



Conservation Area Appraisal

Bradford City Centre



This appraisal reviews the Bradford City Centre Conservation Area Assessment, which was appraised in 2002 and approved by Executive on 20th September 2005. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

The next appraisal of Bradford City Centre Conservation Area will be undertaken by August 2012.

August 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
- An assessment of the issues facing the conservation area at present
- The survey and update of map data relating to the conservation area
- 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).

The Bradford City Centre Conservation Area was originally designated in 1973. A review of the boundaries of the City Centre Conservation Area was undertaken in 2002-2003 as part of the district wide assessment of all the conservation areas in City of Bradford MDC.

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

- demolition of unlisted 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

Background and Brief History

Bradford City Centre covers the original core of the Victorian city which retains elements from various stages in its history and development. The following timeline briefly summarises its development.

1086

Bradford is one of the earliest settlements of the region and was recorded as a Manor, which included a number of dependant townships, in the Domesday Book.

13th - 17th Century

Bradford's prosperity was founded on the woollen trade and a fulling mill was recorded in Bradford in 1311. Bradford Parish Church was built in a number of stages over the 14th and 15th centuries with other elements added later. Ancient thoroughfares such as Westgate, Ivegate and Kirkgate were established during this period and are testament to the medieval development of the town. During the 17th Century, Bradford's cloth industries were small and the cessation of the manufacture of one particular type of cloth led to economic hardship.

18th Century

By the early 18th century the increasing momentum of the Industrial Revolution led to the initial expansion of Bradford's textile industry. In 1734 Bradford was linked to the Turnpike network. New roads were built to accommodate new buildings; Market Street (formally New Street) was established 1787. During the 1770's, the construction of the Leeds and Liverpool Canal was a turning point for the city with a link directly into the core area of textile markets and manufacture.

19th Century

Bradford grew rapidly during the 19th century, which was heavily influenced by the Industrial Revolution. The situation and topography of Bradford provided an excellent base for the textile

industry during this period and several important mills were built around the city. The development of industry went hand in hand with the establishment of banks and many fine late 19th century bank buildings still exist. The establishment of the railway connecting Bradford to Leeds was constructed in the 1840's and a station, now known as Forster Square Station was opened in 1846. Bradford became a municipal corporation in 1847 and the quality of life for those living in the town began to improve.

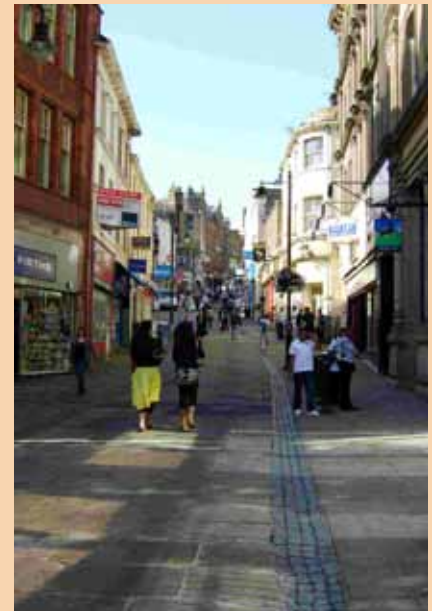
20th & 21st Centuries

The woollen and worsted textile trades began to decline in the early decades of the 20th century leaving mills and warehouses empty. Bradford diversified and the financial industries began to grow as a result. Bradford parish church gained Cathedral status in 1919. Following World War II the textile trade underwent a period of revival and many Asian and Afro Caribbean immigrants were welcomed into Bradford to fill vacant positions. The textile industry was once again in decline by the late 1970s. The city underwent a period of massive restructuring post war and many Victorian buildings were replaced with modernist structures typical of the 1960s and 70s. The city is now once again undergoing change with investment in the city increasing and many older buildings being brought back into use and the late 20th century buildings being replaced with new developments.

Key Characteristics

The following summarises the key elements of the character of Bradford City Centre conservation area:

- Historic town core
- Medieval street layout at the core of the city centre
- Some remaining early structures in the local vernacular style
- Ornate Victorian structures indicating wealth, prestige and civic pride
- Eclectic mix of styles
- Traditional building materials
- Densely built up with buildings generally two storeys and above
- Irregular building plots
- Grid pattern to north of city
- Mix of buildings and land uses
- Pedestrianised areas within core areas
- Surrounded by distinct areas (Goitside, Cathedral Precinct and Little Germany conservation areas) with strong historical links
- Topography



Top left: The Wool Exchange (Grade 1) is a fine example of incorporating new design in old buildings.

