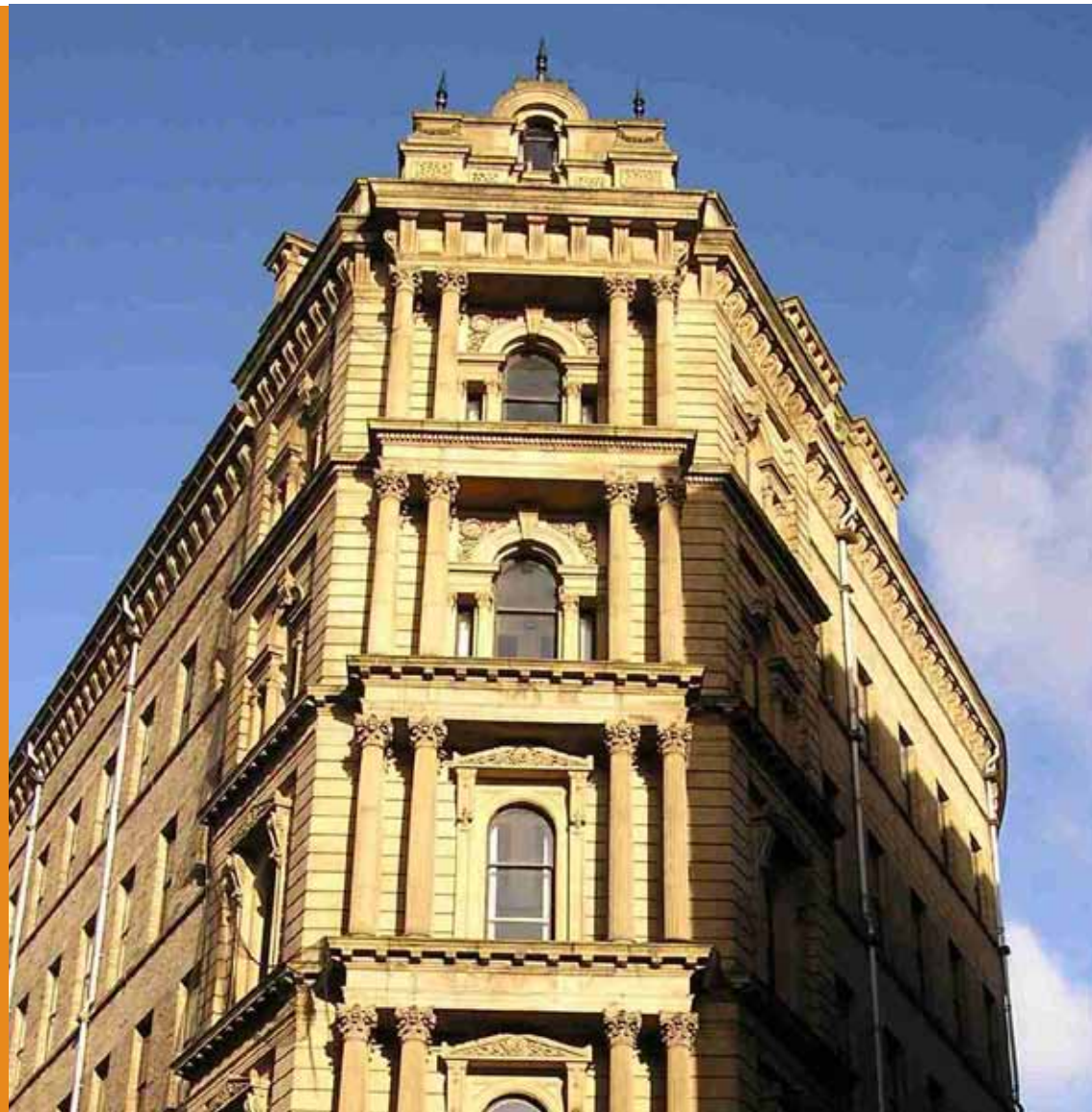




Conservation Area Appraisal

Little Germany



This appraisal reviews the Little Germany Conservation Area Assessment, which was appraised in 2002 and approved by Executive on 20th September 2005.

