

Heritage Impact Assessments

Bradford North West

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H694
Site Name	Haworth Road and Sandy Lane
Regulation 18 Site Ref.	N/a
Former SHLAA Site Ref.	NW/020
Site Address	Haworth Road and Sandy Lane
Settlement	Bradford North West
Gross Site Area (ha)	7.37
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site comprises of an irregularly shaped piece of land located to the north of Haworth Road, close to the Sandy Lane junction. To the west and southwest of the site are houses of varying age. The setting to the east and north of the site is mostly open and agricultural in appearance.
- 1.2 The site is presently open and mostly laid to grass with stone field boundaries around the perimeter and across the site apparent. It has a sloping topography, with the steepest slope being to the southern end of the site where it drops away steeply from Haworth Road. There are no buildings within the site. There are several groups of trees located around the periphery of the site, particularly along the eastern edge, close to West House Farm, the northern boundary and around the gardens of properties located to the south of the site.

Identified heritage constraints

1.3 Designated assets

- 117 – 127 Cottingley Road – Grade II (NHLE 1314366)
- 41 Cottingley Road – Grade II (NHLE 1132901)
- Saltaire World Heritage Site (NHLE 1000099)

1.4 Non-designated assets

- None identified

- 1.5 WYAAS Comments - Given size and location would recommend predetermination archaeological desk based assessment and walkover survey in first instance.
- 1.6 Historic England Comments - The site is within an area identified by the Saltaire World Heritage Site Management Plan 2014 as important to its setting. Development of this area could harm elements which contribute to the significance of the Saltaire WHS.

Significance of assets

- 1.7 **111 to 127 (odd) Cottingley Road** are a terrace of c.1830 cottages located on the west side of Cottingley Road, approx. 120m from the site boundary. The cottages are stone built with stone slate roofs and are constructed in the local building vernacular with simple detailing and stepped roofs. The principle elevation faces eastwards and mostly have two-light squared mullioned windows to ground and first floor. There are some alterations evident, such as replacement modern fenestration and roofing materials to some of the cottages. The original door openings were simply detailed with squared jambs and lintels. The cottages at 111-127 Cottingley Road are of historic and architectural interest, recognised by their designation as Grade II listed and have an historical and aesthetic value. These heritage assets are considered to be of **medium** value.
- 1.8 **41 Cottingley Road** is a two storey stone built house dating from c.1824, according to the date stone which is inscribed 'D J&H 1824'. It is constructed of coursed stone 'bricks' under a stone slate roof with bracketed eaves and a gable end corniced chimneystack. On the principle elevation, to the first floor are single light window openings above a sill band and to ground floor single and two light mullioned windows either side of the doorway which is set under cornice supported on stone consoles. The house is located approximately 80m to the west of the proposed site. The property is Grade II listed and is of historic and architectural interest and are considered to be of **medium** value.
- 1.9 **Saltaire** is an exceptionally complete and well preserved industrial village of the second half of the 19th century, located on the River Aire. Its textile mills, public buildings, and workers' housing are built in a harmonious style of high architectural quality and the urban plan survives intact, giving a vivid impression of the philanthropic approach to industrial management. The industrial village of Saltaire is an outstanding example of mid-19th century philanthropic paternalism, which had a profound influence on developments in industrial social welfare and urban planning in the United Kingdom and beyond. The architectural and engineering quality of the complete ensemble, comprising the exceptionally large and unified Salt's Mill buildings and the New Mill; the hierarchical employees' housing, the Dining Room, Congregational Church, Almshouses, Hospital, School, Institute, and Roberts Park, make it outstanding by comparison with other complexes of this type. Saltaire provided the model for similar developments, both in the United Kingdom and elsewhere including in the USA and at Crespi d'Adda in Italy. The town planning and social welfare ideas manifested in Saltaire were influential in the 19th century garden city movement in the United Kingdom and ultimately internationally. Saltaire testifies to the pride and power of basic industries such as textiles for the economy of Great Britain and the world in the 19th and early 20th centuries (Saltaire World Heritage Site Management Plan 2014). It was

inscribed as a **World Heritage Site** by the World Heritage Committee of UNESCO in 2001.

- 1.10 In accordance with UNESCO World Heritage Centre's guidelines Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated. The site is located approximately 5km to the southwest of the Saltaire and approximately 2.5km to the southwest of the edge of the designated buffer zone.
- 1.11 Saltaire World Heritage Site through its designation of UNESCO World Heritage Status is recognised within the district and beyond to be of **Highest-Very Important** heritage significance.

Impact of development on significance

- 1.12 The site at present is mostly open, set to grass and appears to be in agricultural use for the main part. There are some field boundaries evident as well as trees standing in groups around the periphery of the site and along field boundaries. From the southern end of the site, due to the elevated position of Haworth Road, there are long distance views northwards across the site and beyond towards the western edge of Shipley/Bingley.
- 1.13 The listed buildings located on Cottingley Road are in two groups, with 41 Cottingley Road being located on the edge of the cricket ground and 111-127 Cottingley Road being located a short distance to the north. Both of these groups of listed buildings were constructed in the early 19th century, probably around 1820-1830. On the first OS map dated 1851-54, the site itself is shown as being fields and there are very few buildings around the Sandy Lane road junction. By 1889-1894, maps show that the settlement of Sandy Lane had expanded and the linear shape of development along Cottingley Road and Haworth Road is recognisable. Until the mid-20th century the setting of these listed buildings is relatively open and agricultural however by the second half of the 20th century this started to change, with housing being built to both sides of Cottingley Road and to the west of the listed buildings. As a result, there are very limited visual linkages between the site and the listed buildings on Cottingley Road due to intervening built form and it is considered unlikely that the development of the site will impact on the setting to any greater degree than that of the existing situation and therefore the likely impact of development would be '**negligible**'.
- 1.14 The proposed site is located outside of the Buffer Zone to Saltaire World Heritage Site and due to the topography and orientation of the land in relation to Saltaire World Heritage Site, it is considered unlikely to impact on key views in to or out of the World Heritage Site or its setting. The Saltaire World Heritage Site Management Plan (2014) indicates that the site forms part of the 'contributory' rural setting (Appendix 7, Figure 9) however Figure 4 (Appendix 7) is a visibility plan and shows that there is no inter-visibility between the site and the WHS. Site visits have demonstrated that this is also likely to be the case. It is therefore considered unlikely that development (of buildings

of no more than two or three storeys in height) would impact on the setting or key views into and out of the World Heritage Site.

Mitigation measures/ Opportunities to enhance significance

- 1.15 On the basis that development heights are no more than two or three storeys in height, there are no impacts on the significance or setting of the nearby heritage assets foreseen

Impact on significance following mitigation measures

- 1.16 Not applicable

Conclusion

- 1.17 Development is likely to be **ACCEPTABLE** and would result in no/negligible heritage impacts on the nearby designated heritage assets.

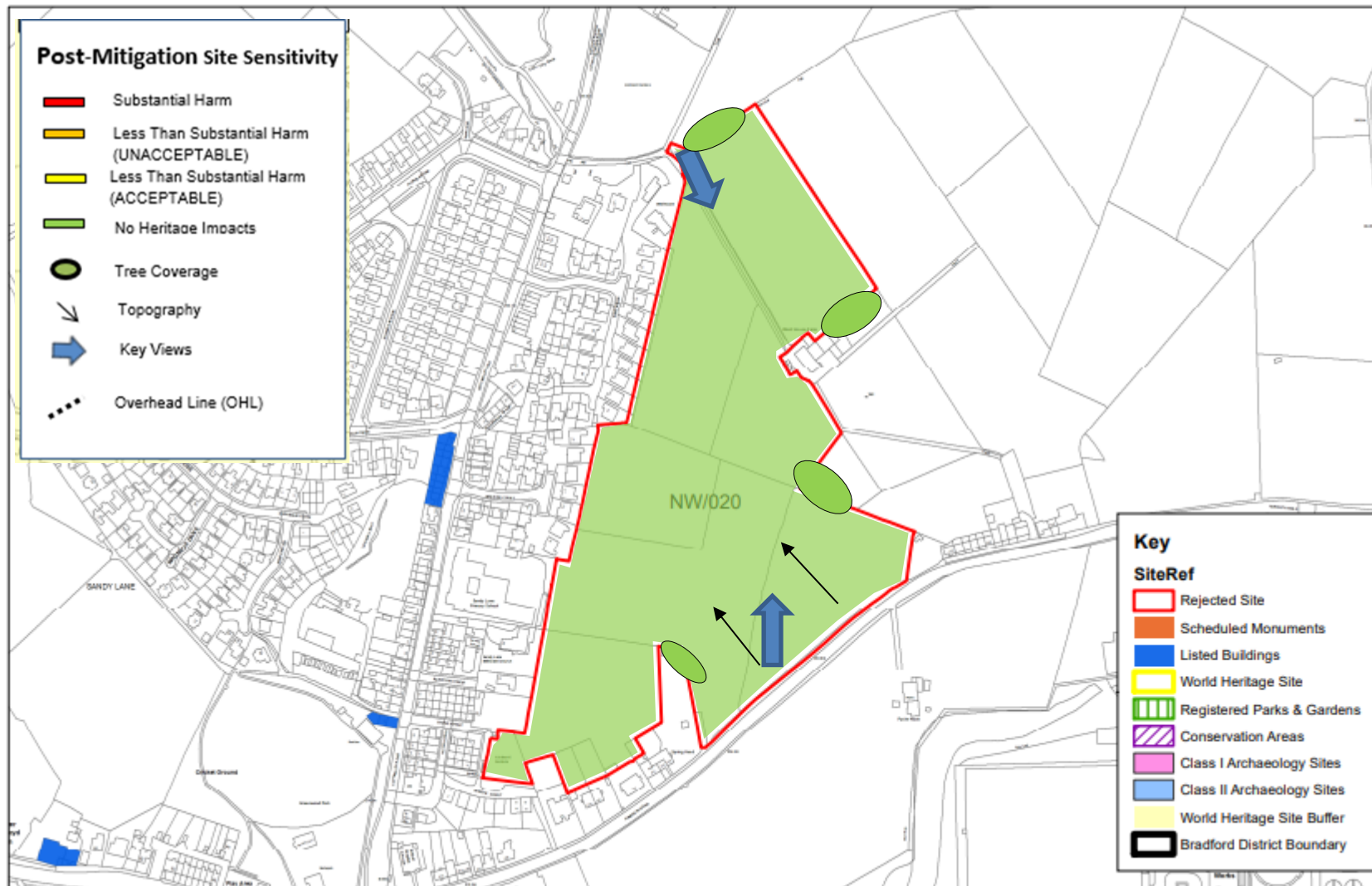
Site Photographs



View from Haworth Road northwards across the site



View from the northern edge of the site boundary (entrance to access to West House Farm) southwards across the site



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H712
Site Name	Bingley Road, Long Lane, Heaton
Regulation 18 Site Ref.	N/A (<i>smaller site assessed under H780</i>)
Former SHLAA Site Ref.	NW/049
Site Address	Bingley Road and Long Lane, Heaton
Settlement	Bradford North West
Gross Site Area (ha)	27.22
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site comprises of an irregularly shaped piece of land located to the east of Bingley Road and to the south of Long Lane. To the south of the site is a belt of woodland and sports grounds and beyond this houses of varying age. The setting to the east and north of the site is mostly open and agricultural in character, with scattered trees/woodland, fields and beyond this a golf green. To the west of the site is the former Hallmark/Sharp's Card factory and buildings/spaces associated with the school, sports centre and residential housing.
- 1.2 The site itself is presently open and mostly laid to grass in keeping with its current usage as a golf green and range. The topography is undulating with dips and mounds to suit its current usage as well as scattered groups of trees and an area of standing water at the northwestern corner. The western boundary of the site and the northwestern corner are characterised by dense patches of woodland/trees. At the centre of the site is the purpose built Express Golf Centre. Enclosed within the site (but excluded from being part of the site) is the Shay Grange development, a small modern development of houses and converted farm buildings around the former Shay Grange farmstead.

Identified heritage constraints

- 1.3 Designated assets
 - Former Sharps/Hallmark Card factory, Bingley Road – Grade II (NHLE 1376147)
 - Shay Farmhouse, Shay Lane – Grade II (NHLE 1219403)

- Shay Farm Cottage, 60 Shay Lane – Grade II (NHLE 1219412)
- Shay Farm Cottage, Shay Lane – Grade II (NHLE 1314103)
- Royds Hall Barn, Shay Lane – Grade II (NHLE 1133740)
- Royds Hall Farmhouse, Shay Lane – Grade II* (NHLE 1133739)
- 8 and 9 Shay Lane – Grade II (NHLE 1200241)
- 7 Shay Lane – Grade II (NHLE 1200231)
- Barn and outbuildings to East of 7 Shay Lane – Grade II (NHLE 1133555)
- Saltaire World Heritage Site (NHLE 1000099)

1.4 Non-designated assets

- None identified

1.5 WYAAS Comments - Large area. Earthworks near Shay Farm (PRN15842) believed to extend into area. "Old Coal pits" marked on mid 19th century OS mapping. Recommend pre-determination archaeological evaluation.

1.6 Historic England Comments - The site is located adjacent to the Saltaire World Heritage Site (WHS) buffer zone and within an area where tall buildings could affect its setting. The site is also close to the Grade II* listed Royds Hall Farmhouse, along with a large number of other Grade II Listed Buildings to the east and west of the site. The development of this area could harm elements which contribute to the significance of these designated heritage assets.

1.7 National planning policy makes it clear that Grade II* Listed Buildings are regarded as being in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional. In addition, there is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.

1.8 In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.

1.9 Before allocating this site for development:

(1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the heritage assets in its vicinity, and what impact development might have upon their significance.

(2) If it is considered that the development of this site would harm elements which contribute to the significance of these heritage assets, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.

(3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of these heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.10 The former **Sharps/Hallmark Cards factory** is located immediately to the west of the site, on the opposite side of Bingley Road. The factory was built in 1936 to the designs of Benjamin Chippindale and Richard J Edmondson of Bradford as a printing works and offices. It is four storeys in height and of steel framed construction, clad in coursed local sandstone with a felted flat roof. The front elevation, which faces eastwards, has three bays of 11, 9, 11 windows which have steel frames. The building is constructed in a Classical architectural style with concrete and cast iron columns and a central entrance. The building was listed (Grade II) in 1998 and is considered to be a good example of early 20th century construction utilising concrete and steel. It is of architectural, historical and aesthetic interest and is considered to be of **medium** value.
- 1.11 The group of listed buildings around Heaton Shay (**Shay Farmhouse, Shay Farm Cottage** and **60 Shay Lane**) are located approximately 100m to the northeast of the application site. They consist of a farmstead group (now all in separate residential use) of 18th and 19th century vernacular buildings. **Shay Farmhouse** was previously two cottages and is a two-storey stone built property with a stone slate roof and mullioned windows. **Shay Farm Cottage** is the earliest of the buildings in the group, possibly dating back to the early 18th century though it was altered in the early 19th century. It is two storeys and constructed in sandstone 'bricks' with a stone slate roof. It also has mullioned windows. **60 Shay Lane** (also called Shay Farm Cottage in the list entry) is a single storey 'low' house built in stone with a stone slate roof. Though the buildings have been altered, they form an interesting vernacular grouping and are of architectural, aesthetic and historic interest. They are Grade II listed and are of **medium** value.
- 1.12 The second largest group of listed buildings are located at Heaton Royds, a short distance to the south of Heaton Shay. The group consist of **Royds Hall Farmhouse, Royds Hall barn, 7 Shay Lane, 8-9 Shay Lane** and the **barn and outbuildings located to the east of 7 Shay Lane**. These buildings are located to either side of the junction of Heaton Royds Lane and approximately 50-100m east of the eastern most point of the site. **Royds Hall Farmhouse** is a Grade II* listed building and probably dates to the latter part of the 17th century. It is built of gritstone and has a two storey centre range flanked by gabled wings beneath a stone slate roof with prominent saddlestones and kneelers. The front elevation has multi-light chamfered mullioned windows at ground and first floor. It is a fine example of a Yeoman's house and displays good vernacular detailing. The house is of historical, architectural and aesthetic interest and is of **high** value.

- 1.13 **Royds Hall Barn** is located a short distance to the north of the farmhouse and is a former agricultural barn which is stone built with a stone slate roof. The cart entry has a large ashlar lintel above and there are later windows inserted in to both the front and rear elevations, reflecting the building's current usage as a dwelling. The barn is a Grade II building and is of historic, aesthetic and architectural interest. The building is of **medium** value.
- 1.14 The buildings around Heaton Shay form an interesting vernacular group dating to around the 17th century. Nos. **7, 8 and 9 Shay Lane** form a linear group with south facing principle elevations with the barn set separately and at right angles to the group at its eastern end. **7 Shay Lane** is an early 17th century dwelling (date stone of 1632). It is a two-storey dwelling with a cross passage plan and rendered external walls beneath a stone slate roof. The exterior displays several features of interest, including a six light mullion window and doorways with Tudor arches. Features within the interior are also noted on the list entry. Nos. **8 and 9 Shay Lane** are a house and adjoining cottage. The house dates to the 17th century (altered in the late 18th or early 19th century) and the cottage was added later (possibly around the time the house was altered). They have a rendered front elevation and rubble stone to the rear and a stone slate roof with mullions windows (some mullions removed). The **barn and outbuilding** (formerly a separate cottage) is located at the eastern end of the group with an east facing principle elevation. It dates to the early 18th century and is constructed from square coursed rubble stone with a stone slate roof. A central square headed cart entry with gable above is located in the east elevation. There are chamfered windows as well as later 19th century window openings. The outbuilding/cottage adjoins to the right and also has a cart entrance with a cambered head as well as a Tudor-arched entrance and double chamfered window. The group is of interest due to their age and as good examples of vernacular architecture. They are of historic, aesthetic and architectural interest and as Grade II listed buildings, are of **medium** value.
- 1.15 **Saltaire** is an exceptionally complete and well preserved industrial village of the second half of the 19th century, located on the River Aire. Its textile mills, public buildings, and workers' housing are built in a harmonious style of high architectural quality and the urban plan survives intact, giving a vivid impression of the philanthropic approach to industrial management. The industrial village of Saltaire is an outstanding example of mid-19th century philanthropic paternalism, which had a profound influence on developments in industrial social welfare and urban planning in the United Kingdom and beyond. The architectural and engineering quality of the complete ensemble, comprising the exceptionally large and unified Salt's Mill buildings and the New Mill; the hierarchical employees' housing, the Dining Room, Congregational Church, Almshouses, Hospital, School, Institute, and Roberts Park, make it outstanding by comparison with other complexes of this type. Saltaire provided the model for similar developments, both in the United Kingdom and elsewhere including in the USA and at Crespi d'Adda in Italy. The town planning and social welfare ideas manifested in Saltaire were influential in the 19th century garden city movement in the United Kingdom and ultimately internationally. Saltaire testifies to the pride and power of basic industries such as textiles for the economy of Great Britain and the world in the 19th and early 20th centuries (Saltaire World Heritage Site Management Plan 2014). It was

inscribed as a **World Heritage Site** by the World Heritage Committee of UNESCO in 2001.

