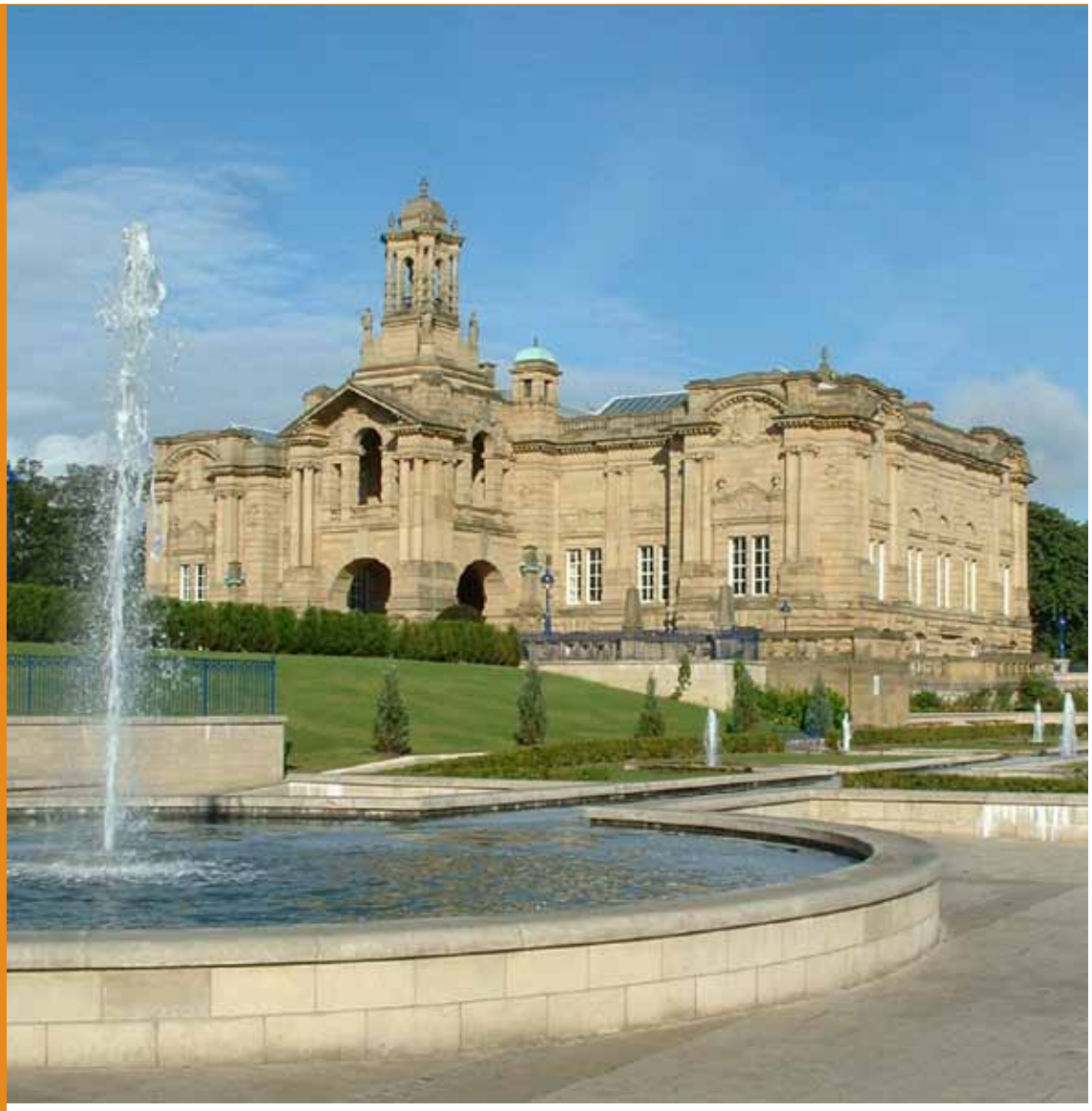


Conservation Area Appraisal

North Park Road

This appraisal reviews the North Park Road 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 North Park Road 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).

North Park Road Conservation Area was originally designated in 1975. A review of the boundary of North Park Road Conservation Area was undertaken in 2005. The present boundary of North Park Road 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.

