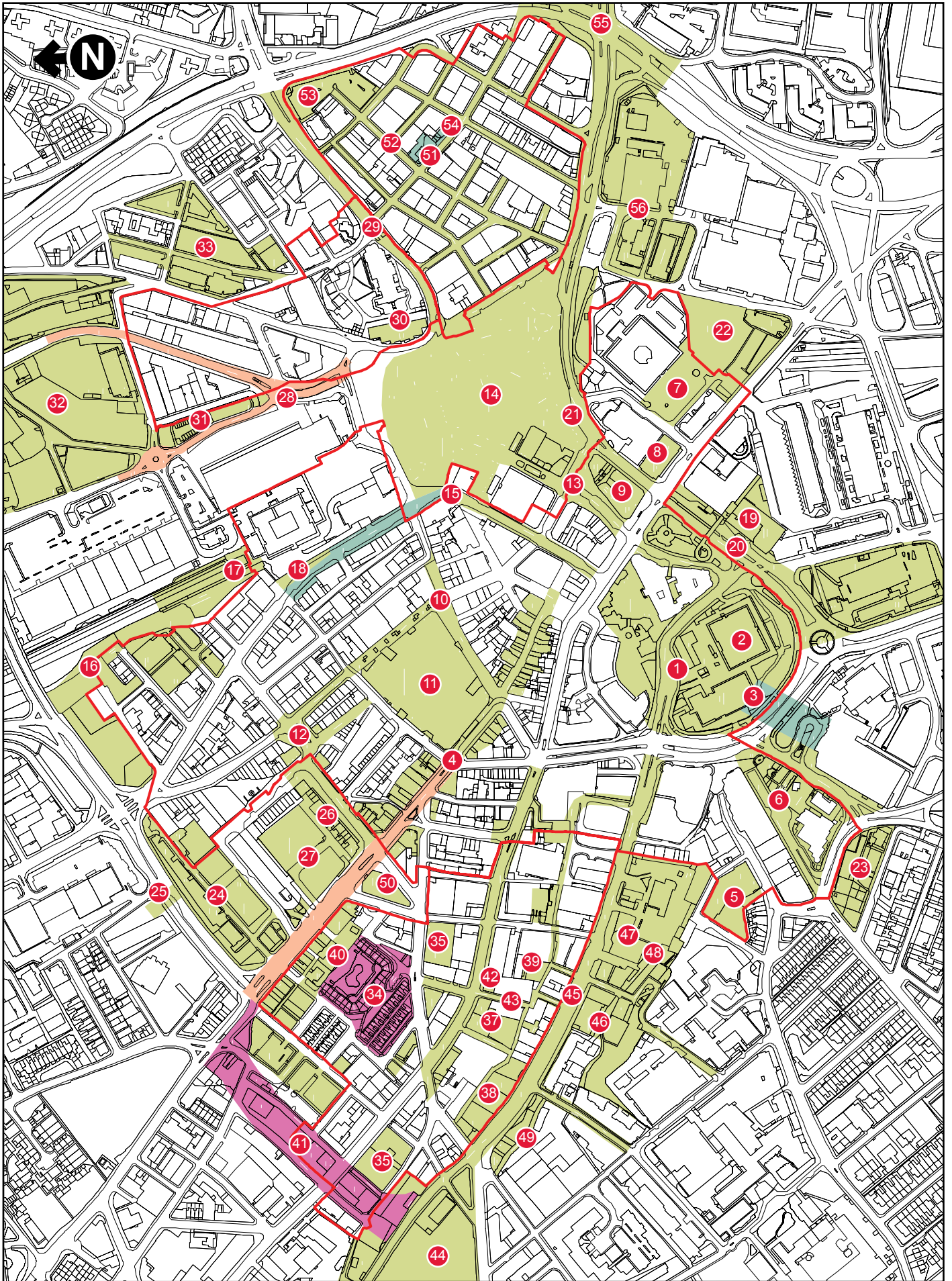
2

How the regeneration of the City Centre would impact the Conservation Areas

This section examines what the likely impact of the proposals in the NDFs would have on the special interest of the conservation areas and the character of their settings.

On the plan overleaf:

- **The GREEN areas** show where the NDF proposals are likely to enhance the character and appearance of the conservation areas or their respective settings. This could be by bringing empty buildings back into use, environmental enhancements, highway improvements or by redeveloping sites which are presently making a negative contribution.
- **The PINK areas** show where the NDF proposals are likely to adversely impact the special interest of the conservation areas or harm their settings. These areas may be where the proposals intend to drastically change areas which make a positive contribution to the character and appearance of the conservation areas or their settings.
- **The BLUE areas** show where the likely impact of an NDF proposal is unknown at the time of writing. This may be because the NDF presents several options as to how a proposal might be implemented, or that circumstances have changed since the NDF was published, raising uncertainty as to how the proposal might be implemented.