Top right: Ivegate follows the original medieval street pattern that helped form Bradford.

Right: Hustlergate is one of the grandest streets in the city centre and is lined with fine Victorian buildings.



Clockwise from top left: Stone setts and flags in Piece Hall Yard add to the visual and historic interest;

The strong vertical emphasis and ornate stonework on the penny Bank is echoed on many buildings in the city centre; Original sash windows make an important contribution to the conservation area; Stone boundary walls are not a common feature but where they exist they make a significant contribution to the street scene; Traditional joinery such as panelled doors are important survivals.

Summary of Important Features and Details

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

- Original/traditional architectural detailing to buildings reflecting local vernacular style or past architectural styles. These vary according to building style and age but in particular refer to the form of development, roofscape, chimneys, stonework, openings, joinery, windows and doors.
- Strong group value of buildings and spaces.
- Honey coloured local stone for buildings
- Welsh slate for roofs, with some rare examples of stone slates on some earlier buildings
- Ornate stone carvings to window and door surrounds on higher status buildings
- Timber windows and doors
- Traditional timber and stone shopfronts.
- Historic street layout and lack of alteration to some streets.
- Stone street surfaces, where these remain in situ.
- Some stone boundary walls and iron railings.
- Modern architecture – scale, mass and design

Current Condition

AUTHENTICITY 74%

- 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, bay windows and shopfronts. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- All buildings (retail, commercial, industrial and residential) constructed prior to 1956 are scored.
- 396 properties were assessed for the purpose of the study; this is 80% of all properties within the conservation area.
- The listed buildings had an average rating of 82%.

**AUTHENTICITY
90%**

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 large proportion of the buildings retain a significant number of features and details
- Vibrant city centre character with a range of activity in different buildings types.
- Busy main streets and quieter side streets
- The buildings along the main thoroughfares of Bridge Street, Bank Street, Market Street, Hall Ings and Manor Row retain a great deal of their original character
- Street pattern has changed very little
- On average, the listed buildings in the conservation area scored significantly better than the unlisted buildings in terms of authenticity and retention of original details
- The successful re-use, and adaptation of many buildings
- Significant areas of traditional streetscape materials are still in situ
- Key open spaces maintain their traditional character
- A small number of buildings retain traditional shopfront details

*Top: Prudential Assurance Building on Tyrell Street is the only building in Bradford built of red brick and terracotta.
Right: Empty buildings on Barry Street.*



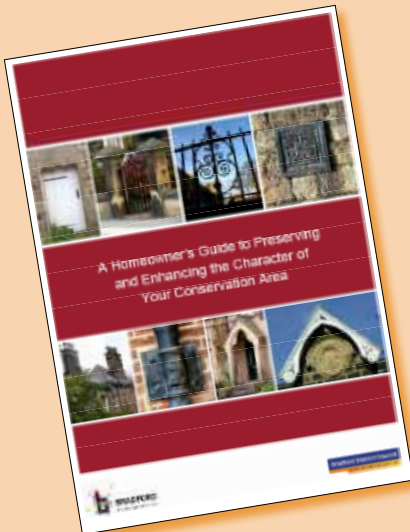
Weaknesses

- The overall authenticity score of 74% for the conservation area as a whole is lower than most other conservation areas surveyed in the district so far.
- Some of the streets with below average authenticity scores are among the conservation area's most prominent thoroughfares: Ivegate, Darley Street and Westgate.
- A significant proportion of traditional shopfronts have been drastically modernised or removed entirely.
- Modern and inappropriately altered traditional shopfronts are fairly common and are detracting from the street scene.
- A large number of vacant or underused buildings and sites within the city centre.
- There is a significant amount of modern engineering to some streets.



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.
- The planned development scheme centring upon Centenary Square could enhance the appearance of the conservation area and its sense of place.



- The 'Repair and Maintenance Guidance' should help property owners make better informed decisions.
- The 'Shopfront Design Guidance' should result in better planning decisions in applications involving shopfronts.
- Bringing vacant and underused buildings and sites back into full use.



Rich traditional detailing to a shop on North Parade.

Threats

- Continued removal of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Loss of historic street surfaces and traditional character of public realm.
- Continued vacancy and underuse of buildings and sites.
- The potential benefits of known future major redevelopments in the conservation area (such as The Bowl at Centenary Square, Broadway development) are not fully realised.



Underused buildings, such as Westgate House, await new uses.

City Centre Conservation Area

Character Contributions, New Development and Demolition



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

- New Development
- Demolition

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.

City Centre 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.