Contents

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

North Park Road Conservation Area is dominated by the ornate Italianate mass of Manningham Mills and its campanile chimney which stand at the highest part of the conservation area. The housing nearest the mill consists of densely packed back-to-back mill workers' housing from c.1900. Downhill the housing changes to that of the artisan classes and then large villa residences overlooking Lister Park which is a good example of a late Victorian civic park and is a Grade II Listed Historic Park and Garden. 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

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. Manningham Mills was completed in 1873 which was the largest silk factory in Europe. Many of the long terraces and back-to-back houses in the vicinity of the Mills were built from c.1890 onwards. Lister sold Manningham Hall and its grounds to the Bradford Corporation in 1870 and opened as Lister Park that year.

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.

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.

Manningham Mills

Key Characteristics

summarises the key elements of the character of North Park Road conservation area:

- Large, well-proportioned, ornamented Victorian era houses with architecture reflecting architectural fashions and the status of the original occupier.
- Existence and size of gardens reflects the status of the original occupier of each house 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
- Mixture of industrial and suburban development and architecture
- Busy main streets, quieter side streets and peaceful, secluded avenues
- A mixed density of development, with the area nearest to Manningham Mill is the densest with back-to-back terraced dwellings. The eastern part of the area is the least dense which is the dwellings nearest to Lister Park
- Broad, formally laid out roads and avenues
- Mature formal green space of Lister Park
- Mixture of buildings and land uses

Right: Vista looking at back of terraces to Manningham Mills chimney.
Below: Grade II Listed gate house to the entrance of Lister Park.

Anti-clockwise from top: A pitched roof dormer with all original details. Ashburnham Road with its villas and tree lined avenue. Decorative bargeboards retained. A large villa property with most original features retained such as chimney, windows and rainwater goods.

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 some side streets and avenues
- Tree lined avenues and roads in the eastern section giving parts of the conservation area a suburban character,
- Formal building and boundary frontages on primary elevations
- Some traditional shop fronts mainly along Oak Lane and Victor Road
- Shared gardens to some groups of houses.
- Lister Park the main area of open space and leisure

Current Condition

AUTHENTICITY 63%

- 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.
- 825 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 91%.
- The unlisted buildings had an average authenticity rating of 63%

AUTHENTICITY
63%

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 traditional features and details
- Residential suburban character to the eastern part of the conservation area despite inner city location and changes of use to some buildings
- Peaceful and secluded roads and avenues
- Street pattern has changed very little
- Successful restoration of Lister Park which is an attractive well used visitor destination. It has contributed to the areas regeneration.
- The Conversion of Manningham Mills has acted as a catalyst to the areas regeneration
- Contrasting industrial, shopping and suburban character areas
- Successful re-use, and adaptation of many buildings
- Significant areas of traditional streetscape materials are still in situ
- The buildings, open spaces, and trees to the eastern part of the conservation area retain the highest proportion of their original character, features and details. Especially streets such as North Park Road, Cleveland Road, Selbourne Villas, Selbourne Terrace and Fairmount.
- Most open spaces maintain their traditional character especially Lister Park
- Mature and semi-mature street trees along main thoroughfares and quieter roads and avenues
- Some buildings of group value such as Milford Place and Firth Road retain their high group value and provide a positive contribution to the character of the conservation area
- All of the listed buildings retain virtually all of their features and details.

Top: Victorian villas styled property retains most of its original features.
Above: Lister Park with its large tree avenue.

Weaknesses

- Overall North Park Road retains the fewest traditional features and details than any other of the Conservation Areas surveyed in the district for far.
- Out of the main thorough fares of Oak Lane, North Park Road, Victor Road, and Heaton Road only North Park Road retains a great deal of traditional features and details.
- Commercial buildings with shopfronts tend to have fewer traditional features and details than other buildings, with Oak Lane retaining the fewest traditional features and details.

Vacant shops detrimental to the Conservation Area. Large dormer and fascias are inappropriate features.

- Modern and inappropriately altered traditional shopfronts are common and are detracting from the street scene especially on Oak Lane, Victor Street and Victor Road
- The painting and/or rendering of stonework and the inappropri ate mortar, pointing, stone clean-ing and clutter are undermining the group value of buildings.
- Very few traditional doors and windows remains insitu.
- The widespread alteration of chimneys and construction of modern dormer windows is imp-acting the skyline of the conserv-ation area. This is a particular at concern on the back-to-back terraced dwellings of Bishop Street and Buxton Street
- Altered, replaced or removed boundary walls and bargeboards are harming the area's character and the group value of buildings
- Small number of vacant or underused buildings and sites.

Threats

- Continued removal of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, trees and park management.
- 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, painted elevation and modernised shopfront all inappropriate features.