In terms of what each proposal is and why its impact is likely to be positive, neutral, negative or unknown, please match up the number on the plan with the number in the list below.

City Centre Conservation Area:

- 1 Mirror Pool City Park –**
Creation of a significant new public space, a city centre water park at the heart of the city centre and creating a dramatic setting for Bradford's civic heritage. The mirror pool will be a multifunction space that can be drained for public events or filled with water. Land currently occupied by the Police Headquarters and Magistrates Courts will need to be cleared. The public realm improvements would extend to Norfolk Gardens behind City Hall.
Likely impact on Conservation Area: **POSITIVE**
- 2 Business Forest Office Park –**
Overlooking the Mirror Pool and straddling the conservation area boundary, this redevelopment would be comprised of high quality buildings set in a green, permeable public realm.
Likely impact on Conservation Area: **POSITIVE**
- 3 National Museum 'Lightwave' Scheme –** a possible joint venture building accommodating an extension to the Media Museum, a new Central Library, a University learning component and possibly media business units. An intention of the Lightwave is to bring the museum and library into the heart of the city and improve access to them. However, it is presently unclear how this will be done. A large building which straddles Prince's Way (and the conservation area boundary) will inevitably close off vistas into and out of the conservation area and the setting and views of the Grade II Listed Alhambra, war memorial and

Victoria Memorial and the planned Odeon redevelopment. However, a lighter structure such as a footbridge with buildings at either end will have less of an impact. In either case it could be argued that any vertical segregation of pedestrians from other traffic is against the principles of good urban design.
Likely impact on Conservation Area: **UNKNOWN / NEGATIVE**

- 4 'World Mile' –** Making Ivegate / Westgate / White Abbey Road a specialist retail and leisure destination, building on the city's diversity and improving its retail and leisure offer. The public realm along the World Mile would be enhanced, buildings re-used and upgraded, with new development in certain locations.
Likely impact on Conservation Area: **POSITIVE**
- 5 Former Alexandra Hotel –** the redevelopment of this vacant site within the conservation area with a high quality extension to the campus of Bradford College, bringing the College further into the city centre.
Likely impact on Conservation Area: **POSITIVE**
- 6 'West End' –** public realm enhancement of the area between the National Media Museum and the Alhambra Theatre to strengthen this part of the city centre's attraction as a cultural and leisure destination.
Likely impact on Conservation Area: **POSITIVE**
- 7 Exchange Square –** An improvement of the existing square to provide a fitting setting for new development on the south side, and the Victoria Hotel.
Likely impact on Conservation Area: **POSITIVE**
- 8 St George's Hall –** The restoration of this important Listed civic building and incorporation of new facilities to

strengthen the city centre's cultural provision and facilities.
Likely impact on Conservation Area: **POSITIVE**

- 9 Britannia House –** The conversion of this key unlisted building in the city centre from Council offices to a mixed use building with more active ground floor uses and apartments on the upper floors.
Likely impact on Conservation Area: **POSITIVE**
- 10 Public Realm on Darley Street and Kirkgate –** Public realm improvements in line with the historic character of the conservation area to provide pleasant routes through and between the main shopping quarters of the city centre.
Likely impact on Conservation Area: **POSITIVE**
- 11 Kirkgate Centre –** The improvement of the external elevations of this shopping centre, which currently detracts from the character and appearance of the conservation area. Internally, the building may be adapted to serve the convenience shopping needs of people living in the city centre.
Likely impact on Conservation Area: **POSITIVE**
- 12 Rawson Square –** This priority intervention proposes converting this space into a formal, pedestrian priority multi function square. The space would act as a natural gathering point and focus for activity and events. The improvement of this space could be a catalyst for the reuse of the surrounding vacant and underused buildings.
Likely impact on Conservation Area: **POSITIVE**
- 13 Bank Street (Broadway) Public Realm –** Improvement of this important link between the Mirror Pool, City Hall and the new Broadway, Little Germany and Cathedral.
Likely Impact on Conservation Area: **POSITIVE**
- 14 Broadway Retail Development –** A landmark retail and leisure development to strengthen and expand the city centre's commercial offer. Pedestrian linkages between the city's

retail centre, the Cathedral and Little Germany will be improved. The development will occupy the former site of modern development which did not contribute to the setting of the City Centre, Cathedral Precinct and Little Germany Conservation Areas.

Likely impact on Conservation Area:
POSITIVE

15 Public Transport Box – In order to improve city centre public transport, Market Street and John Street, with Cheapside and Westgate, are proposed to form a public transport 'box' with high quality bus stops and an enhanced, pedestrian friendly character to Market Street and John Street. The proposal does not describe the proposed impact on Cheapside and Westgate.

