Conservation Area Appraisal

Eldon Place

This appraisal reviews the Eldon Place 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 Eldon Place 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 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).

Eldon Place Conservation Area was originally designated in 1973. The Conservation Area was significantly extended in 1982 to include Hallfield Road, Peel Square and Hanover Square as it originally only included Eldon Place. A second review of the boundary was undertaken in 2005 and then 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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Conservation Area Assessments:
www.bradford.gov.uk/conservationassessments

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

Background and Brief History

Eldon Place Conservation Area covers an area of classical and Italian style mid 19th century housing built for the middle classes. The buildings range from the composed terraces of Eldon Place and Hallfield Road to the formal three side square layouts of Hanover Square and Peel Square. The following timeline briefly summarises its development.

Pre 1086

Manningham was 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. King Henry VIII grants Manningham Hall and its estates to the Lister family who already own much of Manningham.

1800 - 1850

1843 saw the construction of St Judes Church which was located in the north of Eldon Place Conservation Area. It was designed by Walker Rawstone but has since been demolished.

1851 - 1900

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. The opening up of the railway station meant that land close to Eldon Place was sold off to the lower middle classes, until this point Eldon Place had been known for where the middle class lived. The nuns of the All Saints Sisterhood began the first hospital for children in Bradford in 1883. They altered three houses in Hanover Square in order to accommodate twelve children who were all suffering from incurable diseases.

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

Despite the changes of the 20th century, Eldon Place 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. Eldon place is the nearest conservation area to the city centre and has an interestingly varied setting. Eldon Place is located next to Drewton Road/Hamm Stresse, which is part of Bradford's inner ring road system. This highly engineering and wide stretch of road forms not just a physical barrier but also a psychological one between the city centre and Manningham.

Key Characteristics

The following summarises the key elements of the character of Eldon Place conservation area:

- **Traditional natural building materials.**
- **Gardens to houses of all sizes and mature trees.**
- **A predominantly planned street pattern with few organic elements.**
- **Distinctive horse shoe shape development in Hanover Square.**
- **Predominantly domestic, suburban development and architecture.**
- **Formally laid out roads and avenues.**
- **A mixture of housing types from terraced to detached.**

Sweeping curve of traditional terraced houses on Hanover Square.

Top right: Good example of a traditional roofscape with unaltered chimneys along Peel Square.
Top left: Decorative bargeboards would have been a feature of the area.
Above: Retention of traditional features such as sash windows and pillar details along Hallfield Road.

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 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.
- Formal building and boundary frontages on primary elevations.
- A couple of parades of shops with traditional shopfronts.
- Shared gardens to some groups of houses.
- Formal layout of development in planned squares.

Current Condition

AUTHENTICITY 80%

- Each historic building in a conservation area will have originally 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.
- 147 properties were assessed for the purpose of the study; this is 88% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 86%.

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 80% for the conservation area is one of the highest among the conservation areas surveyed in the district so far.
- The majority of the buildings retain the majority of their traditional features and details.
- The area has a residential suburban character despite its inner city location and changes of use to some buildings.
- Squares and terraces retain high group value.
- Street pattern has changed very little.
- Significant areas of traditional streetscape materials are still in situ.
- Key open spaces maintain their traditional character.
- Hanover Square and Peel Square are two areas that have retained a high proportion of their original character, features and details.
- Traditional roofscape and skyline due to retention of chimneys and original roofing materials.
- Listed buildings retain an above average number of traditional features and details.
- The large majority of the doors and windows are traditional.
- Almost all properties have traditional rainwater goods.

Well detailed buildings along Hanover Square.

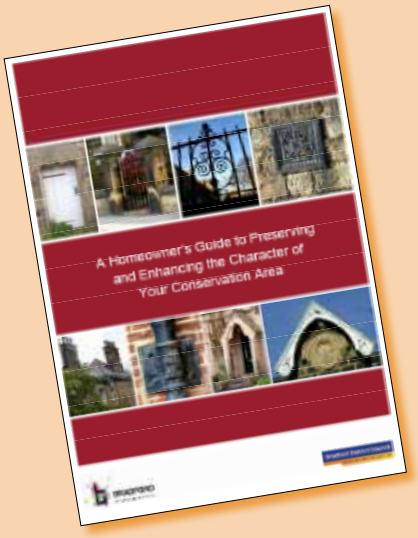
Weaknesses

- Modern and inappropriately altered traditional shopfronts are common and are detracting from the street scene.
- Shop fronts are detracting from the conservation area with the use of over sized fascias and roller shutters.
- Small minority of vacant or underused buildings and sites.
- Unlisted buildings retain much fewer traditional features and details than listed buildings.
- Many traditional boundary walls have been significantly altered or removed entirely.
- There are more vacant buildings in the conservation area in 2007 than in 2005.
- Green areas such as the centre of Hanover Square are now being altered to create more parking.