- 1.16 In accordance with UNESCO World Heritage Centre's guidelines Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated. The site is located approximately 5km to the southwest of the Saltaire and approximately 2.5km to the southwest of the edge of the designated buffer zone.
- 1.17 Saltaire World Heritage Site through its designation of UNESCO World Heritage Status is recognised within the district and beyond to be of **Highest-Very Important** heritage significance.

Impact of development on significance

- 1.18 The site at present is mostly open, set to grass and for the most part in use as a golf green and range. The topography is undulating and there are dense patches of woodland scattered around the site, with larger areas located in the northwestern corner (mostly outside of the site) and along the southern boundary of the site. Prior to the 20th century, much of the site was given over to agricultural land, patches of woodland and quarries. Scattered farmsteads are evident, including Shay Farm (now converted to residential and located centrally within but excluded from the site) as well as **Heaton Shay** and **Heaton Royd** located to the east. The wider setting of Heaton Shay and Heaton Royd, which include designated heritage assets, will be altered if the site is developed. They are both located outside of the site boundary but the site boundary extends up to the lane on which they are located. To a lesser extent, the immediate setting of these heritage assets has already been altered due to changes associated with their current residential usage however they do retain, in general a green and open setting which allows the original function of the buildings to be understood and provides a contextual relationship to the wider rural landscape in which they are set.
- 1.19 The impact of bringing housing closer to the heritage assets will have an impact on their wider setting. It will not impact on the setting to the north, east or south of the heritage assets but due to the close proximity of the site to the heritage assets, it will impact on their setting to the west. Due to the substantial size of the site, it is foreseeable that a large developed housing site will have a negative impact on the significance and setting of the heritage assets. Where the site is closest to the heritage assets, this impact will be most apparent and it is likely to result in an impact which is **less than substantial (of an unacceptable level)**. The areas of the site which are located further away have more scope for successful mitigation measures and it is likely that in these areas the impact will either be **less than substantial (of an acceptable level)** or **no heritage impacts** and mitigation measures could be utilised to diminish the impacts further to ensure that the impacts are of an acceptable/negligible level in these parts of the site.

- 1.20 The former **Sharps/Hallmark card factory** was constructed in 1936 and is located to the west of the site, on the opposite side of Bingley Road. The factory has a rather austere principle elevation, which is set back from the road. The factory is currently under conversion to residential apartments and the land to the west of the site, which was once ancillary warehousing and car parking, has since been developed for housing. The development of the site will result in some alteration to the wider setting of the former factory, however its setting in general has altered over the years and the immediate views of the principle elevation of the heritage asset from Bingley Road and the ability to understand its function and its placement within the landscape will not be significantly harmed by the development of the site. The development of the site is likely to result in **less than substantial harm (of an acceptable level)**. This may be able to be reduced to negligible levels of harm, via careful mitigation and through retention of the existing trees located along and around Bingley Road.
- 1.21 The proposed site is located outside of the Buffer Zone to **Saltire World Heritage Site** and due to the topography and orientation of the land in relation to Saltire World Heritage Site, it is considered unlikely to impact on key views in to or out of the World Heritage Site or its setting. The Saltire World Heritage Site Management Plan (2014) indicates that the site does not form part of the rural backdrop (Appendix 7, Figure 9) and Figure 4 (Appendix 7) is a visibility plan and shows that there is no inter-visibility between the site and the WHS. It is therefore considered unlikely that development (of buildings of no more than two or three storeys in height) would impact on the setting or key views into and out of the World Heritage Site and that the development of the site will result in **no harm**.

Mitigation measures/ Opportunities to enhance significance

- 1.22 There may be means to mitigate the impact of development to reduce the impact of the development on the setting of the nearby designated heritage assets. Landscaping can be used to provide a filter views and provide a buffer in areas closest to the heritage assets. Consideration should also be given to boundary treatments along these receptors – hedges and stone walls being more in keeping with the rural character in particular of the areas around Heaton Shay and Heaton Royd. Development of the site, and in particular the areas close to the heritage assets should respond to and take design cues from the sense of place and rural context of the area in which the site is set. This is likely to inform the layout, design and scale of dwellings within the site as well as the materials and landscape strategy.

Impact on significance following mitigation measures

- 1.23 Development on the site is likely to result in less than substantial harm (of an acceptable level) or negligible/no levels of harm on the significance and setting of the heritage assets.

Conclusion

- 1.24 Development is likely to be **ACCEPTABLE**.

Site Photographs



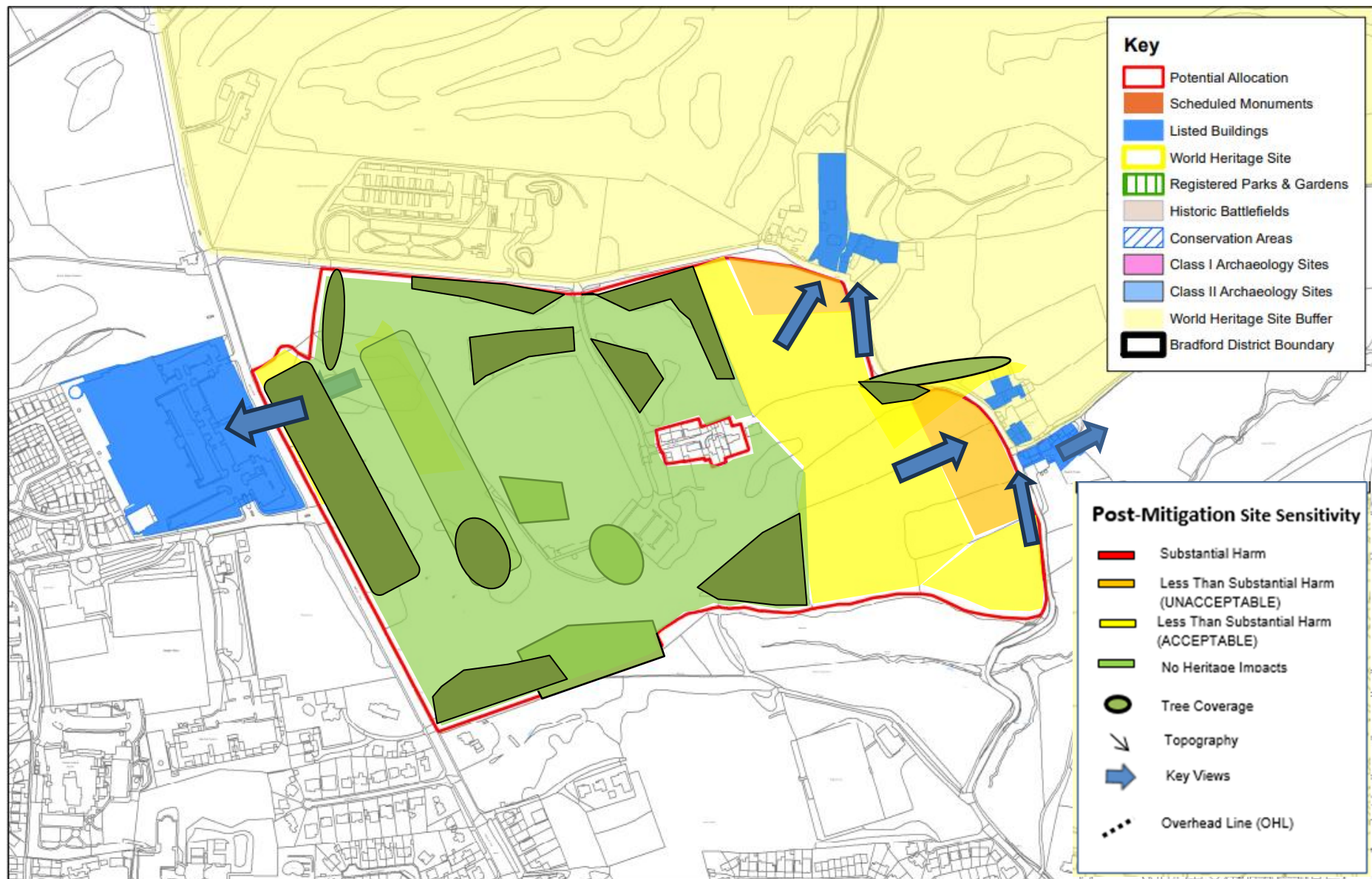
View eastwards across the NE corner of the site from The Fairways (Google Streetview)



View NW across the site from the Express Golf Centre car park (Google Streetview)



Heaton Royd – Heaton Royd Farmhouse (left) and nos. 7, 8 and 9 The Shay (right) (Google Streetview)



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H749
Site Name	Former Manningham Middle School and Belle Vue Primary schools
Regulation 18 Site Ref.	NW31/H
Former SHLAA Site Ref.	NW/123
Site Address	Manningham Lane
Settlement	Bradford North West
Gross Site Area (ha)	0.46
Regulation 19 Site Status	Commitment – U/C

Site description

- 1.1 Occupying an L-shaped site, the former Manningham Middle School is a substantial vacant building. The main building fronting Manningham Lane is an imposing 4 storey stone block with multiple gables. At the rear the buildings continue back into the site as 3 storey structures, then reducing to 2 storeys. the remainder of the site is hard-surfaced having been playground space for the school. The school ceased to be operated by the local authority in 2000 but subsequently functioned as faith school for girls. This use has also now ceased. The site includes the former Belle Vue public house on the corner of Drill Parade, which since closing as a pub has been used as a madrassa. It appears to be now unused.

Identified heritage constraints

1.2 Designated assets

- Former Manningham Middle School, Manningham Lane, grade II listed, NHLE 1132974
- Former Belle Vue Public House, Manningham Lane, Grade II listed NHLE 1314480
- 191-197 Manningham Lane and 1-11 Belle Vue, Grade II listed, NHLE 1133274
- Camden Terrace 12-16 Belle Vue, Grade II listed, NHLE 1133275
- Apsley Crescent conservation area

1.3 Non-designated assets

- None identified

Significance of assets

- 1.4 The main building of the former Manningham Middle School is described in the listing register as:

'1895 Bradford School Board, built as Higher Boys School. Large Jacobean-Dutch gabled building of 3 tall storeys, sandstone "brick" with ashlar dressings. Rusticated ground floor. Gabled end bays with octagonal ball finialed turrets. Large mullion-transom windows. Double columned entrance with broken entablature. Dominant feature of streetscape'.

- 1.5 The building has a distinctive presence on Manningham Lane and largely blocks the front of the site. The buildings to the rear are actually older, dating back to the 1880s having been constructed as the Belle Vue Boys and Girls Schools.

- 1.6 The former public house is described as:

Circa 1870-80 public house of slightly French Chateau design, possibly by Milnes and France in view of corner treatment comparable with Bavaria Place Police Station. Two storeys, fine quality sandstone ashlar with mansard slate attic. The south corner forms a circular tower carried up into the mansard attic with a conical slate roof. A first floor balustrated balcony is carried round the tower and over porch with florid Composite columns. Canted bay to north end of ground floor. Dormers in attic.

- 1.7 To the north of the site across the narrow street of Belle Vue, is the elongated T-shaped row of 1-11 Belle Vue. Built in the 1830s or 1840s these would have been important good quality houses of the time, set in largely open surroundings. They stand on elevated front gardens and terminate with a similar block of 4 with ground floor shops on Manningham Lane. The architectural style is a restrained and almost austere Grecian Classical style reminiscent of, but pre-dating the work of Alexander Thomson in Glasgow. West of 1-11 Belle Vue stands 12-16 Belle Vue, somewhat later and more typically Victorian terraced villas.

- 1.8 All of these buildings stand in close proximity, comprising a cohesive urban area illustrating the growth of Bradford from the construction of Belle Vue as an exclusive terrace of dwellings, later becoming more hemmed in by the growth of Manningham as an affluent suburb, with school provision in the last quarter of the 19th century. This urban form is conserved by inclusion in the conservation area which covers a wider area of Manningham. The buildings comprising the public house and former Middle school identify the gateway to the conservation area approaching on Manningham Lane. The heritage assets both within and adjacent to the site, and the conservation area are considered to be of **Medium** heritage significance.

Impact of development on significance

- 1.9 The proposed allocation would be expected to retain all standing buildings on site, the former Manningham Middle School and the former Belle Vue public house. It should be noted that it is believed that these are in separate ownership so there would be no guarantee of the comprehensive or concurrent re-development of both.

- 1.10 The heritage assets are presently disused and therefore require new sympathetic uses to sustain them and ensure their long term survival. Residential conversion of the former school would be likely to be the optimum use subject to sensitive consideration of its significance and sympathetic subdivision. The former pub could be adapted to a variety of uses subject to these being compatible with its significance. Regeneration of the buildings would constitute effective use of existing building stock, would sustainably retain embedded energy and would maintain and enhance the integrity of the conservation area. Re-use of the presently disused buildings may also serve as a catalyst for the vitality of the area.
- 1.11 The re-use of the listed buildings would necessarily maintain their significance and bring heritage benefits in securing their future. Subject to careful consideration of the conversion, development of the proposed site will be capable of maintaining and potentially enhancing the heritage assets.
- 1.12 It is expected that development would have a **Minor** impact on the significance of the listed buildings, but if properly managed in accordance with adopted national and local policy this would not cause harm and could have a **Positive** impact on significance. Less than substantial harm of an acceptable degree should be the expected outcome.

Mitigation measures/ Opportunities to enhance significance

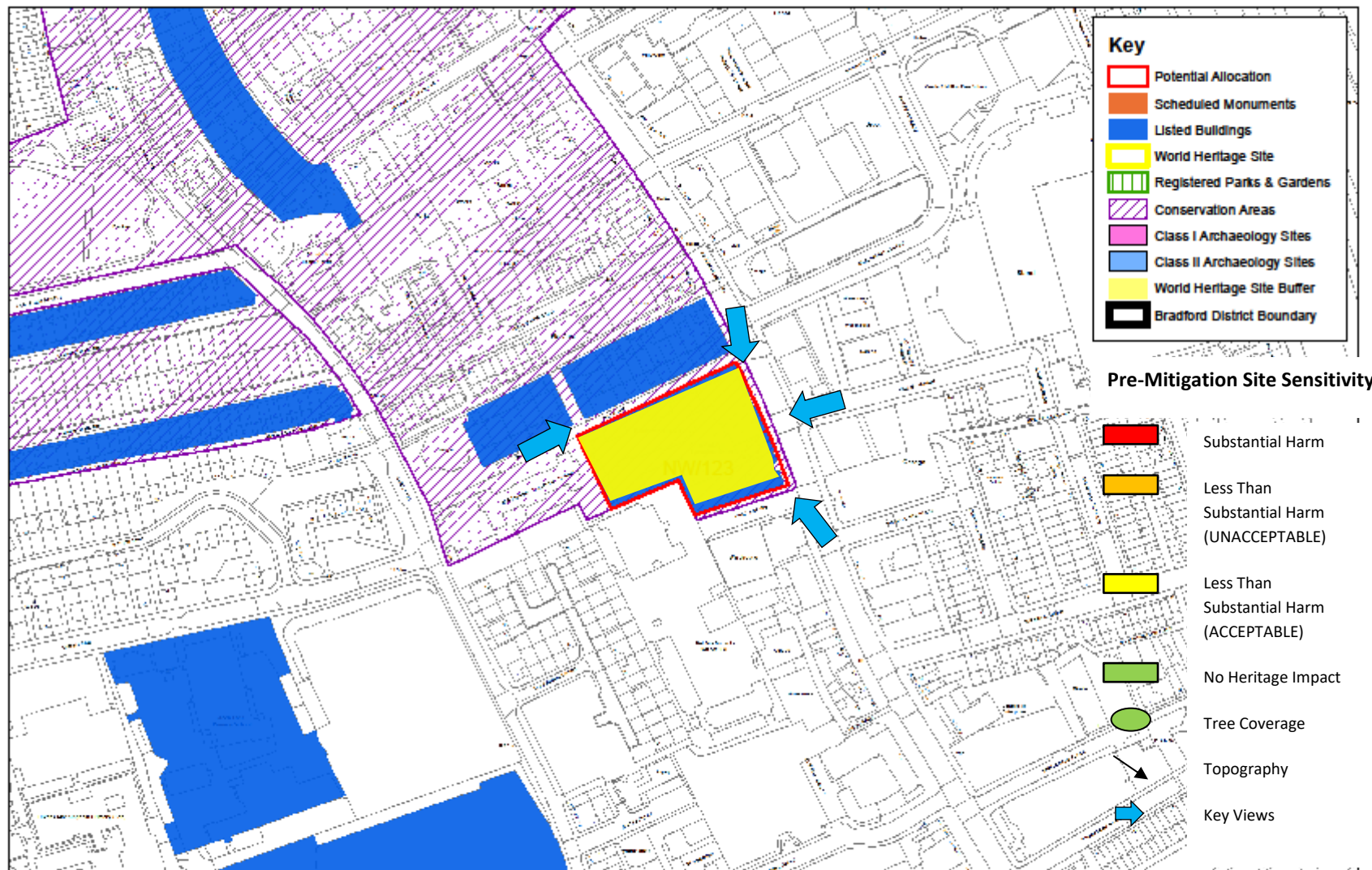
- 1.13 Careful attention to the intended use, design, layout and appearance of any development with appropriate landscaping would maintain and potentially enhance significance.

Impact on significance following mitigation measures

- 1.14 Not applicable.

Conclusion

- 1.15 Development of the proposed site should strive to have an impact of **Less than substantial harm of an acceptable level** with the potential to improve the significance of the listed buildings and support regeneration. On this basis, the impact of development would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H754
Site Name	Heaton Mount
Regulation 18 Site Ref.	NE36/H
Former SHLAA Site Ref.	NW/131
Site Address	Keighley Road
Settlement	Bradford North East
Gross Site Area (ha)	4.84
Regulation 19 Site Status	Excluded

Site description

- 1.1 This is a large site interconnected both through past use and physically. However the site has 2 distinct identities.
- 1.2 The southern area is accessed from Emm Lane along a long tree-lined avenue. To the right is an area of green open space, with beyond a detached stone built property which is accessed from Emm Lane. Further along the drive behind the line of trees is tarmac car parking. Once through a set of stone gatepiers the drive opens out to a circular carriage sweep behind which is a fine stone faced Gothic building. This imposing structure was built in 1874-1877 as the Congregationalist Airedale College, more recently serving as the Bradford University Management School. The building stands enfolded in mature trees. To its right is a modern extension dating from the early 21st century.
- 1.3 The second part of the site is approached from Keighley Road. Through a wide entrance framed with stone gatepiers a curving drive climbs through parkland. An overgrown large pond is evident with many mature trees. Some overflow parking has been rather incongruously taken out of grassed areas. The drive sweeps onto a terrace in front of a magnificent Italianate villa, Heaton Mount. This was built as a private residence but has also served as part of the Bradford University Management School for a number of years. Behind and to the right are modern extensions serving as both teaching and residential space. These were carefully designed to not overpower the main building. Stepping up the site are further 20thc century buildings, some of less merit in brick at the top corner is the former coach house and stabling, a stone 2 storey structure.