The next appraisal of the Little Germany 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).

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Little Germany Conservation Area was originally designated in 1973. A review of the boundaries of the Little Germany 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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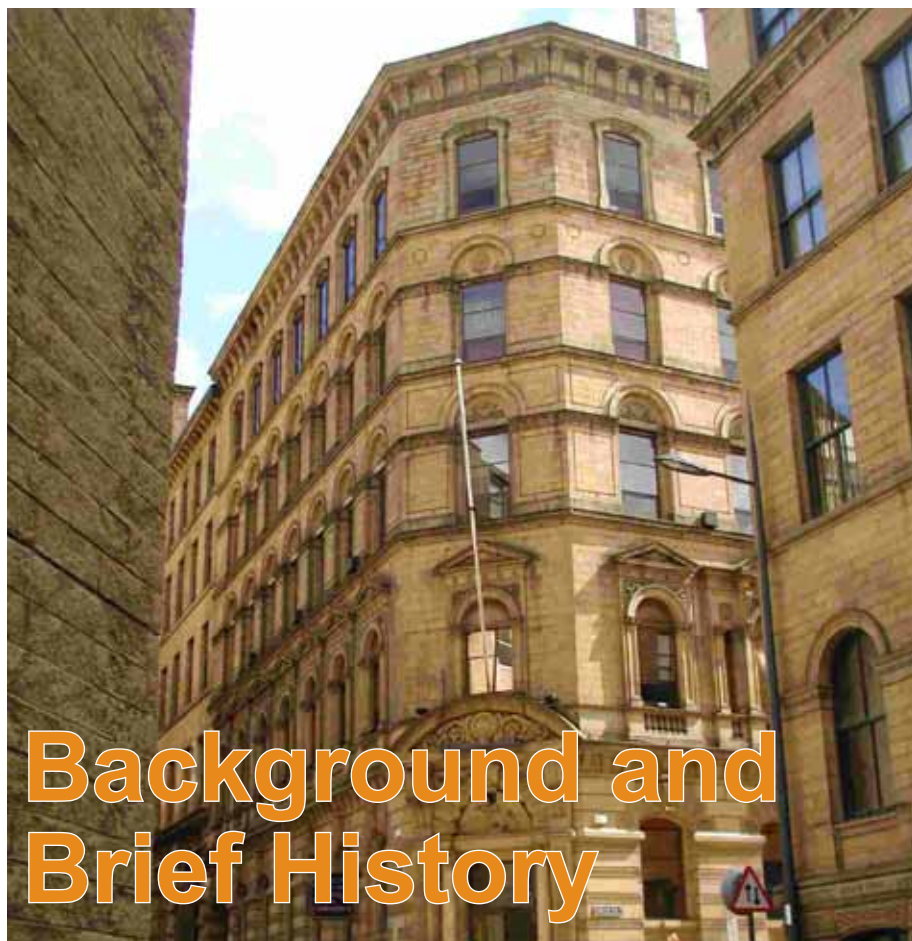
www.bradford.gov.uk/conservation

Conservation Area Assessments:

www.bradford.gov.uk/conservationassessments

Listed Buildings:

www.bradford.gov.uk/listedbuildings



Little Germany developed over a relatively short period of time compared to the city as a whole. The following timeline briefly summarises its development.

1797

Edmund Peckover, a prominent wool stapler bought the land on which Little Germany was to be built from the church. Eastbrook House was the first building to be constructed on this land around the start of the 19th century.

1820's

Charles Harris took over the estate and building began. Chapel Street, East Parade, Vicar Lane and Harris Street were established by this time though they were mostly surrounded by fields. Most of the buildings constructed at this time were religious in nature and have since been demolished with the exception of a few early houses on Chapel Street.

1850's

Bradford's booming textile industries attracted a sizable continental market, particularly from Germany. These merchants settled in the area initially known as 'New Germany', later 'Little Germany'. Warehouse

construction began in the 1850s and continued into the 1890s. The buildings were designed for storage and sale of produce and were elaborately designed to impress clients and reflect civic pride.