City Centre Conservation Area

Land Use and Highway Materials



	Conservation Area Boundary		Civic building		Un-surfaced / partially surfaced
	Retail / commercial building		Residential		Tarmac / concrete
	Other non residential building		Vacant building / floor space		Stone setts / flags
	Place of worship / religious		Educational		Traffic management scheme

The Masterplan and the Neighbourhood Development Frameworks (NDFs)

It is important that the Conservation Area Appraisal is set within the context of the wider regeneration aims for the city centre. This began in 2003 with the formation of an urban regeneration company (known as Bradford Centre Regeneration), and the commissioning of the architect Will Alsop to produce a Masterplan.

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 Cathedral Precinct Conservation Area is within the Channel Neighbourhood.

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 has identified 16 projects making 64 in total.

Key NDF Projects relating to the City Centre (For a full list of NDF Projects please refer to the 'Bradford City Centre Overview' document).

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 civic heritage. The mirror pool will be a multifunctioning 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.

Likely impact on Conservation Area: POSITIVE

2. Business Forest Office Park

A new central business district which will impact on the setting of the City Centre conservation area. The Business Forest will be overlooking the Mirror Pool City Park and will contain a mix of office and residential uses.

Likely impact on Conservation Area: POSITIVE

14. Broadway Retail Development

Demolition of the existing shopping and commercial development and replacement with a mixed use scheme which would open up this area on the edge of the city centre and provide links to Little Germany and the Cathedral area.

Likely impact on Conservation Area: POSITIVE

22. Exchange Court

A mixed use development on the car park to the southeast of the Crown Court and affecting the setting of the City Centre conservation area. It will include commercial and leisure developments as well as the relocated Magistrates Court.

Likely impact on Conservation Area: POSITIVE



Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2002 are detailed below.

Changes affecting the Conservation Area

New Development

Provincial House Site, Centenary Square. The demolition of Provincial House on Market Street was granted and carried out in 2000.

POSITIVE IMPACT

Leisure development on Centenary Square. Planning permission was granted in 2005 for the development of a two storey curving terrace of retail and commercial units on the edge of Centenary Square and Aldermanbury. The development is now complete and offers a range of eating and drinking establishments. The design is modern and the use of natural stone integrates the development within the setting of City Hall. The development has a positive impact on the conservation area.

POSITIVE IMPACT



Broadgate House, Manor Row. A planning application was granted in 2002 for the conversion of this vacant office building to 79 apartments, including the refurbishment of ground floor commercial accommodation and basement nightclub, including landscaping to rear courtyard and rear extension, also construction of car park at Salem Street. This sensitive scheme has revitalised this large block within the city centre, and now provides a positive contribution to the streetscape and character of the area.

POSITIVE IMPACT



The Empress, Sunbridge Road. Conservation Area Consent was granted in 2004 for the demolition of the Empress Public House on Sunbridge Road and Aldermanbury. Subsequent planning permission was granted for the development of a six storey residential, A1/A2/A3 at ground floor and residential car park at lower ground level on this site. This development has been recently completed and has made a positive contribution to the character and appearance of the conservation area through the use of natural stonework and complimentary detailing.

POSITIVE IMPACT

7 Stone Street Site. Planning permission was granted in 2005 and 2006 for the development of a seven storey building comprising of 24 apartments. Following this decision, Conservation Area Consent was granted in 2007 for the demolition of 7 Stone Street. The demolition of the former public house and the proposed development was under way at the time of writing; therefore its impact on the conservation area cannot be fully determined.

IMPACT UNKNOWN



Rawson Market. Planning permission was granted between 2001 and 2002 for a retail and leisure development with associated external works. This scheme has revitalised this area within the city centre.

POSITIVE IMPACT

Broadway. The Broadway site adjacent to the conservation area has been cleared to make way for a new retail development. The development of this site will have an impact on the setting of the conservation area.

IMPACT UNKNOWN



Buildings

Sunwin House, Sunbridge Road has been added to the list of buildings of architectural and historic importance; it is Grade II Listed.

The following buildings have been found to be vacant during the surveying for this appraisal:

- Albion Street, 1
- Bank Street, 9 Broadway House, 39
- Barry Street, 9, 11-17A, 18, 20-22
- Darley Street, 46
- Fountain Street, Fountain Hall
- Fulton Street, 11
- Godwin Street, 62b
- Great Horton Road, Jumpin Jaks
- Ivegate, 5-9, 12A, 15, 31
- John Street, 20
- Kirkgate, 59, 70, 77
- Manor Row, 20, York House
- Market Street, 26
- North Parade, 11-13, 40 The Penny Bank
- Princes Way, Odeon Cinema
- Rawson Place, 6-6A, 8, 10, 18
- Quebec Street, 10, 20-22; Warehouse
- Sackville Street, 2 – 26, 31-33
- Sunbridge Street, 34-36, 86-86
- Upper Millgate, 5-9
- Upper Piccadilly, 3

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.