- 1.4 The whole of the Heaton Mount site has extensive mature tree cover. Heaton Mount sits on the valley side at a similar level to the Emm Lane building, but the two are not immediately obvious from each other.

Identified heritage constraints

1.5 Designated assets

- Heaton Estates conservation area, designated in 1981.
- Former Yorkshire United Independent College, Emm Lane, Grade II listed, NHLE 1105647
- Heaton Mount, Keighley Road, Grade II listed, NHLE 1133189
- Stable coach house to NW of Heaton Mount, Grade II listed, NHLE 1106251
- Lister Park, Registered Historic Park, Grade II
- Statue to Sir Titus Salt in Lister Park, Grade II listed, NHLE 1057706
- Keighley Road Memorial Gatehouse to Lister Park (Norman Arch) Grade II listed, NHLE 1133050

1.6 Non-designated assets

- None identified.

Significance of assets

- 1.7 Heaton Estates Conservation Area covers the predominantly later Victorian and Edwardian residential areas of Heaton, which then comprised the exclusive outer edge of urban development. The area has the mainly Edwardian Marriners Drive and Park Grove on the lower eastern slopes, the large parkland setting of Heaton Mount developed in 1863, and the adjacent former Airedale College of 1877 on rising ground, with the core of tranquil avenues centred on Heaton Grove, Park Drive, Carlton Drive and Parsons Road. Some pockets of older housing relating to the established village of Heaton exist at Hammond Square and Garden Terrace, with the sweeping line of Wilmer Road, derived from the arrival of trams in Heaton, linking it southwards to the middle and working class areas of Manningham.
- 1.8 In 1874, land on Emm Lane opposite Manningham Park was sold by the Marriner family for a new Airedale College. Designed by Lockwood and Mawson, this opened in June 1877. The Countess of Rosse began to release building land in 1874 in the area of Park Drive. The success of the area was not least due to being beyond the reach of Bradford Borough rates, and became popular with professionals. The gradual release of land by the Field family is evidenced by the architectural chronology of the buildings. Further gradual land sales continued incremental development, mainly at the northern ends of Park Drive and Wilmer Drive. In the second half of the 20th century some isolated demolitions have occurred and pockets of infilling, often producing properties of size and design not typical of the area. The area remains almost entirely residential, with a mature wooded character in many parts, and an air of exclusivity. However, different pressures are emerging. Increasing car ownership can bring demands for large garages and tracts of hard surfacing. The character defining tree cover is seen as undesirable in some parts with pressure for removal.

- 1.9 The spatial qualities of the conservation area are one of its key characteristics. These both illustrate the overarching status of the area, but also the hierarchy of properties within. Thus the extent of the parkland in which Heaton Mount stands demonstrates its status as an elite property, developed for Robert Kell, a wool merchant and JP. It is one of the earliest and largest of the residences in the Heaton Estates area. Similarly, the formal approach and fine setting of the former Airedale College demonstrate its importance as a religious institution in an exclusive area. The trees forming the settings of both key buildings which would have been planted with the ambition of enhancing the surroundings have now reached maturity and greatly add to the exclusive ambience. The conservation area is of **Medium** significance.

Heaton Mount:

- 1.10 Designed by a local architect, J T Fairbank for Robert Kell in 1864 and purchased in 1889 by the Ambler family, owners of the Midland Mills. A substantial and self important villa residence with lavish Italianate-Baroque detailing. Finely wrought ashlar masonry. Half H plan on 2-storeys with narrow recessed entrance bay. The wings have full height slightly canted bays with rounded corners. Plinth; full entablature across ground floor and returned to sides; chamfered rusticated quoins to wings; bed mould to frieze and modillion bracket cornice with balustraded parapet, the dies surmounted by carved iron, particularly ornate over corners of wings. Arcaded windows with slender Corinthian pilasters. Projecting from the centre is a Corinthian columned and pilastered porch at the head of a broad flight of steps. Ground floor entablature returned over porch with elaborately carved and crested parapet flanked by carved iron. Similar coupled windows to return elevations with pierced balconies. The south-east front commands a terrace overlooking spacious hillside grounds. Interior considerably altered, but retains staircase with ornately turned banisters.
- 1.11 One of the best suburban villas of the period. The exterior is exuberantly detailed and well preserved retaining its original detailing and fenestration. Despite institutional use, the interior retains many period features and is of considerable significance. The listed building is of **Medium** significance.

Heaton Mount stable building:

- 1.12 Circa 1864 stable-coach house to Heaton Mount. Two-storeys sandstone "brick" with shallow 2 window wings. Hipped slate roof with bracketed flat eaves; central belvedere on ridge, round headed lights, pyramidal roof. First floor windows round headed in plain ashlar surrounds. Ground floor partly altered for garaging. The stables are set back further up the hill than the house and; the belvedere adds a picturesque Italianate feature to the grounds.

Airedale College:

- 1.13 Built 1874-1877 for the Congregationalist Airedale College which became the Yorkshire United Independent College in 1888, and from 1963 until 2019, part of Bradford University.
- 1.14 These college buildings, approached by a drive and carriage sweep from Emm Lane, were designed by Lockwood and Mawson. C13 geometrical tracery Gothic sandstone "brick" with ashlar dressings. Slightly asymmetrical multi-gabled composition with chapel wing to east and central projecting gabled bay with flanking pinnacled turrets,

tripartite arcaded porch and large shafted oriel window above the main windows, at first floor level on the wings, rise into the gables. Master's residence to north end with two storey oriel bay front and set back tower with steep pavilion roof, iron cresting. Steep slate roofs throughout, grouped octagonal shaft chimneys, pointed lead capped ventilators, crocketed finials to gables.

- 1.15 Again, this building retains most of its original detailing and fenestration. Internally, the main communal spaces are finely detailed, expansive and authentic. Additional spaces throughout retain period features, Gothic detailing and are an integral part of the significance of the building. The listed building is of **Medium** significance.
- 1.16 The asset of Lister Park and listed structures within would not be substantially affected by the proposed allocation and hence are not evaluated in detail.

Impact of development on significance

- 1.17 It must be stated at the outset that the 3 listed buildings would be expected to be retained by virtue of any development proposals relating to the proposed site. The settings of these assets must also be respected.
- 1.18 The open settings of the buildings are integral to their significance and the character of the conservation area. It is thus determined that NO new built form could be introduced eastwards of a line running north-south of the terrace in front of Heaton Mount without causing unacceptable harm to the spatial qualities of the conservation area and the mature landscape setting of the villa. There would be no balancing public benefit which would offset the harm which would arise.
- 1.19 Adaptation of the curving block north of Heaton Mount would be possible. Adaptation of or replacement of the various modern buildings west of Heaton Mount would be possible. However any built form here would need to respect the trees, and the significance of Heaton Mount. Thus any built form would require careful modelling to ensure that it did not visually overpower the villa and was respectful of its context in terms of scale, massing and appearance.
- 1.20 Reversion to residential of the use of the detached building at Emm Lane, historically No.24 would be acceptable. However this building must be retained and its replacement with an alternative form of development would not be acceptable. The open green space west of this property close to the entrance to the Emm Lane college building must remain.
- 1.21 There may be scope for some new built form on the car parks east of the drive to the Emm Lane college building. This would require careful consideration to respect the spatial qualities of the conservation area, the trees and the setting of the listed building.
- 1.22 Conversion of the recent educational block to the east of the Emm Lane building would be acceptable.
- 1.23 The Victorian building itself could be capable of conversion but this would require a very sensitive approach fully cognisant of the spatial and architectural significance of

the building. There may be scope for adaptation or subordinate replacement of the atrium building presently appended to the rear of the original building.

- 1.24 It is concluded that there are no other development opportunities on this site and the heritage designations thus considerably constrain the opportunities. The site should be considered holistically and not divided up into development parcels which might result in increased pressure or a less coordinated approach. The heritage implications would be the primary consideration of any development proposal for the site and a master-planning approach would be expected.
- 1.25 It would be expected that any development proposals were properly managed in accordance with adopted national and local policy, would not cause harm and could have a **Positive** impact on the assets. Less than substantial harm of an acceptable degree should be the expected outcome.
- 1.26 It must be noted that any development in locations which conflict with the commentary above would have the potential to cause substantial harm to the conservation area and the settings of the listed buildings. Such change would be regarded as having a **Major** impact. The impact of such development on the assets could be of the magnitude **Substantial Harm**.

Mitigation measures/ Opportunities to enhance significance

- 1.27 Responsive design and siting of any development proposals through a process commencing with full heritage evaluation of the site may be possible. Conversion of the buildings which fully retaining their significance could prove acceptable.
- 1.28 No mitigation would be possible to offset harm which would derive from any development in those areas identified in the commentary above.
- 1.29 A management plan for all of the trees on the whole site would be expected to ensure succession planting, maintenance and the continued contribution to character which they presently provide.

Impact on significance following mitigation measures

- 1.30 Not applicable.

Conclusion

- 1.31 It must be noted that any development in locations which conflict with the commentary above would have the potential to cause substantial harm to the conservation area and the settings of the listed buildings. Such change would be regarded as having a **Major** impact. The impact of such development on the assets could be of the magnitude **Substantial Harm**.
- 1.32 It would be expected that any development proposals sought to achieve no less than a **Positive** impact on the assets. However this is not expected to be achievable, given the constraints, and development would be foreseeably **UNACCEPTABLE**.

NB - maps not included as the density of tree cover, heritage implications arising from setting and complexity of areas which would be prejudicial to significance would be so densely packed as to render the map illegible

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H772
Site Name	Allerton Road and Prune Park Lane
Regulation 18 Site Ref.	NW10/H
Former SHLAA Site Ref.	NW/024
Site Address	Prune Park Road and Allerton Lane
Settlement	Bradford North West
Gross Site Area (ha)	6.16
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site comprises of an irregularly shaped piece of land located to the north of Allerton Road and bordered partly by Prune Park Lane to the east. The site is presently open and mostly laid to grass with field boundaries around the perimeter and across the site apparent. There are no buildings within the site and no trees and the site has a downward slope from south to north with gentle undulations.

Identified heritage constraints

1.2 Designated assets

- 16-19 Cliffe View, Prune Park Road – Grade II (NHLE 1314555)
- 31-38 Prune Park Road – Grade II (NHLE 1132901)
- Moor House farmhouse and adjoining barn, Allerton Road – Grade II (NHLE 1314319)

1.3 Non-designated assets

- None identified

1.4 WYAAS Comments None available

1.5 Historic England Comments - Object

- 1.6 There are a number of Grade II listed Buildings within the vicinity of the site, the closest of these is Cliffe View 50 metres to the east of the site.

- 1.7 There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though the site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.
- 1.8 In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently undeveloped area makes to those elements which contribute to the significance of these heritage assets and what effect the loss of this site and its subsequent development might have upon their significance.
- 1.9 Before allocating this site for development:
- (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Listed Buildings in its vicinity, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance.
 - (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.
 - (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.10 **16-19 Cliffe View** are a short terrace of c.1820 cottages located to the east of Prune Park Road, approx. 50m from the site boundary. The cottages are stone built with stone slate roofs and are constructed in the local building vernacular with simply detailing. The principle elevation faces southwards and has three-light mullioned windows to ground and first floor. There are some alterations evident, including the addition of porches to the principle elevation and the removal of stone mullions to the windows. The original door openings were simply detailed with squared jambs and lintels. The cottages at 16-19 Cliffe View are of historic and architectural interest, recognised by their designation as Grade II listed and have an historical and aesthetic value. These heritage assets are considered to be of **medium** value.
- 1.11 **31-38 Cliffe View** consist of a block of c.1820-30 cottages set in an L shaped plan and are located approx. 85m to the east of the site boundary. The cottages are two storey and stone built with a stone slate roof. These cottages are also built in the local vernacular and are simply detailed with two light squared mullion windows at ground and first floor with a single light window above the doorway set in squared surrounds.

The cottages are 31-38 Cliffe View are Grade II listed and are of historic and architectural interest and are considered to be of **medium** value.

- 1.12 **Moor House farm** is located about 300m to the southwest of the site boundary. The farmstead consists of a farmhouse and flanking barn to the west dating to 1709 but with late alterations. According to the list entry, the windows were altered in the mid-late 18th century and the east side was rebuilt around 1890. The farmhouse is two storeys, with sandstone brick to the front and side elevations and early gritstone with large quoins to her ear window and outshuts and a stone slate roof. The barn adjoins the house to the west side and was constructed around the same time but extended in the 19th century. The original element of the barn is part aisled with king post trusses. The farmhouse and barn, which is now in residential use, are constructed in the local vernacular and display traditional detailing typical of their age. Moor House farmhouse and barn are Grade II listed and are of architectural and historic interest and is considered to be of **medium** value.

Impact of development on significance

- 1.13 The site at present is mostly open, set to grass and appears to be in agricultural use for the main part. There are some field boundaries evident. The northern part of the site has previously been infilled with inert excavation waste and is identified on maps as a 'refuse tip' though there is little evidence of this now in its appearance. The setting of the site is mostly rural with agricultural land and farms located to the north, south and west. To the east the setting is more suburban with mostly 20th century residential development immediately to the SE of the site and on the eastern side of Prune Park Lane.
- 1.14 The listed buildings located on Cliffe View are in two groups, the short row numbered 16-19 and the L shaped block numbered 31-38. Both of these groups were constructed in the early 19th century, probably around 1820-1830. On the first OS map dated 1851-54, both sets of cottages are evident in an area identified as being called 'The Bogs'. At that time, the site and the surrounding area appears to be mostly in agricultural use though large sandstone quarries are shown just to the south of what is now Cliffe View and to the southeast of the site.
- 1.15 The setting of these heritage assets has already undergone immense change, with the rural setting now replaced with 20th century residential development with a suburban feel. There are very limited visual linkages between the site and the listed buildings on Cliffe View due to intervening built form and it is considered unlikely that the development of the site will impact on the setting to any greater degree than that of the existing situation and therefore the likely impact of development would be '**negligible**'.
- 1.16 The farmhouse and adjoining barn at Moor House farm are located some distance (approx. 300m) to the southwest of the site boundary, on the south side of Allerton Road. The farmhouse and barn date to the early 18th century but both have later alterations. Originally the farmstead was built in a rural landscape, their function and purpose being intrinsically linked to the landscape in which they were built. Map evidence from the mid 19th century indicates the buildings being set in fields with other scattered farmsteads in close proximity. The immediately setting of the farm is

changed little. It is still located within farmland and though the barn is now in residential use, their original function and their historic linkages to the landscape is still easily legible. The proposed development of the site will bring modern residential buildings closer to the heritage assets but due to distance and the rising topography of the land to the north of the farm, there is unlikely to be any visual linkages between the development sight and the farm. It is therefore considered unlikely that the development of the site would impact on the setting of the heritage assets at Moor House farm and therefore the impact of development would be '**negligible**'.

Mitigation measures/ Opportunities to enhance significance

- 1.17 As there are no impacts on the significance or setting of the nearby heritage assets foreseen, mitigation is not considered necessary.

Impact on significance following mitigation measures

- 1.18 Not applicable

Conclusion

- 1.19 Development is likely to be **ACCEPTABLE** and result in no heritage impacts on the nearby designated heritage assets.

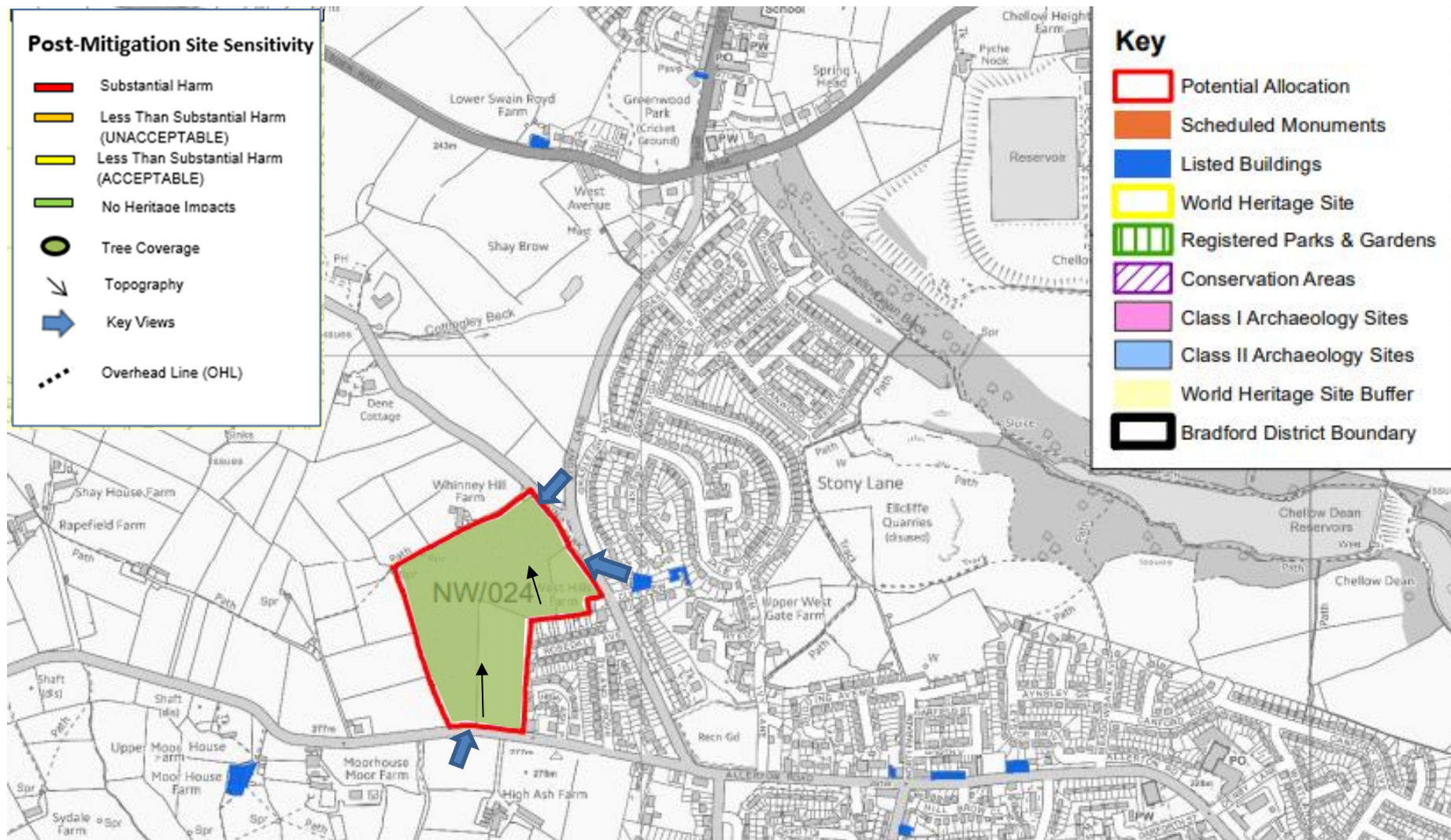
Site Photographs



View NW from Prune Park Lane (opposite Cliffe Lane) towards Whinney Hill farm



Cliffe Avenue (from Prune Park Lane) with roofs of 16-19 Cliffe Avenue (Grade II LBs) just visible in and amongst other houses



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref.	H780
Site Name	Bingley Road and Long Lane
Regulation 18 Site Ref.	NW19/H
Former SHLAA Site Ref.	NW/049 - SS/129
Site Address	Bingley Road, Long Lane, Heaton
Settlement	Bradford North West
Gross Site Area (ha)	20.34
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site comprises of an irregularly shaped piece of land located to the east of Bingley Road and to the south of Long Lane. To the south of the site is a belt of woodland and sports grounds and beyond this houses of varying age. The setting to the east and north of the site is mostly open and agricultural in character, with scattered trees/woodland, fields and beyond this a golf green. To the west of the site is the former Hallmark/Sharp's Card factory and buildings/spaces associated with the school, sports centre and residential housing.
- 1.2 The site itself is presently open and mostly laid to grass in keeping with its current usage as a golf green and range. The topography is undulating with dips and mounds to suit its current usage as well as scattered groups of trees and an area of standing water at the northwestern corner. The western boundary of the site and the northwestern corner are characterised by dense patches of woodland/trees. At the centre of the site is the purpose built Express Golf Centre. Enclosed within the site (but excluded from being part of the site) is the Shay Grange development, a small modern development of houses and converted farm buildings around the former Shay Grange farmstead.