1875

The warehouse sector entered a period of decline though those in Little Germany mostly continued in use until the early 20th century. The area diversified around the end of the 19th century with some small scale industrial uses and ecclesiastical buildings being constructed.

20th century onwards

The decline of the textile trade left many buildings in a state of disuse and the area became cut off from the hub of the city centre. In recent years regeneration programmes have encouraged investment in the area and many of the buildings have been bought back into constructive use.

Key Characteristics

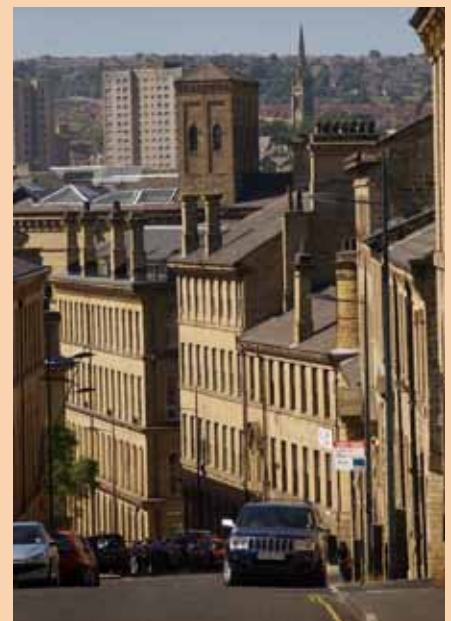
The following summarises the key elements of the character of Little Germany conservation area

- Strong identity as the former merchants quarter of Bradford.
- Ornate structures indicate wealth, prestige and reflect civic pride.
- Grand warehouses built in an Italianate architectural style.
- Local stone for buildings and highway materials.
- Densely built up with intimate spaces between buildings.
- Formal grid layout.
- Steep topography rising up away from the city centre.



Left: an impressive Gothic revival warehouse facade on Well Street.

Below: Consistent materials and details to buildings give the area a strong unity.





The architecture of Little Germany reflects changing fashions in Victorian architecture. it includes Gothic Revival (top right) Scottish Baronial (top) and ornate interpretations of the Italianate style (lower and bottom).

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 Victorian Italianate 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.
- Ornately carved window and door surrounds on the most prominent buildings.
- Timber sash windows and panelled doors.
- Historic street layout and lack of alteration to some streets.
- Stone street surfaces, where these remain in situ.
- Decorative ironwork at ground floor level on some buildings.

Current Condition

AUTHENTICITY 89%

- 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.
- 66 properties were assessed for the purpose of the study; this is 89% of all properties within the conservation area.
- The listed buildings had an average rating of 89%.

**AUTHENTICITY
89%**

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 high proportion of the buildings retain a significant number of features and details.
- The overall authenticity score of 89% for the conservation area as a whole is higher than most other conservation areas surveyed in the district so far.
- Much of the original fabric of the area remains unchanged.
- High quality buildings of a consistent architectural style.
- Consistent use of natural materials for both buildings and some highways.
- Busy streets around the periphery and quieter, more intimate spaces and streets within.
- Street pattern is unchanged and reflects the historic development of the area.
- Significant areas of traditional streetscape materials are still in situ.
- Strong cultural identity, particularly with the arts.
- The successful re-use and adaptation of many buildings.
- Significant inward investment has invigorated the area.
- The area's listed buildings tend to retain a high proportion of their original features and details.

The successful re-use of buildings has made Little Germany a vibrant place once more.



Weaknesses

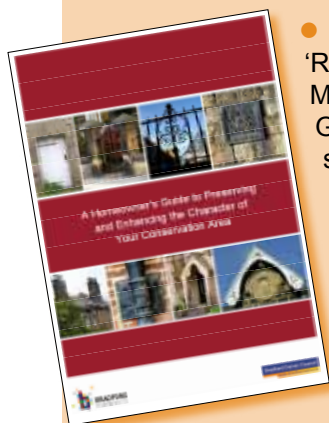
- A large number of vacant or underused buildings.
- Some modern engineering to streets within and on the boundary of the conservation area.
- Several areas of car parking in prominent locations that do not contribute to the character of the conservation area.

