



Conservation Area Appraisal

St Paul's



This appraisal reviews the St Paul's Conservation Area Assessment, which was published in 2005. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process for the Conservation Area Assessment.

The next appraisal of St Paul's Conservation Area will be undertaken by November 2012

November 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 14*).
- An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (*see page 11*).
- The formulation of management proposals for the area (*see page 16*).

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).

St Paul's Conservation Area was originally designated in 1975. The Conservation Area was significantly extended in 1981 to include the Manningham Lane area, and the area to the east of Manningham Lane. A review of the boundary of St Paul's Conservation Area was undertaken in 2005. The present boundary of St Paul's Conservation Area was adopted in November 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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Listed Buildings:
www.bradford.gov.uk/listedbuildings



These mid 18th century cottages were built for textile manufacture and formed part of the old village of Manningham

Background and Brief History

St Paul's Conservation Area covers what remains of the former village of Manningham plus the Victorian era middle class suburban housing which replaced much of the village and its setting. 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 around Church Street, Skinner Lane and Rosebery Road. King Henry VIII grants Manningham Hall and its estates to the Lister family who already own much of Manningham.

1800 - 1850

As Bradford becomes industrialised and expands, 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. St Paul's Church is built in 1847-8 as a Parish Church at the heart of the old village of Manningham. It is the last piece of the village to be built.

1850 - 1900

As Bradford's textile trade and industry prospers more successful merchants of local and European (particularly German) origin and other tradesmen attracted to the booming town build houses in what becomes Bradford's premier suburb. The opening of Manningham railway station in 1868 is a particular catalyst to development as it allows a quick and convenient way into Bradford and business.

20th Century

Commuters look to live further afield and commute longer distances as railway and then road transport improves. Manningham

loses its cachet as a residential neighbourhood and is now part of Bradford's inner city. Investment in some parts of the conservation area plummet due to the planned clearance and redevelopment of the area. For example, it was not until 1981 that plans for a motorway along or near to Manningham Lane were abandoned. 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

Despite the changes of the 20th century, the St Paul's area remains attractive and suburban in character and is a key part of Bradford's industrial legacy. The area's fortunes continue to recover as the formerly transient population settles. Recently, some of the largest residential developments in the area in decades have been built on vacant sites.

Key Characteristics

The following summarises the key elements of the character of St Paul's 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
- A predominantly planned street pattern with few organic elements
- A mixture of housing types ranging from terraces to 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 area to the west of Manningham Lane being more dense and urban in character and the area to the east, less dense, greener and quieter.
- Broad, formally laid out roads and avenues

*Right: Imposing end of terrace house at St Paul's Road.
Below: High status end of terrace house 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 and the presence of vegetated verges giving parts of the conservation area a park-like character,
- Formal building and boundary frontages on primary elevations
- A couple of parades of shops with traditional shopfronts.
- Shared gardens to some groups of houses.

Anti-clockwise from top: Strongly unified rows of houses at North Street and Mount Royd. Pediment detail at St Paul's Terrace (18th century). The vacant former St Catherine's Home. A well conserved terrace house.

Current Condition

AUTHENTICITY 72%

- Each historic building in a conservation area will have originally had features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential, commercial and civic buildings built prior to 1956 are scored.
- 531 properties were assessed for the purpose of the study; this is 87% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 79%. 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.



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

- A significant proportion of the buildings retain a significant number of features and details
- Residential suburban character despite inner city location and changes of use to some buildings
- Peaceful and secluded roads and avenues
- The buildings along the main thoroughfares of Manningham Lane / Keighley Road, Oak Lane and Queen's Road retain a great deal of their original character
- Street pattern has changed little
- Contrasting vernacular village and Victorian suburb character areas
- Successful re-use, and adaptation of many buildings
- Significant areas of traditional streetscape materials are still in situ
- The buildings and open spaces to the east of Manningham Lane retain the highest proportion of their original character, features and details.
- Key open spaces maintain their traditional character
- Mature and semi-mature street trees along main thoroughfares and quieter roads and avenues
- In most cases buildings of group value such as Oakroyd Villas, Mount Royd, Blenheim Mount, St Paul's Terrace retain their high group value
- St Paul's retains more traditional door and window details than most other conservation areas in the district surveyed so far.