Opportunities

- Better decisions by all stake-holders (property owners, the Planning Service, Parks, 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 Guide should result in better planning decisions in applications involving shopfronts.
- Bringing vacant and underused buildings and sites back into full use.
- The significant mixed use redevelopment underway at Oak Lane,Bishop Street and Buxton Street 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.
- Conversion of the rest of Manningham Mills would enhance the vitality of the conservation area and accelerate its regeneration.
- Public realm works underway at Victor Road would enhance the character and appearance of the conservation area.
- Group improvements to houses at Bishop Street, Buxton Street, and Heaton Road could maintain or enhance the group value of these buildings.

North Park Road 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.

North Park Road Conservation Area

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

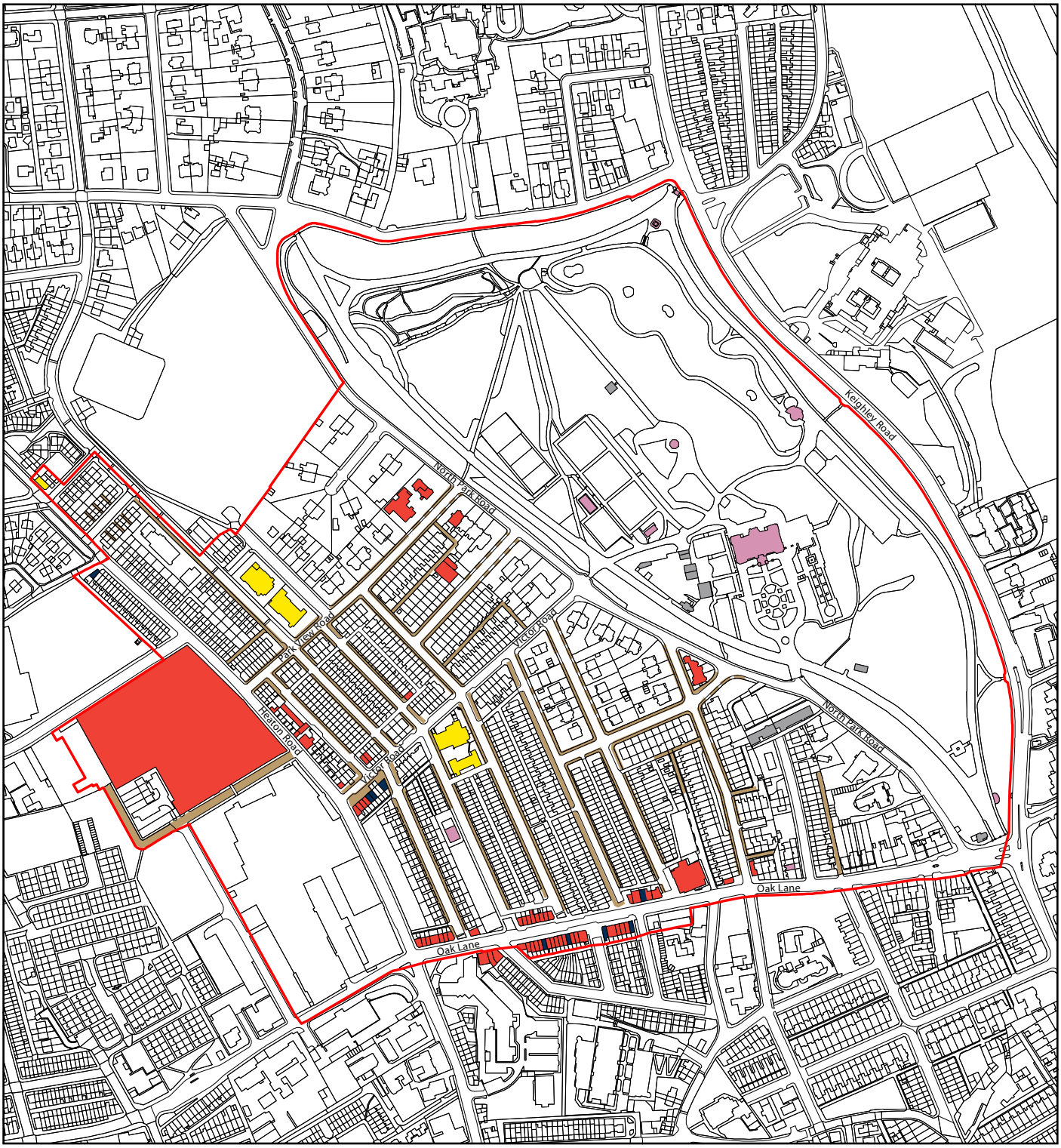
Key

- 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.