Rough pockets of underused buildings and sites are a blight on the area.



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 redevelopment of the Broadway site could open up access to Little Germany and bring the area closer to the hub of the city centre.



- 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.



Successful modern intervention and re-use at The Design Exchange, Peckover Street

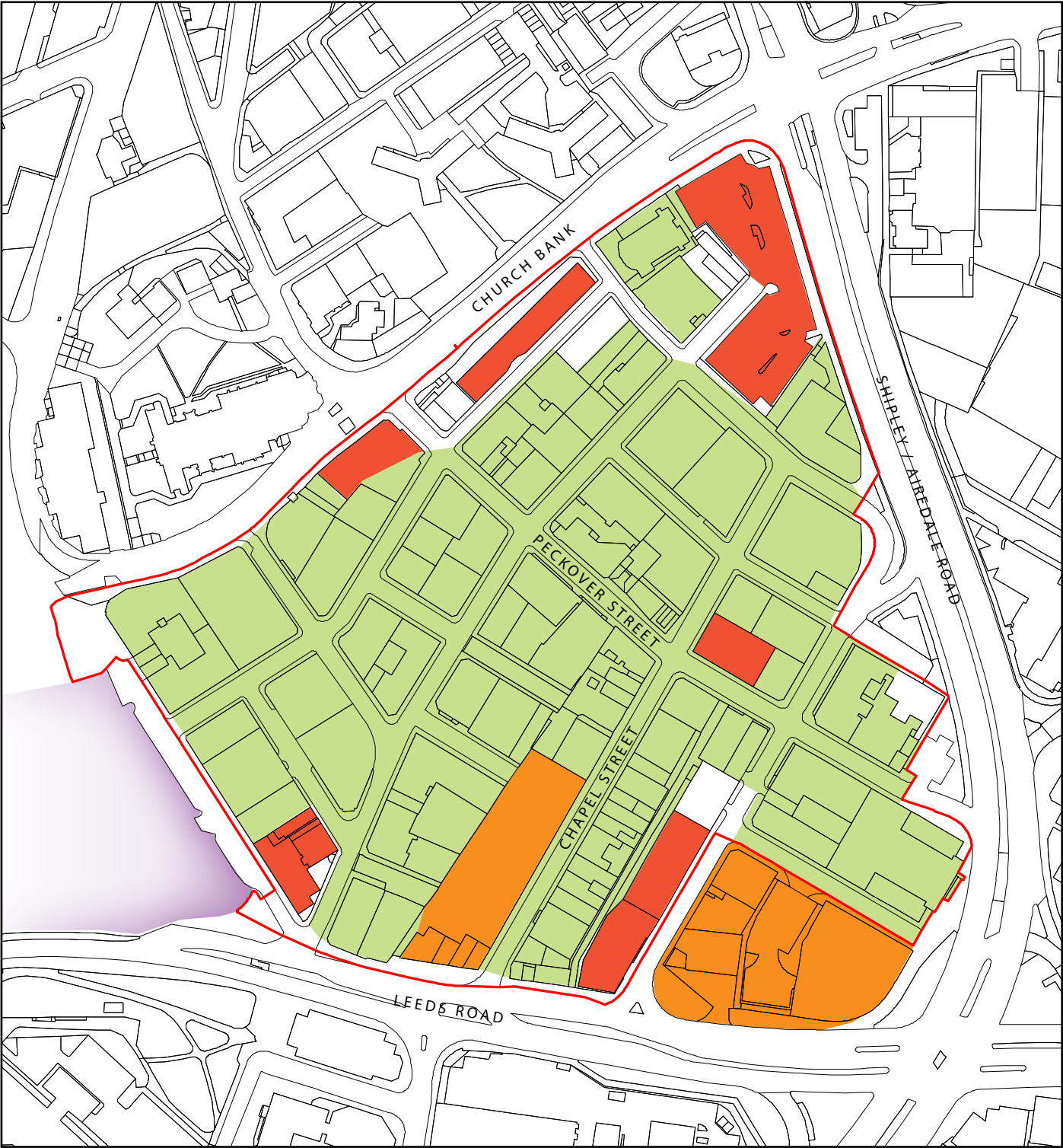
Threats

- Removal of traditional features and details from buildings.
- Continued vacancy and underuse of buildings and sites.
- Poor decisions concerning planning applications, enforcement cases, listed buildings and highway management.
- The potential benefits of known future major redevelopments in the city centre and on the periphery (such as the Broadway development and the Gate Haus) are not fully realised.
- Loss of historic street surfaces and traditional character of public realm.