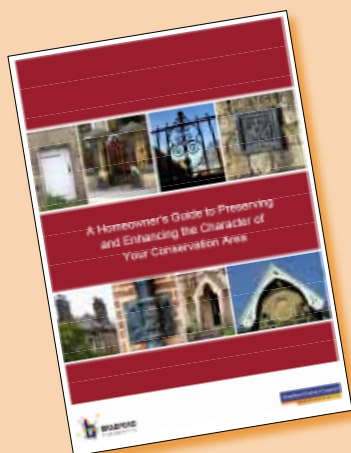


Weaknesses

- The overall authenticity score of 72% for the conservation area as a whole is lower than most other conservation areas surveyed in the district so far.
- Commercial buildings with shopfronts tend to have fewer traditional features and details than other buildings, with the parade at Carlisle Road retaining the fewest traditional features and details.
- Modern and inappropriately altered traditional shopfronts are common and are detracting from the street scene.
- The painting and/or rendering of stonework and the inappropriate mortar, pointing, stonecleaning and clutter are undermining the group value of buildings.
- The widespread alteration of chimneys, and construction of modern style dormer windows is impacting the skyline of the conservation area.
- Altered, replaced or removed boundary walls and bargeboards are harming the area's character and the group value of buildings
- On average, the listed buildings in the conservation area scored only marginally better than the unlisted buildings in terms of authenticity.
- Small minority of vacant or underused buildings and sites.
- A small number of inappropriate traffic management interventions detract from the street scene
- 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.
- Adopted Shopfront Design Guidance should result in better planning decisions in applications involving shopfronts.
- Bringing vacant and underused buildings and sites back into full use.
- The significant redevelopment underway at Oak Lane could enhance the conservation area's character and vitality.
- 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



The Listed former Children's Hospital is vacant but has clear potential for re-use.

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.