North Park Road Conservation Area

Land Use and Highway Materials



Key

- Conservation Area Boundary
- Retail / Commercial building
- Ecclesiastical building
- New development
- Other building
- Vacant building / Floor space
- Demolition
- Education / Public
- Stone setts / Flags
- Un-surfaced / Partially surfaced

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

- **Manningham Mills** which was formerly vacant and neglected has been partially converted to apartments. The works to the building and former mill yard are appropriate.

POSITIVE CHANGE

- **7 Asburnham Road** Replacement Wall - The gate posts and wall have been demolished and replaced with an artificial stone boundary wall. The wall does not maintain the original character of the street scene in the conservation area.

NEGATIVE CHANGE

LESSON: Home owners should check whether they need planning permission or conservation area consent before carrying out. In this case the Council would be within its powers to undertake enforcement action

- **105 Heaton Road** Completely new shop front - The traditional shop front of 105 Heaton Road has been completely replaced an inappropriate modern shop front.

NEGATIVE CHANGE

LESSON: Planning permission is required for the replacement shop front. Its design and materials should conform to the guidance contained in the draft Shop Front Design Guide SPD. In this case the council would be within its power to carry out enforcement

- **230 Heaton Road** new fascia sign, roller shutters, shop windows and hoarding. New fascia sign and advert signage present. The design and materials of the shop front and signage are inappropriate to the character and appearance of the Conservation Area

NEGATIVE CHANGE

LESSON: Advertisement Consent is required for new signage and advertisements. Planning permission is required for roller shutters and replacement shop windows. In this case the council would be within its power to carry out enforcement

- **53-55 St Mary's Road**
Both of the flat roof dormer windows have been increased in size as they now have a pitched roof.

NEGATIVE CHANGE

LESSON: Homeowners should check whether their proposed works require planning permission or not. In this case the Council would be within its power to take enforcement action

- **113 -115 Oak Lane** - Originally these two properties were restored under the shop front grant scheme. Now both shop fronts have been replaced with a modern shop front and roller shutters and modern windows have also been installed. Planning permission has not been sought for the works.

NEGATIVE CHANGE

LESSON: Shops and the accommodation over shops do not have permitted development rights therefore planning permission is requires to any external alterations. The Council would be within its powers to enforce against these unauthorised alterations.

- **33 Park View Road** The front wall has been demolished. A hard standing driveway has been laid.

NEGATIVE CHANGE

LESSON: Home owners should consider the impact of their alterations on the character and appearance conservation area. The repairs and maintenance Guidance containing helpful advice.

- **5 Selborne Terrace**
Original boundary feature replaced with metal railing fence. A hard standing driveway has been laid.

NEGATIVE CHANGE

LESSON: Homeowners should check whether their proposed alterations require planning permission. In this case the new fence and gates do require planning permission and the Council would be within its powers to undertake enforcement action.

- **19-25 Victor Road**
Complete removal and partial replacement of boundary walls. New areas of hard standing created.

NEGATIVE CHANGE

LESSON: Homeowners should check whether their proposed alterations require planning permission. In this case the new fence and gates do require planning permission and the Council would be within its powers to undertake enforcement action.

- **103 Oak Lane** At the time of the conservation area assessment was being prepared (2005) the shop front had been removed without planning permission, An unsympathetic modern shop front has since been installed.

NEGATIVE CHANGE

LESSON: Shop owners should seek planning permission when replacing shop fronts. In this case the Council would be within its powers to enforce an appropriate replacement shop front.

Trees & Open Space

Two trees have been cut down on the frontage of 5 Mount Pleasant

Buildings

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

- 54 Oak Lane
- 89 Oak Lane
- 123 Oak Lane

NEGATIVE CHANGE

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

- 151 Heaton Road
- 101 Oak Lane
- 111 Oak Lane
- 45 Victor Road
- 47 Victor Road.

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

- 87 Athol Road
- 230 Heaton Road
- 394 Heaton Road
- 272 Heaton Road
- 15 Leamington Street
- Manningham Mills
- 103 Oak Lane
- 15 Victor Road
- 51 Victor Road.

POSITIVE CHANGE

Works to Highways

Victor Road public realm environmental enhancement scheme to pavements and boundary walls. This includes replacing inappropriate walls in terms of their size and materials and replacing them with the appropriate design to the conservation area. Also re-introducing stone flagged pavements which are level which tidies up the appearance of the conservation area.