Little Germany Conservation Area

Character Contributions, New Development and Demolition



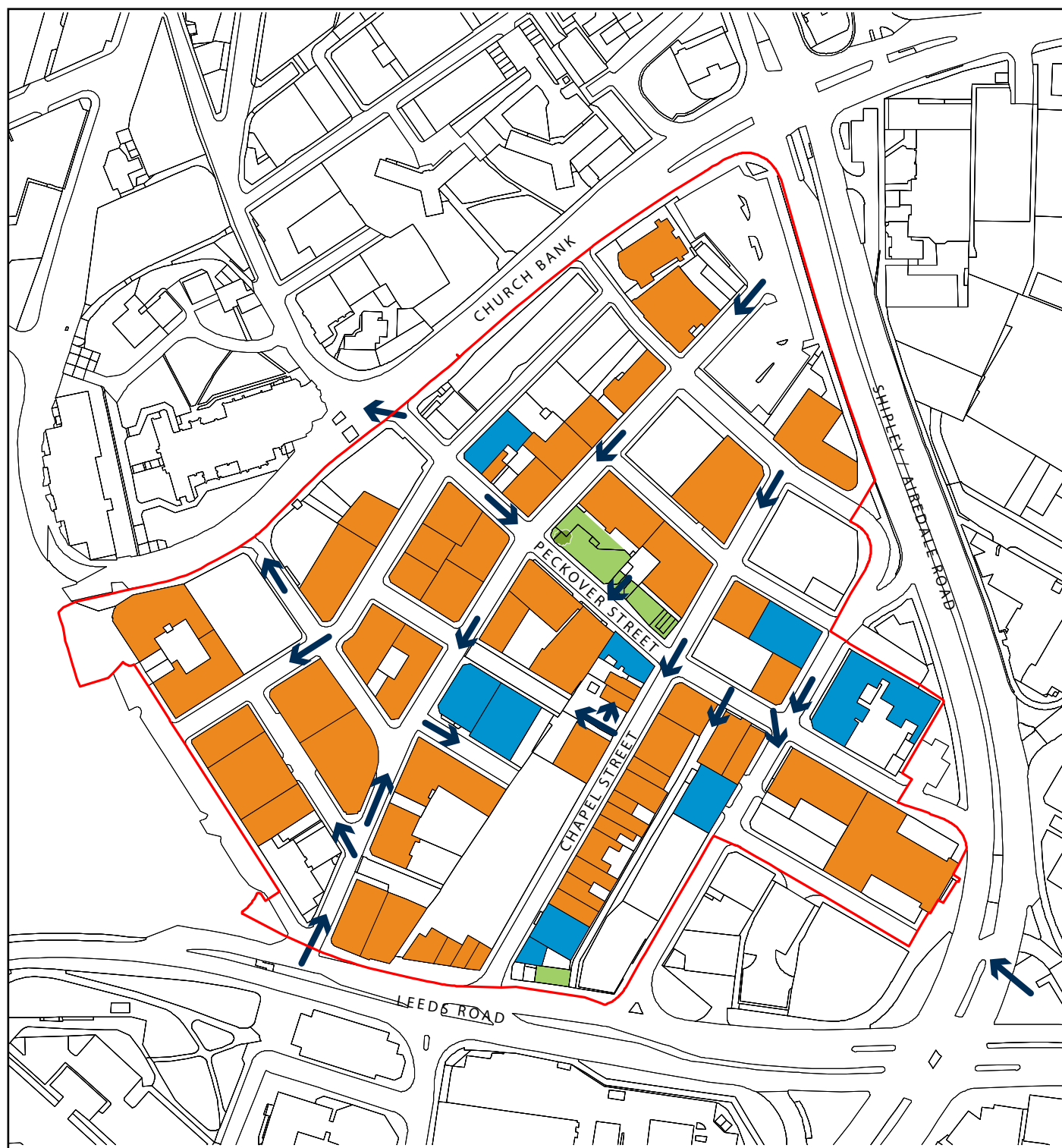
Key

- 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.