The former Mowbray Hotel has stood vacant and neglected for some time



St Paul's Conservation Area

Character Contributions



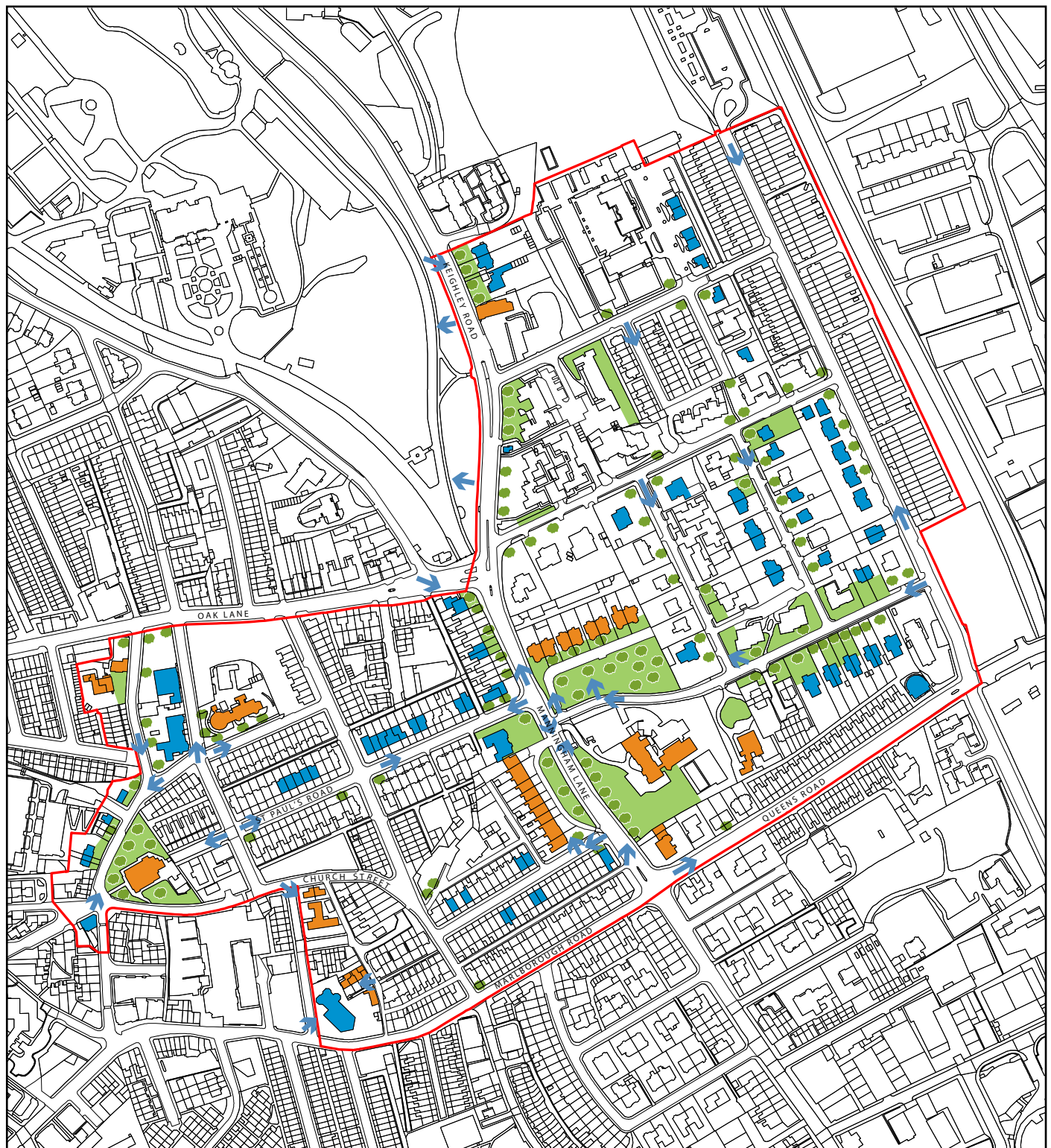
Key

- 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.