Identified heritage constraints

- 1.3 Designated assets
 - Former Sharps/Hallmark Card factory, Bingley Road – Grade II (NHLE 1376147)
 - Shay Farmhouse, Shay Lane – Grade II (NHLE 1219403)

- Shay Farm Cottage, 60 Shay Lane – Grade II (NHLE 1219412)
- Shay Farm Cottage, Shay Lane – Grade II (NHLE 1314103)
- Royds Hall Barn, Shay Lane – Grade II (NHLE 1133740)
- Royds Hall Farmhouse, Shay Lane – Grade II (NHLE 1133739)
- 8 and 9 Shay Lane – Grade II (NHLE 1200241)
- 7 Shay Lane – Grade II (NHLE 1200231)
- Barn and outbuildings to East of 7 Shay Lane – Grade II (NHLE 1133555)
- Saltaire World Heritage Site (NHLE 1000099)

1.4 Non-designated assets

- None identified

1.5 WYAAS Comments - Large area. Earthworks near Shay Farm (PRN15842) believed to extend into area. "Old Coal pits" marked on mid 19th century OS mapping. Recommend pre-determination archaeological evaluation.

1.6 Historic England Comments - The site is located adjacent to the Saltaire World Heritage Site (WHS) buffer zone and within an area where tall buildings could affect its setting. The site is also close to the Grade II* listed Royds Hall Farmhouse, along with a large number of other Grade II Listed Buildings to the east and west of the site. The development of this area could harm elements which contribute to the significance of these designated heritage assets.

1.7 National planning policy makes it clear that Grade II* Listed Buildings are regarded as being in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional. In addition, there is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.

1.8 In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.

1.9 Before allocating this site for development:

- (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the heritage assets in its vicinity, and what impact development might have upon their significance.

(2) If it is considered that the development of this site would harm elements which contribute to the significance of these heritage assets, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.

(3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of these heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.10 The former **Sharps/Hallmark Cards factory** is located immediately to the west of the site, on the opposite side of Bingley Road. The factory was built in 1936 to the designs of Benjamin Chippindale and Richard J Edmondson of Bradford as a printing works and offices. It is four storeys in height and of steel framed construction, clad in coursed local sandstone with a felted flat roof. The front elevation, which faces eastwards, has three bays of 11, 9, 11 windows which have steel frames. The building is constructed in a Classical architectural style with concrete and cast iron columns and a central entrance. The building was listed (Grade II) in 1998 and is considered to be an good example of early 20th century construction utilising concrete and steel. It is of architectural, historical and aesthetic interest and is considered to be of **medium** value.
- 1.11 The group of listed buildings around Heaton Shay (**Shay Farmhouse, Shay Farm Cottage and 60 Shay Lane**) are located approximately 100m to the northeast of the application site. They consist of a farmstead group (now all in separate residential use) of 18th and 19th century vernacular buildings. **Shay Farmhouse** was previously two cottages and is a two-storey stone built property with a stone slate roof and mullioned windows. **Shay Farm Cottage** is the earliest of the buildings in the group, possibly dating back to the early 18th century though it was altered in the early 19th century. It is two storeys and constructed in sandstone 'bricks' with a stone slate roof. It also has mullioned windows. **60 Shay Lane** (also called Shay Farm Cottage in the list entry) is a single storey 'low' house built in stone with a stone slate roof. Though the buildings have been altered, they form an interesting vernacular grouping and are of architectural, aesthetic and historic interest. They are Grade II listed and are of **medium** value.
- 1.12 The second largest group of listed buildings are located at Heaton Royds, a short distance to the south of Heaton Shay. The group consist of **Royds Hall Farmhouse, Royds Hall barn, 7 Shay Lane, 8-9 Shay Lane** and the **barn and outbuildings located to the east of 7 Shay Lane**. These buildings are located to either side of the junction of Heaton Royds Lane and approximately 50-100m east of the eastern most point of the site. **Royds Hall Farmhouse** is a Grade II* listed building and dates to the latter part of the 17th century. It is built of gritstone and has a two storey centre range flanked by gabled wings beneath a stone slate roof with prominent saddlestones and kneelers. The front elevation has multi-light chamfered mullioned windows at ground and first floor. It is a fine example of a Yeoman's house and displays good vernacular

detailing. The house is of historical, architectural and aesthetic interest and is of **high** value.

- 1.13 **Royds Hall Barn** is located a short distance to the north of the farmhouse and is a former agricultural barn which is stone built with a stone slate roof. The cart entry has a large ashlar lintel above and there are later windows inserted in to both the front and rear elevations, reflecting the building's current usage as a dwelling. The barn is a Grade II building and is of historic, aesthetic and architectural interest. The building is of **medium** value.
- 1.14 The buildings around Heaton Shay form an interesting vernacular group dating to around the 17th century. Nos. **7, 8 and 9 Shay Lane** form a linear group with south facing principle elevations with the barn set separately and at right angles to the group at its eastern end. **7 Shay Lane** is an early 17th century dwelling (date stone of 1632). It is a two-storey dwelling with a cross passage plan and rendered external walls beneath a stone slate roof. The exterior displays several features of interest, including a six light mullion window and doorways with Tudor arches. Features within the interior are also noted on the list entry. Nos. **8 and 9 Shay Lane** are a house and adjoining cottage. The house dates to the 17th century (altered in the late 18th or early 19th century) and the cottage was added later (possibly around the time the house was altered). They have a rendered front elevation and rubble stone to the rear and a stone slate roof with mullions windows (some mullions removed). The **barn and outbuilding** (formerly a separate cottage) is located at the eastern end of the group with an east facing principle elevation. It dates to the early 18th century and is constructed from square coursed rubble stone with a stone slate roof. A central square headed cart entry with gable above is located in the east elevation. There are chamfered windows as well as later 19th century window openings. The outbuilding/cottage adjoins to the right and also has a cart entrance with a cambered head as well as a Tudor-arched entrance and double chamfered window. The group is of interest due to their age and as good examples of vernacular architecture. They are of historic, aesthetic and architectural interest and as Grade II listed buildings, are of **medium** value.
- 1.15 **Saltaire** is an exceptionally complete and well preserved industrial village of the second half of the 19th century, located on the River Aire. Its textile mills, public buildings, and workers' housing are built in a harmonious style of high architectural quality and the urban plan survives intact, giving a vivid impression of the philanthropic approach to industrial management. The industrial village of Saltaire is an outstanding example of mid-19th century philanthropic paternalism, which had a profound influence on developments in industrial social welfare and urban planning in the United Kingdom and beyond. The architectural and engineering quality of the complete ensemble, comprising the exceptionally large and unified Salt's Mill buildings and the New Mill; the hierarchical employees' housing, the Dining Room, Congregational Church, Almshouses, Hospital, School, Institute, and Roberts Park, make it outstanding by comparison with other complexes of this type. Saltaire provided the model for similar developments, both in the United Kingdom and elsewhere including in the USA and at Crespi d'Adda in Italy. The town planning and social welfare ideas manifested in Saltaire were influential in the 19th century garden city movement in the United Kingdom and ultimately internationally. Saltaire testifies to the pride and power of basic

industries such as textiles for the economy of Great Britain and the world in the 19th and early 20th centuries (Saltaire World Heritage Site Management Plan 2014). It was inscribed as a **World Heritage Site** by the World Heritage Committee of UNESCO in 2001.

- 1.16 In accordance with UNESCO World Heritage Centre's guidelines Saltaire WHS was nominated with a Buffer Zone to provide for the proper conservation of the site and its setting. The Buffer Zone was determined on the basis of including all the surrounding landscape visible from within the WHS and those areas providing uninterrupted views of the village that allow its planned layout to be appreciated. The site is located approximately 5km to the southwest of the Saltaire and approximately 2.5km to the southwest of the edge of the designated buffer zone.
- 1.17 Saltaire World Heritage Site through its designation of UNESCO World Heritage Status is recognised within the district and beyond to be of **Highest-Very Important** heritage significance.

Impact of development on significance

- 1.18 The site at present is mostly open, set to grass and for the most part in use as a golf green and range. The topography is undulating and there are dense patches of woodland scattered around the site, with larger areas located in the northwestern corner (mostly outside of the site) and along the southern boundary of the site. Prior to the 20th century, much of the site was given over to agricultural land, patches of woodland and quarries. Scattered farmsteads are evident, including Shay Farm (now converted to residential and located centrally within but excluded from the site) as well as **Heaton Shay** and **Heaton Royd** located to the east. The wider setting of Heaton Shay and Heaton Royd, which include designated heritage assets, will be altered if the site is developed. They are both located outside of the site boundary and the site does not extend to within their immediate setting. To an extent the immediate setting of these heritage assets has already been altered due to changes associated with their current residential usage however they do retain, in general a green and open setting which allows the original function of the buildings to be understood and provides a contextual relationship with the wider landscape in which they are set.
- 1.19 The impact of bringing housing closer to the heritage assets will have some impact on their wider setting however it will not impact on the setting to the north, east or south of the heritage assets and will not impact on the immediate setting to the west. On this basis, the impact is likely to be **less than substantial** and mitigation measure could be utilised to diminish the impacts to ensure that the impacts are of an acceptable level.
- 1.20 The former **Sharps/Hallmark card factory** was constructed in 1936 and is located to the west of the site, on the opposite side of Bingley Road. The factory has a rather austere principle elevation, which is set back from the road. The factory is currently under conversion to residential apartments and the land to the west of the site, which was once ancillary warehousing and car parking, has since been developed for housing. The development of the site will result in some alteration to the wider setting of the former factory, however its setting in general has altered over the years and the immediate views of the principle elevation of the heritage asset from Bingley Road and

the ability to understand its function and its placement within the landscape will not be significantly harmed by the development of the site. The development of the site is likely to result in less than substantial harm of an acceptable level. This may be able to be reduced to negligible levels of harm, via careful mitigation.

- 1.21 The proposed site is located outside of the Buffer Zone to **Saltaire World Heritage Site** and due to the topography and orientation of the land in relation to Saltaire World Heritage Site, it is considered unlikely to impact on key views in to or out of the World Heritage Site or its setting. The Saltaire World Heritage Site Management Plan (2014) indicates that the site does not form part of the rural backdrop (Appendix 7, Figure 9) and Figure 4 (Appendix 7) is a visibility plan and shows that there is no inter-visibility between the site and the WHS. It is therefore considered unlikely that development (of buildings of no more than two or three storeys in height) would impact on the setting or key views into and out of the World Heritage Site and that the development of the site will result in **no harm**.

Mitigation measures/ Opportunities to enhance significance

- 1.22 There may be means to mitigate the impact of development to reduce the impact of the development on the setting of the nearby designated heritage assets. Landscaping can be used to provide a filter views and provide a buffer in areas closest to the heritage assets. Consideration should also be given to boundary treatments along these receptors – hedges and stone walls being more in keeping with the rural character in particular of the areas around Heaton Shay and Heaton Royd. Development of the site, and in particular the areas close to the heritage assets should respond to and take design cues from the sense of place and rural context of the area in which the site is set. This is likely to inform the layout, design and scale of dwellings within the site as well as the materials and landscape strategy.

Impact on significance following mitigation measures

- 1.23 Development on the site is likely to result in less than substantial harm (of an acceptable level) or negligible/no levels of harm on the significance and setting of the heritage assets.

Conclusion

- 1.24 Development is likely to be **ACCEPTABLE**.

Site Photographs



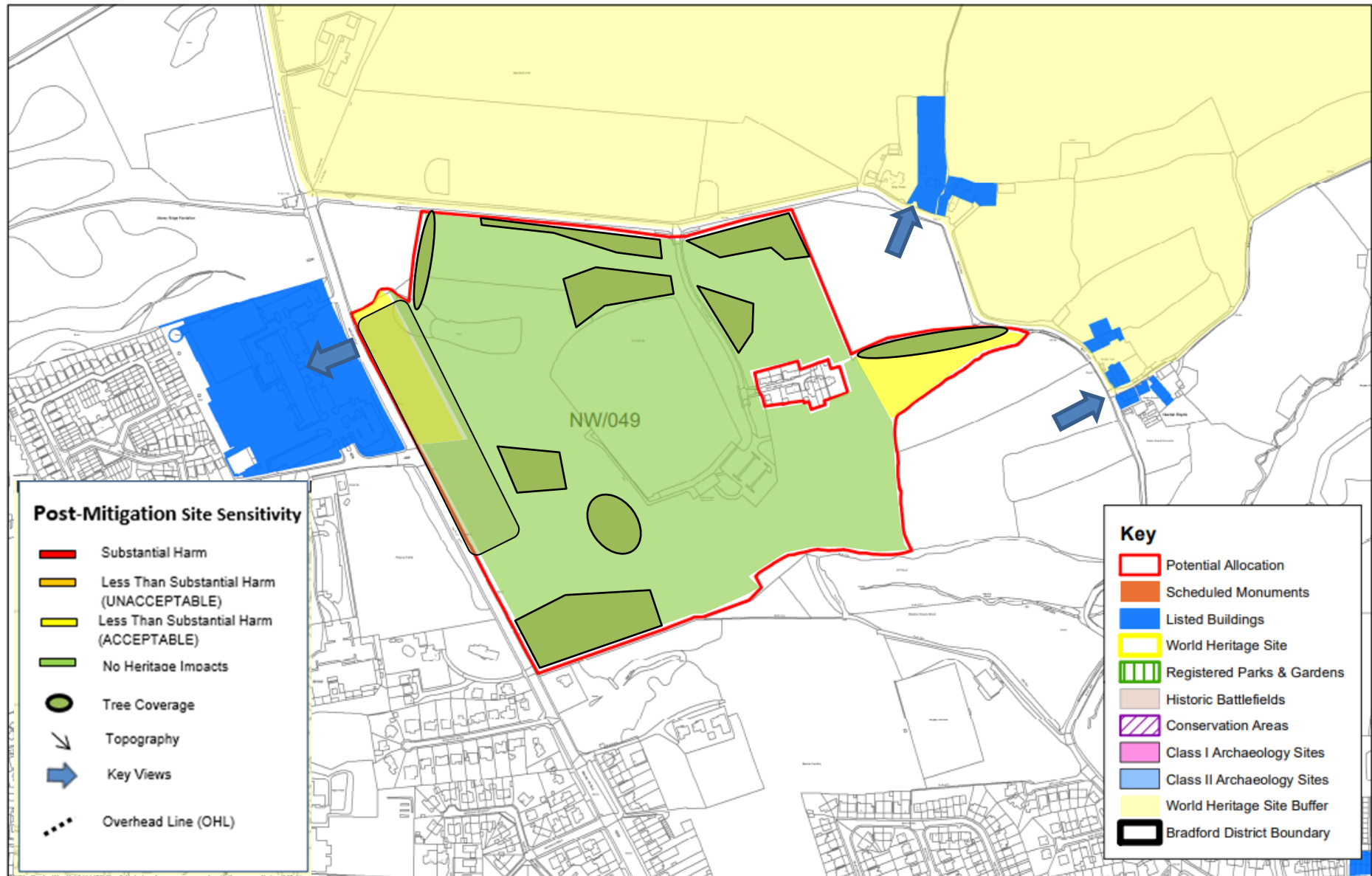
View eastwards across the NE corner of the site from The Fairways (Google Streetview)



View NW across the site from the Express Golf Centre car park (Google Streetview)



Heaton Royd – Heaton Royd Farmhouse (left) and nos. 7, 8 and 9 The Shay (right)
(Google Streetview)



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H781
Site Name:	Site of Drummonds Mill, Lumb Lane
Regulation 18 Site Ref	NW2/H
Former SHLAA Site Ref	NW/002
Site Address	Drummonds Mill, Lumb Lane, Bradford
Settlement	Bradford North West
Gross Site Area (ha)	3.03
Regulation 19 Site Status	Allocation

Site description

- 1.1 The eastern face of the site fronts onto Lumb Lane, beyond which are rows of Victorian shops now in varying commercial and retail uses. To the north are playing fields and the Grade II listed premises of Green Lane Primary School. To the west is 20th century housing, and the tall landmark presence of the former St Mary Magdalene church, now used as a community centre. To the south is further 20th century housing. The site itself is predominantly open and cleared of buildings, after the majority of the Grade II listed Lumb Lane Mills was destroyed by fire in January 2016. Only the former boiler house, the iconic chimney, former stabling and the gate lodge survive spread along the southern edge of the site.

Identified heritage constraints

1.2 Designated assets

- Main block of 3 storey warehouse, 5 storey spinning mill and spinning shed at Drummonds Mill, engine house and chimney, NHLE 1133006, Grade II listed.
- Green Lane school main school with attached water tower and railings, NHLE 1133606, Grade II listed
- Green Lane School clinic, NHLE 1314189, Grade II listed.
- Green Lane School kitchen, swimming pool and gymnasium, NHLE 1133607, Grade II listed.
- Green Lane School caretaker's cottage, NHLE 1265259, Grade II listed.
- Church of St Mary Magdalene, NHLE 1390998, Grade II listed.
- Bradford Synagogue (reform) Bowland Street, NHLE 1227613, Grade II* listed.

- 18-51 Hanover Square, NHLE 1133765, Grade II listed.
- 52-56 Hanover Square, NHLE 1314404, Grade II listed.
- Eldon Place Conservation Area, designated 1973, extended 1982.