Likely impact on Conservation Area:
POSITIVE / UNKNOWN

16 Residential Development on Cliffside – The creation of an urban neighbourhood on long term vacant and underused sites within and outside of the conservation area which presently detract from the area's character. The development would reinstate urban blocks.

Likely impact on Conservation Area:
POSITIVE

17 Forster Square Station Development – The redevelopment of the railway station to accommodate a mix of uses and improve pedestrian access between the station and the commercial core of the city centre. The redevelopment would make better use of a highly accessible location and strengthen the arrival experience at this important gateway.

Likely impact on Conservation Area:
POSITIVE

18 St Blaise Square Railway Arches – the proposed use of the unused spaces under the arches for retail and business use through the inserting of curtain glazing and mezzanine floors. This should increase activity in the vicinity of Forster Square Station and enhance the area's character.

Likely impact on Conservation Area:
POSITIVE

19 The Interchange – As part of improvements to Bradford Interchange as a whole, the NDF proposes that the multi-storey car park on Hall Ings is demolished and replaced with new development, which should enhance the setting of City Hall and the Conservation Area. *Likely impact on Conservation Area:*
POSITIVE

20 Hall Ings Highway Downsizing – the reduction in through traffic along the westernmost stretch of Hall Ings and improvement of the public realm to improve linkages between the proposed Mirror Pool Park, Business Forest and improved Interchange.

Likely impact on Conservation Area:
POSITIVE

21 Leeds Road Boulevard – Environmental and pedestrian access upgrades along this key arterial road which is partially in the conservation area and forms part of its setting.

Likely impact on Conservation Area:
POSITIVE

22 Exchange Court – a prestigious mixed use development on the south side of Exchange Square, possibly accommodating the relocated Magistrates Courts and completing the Square as a set piece.

Likely impact on Conservation Area:
POSITIVE

23 Wilton Street – the re-use and improvement of the high quality buildings in this transitional edge-of-centre area, with redevelopment and modest infill on what is presently surface car parking to strengthen the urban grain.

Likely Impact on Conservation Area:
POSITIVE

24 Market Urban Village – residential development between the Oastler Centre and Drewton Road, strengthening the urban form and re-using the vacant listed buildings in this area.

Likely impact on Conservation Area:
POSITIVE

25 Northgate Footbridge – a new high quality foot and cycle bridge over Drewton Road, improving linkages between Manningham and the commercial heart of the city. The bridge would be an eye-catching, sculptural piece of modern engineering.

Likely impact on Conservation Area:
POSITIVE

26 John Street Gateway and Market Entrance – Improvement of the frontage and main entrance to the Oastler Centre, with improved shopfronts, a cloistered arcade and apartments over the shops.

Likely impact on Conservation Area:
POSITIVE

27 International Food Market – Building on the existing range of world food available in the Oastler Centre, this proposal seeks to formally establish the market as a destination for food shopping with related market events including farmers' markets.

Likely impact on Conservation Areas:
POSITIVE

A brief description of the key projects affecting the Cathedral Precinct and their likely impact on the conservation area's special character and setting are as follows:

28 Canal Road / Valley Road Access Strategy – New development will be co-ordinated to ensure that traffic associated with the Valley Road retail parks and the Channel Urban Village is concentrated on Valley Road, leaving Canal Road free for traffic to and from Broadway.

Likely Impact on Conservation Area:
NEUTRAL

29 Barkerend Road and Church Bank – The reduction in through traffic along Barkerend Road and Church Bank means that they will be remodelled as an attractive, pedestrian priority avenue with a high quality public realm.

Likely Impact on Conservation Area:
POSITIVE

30 St Peter's House – The redevelopment of Broadway will mean that this important civic listed building will regain a prominent position in the townscape. The NDF promotes the re-use of this building as specialist retail with restaurants and cafes.
Likely Impact on Conservation Area:
POSITIVE

31 The Channel Linear Park – Linking with the Mirror Pool Park by City Hall, this long soft greenspace with a series of water features would replace the surface car parking by Mill Street and would enhance the setting of the Listed Buildings on the other side of the street as well as the Conservation Area.
Likely Impact on Conservation Area:
POSITIVE

32 Channel Urban Village – This priority project is the creation of a large, high density mix of residential, office, leisure and ancillary retail uses with a canal basin and the Channel Linear Park forming the focus of the development and public realm. The Urban Village would replace buildings and sites which detract from the Conservation Area's setting.
Likely impact on Conservation Area:
POSITIVE