St Paul's Conservation Area

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



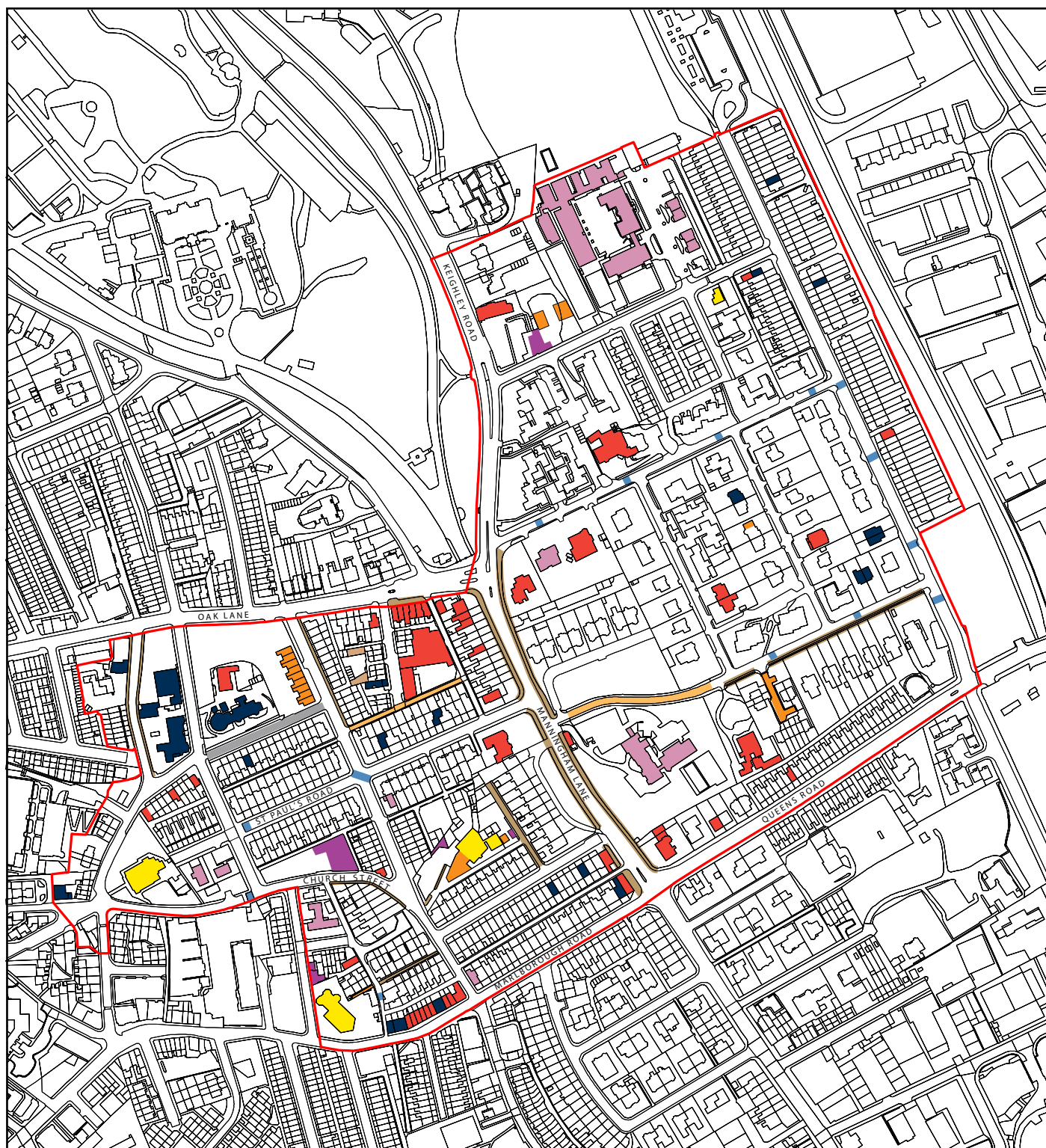
Key

	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.

St Paul's 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		Demolition		Clay paving
	Ecclesiastical building		Education / Public		Traffic management scheme
	New development				

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

- Part of the **vacant site opposite 52-68 Bertram Road** has been redeveloped to accommodate a terrace of new two-and-a-half storey stone built houses. The form, materials and massing of the houses is generally appropriate.



POSITIVE CHANGE

- Following a fire, the **vacant club building on Cunliffe Road** was demolished and its site redeveloped as two blocks of apartments called Lister Court. The development has improved the character and appearance of the site.



POSITIVE CHANGE

- Planning Permission for a two-story side extension to **6 Oak Villas** was granted in 2004. While the scale and massing of the extension is acceptable, some of the detailing, such as uPVC windows and the eaves are out of keeping with the character of the building.



NEUTRAL CHANGE

- The **partially occupied warehousing on Church Street** (behind 3-19 Bertram Road) was demolished following a fire. No Conservation Area Consent application has been made and the site is currently cleared and vacant.



NEGATIVE CHANGE

LESSON: The Planning Service should be involved when fires damage buildings in conservation areas to ensure that the character and appearance of the conservation area is considered when decisions with regard to demolition are made. In this case the Council could take enforcement action.

- The buildings adjoining and to the rear of **9 Trees Street** have been demolished without Conservation Area Consent. The site now appears to be used as a car park.



NEGATIVE CHANGE

LESSON: The Planning Service should be involved when fires damage buildings in conservation areas to ensure that the character and appearance of the conservation area is considered when decisions with regard to demolition are made. In this case the Council could take enforcement action.

- A solid fence has been erected above the boundary wall to the **Grade II Listed Tarbiyah Preparatory School** on Ambler Street without Planning Permission or Listed Building Consent.



NEGATIVE CHANGE

LESSON: The owners of Listed Buildings should liaise with the Design and Conservation Team if they intend to alter their property as works may require Listed Building Consent. Enforcement action against the inappropriate unauthorised fence could be undertaken at any time.

- The vegetation from the front gardens of **8-10 Ashdowne Place** and replaced with clay pavers. The stone flags to this private road have been removed and replaced with stone pavers.



NEGATIVE CHANGE

LESSON: The owners of Listed Buildings should liaise with the Design and Conservation Team if they intend to alter their property as works may require Listed Building Consent. Similarly, notice must be given to the Council's Trees Team before works to trees in conservation areas are undertaken. The Council could take enforcement action against these inappropriate alterations at any time.

- A tall breezeblock boundary wall over 2m in height has been built without Listed Building Consent and Planning Permission to replace the existing timber fence and gates. The wall is unsightly and is mortared to on of the Grade II Listed gateposts at the property and conceals the other.

NEGATIVE CHANGE

LESSON: Homeowners should consult the Design and Conservation Team prior to carrying out alterations to their Listed Building. In this instance the Council could take enforcement action at any time.

- The vacant lock-up shop at **2 Church Street** has been returned to use, but the elevation and boundary wall have been completely painted, a new modern style shopfront has been installed, and a roller shutter added. None of these works have planning permission.



NEGATIVE CHANGE

LESSON: Whilst the reuse of vacant buildings is supported, physical changes to commercial buildings should not harm the character and appearance of the conservation area. In this case, the Council is within its powers to carry out enforcement action against the unauthorised alterations.

- **The Park Hotel, 6 Oak Avenue** has undergone renovation including the replacement of the windows and doors with inappropriate materials and details, and the clearing of the front boundary hedge and verge and the erection of a plain boundary wall. None of these works have planning permission.