Stone Gate House, Stone Street. Planning permission was granted in 2003 for the construction of a multi storey car park with 66 apartments block building.

POSITIVE IMPACT

Works to Highways

There have been no major works to highways or replacement of street lighting or street furniture in the conservation area since 2002.



Boundary

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

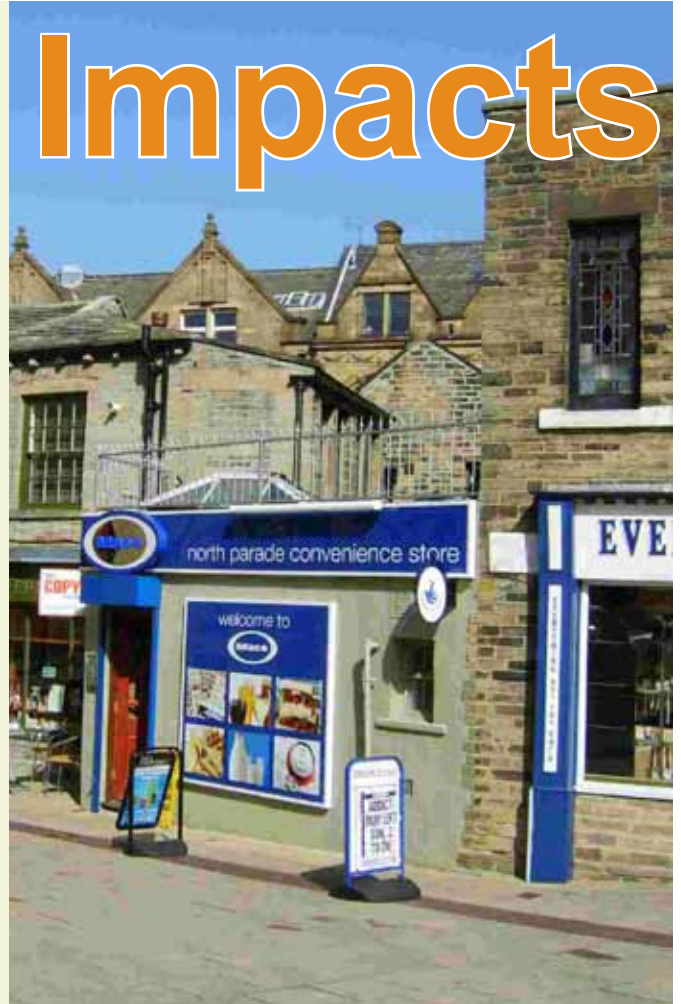
Trees and Open Space

No trees of amenity or townscape value have been lost in the conservation area since the publication of the conservation area assessment.

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 buildings displaying relatively minor visual detractors, such as inappropriate fascia signage, poorly detailed shopfronts, inappropriate replacement windows and doors and satellite dishes. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on repair and maintenance of historic properties will be made available.



Management Proposals

The overall aim of the Conservation Area Management Proposals is to preserve and enhance the character of the Conservation Area, by ensuring that the Council and the 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 Bradford City Centre 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 external partners with an interest 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 Bradford City Centre.	• 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	Retain the traditional scale, proportion and character of the commercial areas in Bradford City Centre.	• Shopfront Design Guide Supplementary Planning Document has been consulted on and is adopted. • Planning policy	Published in 2007 and reviewed periodically
5	Preserve and enhance features and details that contribute to the character of Bradford City Centre conservation area	• Guidance for the repair and maintenance of historic buildings to be published by the design and Conservation Team in 2007.	Published in 2007 and reviewed periodically
6	Retain the commercial activity and 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
7	Promote good quality new development	• Produce guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate	2007-2013 As resources permit
8	Monitor Planning Applications to add value to the historic environment	• Design and Conservation Team to work more effectively within the wider planning department	Continual
9	Address illegal works to listed buildings and unauthorised development	• Liaison between Design and Conservation Team and Planning Enforcement Team	Continual
10	Retain important trees	• Liaison between Design and Conservation Team and Trees Team	Continual
11	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	• Design and Conservation Team to review Bradford City Centre Conservation Area every five years in line with Best value Indicator 219a	Review by August 2012