33 Cathedral Urban Village – The redevelopment of the underused land and buildings outside of the conservation area at Captain Street, North Street and Wellington Street as family housing in an urban village had as its cornerstone St Mary's Primary School, which is within the conservation area. The closure of the school since the publication of the NDF now puts the viability of this proposition into question.
Likely Impact on Conservation Area:
POSITIVE / UNKNOWN

A brief description of the key projects affecting the Goitside and their likely impact on the conservation area's special character and setting are as follows:

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

35 Goitside Urban Village: Refurbishments – The Valley NDF identifies several large underused industrial buildings for conversion to residential as part of the creation of an urban village. These include Woolston House, Grattan Road; 51-53 Grattan Road; 177-187 Sunbridge Road and 154-156 Sunbridge Road.
Likely Impact on Conservation Area:
POSITIVE

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

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

38 The Knowledge – The redevelopment of the low quality buildings and scrap and builders' yards at the corner of Thornton Road and Grattan Road with a high quality new building

providing incubator and managed workspace for small firms. The Knowledge would house businesses associated with the nearby University and College, and the area's creative industry.
Likely Impact on Conservation Area:
POSITIVE

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

40 Urban Village Greens – Enhancements to the streets and green spaces in the Chain Street area to create a safe, high quality, pedestrian priority public realm which is appropriate to the predominantly residential use of the area. While acceptable in principle, some elements of this proposal are dependent upon the creation of Goitside Urban Village (see no. 34) which involve demolishing much of the existing historic housing. Infill development on presently underused land will benefit the conservation area.
Likely Impact on Conservation Area:
POSITIVE / UNKNOWN

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

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

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

44 Listergate / Bradford Science Park - A key redevelopment incorporating the proposed Bradford University Science Park and high quality apartments. The quality of design will be high and incorporate a 'Star Building'. The site presently provides a poor setting for the conservation area.
Likely impact on Conservation Area: **POSITIVE**

45 Thornton Road Boulevard - Environmental enhancement of this important thoroughfare, plus improvements to the pedestrian environment and increased priority at crossings.
Potential impact on Conservation Area: **POSITIVE**

46 Westholme Street - conversion of good quality former industrial buildings to apartments, with high quality infill development in this area to the south of the conservation area.
Likely impact on Conservation Area: **POSITIVE**

47 Valley Courts - A primarily residential development consisting of low rise urban blocks set in attractive landscaping on sites which currently provide a poor

setting to the conservation area.
Likely impact on Conservation Area: **POSITIVE**

48 Beckside Park - An important open space which provides an attractive and convenient link between the retail core of the city centre, the University, College and proposed Listergate / Science Park development. The Park would also provide an attractive setting for the proposed Valley Courts.
Likely impact on Conservation Area: **POSITIVE**

49 Orchard Square - An attractive, contemporary 'gateway' public open space replacing sites, buildings and hoardings which detract from the conservation area's setting.
Likely impact on Conservation Area: **POSITIVE**

50 Highpoint Development - the conversion of this vacant building which is prominent in the city's skyline to a mix of uses with active lower floors. The elevations of the building would be improved.
Likely impact on Conservation Area: **POSITIVE**

A brief description of the key projects affecting Little Germany and their likely impact on the conservation area's special character are as follows:

51 Festival Square - The creation of a new public square by closing a section of Peckover Street to traffic an encouraging more active frontages to the surrounding buildings. Given the sensitive location of the site and the character of the listed buildings in this area, the impact of this proposal is more dependant on its form and detailing than the other proposals.
Likely impact on Conservation Area: **UNKNOWN**

52 Little Germany Public Realm Improvements - The improvement of the already generally high quality public realm of the Conservation Area to improve its character and appearance and offer greater amenity for new and

existing residents.
Likely impact on Conservation Area: **POSITIVE**

53 Burnett Street Residential Development - A high quality apartment development on what is presently a surface car park on the edge of the conservation area. The development would strengthen the urban form of the area.
Likely impact on the Conservation Area: **POSITIVE**

54 Merchants House - Proposed removal of the modern ramps steps and canopy at one side of this Listed Building to open up the corner of Chapel Street and Peckover Street, with a light-weight glass atrium which would act as a focal point and gathering place at the heart of the conservation area.
Likely Impact on Conservation Area: **POSITIVE**

55 City Ring Road Junctions - Environmental enhancement and improvement of pedestrian links at the key junctions of the Inner Ring Road. This will affect the Leeds Road/ShIPLEY Airedale Road/Croft Street Junction which forms part of the conservation area's setting.
Likely impact on Conservation Area: **POSITIVE**

56 Leeds Road Urban Village - The redevelopment of the offices to the south of Leeds Road which detract from the Conservation Area's setting with a new higher density mixed-use development.
Likely impact on Conservation Area: **POSITIVE**