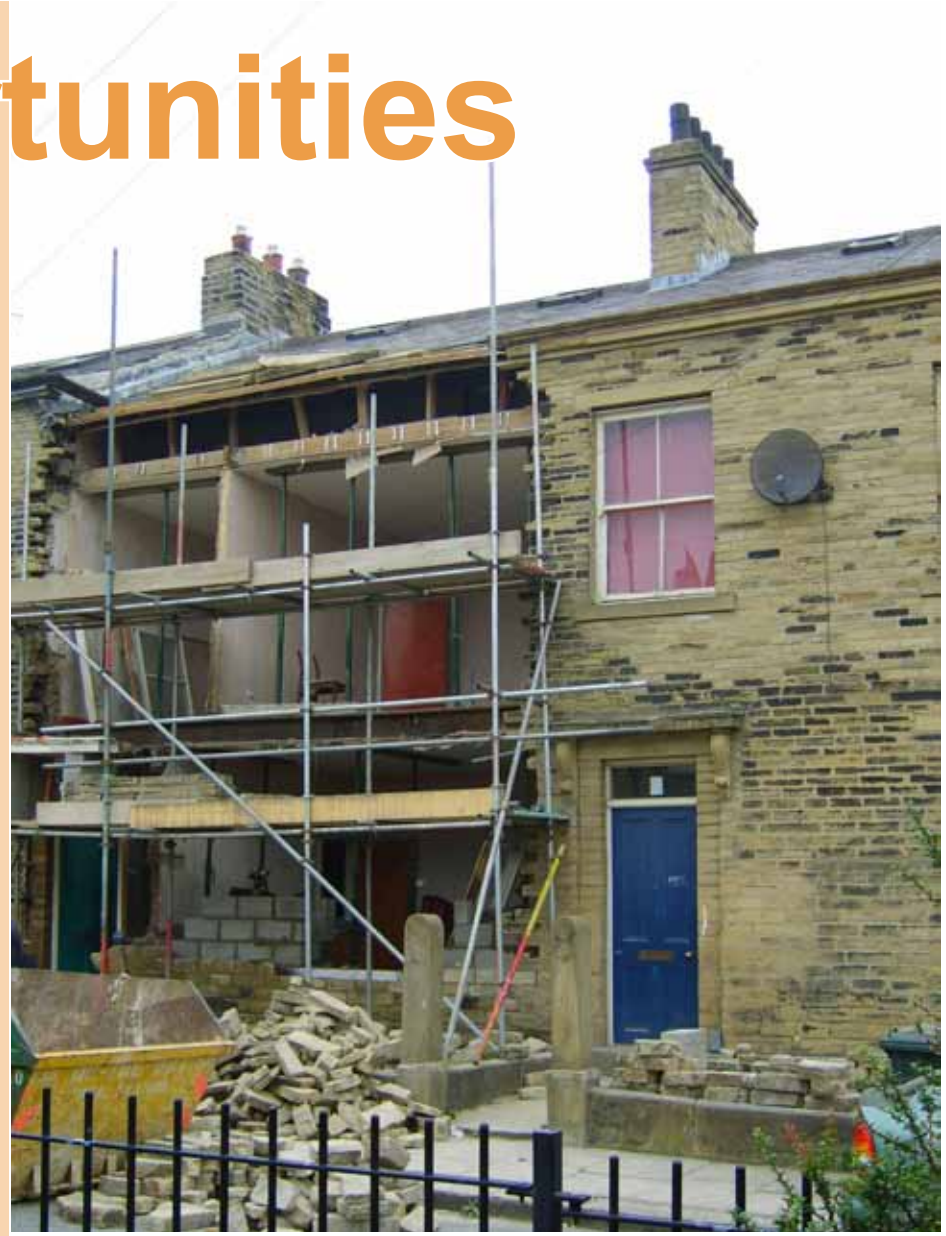
Altered shopfront on Lumb Lane

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.
- Forthcoming shopfront design guidance 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.