Little Germany Conservation Area

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



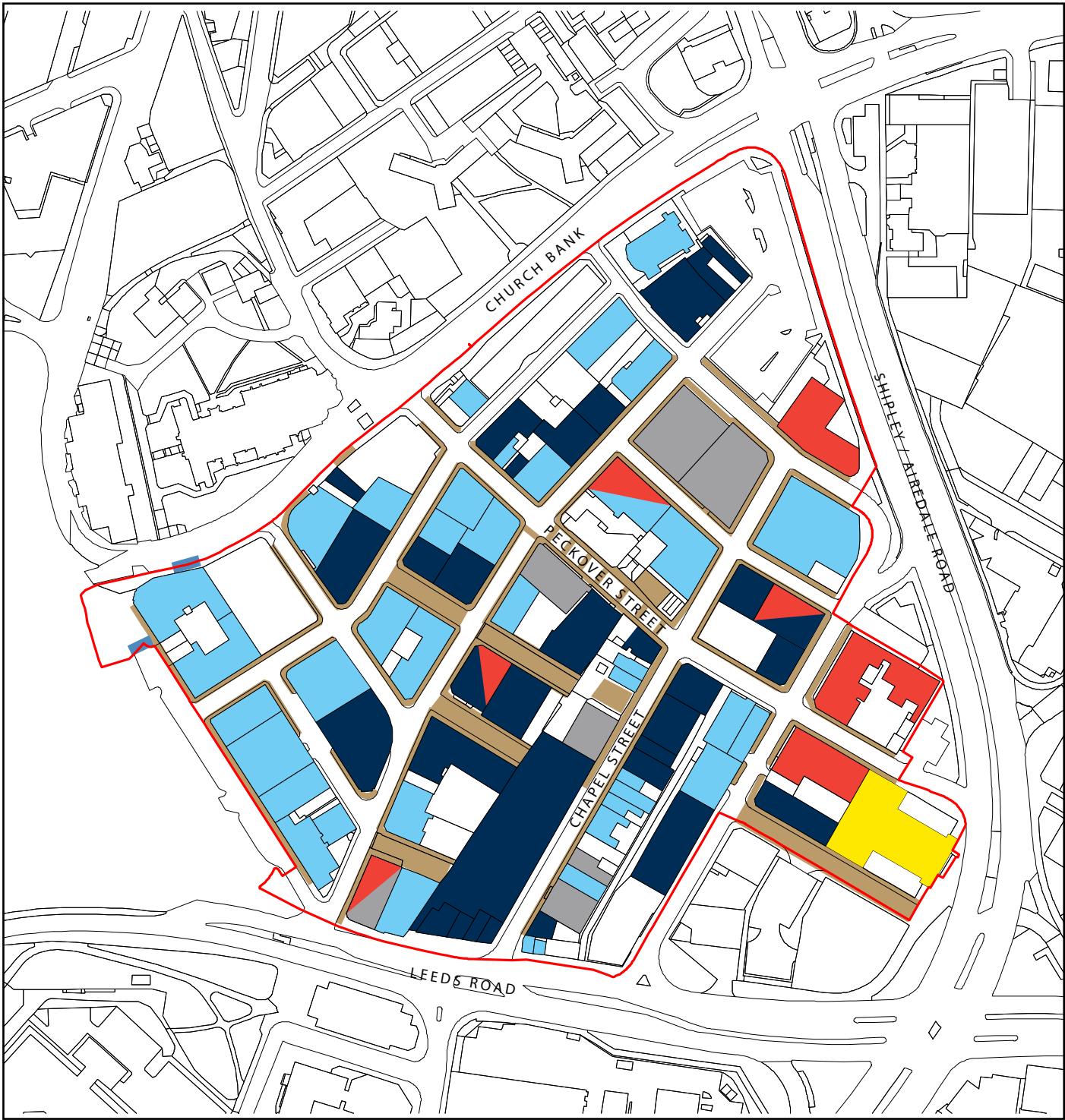
Key

	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.