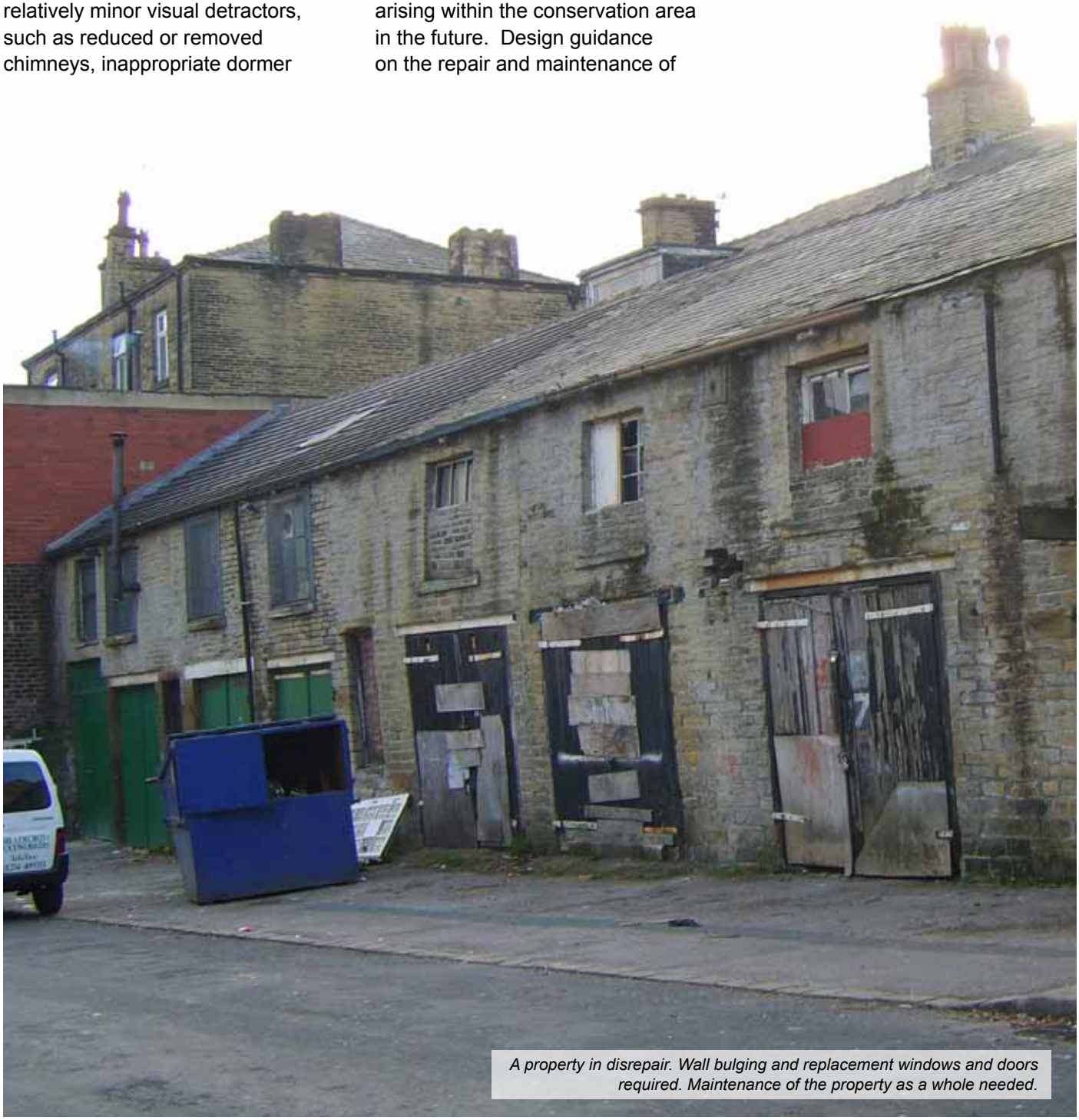
POSITIVE CHANGE

Boundary

The appropriateness of the North Park Road 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



A property in disrepair. Wall bulging and replacement windows and doors required. Maintenance of the property as a whole needed.

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 Manningham Conservation Area Assessment 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 North Park Road	• 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 North Park Road	• 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 North Park Road. 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 North Park Road	• Draft shopfront design guidance has undergone consultation and should be adopted during 2007. • Planning Policy	Publish in 2007 and review periodically
9	Improve maintenance of the public realm and boundary walls	• Conservation and Design Team to work with Highways Maintenance Team is 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 North Park Road Conservation Area every five years in line with Best value Indicator 219a	Review by November 2012