Repair works being undertaken on Hanover Square

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.

Vacant building on Hallfield Road in need of new use.

Eldon Place 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 archaelogical interest.

Eldon Place Conservation Area

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

Key

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

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

Eldon Place Conservation Area

Land Use and Highway Materials

Key

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

- New fascia signage has been attached to the former chapel at **2 Darfield Street**, which is presently vacant.

NEGATIVE CHANGE

LESSON: The owners of the commercial building should liaise with the Planning Service if they intend to alter their property as works may require planning permission or advertisement consent. Enforcement action against the inappropriate unauthorised fascia signage could be undertaken at any time.

- A new fascia sign has been placed on a **grade II listed building at 1 Eldon Place**. No advertising consent or listed building consent has been submitted for this property regarding a new fascia.

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 fascia signage could be undertaken at any time.

- **Synergy House** is a **grade II listed building** that has new signage to the front of the building. This does not appear to have listed building consent or advertising 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 works could be undertaken at any time.

- **54 Hanover Square is a grade II listed building** and the front wall of the house has been completely removed. This has been done 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. The Design and Conservation and Planning Enforcement Teams are working with the owner so that the rebuild is appropriate.

- **12 Lumb Lane is a grade II listed building** that has had more fascia signs added onto the front window. This does not appear to have listed building consent or advertising 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 fascia signage could be undertaken at any time.

- **14 Lumb Lane is a grade II listed building** that has had new fascia signs fixed onto it. This does not appear to have listed building consent or advisement 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 fascia signage could be undertaken at any time.

- **16 Lumb Lane is a grade II listed building** that has had new fascia signs fixed onto it. This does not appear to have listed building consent or advisement 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 fascia signage could be undertaken at any time.

- Work to **76a Lumb Lane** has seen a poorly detailed shop front and signs replacing the old. This does not appear to have 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 and planning permission. They should also consult the shopfront design guide for more advice. Enforcement action against the inappropriate unauthorised fascia signage could be undertaken at any time.

- **80 Lumb Lane** has had a poorly designed shop front with inappropriate roller shutters. These do not appear to have planning permission or listed building consent.

NEGATIVE CHANGE

LESSON: The owners should liaise with the Design and Conservation Team if they intend to alter their property as works may require Listed Building Consent. They should also consult the shopfront design guide for more advice. Enforcement action against the inappropriate unauthorised fascia signage could be undertaken at any time.

- **52 Manningham Lane** had a traditional shop front which has since been modernised. It is no longer in keeping with the conservation area and does not have planning permission.

NEGATIVE CHANGE

LESSON: The owners should liaise with the Design and Conservation Team if they intend to alter their property as works may require planning permission or advertisement consent. They should also consult the shopfront design guide for more advice. Enforcement action against the inappropriate unauthorised fascia signage could be undertaken at any time.

- **54-62 Manningham Lane** has installed inappropriate roller shutters and painted the shop front. The only positive is that the number of signs has been reduced. No planning permission application has been submitted with regards to the changes.

NEGATIVE CHANGE

LESSON: The owners should liaise with the Design and Conservation Team if they intend to alter their property as works may require planning permission or advertisement consent. They should also consult the shopfront design guide for more advice. Enforcement action against the inappropriate unauthorised fascia signage could be undertaken at any time.

Buildings

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

- 50-51 Hanover Square,
- 7, 8, 11, 12 & 13 Eldon Place
- 3, 16 & 23 Hallfield Road
- 8-10 Darfield Street
- 31 Houghton Place
- 30, 68b, 70, 72, 78a, 80 and 88 Lumb Lane.

NEGATIVE CHANGE

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

- 1, 19 & 21 Hallfield Road
- 18 & 20 Lumb Lane.

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:

- 12-14 & 60 Lumb Lane

POSITIVE CHANGE

Boundary

The appropriateness of the Eldon Place conservation area boundary is deemed to be appropriate at present.

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.