1.3 Non-designated assets

- None identified

1.4 Historic England comment: The site close to the Eldon Place Conservation Area and contains Grade II listed structures. The development of this area could harm elements which contribute to the significance of these designated heritage assets. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas. In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.

1.5 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and Listed Buildings in its vicinity, and what impact development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area and Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Conservation Area and any of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

1.6 WYAAS comment: Site of Drummonds Mill (PRN10830). Remains of Listed structure will need to be retained wherever possible. Need for archaeological recording by condition in advance of development.

Significance of assets

- 1.7 Drummond's Mill was built in 1861 to the designs of Lockwood and Mawson. A more sober application of Italianate detail than that first introduced by the architects for the Saltaire Mills. Large, 5 storey rectangular spinning mill of sandstone "brick" with ashlar dressings. Broad pedimented gable ends and projecting eaves cornice supported on console brackets. 26 close set windows to side ranges on sill bands to each floor. Projecting stair turrets flanked both north and south fronts originally, arched lights to each floor and surmounted by twin arched belvederes with pyramid roofs and iron crested spike finials. The flanking turrets on the Lumb Lane side have now been removed. Fireproof construction with cast iron pillars and double skin floors. The slate roof is supported internally by a sophisticated system of laminated elliptical arched timber trusses. Fronting Lumb Lane is a 3 storey sandstone "brick" warehouse range with pedimented gable ends and taller pediment gable section to right hand end. Console bracketed eaves. Close set windows on sill bands. A spinning shed block links this 3 storey range with the 5 storey block which in turn has a link south to the engine house. This is built on 3 storeys with flat arched windows and stone slate roof. At its east end is the chimney stack which is one of the best mill chimneys in Bradford. Tall and slender octagonal shaft, rising from square plinth, with console bracketed crown.
- 1.8 Following a catastrophic fire in January 2016, most of the mill complex was destroyed. The chimney, attached boiler house, carriage house and 2 storey gate lodge survive and have **Medium** significance.
- 1.9 Green Lane School. Main school block with attached water tower and railings. 1902. Coursed rubble with ashlar dressings. Slate roofs with coped gables and kneelers. Chamfered eaves, plinth and cill bands. Quoins. North front, has single storey triple gabled facade. 2 central 3 light cross mullion windows, flanked by 3, 2 light similar windows. Chamfered lintel band and 2 further bands in gables with central quatrefoils. Inscribed 'BOARD SCHOOL 1902'. West front has projecting entrance porch, to north, with tall pyramidal roof. A double door with 2 light mullion overlight and to the left a 2-light cross mullion window. Low wall with spearhead railings connects with massive square water tower with deep chamfered band and 2 tall roundheaded lancets, to each face, topped by projecting cornice and parapet. To south a single storey wing with 3, 2 light cross mullion windows, then a 2 storey range approached up a ramp with a small projecting porch to right with pointed entrance arch. To the left 3, 2 light-mullion windows, and above 4 smaller similar windows. Beyond a 2 storey block, at basement level, with 4, 3 light cross mullion windows and 4 smaller similar windows above. South front, 2 storey, with gabled slightly projecting cross wing to right, and 4 bay range to left with 4, 3 light cross mullion windows, and a small porch, with 4 smaller similar windows above. East front has 2 storey, 4 bay projecting corner wing with attached tall square chimney stack. Remaining east facade mirrors west facade. Attached to the north, a low wall with spearhead railings and 5 sets of gabled gatepiers to Green Lane frontage.
- 1.10 Clinic. 1902. Coursed rubble with ashlar dressings. Slate roofs with coped gables and kneelers. Single gable stack. Chamfered eaves, plinth and cill bands. Quoins. Single storey. Seven bays. Projecting three bay, gabled centre with canted bay window,

flanked by single light windows. Recessed side wings have projecting porches in the angles, with round headed chamfered openings, with double doors, and hoods. Either side two single-light windows.

- 1.11 Kitchen, swimming pool and gymnasium block. 1907. Coursed rubble and ashlar dressings. Slate roofs with coped gabled and kneelers. Various chimney stacks. North front, to school yard, has to right a double gabled wing, the outer gable projects, with 2 central doorways, one partially blocked, in chamfered surrounds with hood moulds. To the right a 2-light mullion window with plain sashes, and to the left a smaller similar window. Above a single sash with either side 2 light mullion window with plain sashes. To the left a taller range, with 3, 2 light cross casements, and above 3 smaller similar windows. To the left again, the large projecting swimming pool block with to the north a large open bicycle shed with 4 pillars. Set back to the left a further wing with a partly glazed hipped roof, and 5, 2 light casements. This block was the earliest school kitchen in Bradford, built to serve the surrounding schools.
- 1.12 Caretakers cottage. 1902. Coursed rubble with ashlar dressings. Slate roofs with coped gables and kneelers. 2 storey plus garret. Gabled south front, 2 bays, with a door and overlight in chamfered surround to the right, and to the left a 2 light mullion window with plain sashes. Above a 2 light mullion and a single light casement. Above again, a similar smaller window. Included for group value-only.
- 1.13 The school buildings all possess **Medium** significance.
- 1.14 Church of St Mary Magdalene, built 1876-8, alterations c.1980s, architect E. Pearson Peterson. The church is built of sandstone, cut in small narrow blocks not much wider than bricks, with a slate roof, in a fairly severe early gothic style. Plan: nave and chancel of equal width with single storey aisles throughout, belfry at the west end. Two entrances into aisles at west end, wooden crucifix, designed by Philip Robinson, serving as a First World War Memorial, in centre between buttresses rising to top of aisle roofs. Two 2-light lancet windows above and circular window in roof space. Bell tower above with tall pyramid roof and narrow stepped slit windows at the top of the main roof area. South side has windowless aisle with six 2-light lancet clerestory windows plus one single light at each end. Narrowly projecting string course near the top of windows, extending round all but east end of building. East end windowless apart from small slit windows as at west end in roof space. Single central stepped buttress. North side as south with chimney at north-east corner and gable projection near east end. INTERIOR: Nave open to aisles between wide pointed arches on plain columns, each centred below a clerestory window. Exposed stone walls and exposed timber roof of idiosyncratic style. Tie beam at east end of nave heavily carved and surmounted by a large crucifixion scene flanked by two figures, said to have been carved in Oberammergau. Organ to left side of chancel built by William Hill installed in 1878, unaltered. Te Deum painting on east wall behind the high altar completed 1889 by Messrs Powell of Leeds. North aisle at west end acts as vestibule. To the rear of the nave, meeting room inserted, c.1980's, between first two arches, with vaulted roof and arched entranceway of stone and wood facing into nave. Kitchen and lavatories to south side extending into aisle. History: the church grew out of a mission in this predominantly poor part of Bradford. The architect was a brother in law of the vicar of a neighbouring church. The design was influenced by the constraints of the site. The

church was built up to the edges of the site, and having no rights of light over the surrounding properties, had no windows at ground floor level. This necessitated the high clerestory windows giving an elongated appearance to the church. The east end was also windowless as it backed on to a nearby factory, still extant, the owners of which were Methodists and did not wish their employees to be distracted. The church is to be closed in July 2004. This is a well preserved example of a good quality Gothic Revival style church designed 1856-58 by architect E Pearson Peterson. The church has **Medium** significance.

- 1.15 Synagogue. 1880-1. Islamic Revival style by Francis and Thomas Healey. Yellow ashlar stone with bands of red ashlar stone from Siena. Slate roof. Red brick to 1956 school room extension.
- 1.16 PLAN: Rectangular prayer hall with Ark apse to east end and choir loft to west end, small entrance vestibule to west, extended school room to rear with first-floor rabbi's room.
- 1.17 EXTERIOR: Bowland Street elevation has banded ashlar, a technique known as *ablaq* in Arabic, with chamfered plinth, bracketed eaves, and roof cresting hiding the slate roof. Central raised panel inscribed with Hebrew inscription (Genesis 28: 17) beneath cresting incorporating 'Star of David'. Six bays with a doorway in the first and sixth bays. Main west doorway is under a lobed horseshoe arch supported on twin red sandstone columns with Byzantine capitals with arabesque carving. Hebrew inscription to the arch (Isaiah 26.2) with Star of David and arabesque spandrels above. Topped by pierced stone arcade with two small ogee-arched windows above. Double wooden doors with geometric panels incorporating eight-pointed stars, coloured and leaded glass overhead. Secondary, east doorway is under an ogee arch with moulded framing encompassing a semi-circular and ogee-arched overhead with coloured and leaded glass, and carved arabesque panel to either side of doorway. Single wooden door with geometric panels. Above is a decorative light in shape of an eight-pointed star set in a sunken panel with geometric strapwork and multi-lobed rosette. In between doors are four large windows, each two-light lancets with multi-lobed rosettes above with ogee-shaped hood moulds. Geometric coloured and leaded lights based on eight-pointed star motif.
- 1.18 INTERIOR: Prayer hall has barrel-vaulted and concave-arched roof with three slender shaped timber tie-beams, the outer tie-beams supplemented by two iron tie rods, and coffering to the barrel vault with plasterwork with interlocking eight-pointed star design. A cusped and lobed arch frames the Ark apse at the east with rectangular frame and arabesque spandrels. Combined bimah (platform), pulpit, and wooden Ark painted white and gilded, on a marble base. Tall, square shape with timber grille-work in arch and door fronts (termed *mashrabiya*, a feature typical of Egyptian mosques), and miniature hexagonal domed kiosk. Doorway to either side with lobed arches and square frames incorporating abstract lily design. Pitch-pine pews to either side of central aisle with ogee arch detailing and large storage compartments for prayer books and shawls. Choir loft at west framed by cusped and lobed arch. Wooden grille to balcony with fretwork in form of eight-pointed stars. West porch has inner double panelled and glazed doors opening into vestibule. Two lights to each door with geometric coloured and leaded glass, also in six round-arched overheads; similar

double doors to rear of vestibule, leading to choir loft stairs. Double wooden and half-glazed doors into prayer hall from vestibule, with narrow side lights with geometric coloured and leaded glass. Open well staircase to choir loft with swept wooden handrail and decorative iron balusters. Similar staircase at east end to rabbi's room. Moulded cornices to original school room and rabbi's room.

- 1.19 SUBSIDIARY FEATURES: Low boundary wall to Bowland Street. Coursed stonework with canted coping. Original iron railings removed.
- 1.20 HISTORY: Bradford was unique in this country in building a Reform synagogue before it acquired an Orthodox synagogue. It was built for a progressive German Jewish congregation attracted to the city by the developing textile industry. Upon affiliation with the West London Synagogue of British Jews in 1878, a former timber yard on the south side of Bowland Street was purchased for £700. Building work commenced on 5 January 1880 and consecration took place on 29 March 1881. The cost was 'somewhat under £2,000'. The architects were Francis and Thomas Healey, known chiefly for their designs, alterations, and additions of numerous churches in Yorkshire. Bradford was only the third purpose-built Reform synagogue in Britain. The first was Park Place, Manchester (Edward Salomons 1857-8), destroyed in the Blitz in June 1941, and the second was the West London Synagogue, Upper Berkeley Street (1870). No further non-Orthodox synagogues were constructed before World War I, 3 were built in the Inter-War period, and progressive synagogues became more common after 1945.
- 1.21 SOURCES Sharman Kadish, Jewish Heritage in England. An Architectural Guide, (London, 2006), 162-167. Sharman Kadish, 'Constructing Identity: Anglo-Jewry and Synagogue Architecture', Architectural History. Journal of the Society of Architectural Historians of Great Britain. Vol 45:2002, 386-408. Anne Kershman and Jonathan Romain, Tradition and Change. A History of Reform Judaism in Britain 1840-1995, (London, 1995), 71-81.
<http://www.bbc.co.uk/religion/religions/judaism/subdivisions/reform-1.shtml> (23 Nov. 08)
- 1.22 REASONS FOR DESIGNATION The Bradford Synagogue (Reform) is designated at Grade II* for the following principal reasons: * It is perhaps the most thoroughgoing example in England of a synagogue built in an eclectic Islamic Revival style, featuring Moorish, Mamluk, and Moghul styles both outside and inside, linking it with a late-C19 vogue for Orientalism in synagogue architecture across Europe * Despite being built originally abutting other buildings in a closely-grained urban environment, the exotic design of this small provincial synagogue by Francis and Thomas Healey successfully emphasizes the religious difference of the congregation within the larger community * The unaltered prayer hall in this 1881 synagogue was laid out from its inception with a Reform floor plan, manifested in the east end Bimah, lack of women's gallery, and inclusion of choir loft * It is rare, being the second oldest surviving Reform synagogue in the country, originally the third purpose-built Reform synagogue, and has the additional social interest in that the Jewish community in Bradford built a Reform synagogue 25 years before an Orthodox synagogue. The Synagogue has **High** significance.

- 1.23 **18-51 Hanover Square:** The formal square is unusual for Bradford and so is the tapering plan with a closed west end, the corner houses having concave elevations. The square was built and laid out circa 1840. Two-storeys gritstone coursed in small blocks ashlar first floor sill band. frieze, eaves cornice and stone slate shallow mansard roof with attics. The centre and end houses on north and south sides break forward slightly and have pediments above the cornice, containing attic windows. Centre house on west end is similar. The north and south terraces have one window fronts: tripartite arched lights with thin mullions on the first floor, 2 lights only on ground floor. The west end houses including the concave fronts, have a round headed window above the doorway and paired round headed light windows to ground and first floors. Pilastered tripartite attic dormers with frieze and cornice capping. Panelled doors with semi-circular radial glazed fanlights, shaped consoles to cornice-hoods above.
- 1.24 **52- 56 Hanover Square:** Circa 1840 similar 2-storey row, forming approach to square, as Nos 7 to 17. Coursed gritstone. Two windows each. Doorways with cornices on console brackets. Included for group value. The houses of the square have **Medium** significance.
- 1.25 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

Strasse, 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. The conservation area has **Medium** significance.

Impact of development on significance

- 1.26 The majority of the Grade II mill buildings were so catastrophically damaged by fire that the remains had to be demolished. The remaining buildings are all clustered along the southern edge of the site and hence do not impede redevelopment of the remainder of the site. It will be expected that the remaining buildings will be retained and adapted to sympathetic uses.
- 1.27 The site requires a beneficial use and residential or mixed live/work uses would seem the most obvious candidate given the neighbouring uses. It will be imperative that comprehensive studies are undertaken to define the most appropriate form of development and how this would complement the site constraints. Development of the site should be fully informed by and respectful of the heritage assets and designed to complement and benefit them. It must also seek to reintroduce character lost through the destruction of the mill. Thus, the potential uses of the site must be carefully chosen to benefit the locality, with layout, design and scale all striving to complement the adjacent remaining listed structures and create a strong sense of place. Development of the proposed site must be conceived to have a **Positive** impact on the significance of the heritage assets, and this will be robustly controlled by the Planning process.
- 1.28 In principle, development of the proposed site would not cause harm to the settings of the identified listed buildings in the locality. Development would not adversely impact the settings of Green Lane School or St Mary Magdalene Church. The Synagogue and Hanover Square are sufficiently distant to not be affected. Likewise, Eldon Place conservation area would not be directly affected.
- 1.29 It is expected that development would have a **Moderate** impact on the significance of the remaining listed buildings, but if properly managed in accordance with adopted national and local policy that this would not cause harm and could have a **Positive** impact on heritage, sustaining the listed buildings. Less than substantial harm of an acceptable degree should be the expected outcome.

Mitigation measures/ Opportunities to enhance significance

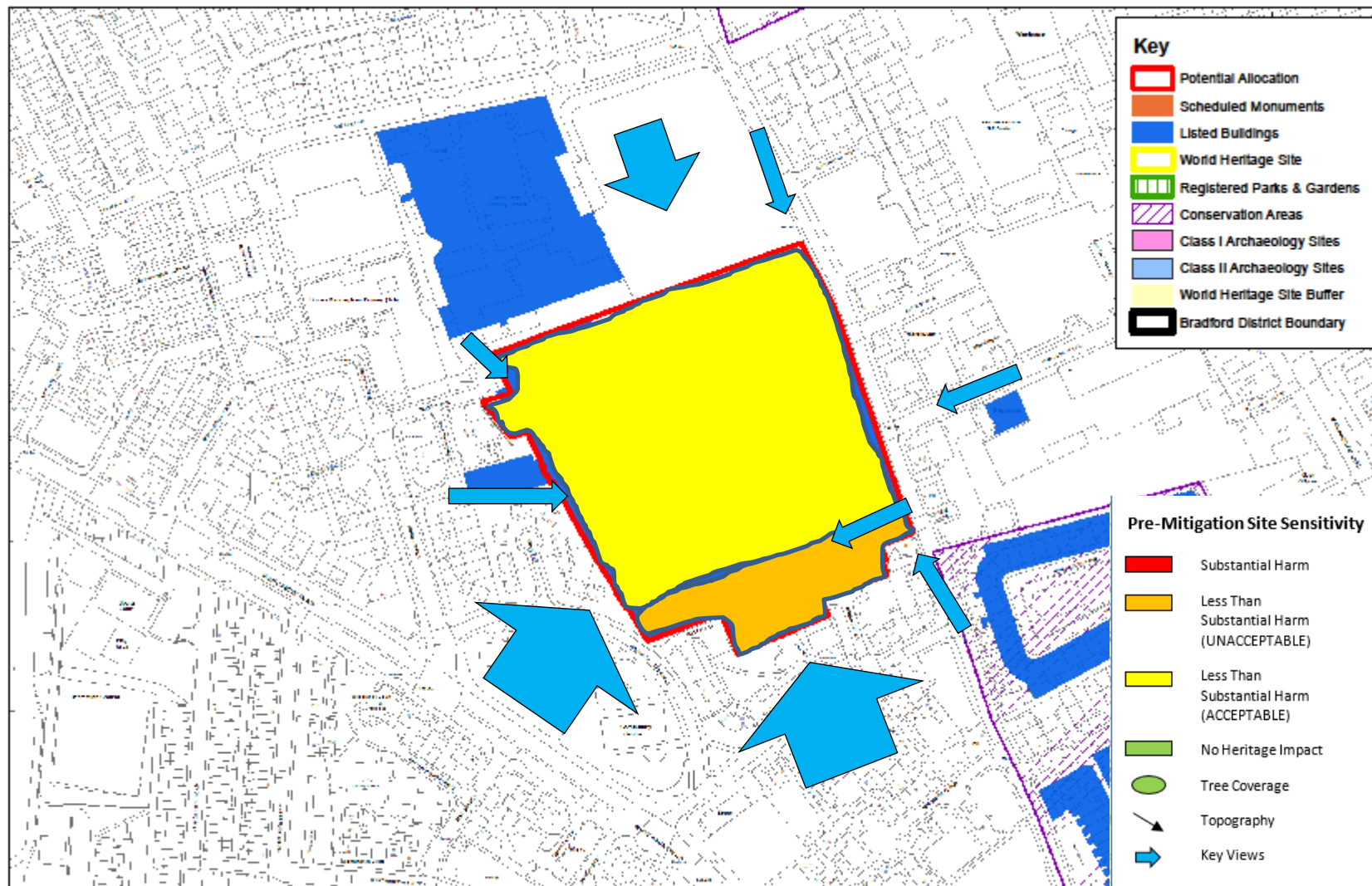
- 1.30 Full regard to be given to retention of the heritage assets and their sympathetic conversion. This must be the primary objective, but the regeneration of the site will ensure long term survival of the assets. Development of the site to embody the objectives of enhancing the sustainability of the assets and enhancing their settings through appropriate design and landscaping.
- 1.31 WYAAS comments: Site of Drummonds Mill (PRN10830). Remains of Listed structure will need to be retained wherever possible. Need for archaeological recording by condition in advance of development.