Little Germany Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Other non-residential building		Stone setts / flags
	Residential building		Vacant building / floor space		Un-surfaced / partially surfaced
	Retail / Commercial building				Tarmac / concrete
	Place of worship / religious				Traffic Management Scheme

The Masterplan and Neighbourhood Development Frameworks (NDF's)

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.

For each of these neighbourhoods 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 Little Germany (For a full list of NDF Projects please refer to the 'Bradford City Centre Overview' document).

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 of the city centre and provide links to Little Germany.

Likely impact on Conservation Area: POSITIVE

51. Festival Square

Creation of an active centre with the creation of a large square and closing part of Peckover Street to traffic. The addition of a glass atrium to Merchants House, a listed building could be a difficult element of the project.

Likely impact on Conservation Area: UNABLE TO ASSESS

56. Leeds Road Urban Village

A residential development on the current Yorkshire Water site that is intended on providing a bridge between Little Germany and the Bowl neighbourhood. The scheme will impact on the setting of Little Germany conservation area.

Likely impact on Conservation Area: POSITIVE



Key

Green	Positive
Orange	Neutral
Purple	Negative
Teal	Unknown

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



Albion House, 64 Vicar Lane - This prominent Grade II listed warehouse was granted planning permission for conversion to apartments with office and restaurant at ground floor and basement level in 2004. The works were completed in 2006 and though the basement and ground floor level are currently empty the scheme has altered very little of the external fabric of the building and has should successfully secure the future of the building.

POSITIVE



Delauney House, 8 Burnett Street - In 2003 permission was granted for the change of use of this Grade II listed building into apartments with the retention of the existing A3 use at ground floor. The works have maintained the character and special historical interest of the building and are considered to have a positive impact on the character of the conservation area.

POSITIVE



Gallon House, 1-3 Burnett Street - Permission was granted in 2004 for the change of use of this Grade II listed warehouse to 16 apartments with the formation of a courtyard. Works are still in progress but the indications are very positive that the development will maintain and enhance the character of the listed building and the conservation area.

POSITIVE



2 Burnett Street - in 2004 planning permission was granted for the conversion of this unlisted (but identified as a key unlisted building) building to 22 apartments incorporating an extension to the roof. The scheme has been completed but the building is not yet fully occupied. The scheme has had a positive impact by securing the future use of the building and has had a minimal impact on the external appearance of the building.

POSITIVE



5 Burnett Street - Planning permission was granted in 2004 for the change of use of the building from industrial and manufacturing uses to an educational facility. At present the building is still in use for manufacturing cards and the permission is unimplemented.

NOT POSSIBLE TO ASSESS



Caspian House Car Park, Peckover Street - In 2005 permission was granted for a seven storey block of residential apartments with a café at ground floor. The car park is still in use for parking at present and the permission has not been implemented to date.

NOT POSSIBLE TO ASSESS



9-11 Peckover Street - An application is pending a decision for the change of use of this building to 15 apartments incorporating an extension. The building is empty at present and in need of a new use. The application has the potential to have a positive impact on the building by securing its future.

NOT POSSIBLE TO ASSESS



Eastbrook Hall, Leeds Road - Planning permission and listed building consent were granted in 2004 for works to this building. Eastbrook Hall had been empty and in a poor condition for some time and permission was granted to retain the facades of the building with demolition of the remaining buildings to the rear and construction of a residential, office and commercial development. Work is currently under progress and the early indications are positive.