NEGATIVE CHANGE

LESSON: Property owners should consult the Planning Service before carrying out alterations to their buildings otherwise the Council may take action against unauthorised changes, which in this case is a possibility due to the impact of the alterations on the conservation area.

- A two storey front extension to the modern Masjid Quba, Quba Court was granted planning permission in 2001. Construction of the building is in its latter stages. The building looks much plainer than its does on the approved plans. The extension is built at an angle to Bertram Road and conceals the original symmetrical frontage to the Masjid.

NEGATIVE CHANGE

LESSON: Extensions to buildings should maintain or enhance the character and appearance of the conservation area. The siting and massing of the proposed extension detracts from the existing building. The Council would be within its powers to enforce against non-compliance with the approved plans.

- **4 Oak Avenue** was converted from a hotel to an Islamic educational and cultural centre without planning permission, though a change of use application has since been submitted following a complaint. New signage including a large banner has been attached to the building and new boundary railings and gates erected.



NEGATIVE CHANGE

LESSON: Property owners should consult the Planning Service before converting buildings and carrying out other alterations otherwise the Council may take action against unauthorised changes. In this instance the complaint has led to a planning application being submitted, which should see the issues at this property being addressed.

- Rendered front boundary walls over 2m in height have been built at **2 and 3 Highfield Place** without Planning Permission. They strongly detract from the street scene and group value of the houses.



NEGATIVE CHANGE

LESSON: Homeowners should consider the character and appearance of the conservation area and ascertain whether their proposals need planning permission prior to carrying out works. The Council would be within its powers to enforce against this unauthorised development.

- Planning Permission and Listed Building Consent were granted in 2005 for replacement signage, new signage and a replacement entrance canopy at the **Spotted House, Keighley Road**. While the signage generally has a neutral impact, the proposed canopy is inappropriate in terms of design, scale and materials.

NEGATIVE CHANGE

LESSON: Decision makers should give greater consideration to the impact of their decisions on the character and appearance of listed buildings and conservation areas.

Buildings

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

- 11 Oakroyd Villas, North Avenue
- 7-9 Oak Avenue
- 21 St Mary's Road
- St Catherine's Hospital, St Mary's Road
- Former Children's Hospital, Welbury Drive.

NEGATIVE CHANGE

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

- 28 Cunliffe Road
- 8 Oak Avenue
- 5 Oak Villas.

CONCERN

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

The following buildings have returned to use since the publication of the Conservation Area Assessment:

- 2 Church Street
- 12 East Squire Lane
- 10 Oak Villas
- 12 Oak Villas
- 28 St Paul's Road

POSITIVE CHANGE

Trees and Open Space

The mature trees in the front garden of **7 Oak Villas** (right) have been felled. This has a negative impact on the street scene and the character and appearance of the area.

NEGATIVE CHANGE

Works to Highways

There have been no major works to highways or replacement of street lighting or street furniture in the conservation area since 2005.

NO CHANGE

Boundary

The appropriateness of the St Paul's conservation area boundary is deemed to be appropriate at present.



Negative Impacts

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted. Whilst a minority are considered to have a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors,

such as reduced or removed chimneys, inappropriate dormer windows, painted or inappropriately pointed elevations, modern windows and doors, removed or inappropriate boundary features, inappropriate fascia signage, and poorly detailed shopfronts. The Council will look to ways of mitigating these works and will actively discourage the

occurrence of similar situations arising within the conservation area in the future. Design guidance on the repair and maintenance of historic properties has recently been published and is available on the Council's website at www.bradford.gov.uk/repairs



Manningham Old Manor House is long vacant and neglected. The Design and Conservation team continues to ensure the building restoration and re-use.

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	• 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	• 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 St Paul's	• 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	• 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 St Paul's	• 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	• 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 St Paul's. Ensure all investment is contributing to the character of the conservation area and its activities.	Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council.	Continual
8	Retain the traditional scale, proportion and character of the shopping / business areas in St Paul's	• Draft shopfront design guidance has undergone consultation and should be adopted during 2007. • Planning Policy	2006 - 2011
9	Improve maintenance of the public realm and boundary walls	• 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	• Design and Conservation Team to work more effectively within the wider planning service.	Continual
11	Address illegal works to listed buildings and unauthorised development	• Liaison between Design and Conservation Team and Planning Enforcement Team	Continual
12	Retain important trees	• 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 St Paul's Conservation Area every five years in line with Best Value indicator 219a.	Review by November 2012