Impact on significance following mitigation measures

1.32 Not applicable.

Conclusion

1.33 Development of the proposed site should strive to have an impact of **Less than substantial harm of an acceptable level** with the potential to improve the condition and setting of the listed buildings and ensuring their long-term preservation. On this basis, development would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H782
Site Name:	Carlise Road
Regulation 18 Site Ref	NW20/H
Former SHLAA Site Ref	NW/052
Site Address	Carlisle Road, Manningham
Settlement	Bradford North West
Gross Site Area (ha)	1.07
Regulation 19 Site Status	Allocation

Site description

- 1.1 An almost rectangular site enclosed by Toller Lane, Carlisle Road, Bavaria Place and Church Street in Manningham. The majority of the site is open, and overgrown. It was formerly a reservoir, but is now infilled and disused. Much of the reservoir perimeter is formed by a very substantial stone wall. At the north-east corner is a distinctive stone building with a prominent corner turret. This building is a former Police Station and is Grade II listed. It is in poor condition and regarded as a listed building at risk. Facing Church Street is a warehouse building, and on Toller Lane a former pub, now used as a builder's merchants outlet. Other commercial buildings occupy some of the Carlisle Road frontage.

Identified heritage constraints

1.2 Designated assets

- 34 Bavaria Place, Grade II listed, NHLE 1314312
- 30-40 Cross Road, Grade II listed, NHLE 1133202
- Manningham Baths, Carlisle Road, Grade II listed, NHLE 1392056

1.3 Non-designated assets

- None identified.

- 1.4 Historic England comments: The site includes the Grade II listed 34 Barvaria Place. Development of this area could harm elements which contribute to its significance.

- 1.5 WYAAS comment: Victorian reservoir (PRN7149) of industrial archaeological interest. Recommend archaeological recording prior to re-development.

Significance of assets

34 Bavaria Place:

- 1.6 Former Police station. 1877 Milnes and France architects. An ornate gothic inspired design despite being a small building. Corner site. Two-storeys and attic, ashlar sandstone, mullioned windows. Principal feature is the rounded corner tower with steep corniced French roof of fine green slate.
- 1.7 The building has long been disused and neglected. Despite its poor condition it retains its heritage significance.

30-40 Cross Road:

- 1.8 Circa 1820-30 cottage row. Two-storeys, sandstone "brick", sill band. Stone slate roofs, bracketed eaves. Corniced chimneys. Two light square mullion windows in squared surrounds. Squared jamb doorways. Important corner site at beginning of Church Lane.
- 1.9 These cottages pre-date the mid-19th century expansion of Manningham as a middle class suburb and evidence the pre-existing settlement pattern with simple local vernacular styling.

Manningham Baths, now the Curve Gym:

- 1.10 Swimming baths, opened in 1903, designed by Bradford City Architect F E P Edwards, built in coursed dressed stone with ashlar dressings and slate roofs in diminishing courses. There is a ridge chimney stack behind the front gable. The windows to the front are all small paned, those to the sides having single paned tilting sashes. Original cast rain water goods are stamped 1903.
- 1.11 **PLAN:** the building consists of a central swimming pool behind a front entrance and reception area, surrounded on three sides by changing cubicles. Cubicles for baths survive to the left of the pool area, and have been replaced by a sauna to the right. The original boiler room is towards the rear on the right, with a later tower beyond holding tanks for the showers. A more recent boiler room is attached to the side, forward of the original boiler room, with a hexagonal chimney.
- 1.12 **ELEVATIONS:** the front elevation of the baths is symmetrical, with a central two-storey gable flanked by a single storey wing to each side. The centre of the gable breaks forward and contains a canted bay to the ground floor with stone mullions and small paned wooden framed sash windows, and a small balcony with a parapet above. There are three lights on the first floor above the balcony, and a circular window in the apex of the gable with drip mould and projecting keystone and elaborate stone swags to each side. The gable is semi-circular with a step to each side. There is an entrance to each side of the bay, inscribed MEN to the left and WOMEN to the right over the half-glazed double doors. The roof sweeps down to either side behind a raised parapet, and there is a single light to each side. The wings lower and are stepped back from the central gable. Each has two lights facing to the front. The rear of the front

gable has a raised semi-circular gable matching that at the front, and a ridge chimney stack.

- 1.13 The main roof of the pool continues at a slightly lower height than the front gable, and has continuous skylights down each side. The left return onto Drummond Road has a gable at each end with raised coping: that at the front has three lights and that at the rear has two small paired lights. The central section has five bays each with three windows and a parapet. The right return is similar but with an extended pitch-roofed boiler house towards the rear end and a tall gabled wing at the back, housing the water tanks for the showers. A more recent extension lies forward of the boiler house, in stone, flat roofed and windowless, with a tall hexagonal chimney rising from it. The rear gable end has a circular window above and four windows below, the gable matching those to the sides. The water tank tower has two windows at ground floor level.
- 1.14 INTERIOR: The two entrance doors each open into a small half-tiled hall with terrazzo floor on either side of a central reception room which has hatches to each side. To the rear of this room is a corridor, originally part of the room, with a blocked fireplace on its rear wall. Half-glazed doors to each side lead into the main pool which is tiled with white tiles to above door height and buff yellow above with string courses of maroon tile. Two open shower cubicles back onto the reception area, with a foundation plaque between them. There is a narrow terrazzo walkway round the entire pool, and changing cubicles surround it on three sides. These have tiled side walls and a cast iron column to the front, with a low door and a rail above from which a curtain is draped. The pool, tiled in white with lanes marked in green, has steps at each end and three ceramic spittoons along each side. The roof is supported by slender steel trusses. A doorway at each side at the front leads to a corridor running alongside the pool. To the left this retains tiled cubicles with baths and showers, and toilets at the rear end. To the right these have replaced by a sauna area. To the rear at the right is the entrance to the original boiler room and tank tower.
- 1.15 The tank tower has a steel ladder leading up to the water tanks. The boiler room contains the original boiler and coal store below ground level, and also access to the below-pool area. The ceiling is supported on wooden king post trusses. Windows to the side are now blocked by the new boiler room (not inspected).
- 1.16 The right hand front wing houses the staff room, and stairs from the reception area lead to a small suite of offices on the upper floor.
- 1.17 HISTORY: The baths were designed by Bradford City Architect F E P Edwards and opened in 1903 on part of the site of a Corporation Depot. It is still in use as a swimming baths. The foundation plaque records that it was laid by the Chairman of the Baths & Team Labour Committee Councillor Herbert Morris Trotter on the 5th June 1903. The members of the committee are named, and the architect mentioned at the bottom. Edwards was responsible for a number of prominent buildings in Bradford, including the Town Hall, and went on to become Sheffield City Architect.
- 1.18 SUMMARY OF IMPORTANCE: Manningham Baths were built in 1903 to the designs of F E P Edwards, a highly regarded City Architect who was responsible for the Grade I listed Bradford Town Hall. The building is a skilful composition, with well detailed

exterior stonework achieving a clean, uncluttered exterior which compliments other public buildings in the immediate vicinity. The exterior has undergone minimal alteration, with the early addition of the water tank tower and the later extension of a new boiler house being the only changes, neither of which impinge to any great degree on the original fabric. The completeness of the interior is exceptional, including original changing cubicles, decor and reception area, and unusual detail such as ceramic spittoons along the sides of the pool.

- 1.19 The listed buildings all have **Medium** significance.

Impact of development on significance

- 1.20 The site is surrounded by predominantly residential uses, especially to the north. A reasonably dense residential layout on the site would not be discordant to the locality. Retention of 34 Bavaria Place would be essential. It is not certain if this building is in the same ownership as the wider site. Any development would be required to afford some amenity space to the listed building, to maximise opportunities for its re-use and to enable off-street parking or garden if residential use was the outcome.
- 1.21 It would be desirable to retain substantial parts of the stone boundary wall, and for any potential development to be contained within the site and inward-looking.
- 1.22 The buildings on the western part of the site and facing Carlisle Road are not regarded as having heritage significance and their retention would not be expected.
- 1.23 It would be hoped that development of the proposed site would stimulate re-use and repair of 34 Bavaria Place. Any development would be expected to respect the setting and character of the listed building in terms of design, layout and materials. Development would be required to be so design to not prejudice future options for the listed building in any way.
- 1.24 Any new built form would most likely result in a moderate to major impact on the significance and setting of the listed building. This would cause **less than substantial harm of an unacceptable level** on the heritage asset.
- 1.25 Development would not have an immediate or detrimental effect on the setting of Manningham Baths.
- 1.26 30-40 Cross Road are set back from Church Street behind a triangle of gardens with perimeter trees. If development of the proposed site included its western portion, there would be a proximate impact. However, subject to appropriate contextual design, materials and layout, this would not be harmful to the setting of the listed buildings. The impact on 30-40 Cross Road should thus be minor to negligible.

Mitigation measures/ Opportunities to enhance significance

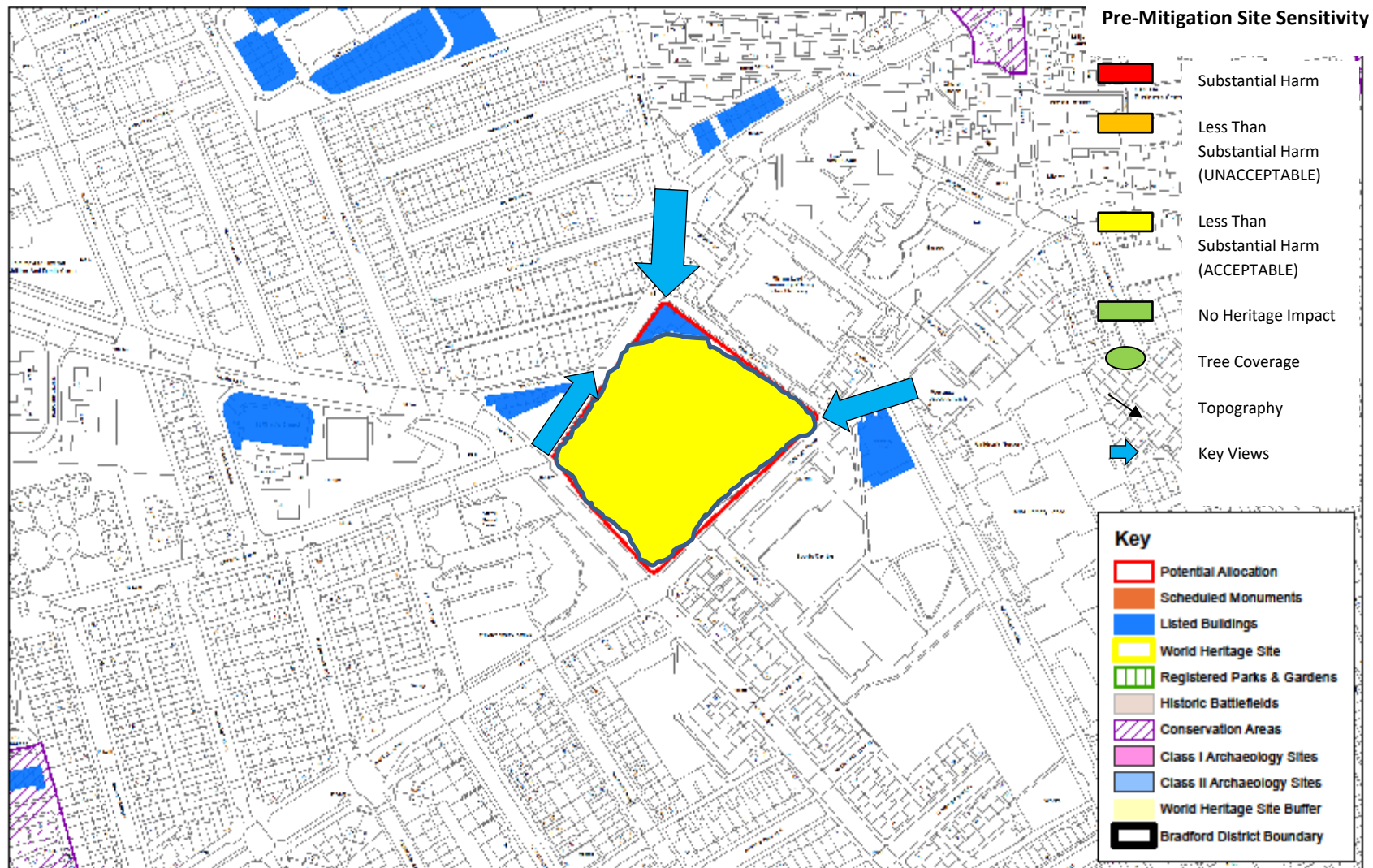
- 1.27 Adequate mitigation would be achieved through appropriate design, layout and specification of materials which would be expected to complement the surrounding area. The setting of the listed former Police Station would be expected to be respected and enhanced by any development. Development would be required to accord with the relevant local and national planning policies and the NPPF.

Impact on significance following mitigation measures

1.28 Not applicable.

Conclusion

- 1.29 Development of the proposed site would be acceptable in principle and would be expected to maintain or enhance the settings of the affected heritage assets.
- 1.30 Development of an acceptable nature would have a minor and potentially positive impact on the heritage assets, possibly also stimulating regeneration of the former police station. **Less than substantial harm of an acceptable level** would be the minimum expected impact of any development proposed. On this basis, development would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H783
Site Name:	Whetley Mills and land to rear
Regulation 18 Site Ref	NW21/H
Former SHLAA Site Ref	NW/054
Site Address	Land to rear of Fearnside Terrace
Settlement	Bradford North West
Gross Site Area (ha)	5.08
Regulation 19 Site Status	Excluded

Site description

- 1.1 The site consists of a Grade II listed mill complex, Whetley Mills and associated land and structures to the rear. The site is roughly triangular in shape and is enclosed by Hockney Road to the west, Thornton Road to the south, the 19th century terraced housing around Fearnside Street to the east and Prism City Farm to the north. The mill complex is comprised of two parallel ranges to Thornton Road, the road block being five storeys and the range to the rear six storeys in height. The ranges are constructed of sandstone brick under slate roofs. An office block and lodge stands to the right of the entrance and a tall mill chimney between the two ranges. To the north of the main building complex are a number of northlight sheds of varying ages, a car park, mill pond and areas of cleared land.

Identified heritage constraints

1.2 Designated assets

- Two parallel blocks (5-storey to road, 6-storey to rear) with chimney between and office block and lodge to right of entrance at Whetley Mills (D Illingworth and Sons Mills), Thornton Road – Grade II (NHLE 1314117)
- Main 3 and 4-storey block, parallel office range to right of entrance and chimney stack to Nos 296 and 298 (premises of H Hey and Co Ltd), Thornton Road – Grade II (NHLE 1291202)
- Gate House and 3-storey block to right fronting road, to No 224 (Weber, Cook and Garnham Ltd), City Road – Grade II NHLE 1314376)
- 220 and 222, City Road (The City Public House) – Grade II (NHLE 1133217)

- Two 3-storey blocks and a chimney stack to Try Mills (Thornton Spinning Company) opposite No 244 and part of No 254 Thornton Road – Grade II (NHLE 1133691)
- Whetley Grove Conservation Area

1.3 Non-designated assets

- None identified

1.4 WYAAS Comments - PRN3658 Whetley Mills are Listed. Significant elements will need retention. Mill complex should be archaeologically recorded prior to development.

1.5 Historic England Comments - The site contains the Grade II listed Whetley Mills complex. Development of this area could harm elements which contribute to the significance of these heritage assets.

Significance of assets

- 1.6 Whetley Mills was built around 1863-5 to the designs of local Bradford architects Milnes and France. It comprises of a mostly complete worsted spinning mill complex with a large warehouse, combing shed, engine house, spinning mill, offices and foreman's house around a small yard. The chimney and boiler house are located within the yard. The main mill is of fireproof construction. Combing sheds were added later in the 19th and early 20th centuries. The mill is considered to be excellent example of a large scale worsted spinning mill which had its own combing capacity and the mill chimney is noted (in the list description) as 'being one of the finest extant mill chimneys in Bradford'.
- 1.7 Whetley Mills is now considered one of the most architecturally and historically significant remaining mill complexes in Bradford. The mill dams to the rear would have provided essential ancillary functions, of water provision for power generation, cleansing and cooling. They should be considered as curtilage structures. Whetley Mills is of **Medium** heritage significance.
- 1.8 The main 3 and 4-storey block, parallel office range to right of entrance and chimney stack to Nos 296 and 298 (premises of H Hey and Co Ltd): Built as the Brick Lane mills, 1865. Effective massing of 2 main blocks and chimney stack. Three and 4-storeys sandstone "brick," with ashlar dressings. Four-storey block has gable end to road with 18 bay side range. Plain console brackets to eaves of slate roof. Cambered ashlar lintels to ground floor windows. Three bay gable end has round-headed outer windows. Stair turret surmounted by water tank to south-west corner, with quoin pilasters and string courses, narrow paired round-headed windows and moulded eaves cornice below water tank. The 3-storey range has 26 bays to road and similar return elevation to that of 4-storey block. Doorway with block pediment. Tall graceful tapering octagonal mill chimney with cornice capping. To the right hand of entrance gates is a single-storey office range with narrow end to road. Hipped slate roof. Plinth and impost band linking stilted segmental arched windows.
- 1.9 Sadly following a serious fire and subsequent disuse of the main 3 and 4 storey blocks, these have had to be demolished. The chimney, a roadside 3 storey block and the gate

lodge still stand and remain listed, with some heritage significance. As the buildings remain listed, they are of **Medium** heritage significance.