NOT POSSIBLE TO ASSESS



20 East Parade - In 2003 permission was granted for the change of use of this building to 17 apartments incorporating an extension and with an A3 use at ground floor level. Work has recently been completed and the building is awaiting occupation. The building has a modern appearance with a rendered and clad finish that is slightly at odds with the buildings alongside.

NEUTRAL



25 East Parade - Conservation area consent was granted in 2003 for the demolition of this building and in 2007 permission was granted for the construction of a mixed use scheme on the site incorporating residential and A3 leisure uses. Work has not yet begun on the demolition of the existing building and it is too early to assess whether the works will have a positive impact on the character of the conservation area.

NOT POSSIBLE TO ASSESS



Treadmills Art Mill, Upper Park Gate - In 2002 permission was granted for change of use of the listed mill to 33 apartments with external alterations and car parking. Works have taken place to convert the building and though some apartments are still unsold the building is partially occupied and the scheme appears to have had a positive impact on the area and the listed building itself.

POSITIVE



30 Chapel Street - Permission was granted in 2004 to convert this listed building into 12 apartments. The building is currently empty though its sale has been agreed. It is too early to assess the impact of this scheme.

NOT POSSIBLE TO ASSESS



16 Chapel Street - In 2005 permission was granted for the change of use of this building from offices into an adult education centre. The permission has been implemented and very little of the exterior of the building has been altered with the exception of the addition of an illuminated fascia sign. The sign is poorly designed and located on this listed building.

NEUTRAL



Hanover House, 40 Chapel Street - Permission was granted in 2006 for change of use of this Grade II listed building to 19 apartments incorporating alterations to the building and a roof extension. Work is currently in progress and though the indications are positive it is too early to assess the impact of this scheme.

NOT POSSIBLE TO ASSESS



Tayson House, 34-38 Chapel Street - In 2006 permission was granted for the change of use of Tayson House, a Grade II listed building to 21 apartments with a two storey extension. At the present time work is in progress and it is too early to assess the impact of this scheme though the indications are positive.

NOT POSSIBLE TO ASSESS



44 Chapel Street - Permission has been granted in 2007 for the change of use of this Grade II listed building to 11 apartments incorporating an extension to the roof. Currently the building is partially occupied and the permission has yet to be implemented. It is too early to assess the impact of this scheme.

NOT POSSIBLE TO ASSESS

Buildings

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

- Burnett Street - 1, 2, 7, 9, 15-17
- Cater Street - 4
- Chapel Street - 4, 30, 32, 36-38, 40, 44
- Currer Street - 8, 9
- East Parade - 20, 25, 61, 63-65
- Leeds Road - 57, 59, 59a,
- Eastbrook Hall
- Peckover Street - 9-11, 15, 36, 40
- Vicar Lane - 63, 64, 72

CONCERN

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



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.

NO CHANGE

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.

NO CHANGE/POSITIVE

Boundary

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

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, inappropriate replacement windows and doors. 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 has been 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 Little Germany 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 Little Germany.	• 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 shopping / business areas in Little Germany.	• Draft shopfront design guidance to be consulted on in early 2007 and adopted during 2007. • Planning Policy	Published in 2007 and reviewed periodically
5	Preserve and enhance features and details that contribute to the character of Little Germany.	• 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	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	Retain the commercial activity in Little Germany. 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	Monitor Planning Applications to add value to the historic environment	Design and Conservation Team to work more effectively within the wider planning service.	Continual
9	Reduce street clutter and advertising hoardings	• Conservation and Design Team to work with Highways Design Team to reduce signage • Design and Conservation team to work with the planning service to remove unauthorised hoardings and control any new advertisements	Continual
10	Address illegal works to listed buildings and unauthorised development	Liaison between Design and Conservation Team and Planning Enforcement Team	Continual
11	Retain important trees	Liaison between Design and Conservation Team and Trees Team	Continual
12	Improve traffic management in Little Germany.	Design and Conservation Team to work with Highways Design to make the conservation area's through routes more pleasant for pedestrians and motorists.	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 the Little Germany Conservation Area every five years in line with Best value indicator 219a	Review by August 2012