Trees & Open Space

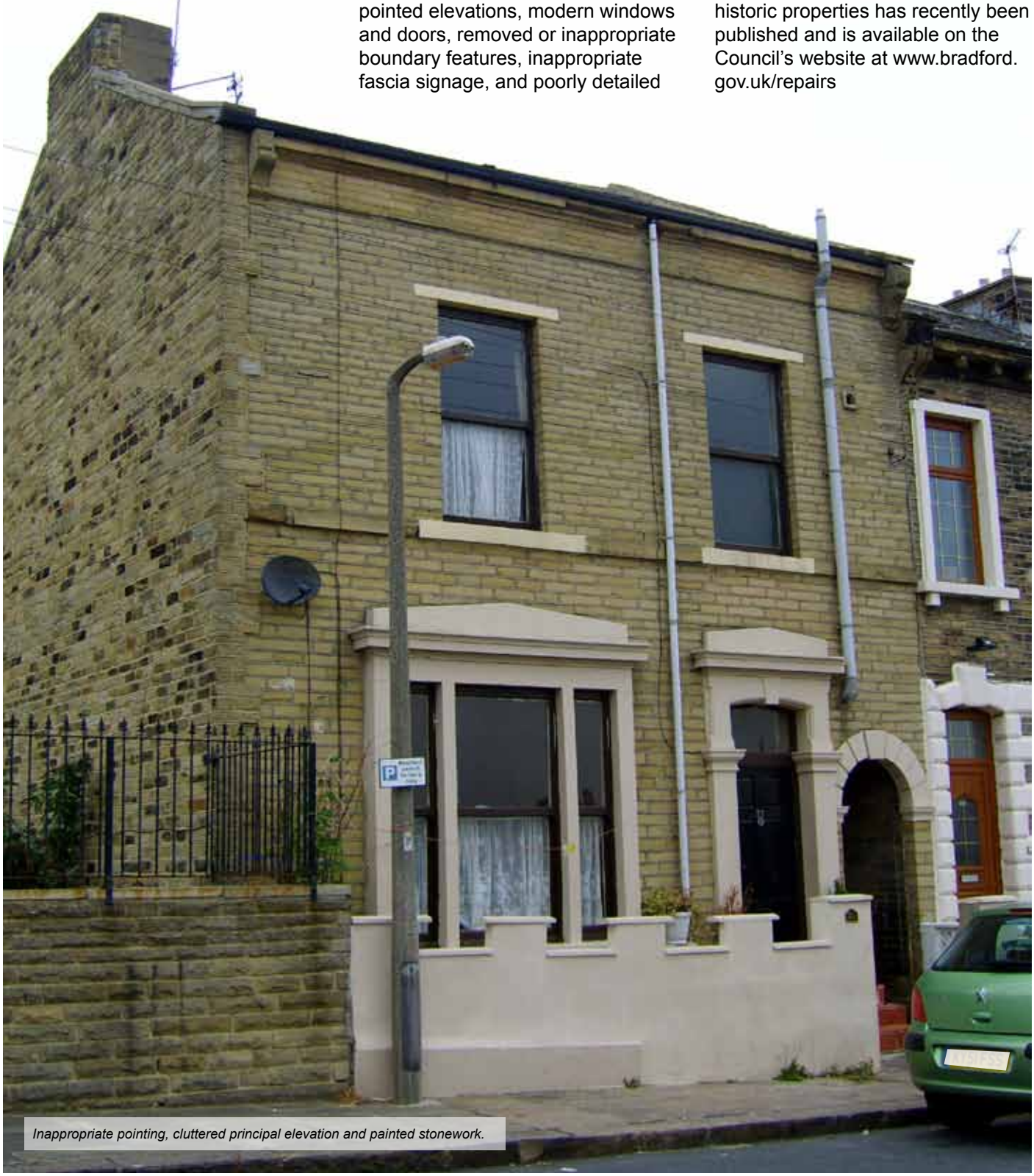
The only significant changes are at Hanover Square where half of the open space has been changed from grassed land to gravel and is now used for a car park.

NEGATIVE CHANGE

LESSON: When alterations are undertaken they should be done so in a sensitive manner to 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 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



Inappropriate pointing, cluttered principal elevation and painted stonework.

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 Assessment and prioritised by members of the community who took part in the public consultation.

	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 Eldon Place	• 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 floor space	• 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 Eldon Place	• 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 Eldon Place. 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 Eldon Place	• Draft shop front design guidance has undergone consultation and should be adopted during 2007. • Planning Policy	Review guidance periodically
9	Improve maintenance of the public realm and boundary walls	• Conservation and Design Team to work with Highways Maintenance 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 Eldon Place Conservation Area every five years in line with Best value Indicator 219a	Review by November 2012