- 1.10 Gate House and 3-storey block to right fronting road, to No 224 City Road: Built as the Oakwood Dyeworks. Architect Eli Milnes, 1861. The gatehouse is a strongly modelled Italianate design of sandstone ashlar. Short 4-storey tower with pyramidal roof. Louvred top bell stage; string courses, quoins and plinth. Narrow round headed windows. Two-storey 3 bay screen to right containing large gateway. Semi-circular voussoir. The 3-storey road block extending to east has had its parapet rebuilt in sandstone "brick". The ground floor has cyclopean rustication, rusticated quoins, plat bands and roll band. Panelled quoin pilasters to upper floors. The buildings remain in use and in good repair. The former Oakwood Dyeworks is of **Medium** heritage significance.
- 1.11 220-222 City Road, the former City Public House: Circa 1860 public house. Two-storeys, grooved ashlar ground floor and stuccoed first floor. Bed mould to deep frieze. Moulder eaves cornice and steep slate roof with flanking chimneys. Three gabled dormers. Three bay front, the first floor windows round headed with thin impost string and sill band. Segmental arched ground floor windows and doorway. Unusual use of stucco for this period of building in Bradford. Included for group value with dyeworks and mill complex. Although no longer in use as a public house, the building is of **Medium** heritage significance.
- 1.12 Two 3-storey blocks and a chimney stack to Try Mills (Thornton Spinning Company) opposite No 244 and part of No 254 Thornton Road: Circa 1850-60 worsted mill consisting of 2 blocks. The range fronting the road is of 3-storeys with basement and attic storey. Sandstone "brick" with ashlar sill bands and spaced dentils to eaves of hipped slate roof. Fifteen windows, close set to left hind, those on second floor with aprons and rounded arches. Small square windows to attic storey. Centre of ground floor has semi-circular waggon arch with ashlar voussoirs. The rear range is of 3-storeys and basement, similar details, and terminates with an octagonal, cornice capped sandstone "brick" chimney. The buildings remain intact and are of **Medium** heritage significance.
- 1.13 Whetley Grove conservation area is a distance to the north. It is a small area of suburban mid-Victorian terraced housing and a row of attractive almshouses. The conservation area is of **Medium** heritage significance.

Impact of development on significance

- 1.14 Although the former weaving sheds in the west of the site are actively used, the multi-storey buildings at Whetley Mills are seriously under-used and under maintained. The rear former spinning mill is exhibiting serious and worrying deterioration of the roof and most windows are not protected. The engine house is also abandoned and deteriorating. Areas of weaving sheds and ancillary buildings to the rear and east of the site are neglected to a point of structural failure. The site itself is reasonably well presented, with the ponds open and locally appreciated as an amenity.
- 1.15 All of the buildings would be capable of return to active sustaining varied uses, including residential, mixed use, educational, commercial or social. Respectful conversion would provide an assured future for the buildings and resolve emerging listed buildings at risk. It would be expected that the buildings would be retained and incorporated in any

development proposals given their heritage significance. A comprehensive master plan for the site would be expected informed by an evaluation of heritage significance to avoid piece meal or less favourable development approaches. A key consideration will be how circulation around the site would function if all buildings were in active use and what parking and servicing provision would be. This could limit any undeveloped space which might remain available for new construction.

- 1.16 It is accepted that the retention of the existing buildings presents some constraints to development. However, the scale and extent of the buildings, and the available land in the east of the site which is not occupied by historic buildings does present opportunities for significant numbers of residential units. The urban grain to the east of the site would accommodate new structures on multiple levels if appropriately designed, or more conventional residential development.
- 1.17 Provided any development demonstrated that full regard was had for the setting and significance of the mill in terms of layout, appearance, form and scale, then development of the site is considered potentially acceptable. The mill itself could be put to a variety of uses and is regarded as being eminently adaptable. Its preservation and regeneration are considered to be key objectives and development of the wider site might stimulate this, also serving as an economic boost to the area.
- 1.18 The heritage designations do not preclude allocation or development of the site.
- 1.19 It is expected that development would have a **Moderate** impact on the significance of the listed building, but if properly managed in accordance with adopted national and local policy that this would not cause harm and could have a **Positive** impact on setting, improving upon the existing unsightly derelict setting and sustaining the listed building. **Less than substantial harm of an acceptable degree** should be the expected outcome.
- 1.20 The other designated assets identified are all at sufficient distance from the proposed site to not be capable of harmful or evident impact by potential allocation or development.

Mitigation measures/ Opportunities to enhance significance

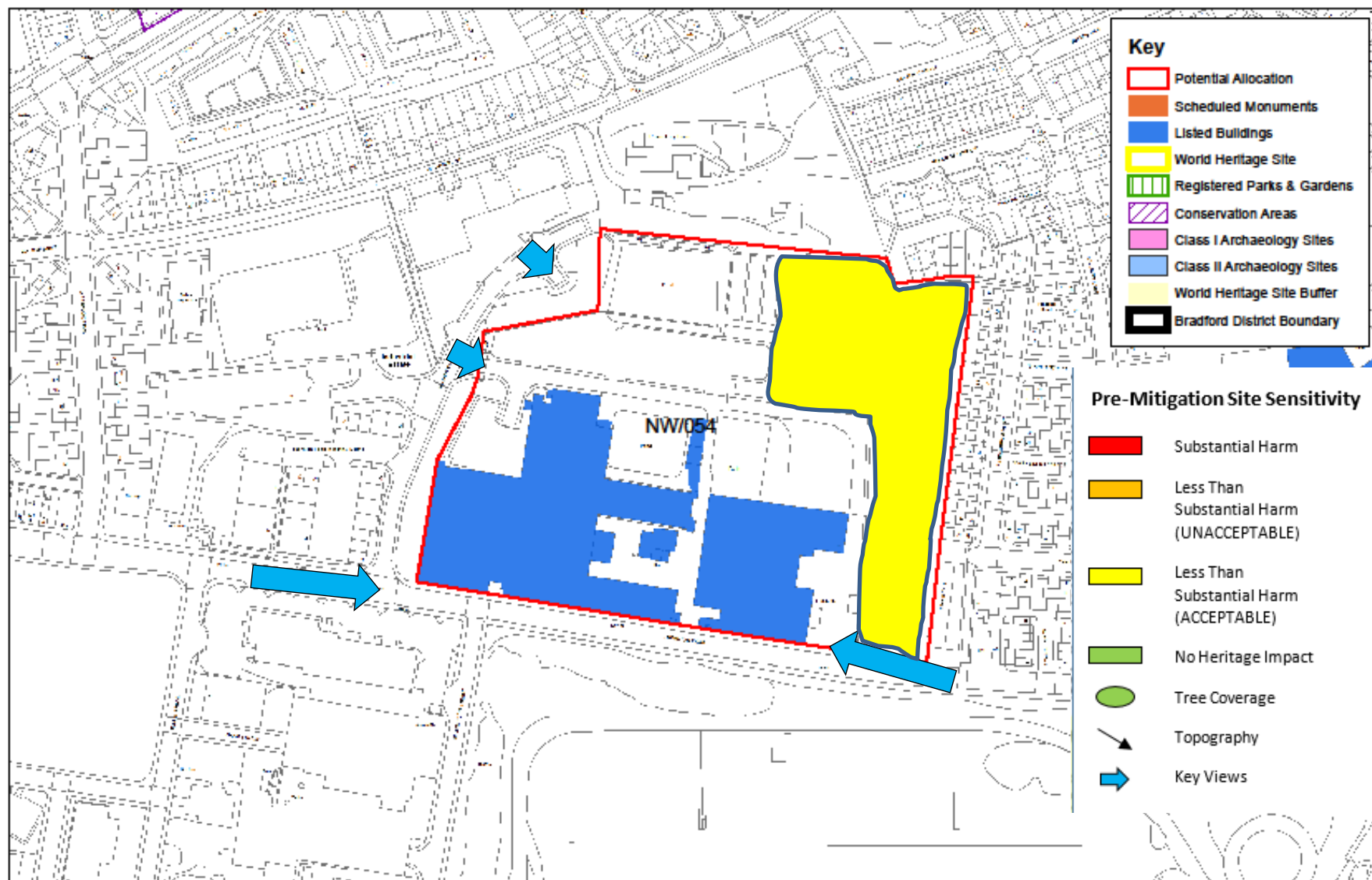
- 1.21 Full regard to be given to retention of the heritage assets and their sympathetic conversion. This must be the primary objective but the regeneration of the wider site will support the viability of this. Development of the site to embody the objectives of enhancing the sustainability of the assets and enhancing their settings through appropriate design and landscaping.

Impact on significance following mitigation measures

- 1.22 Not applicable.

Conclusion

- 1.23 Development of the proposed site should strive to have an impact of **Less than substantial harm of an acceptable level** with the potential to improve the setting of the listed buildings and support their regeneration and optimum use. On this basis, development would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H787
Site Name:	Patent Street, Manningham
Regulation 18 Site Ref	NW28/H
Former SHLAA Site Ref	NW/099
Site Address	Patent Street, Manningham, Bradford
Settlement	Bradford North West
Gross Site Area (ha)	1.34
Regulation 19 Site Status	Allocation

Site description

- 1.1 The proposed site is contained within a block formed by Patent Street to the east, Silk Street to the north, existing 20th century housing to the west and commercial property fronting Lilycroft Road to the south. The site is predominantly tended grass, used as informal recreation space, with tarmac parking in the south, which is poorly maintained. The site was historically occupied by terraced housing, probably cleared in the 1970s as being regarded as unfit for habitation. The character of both the parking area and the grassland is rather desolate and not inviting. It has an atmosphere of being under-utilised and disregarded.
- 1.2 The site is dominated by the monumental 6 storey stone block of Manningham Mills and the towering chimney. To the north, beyond Beamsley Road and Silk Street are stone-faced structures forming the extensions to Manningham Mills, now in mixed use of both residential and industrial. The housing to the west is single and 2 storey, built in brick and render and very weak in character. The site itself has no features of merit and the landscaping is barren and uninspiring.

Identified heritage constraints

1.3 Designated assets

- Manningham Mills, listed Grade II*, NHLE 1314426
- Main Block to Lilycroft Board School, Lilycroft Road, listed Grade II, NHLE 1314442
- North Park Road conservation area.
- Other listed buildings in the locality would not be directly affected by development on the proposed site.

1.4 Non-designated assets

- None identified

1.5 The late 19th century expansion of the mill complex north of Beamsley Road is also predominantly fronted by stone curtain walls, albeit less architecturally bold. This complex of buildings is a non-designated heritage asset.

1.6 Historic England comment: The site is located adjacent to the North Park Road Conservation Area and Manningham Mills, a Grade II* listed Building. Parts of the Manningham Mills complex (ancillary buildings and boiler house) and the Conservation Area are included on the Heritage at Risk Register. The development of this area could harm elements which contribute to the significance of these designated heritage assets. National planning policy makes it clear that Grade II* Listed Buildings are regarded as being in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas. In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.

1.7 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and Listed Buildings in its vicinity, and what impact development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area and Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Conservation Area and any of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

1.8 WYAAS comment: Immediately adjacent Listed Manningham Mills & Conservation Area so setting an issue. No apparent significant direct archaeological implications.

Significance of assets

1.9 The largest and most imposing of the Bradford mills and a major landmark. Manningham Mills were built in 1873 for Samuel Cunliffe Lister, later Lord Masham.

This vast industrial monument consists of 2 long six-storey blocks, a grandiose composite chimney, boiler house, large sheds and reservoirs, in all providing 16 acres of floorspace. The frontage to Heaton Road extends to 350 yards and the return to Lilycroft Road 150 yards. Lister commissioned Andrews and Pepper as architects and in keeping with the scale of the mill they produced a boldly modelled Italianate design, directly related to the style of the Little Germany warehouses. The most striking feature is the unique campanile chimney stack, square in section and 250 feet high. The elevations are of finely masoned sandstone ashlar rising from rusticated basements. The multi-storey blocks have arcaded windows on sill bands and bold dentil cornices with crowning deep panelled parapets breaking forward over corner and centre breaks. The block fronting Patent Street was originally used as a warehouse, and the mill block has a central feature to Heaton Road of a staircase tower, elaborately detailed and with a steep slated French pavilion roof surmounted by iron cresting and a flagstaff. The long shed range to Heaton Road has terminal pavilions with battered bases and a monumental portal to the south end of the frontage with heraldic achievement in the parapet: "Fides parit integritas". The first 200 feet of the chimney shaft are decorated with full height round headed panels, 2 to each face, rising from a massive pedestal base. Boldly projecting cornices define the base and crown of the 50 feet top stage, treated as a campanile. The scale, richness of decoration and the unique chimney make Manningham Mills the grandest industrial monument of the worsted trade. The Mills are of **High** heritage significance.

- 1.10 Lilycroft Board (now Primary) School. 1872-73 by Hope and Jardine for the Bradford School Board. Long single storey range of sandstone "brick" with ashlar dressings. Designed in a late C13 Gothic, the range is broken up symmetrically with kneelered gables over taller windows, cross gabled wings and off centre group of gabled hall with triple group of lancets with trefoils flanked by gabled porches; that to left is base of tower with chamfered corners broached to octagonal belfry with short stone spire pierced by gablets. Steep slate roofs. The hall has carved angel brackets supporting roof trusses. The school boldly addresses Lilycroft Road and stands in a surfaced yard surrounded by original iron railings. The school is of **Medium** heritage significance.
- 1.11 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. The asset is of **Medium** heritage significance.

Impact of development on significance

- 1.12 The proposed site is not within the North Park conservation area and the presence of Manningham Mills on the western edge of the conservation area would separate any development from the conservation area, segregating any impact.
- 1.13 The existing presentation and treatment of the proposed site is poor, lacking in character and sense of place. It does not positively contribute to the setting of Manningham Mills. Development of the site would potentially enhance the setting of

this highly significant heritage asset, and a positive impact should be the expected outcome. The success of development would derive from careful attention to built form, scale, design, appearance, layout and materials, striving to achieve a strong sense of place and a successful community. The scale of the mill buildings is such that 2 storey structures would potentially appear inadequate and weak. More prominent built forms of either 3 storey houses or urban blocks of 4 storeys would be acceptable. The balance would be that the mill building must remain the dominant element in the townscape, as that is one of its defining characteristics. High density development would be acceptable, balanced by thoughtful landscaping creating an attractive neighbourhood.

- 1.14 The site requires a beneficial use and residential or mixed live/work uses would seem the most obvious candidate given the neighbouring uses. It will be imperative that comprehensive studies are undertaken to define the most appropriate form of development and how this would complement the neighbouring assets. Development of the site must be wholly informed by and respectful of Manningham Mills, and designed to complement them. Development of the proposed site must be conceived to have a **Positive** impact on the significance of the heritage assets and this will be robustly controlled by the Planning process.
- 1.15 It is expected that by virtue of the intervening commercial property, there would not be a direct impact on Lilycroft Road School. The use of scale and materials in any development here to reinforce a sense of identity and place would be a pre-requisite, but would ensure no harm occurred to the setting of this asset.

Mitigation measures/ Opportunities to enhance significance

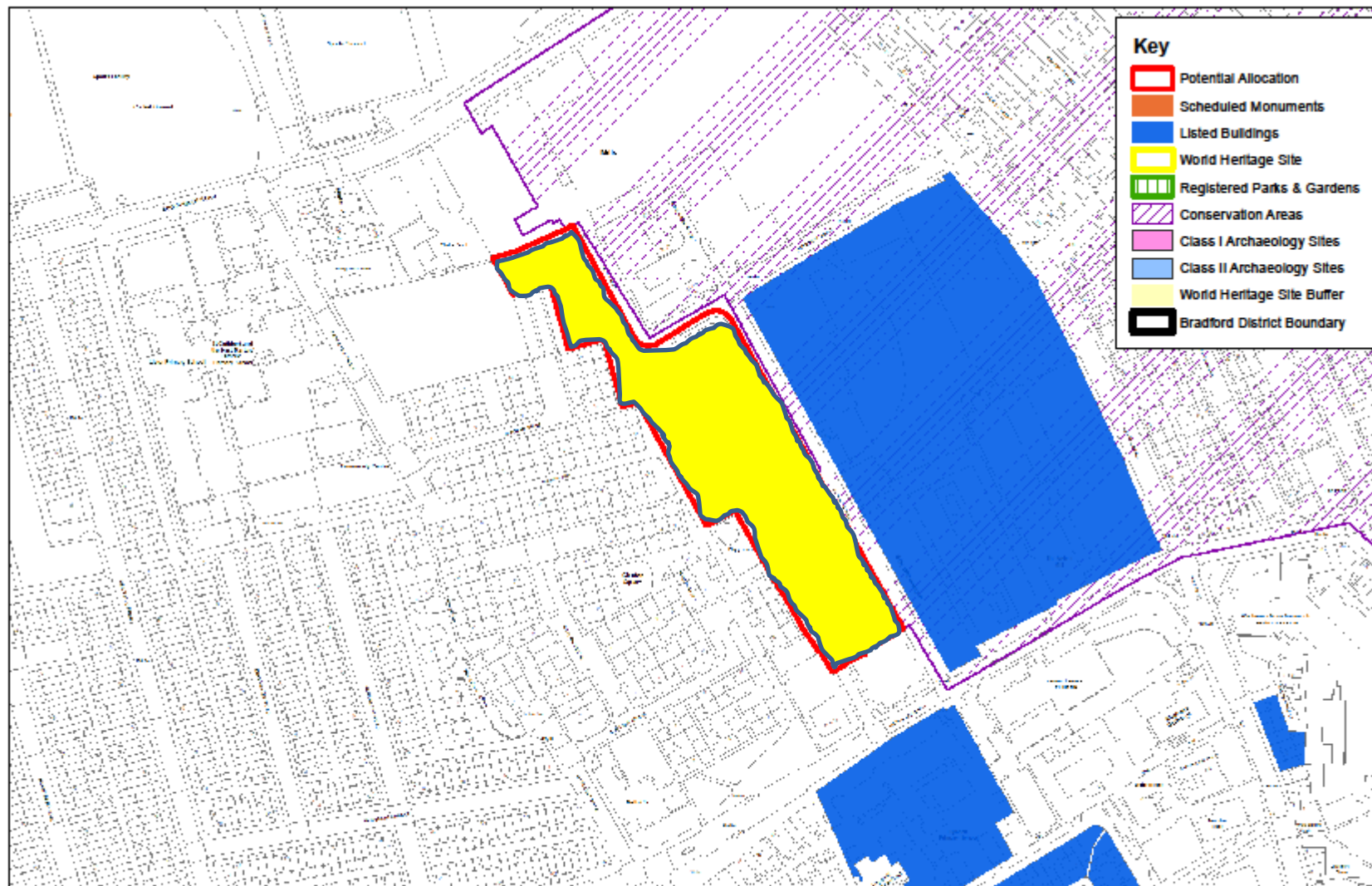
- 1.16 Comprehensive studies of heritage impacts and design development will govern the form of any development. Its layout, density, scale, form and appearance must complement the heritage assets. Development will not be pastiche, indeed, it should have its own distinct sense of place and be an exemplar of its time. However, its scale will need to respect Manningham Mills, and views towards and within the site. Open spaces within any development would be coordinated to emphasise sense of place and heritage enhancement.
- 1.17 Mitigation would be in the form of considered development with exemplary design and living standards as its guiding principles. The respect for the setting of the heritage assets would be a primary consideration and expected objective.

Impact on significance following mitigation measures

- 1.18 Significance would be maintained.

Conclusion

- 1.19 Development would ensure long term beneficial use of the site. Development of the proposed site should strive to have an impact of **Less than substantial harm of an acceptable level** with the objective to improve the setting of the listed buildings and enhance sense of place and local distinctiveness. On this basis, development would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H789
Site Name:	Allerton Mills
Regulation 18 Site Ref	NW32/H
Former SHLAA Site Ref	NW/125
Site Address	Allerton Road
Settlement	Bradford North West
Gross Site Area (ha)	1.18
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is occupied by a complex of largely 19th century textile mills. The principal buildings are Grade II listed and the associated and attached buildings would be considered listed as curtilage buildings.
- 1.2 The lower end of the site fronting Allerton Road is occupied by a substantial 4 storey stone built mill. This has a regular pattern of windows. The main feature in this largely plain building is a large vehicle entrance with a ram or goat's head on the lintel. The opening is protected by original iron gates with spear head finials. Beyond this dominant building is a single storey weaving shed with blind windows fronting the road. Beyond is a wide modern vehicle entrance with further weaving sheds on the upper side.
- 1.3 Behind the main mill is a further 3 storey block with a very tall water tower with oversailing iron tank. Adjacent and set back from the road behind the mill yard is an extensive area of single storey north-light roofed weaving sheds. At the upper side of the site is a further 3 storey warehouse range set back from the main road frontage. Behind the buildings is a sizeable open area used as parking and informal storage.
- 1.4 To the north-west on the uphill side is St Peter's Parish Church Allerton, a tall structure in stone with a prominent tall tower and steep slated roofs. Behind this and on the north-west corner of the site and north east edge is 20th century housing. On the south east side is a high stone wall dividing the mill from Nelson Street and back-to-back 19th century terraced housing, probably contemporary with the mill. The whole site stands on sloping ground, reducing from north-west to south-east.

Identified heritage constraints

1.5 Designated assets

- Allerton Mills, Allerton Road, Grade II listed, NHLE 1133317
- Church of St Peter, Allerton Road, Grade II listed building NHLE 1133318

1.6 Non-designated assets

- None identified

1.7 Historic England comment: The site contains Grade II Listed Buildings, part of the Allerton Mills complex, and is adjacent to the Grade II listed Church of St Peter. The development of this area could harm elements which contribute to the significance of these designated heritage assets. There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.

1.8 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Listed Buildings in its vicinity, and what impact development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of any of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

1.9 WYAAS comment: Site contains Listed warehouses which should be retained. Setting an issue. Adj. to Listed church. Other buildings on site associated with Allerton Mill (PRN16534) may well require archaeological recording as well as warehouses.

Significance of assets

1.10 The mills are understood to have been developed in the 1850s and 1860s. There are no buildings present on the site on the 1850 1st edition Ordnance Survey map. However by the 1890s all of the present buildings are constructed. The mills are not architecturally distinguished and it has not been identified if they were the work of a particular local practice of renown, however they are landmark buildings and the

complex is largely intact. The multi-storey spinning mills and warehousing blocks are good examples of the type, retaining original decorative cast iron fire escapes. The water tower has some decorative treatment with high level Venetian windows and corbelling beneath the cast iron tank. The weaving shed survive comprehensively and it would be possible to identify a production path around the site. The buildings will possess significant interpretational value.

- 1.11 The mills have **Medium** heritage significance.
- 1.12 St Peters Church dates from c.1880. It is a relatively plain building in sandstone with ashlar dressings. Its height is accentuated by a lack of aisles, perhaps influenced by the narrow site. The nave has high level lancet windows. The tower offset on the front has buttresses, louvred belfry, a v=crenelated parapet and a short slated spire. This is a particular landmark in the streetscene.
- 1.13 The church has **Medium** heritage significance.

Impact of development on significance

- 1.14 The existing buildings are understood to remain in industrial and commercial use, having been in textile use until recently. Although in need of maintenance, they are not in a significantly deteriorated condition. If the site was to be allocated for housing, to accord with national and local planning policy, retention of the buildings which have a positive heritage significance would be expected. The multi-storey buildings would lend themselves to residential conversion, adaptation having been carried out on comparable buildings elsewhere across the District. Single storey sheds are less easy to adapt due to deep floor plans and the materials and construction of roofs. A comprehensive approach to development would be required, identifying a solution which retains the important components. It is fortunate that there is accompanying land which could accommodate enabling development to balance abnormal conversion costs.
- 1.15 The re-use of the listed mill would necessarily maintain its significance and bring heritage benefits in securing its future. Subject to careful consideration of the setting of the listed building, development of the adjacent site will be capable of maintaining and potentially enhancing the setting, as well as facilitating regeneration of the listed buildings.
- 1.16 It is expected that development would have a **Moderate** impact on the significance of the listed building, but if properly managed in accordance with adopted national and local policy that this would not cause harm and could have a **Positive** impact on significance, securing the future of the listed buildings and achieving significant residential provision. Less than substantial harm of an acceptable degree should be the expected outcome.

Mitigation measures/ Opportunities to enhance significance

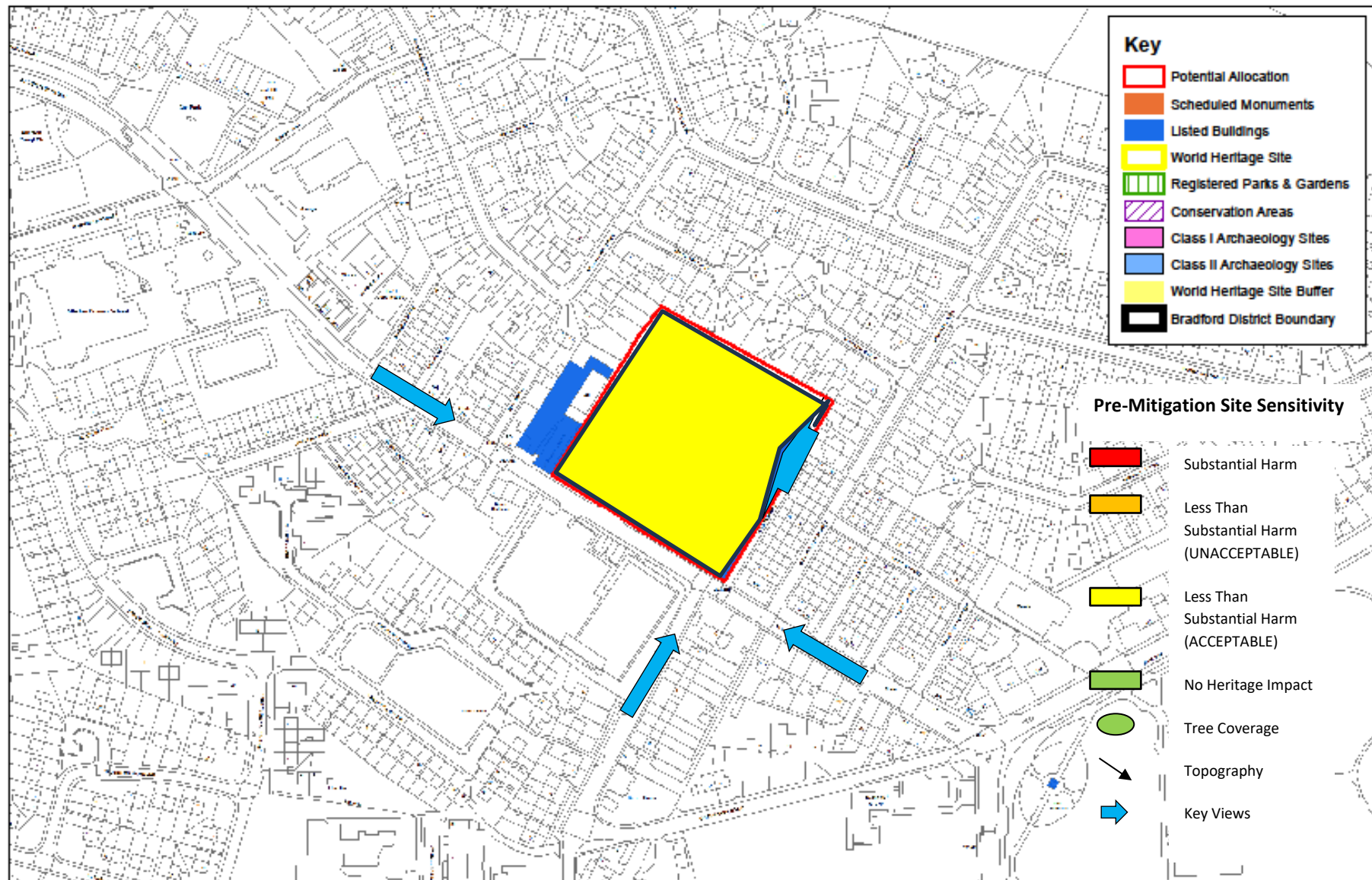
- 1.17 Careful attention to the intended use, design, layout and appearance of any development with appropriate landscaping would maintain and potentially enhance significance.

Impact on significance following mitigation measures

1.18 Not applicable.

Conclusion

1.19 Development of the proposed site should strive to have an impact of **Less than substantial harm of an acceptable level** with the potential to maintain and enhance the significance and setting of the listed building and support its regeneration. On this basis, development would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H790
Site Name:	Lister Mill and Surrounds / Velvet Mill
Regulation 18 Site Ref	NW34/H
Former SHLAA Site Ref	NW/129
Site Address	Heaton Road, Bradford
Settlement	Bradford North West
Gross Site Area (ha)	1.91
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is entirely contained within the perimeter wall of the former Manningham Mills complex. Manningham Mills stands on high ground above the Victorian suburb of Manningham and adjacent to Heaton. As a result it can be seen across a wide area, the 2 multi-storey mills and the chimney being visible from many parts of the District.
- 1.2 The perimeter wall flanking Heaton Road and Beamsley Road is some 20 feet tall and embellished with continuous architectural detail. At basement level the rock-faced masonry is punctuated by window apertures, whilst above is split faced stonework with regular arched openings. Periodically are grand entrances with scrolled inscriptions above or decorative parapets. Facing Victor Road is the former office block, a grand composition but now sadly just a façade. Beamsley Road has a somewhat simpler wall, also reflecting where former multi-storey structures have been removed. The wall now hints at the former grandeur of the lost buildings. Once on Patent Street some buildings remain, but are more functional. The main feature here is the massive Italianate chimney.
- 1.3 The ground within the walls is predominantly cleared of buildings. It is terraced in levels, stepping down towards Heaton Road. At this side some areas of cast iron columns and beams remain, reminders of the former huge expanses of north-lit roofed weaving sheds.
- 1.4 The site extends southwards in front of the eastern mill, now known as the Velvet Mill. Both this and the adjacent Silk Mill are now occupied by apartments, with modern

penthouse roof top structures on top. The re-use of these buildings is a regeneration success.

Identified heritage constraints

1.5 Designated assets

- North Park Road conservation area, designated 1975.
- Manningham Mills, Grade II* listed, NHLE 1314426
- Lilycroft Board School, Lilycroft Rd, Grade II listed, NHLE 1314442

1.6 Non-designated assets

- None identified

1.7 Historic England comment: The site is entirely within the North Park Road Conservation Area and consists of part of the Grade II* listed Manningham Mills complex, including the imposing 250 ft high chimney. Manningham Mills (ancillary buildings and boiler house) are included on the Heritage at Risk Register. The Conservation Area Appraisal identifies the area as providing a positive contribution to the character of the CA. The development of this area could harm elements which contribute to the significance of these designated heritage assets. National planning policy makes it clear that Grade II* Listed Buildings are regarded as being in the category of designated heritage assets of the highest significance where substantial harm to their significance should be wholly exceptional. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas. In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.

1.8 Before allocating this site for development:

- (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and Listed Buildings in its vicinity, and what impact development might have upon their significance.

(2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area and Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.

(3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Conservation Area and any of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

- 1.9 WYAAS comment: Within curtilage of Listed building & in Conservation Area. Contains buildings that will need assessing for retention & possible archaeological recording. Desk-based archaeological assessment in first instance.

Significance of assets

- 1.10 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 conservation area is a heritage asset of **medium** significance.
- 1.11 Manningham Mills was one of the largest textile enterprises in the country during its heyday. After cessation of operations, the buildings fell into serious decline and the 2 main mills were derelict before conversion. The majority of the buildings across the rest of the site, including the former office block on the Heaton Road frontage and the weaving sheds have been lost to demolition or decay. The majority of the site besides the Silk and Velvet Mills is therefore open and disused. Manningham Mills despite its decline remains an icon of industrial and architectural heritage. It is nationally renowned and deserves its Grade II* listed status. The listed building is a heritage asset of **high** significance.
- 1.12 Lilycroft Board School was one of the first phase of schools arising from the Education Act of 1870. Its design is the result of architectural competition and was the work of Hope and Jardine, one of the principal architectural practices in Bradford at the time. Its exuberant and powerful Gothic style is evident of architectural fashion of the 1870s. It remains in school use to this day. The listed building is a heritage asset of **medium** significance.

Impact of development on significance

- 1.13 The site within the perimeter walls could largely be regarded as derelict land. The site presents a regeneration opportunity and the heritage significance is not necessarily an impediment.
- 1.14 Development is likely to be acceptable subject to layout and design being sympathetic to the heritage significance. Past concepts have included expanses of allotments for

the local area and flexible open space may still be a relevant solution. Mixed use options may also be achievable with live/work units, elements of work space and commercial development to complement residential development.

- 1.15 Residential development would need to respect the existing structures and it is anticipated that the following would need to be considered:
- 1.16 Appropriate distancing from the Velvet Mill to prevent loss of amenity and appropriate scale in relation to the listed building.
- 1.17 Appropriate relationship to the perimeter walls, however there may be opportunity for carefully designed built form to abut this and even fulfil a structurally supporting function.
- 1.18 Retention and sympathetic incorporation of the northlight roof framing.
- 1.19 It is likely that new built form would not reach significantly higher than the boundary wall to prevent visual competition or detract from them, however taller structures may be feasible, depending on the scale, massing and design.
- 1.20 It will be likely that a masterplan for the site will be required, achieving comprehensive approach to development and design. This will result in the creation of a sense of place and community, which is interlinked with and not isolated from the surrounding suburb. This will also result in a cohesive and contextually relevant character. A contemporary approach to design is anticipated, with possibility of pre-fabricated system-built types also having potential. A high quality, high density development would be anticipated.
- 1.21 It is expected that development would have a **Moderate** impact on the significance of the listed buildings, but if properly managed in accordance with adopted national and local policy that this would not cause harm and could have a **Positive** impact on significance, improving upon the existing unsightly derelict setting and sustaining the listed buildings. **Less than substantial harm of an acceptable degree** should be the expected outcome.

Mitigation measures/ Opportunities to enhance significance

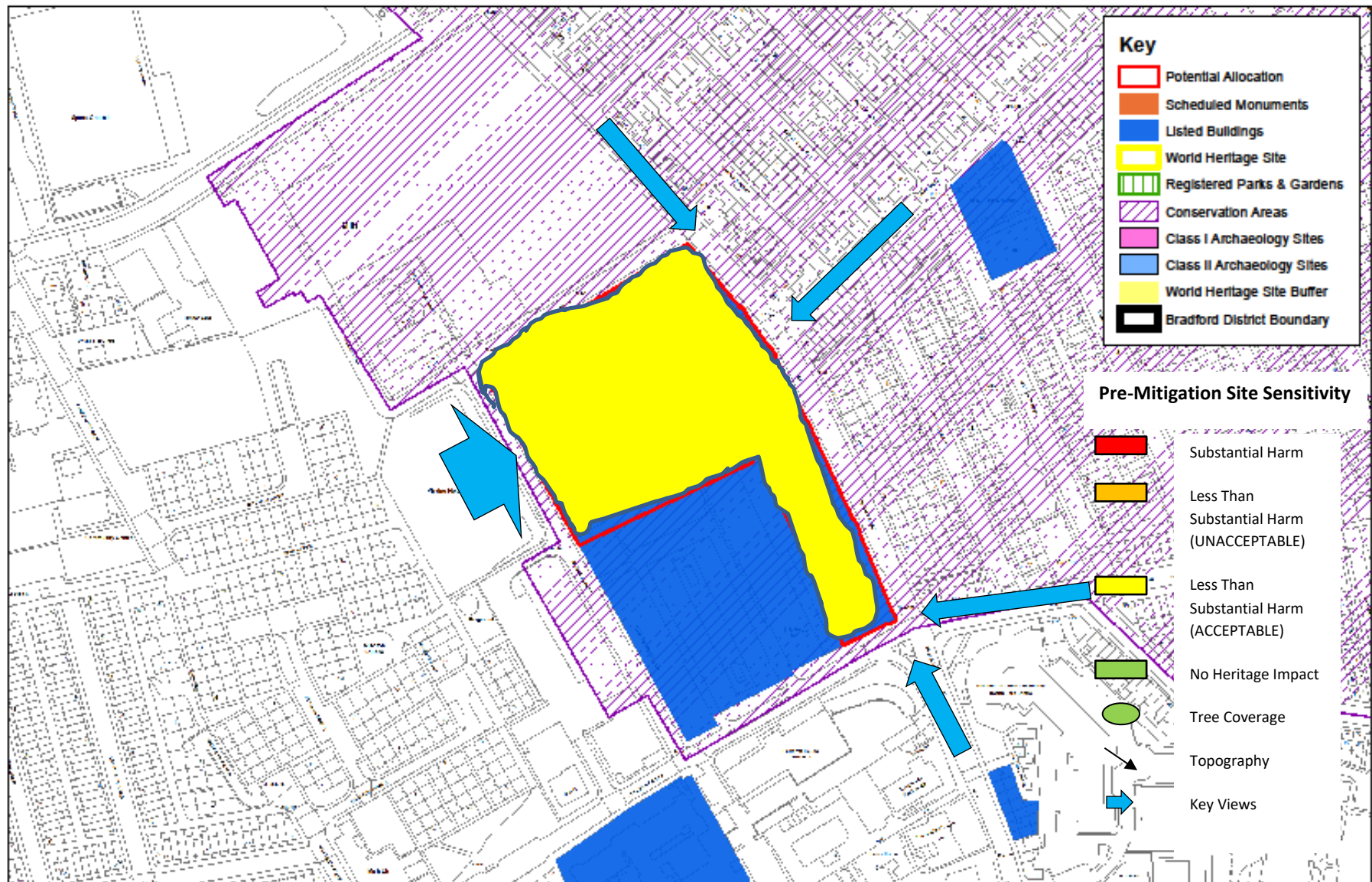
- 1.22 Mitigation in terms of appropriate distancing from existing structures, sympathetic design and layout would be essential to achieve a complementary development, but the heritage significance would not prevent development.

Impact on significance following mitigation measures

- 1.23 Not applicable.

Conclusion

- 1.24 Development of the proposed site should strive to have an impact of **Less than substantial harm of an acceptable level** with the potential to improve the settings and significance of the listed building and support regeneration of the wider area. On this basis, development would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H793
Site Name:	St Mary's Road
Regulation 18 Site Ref	NW5/H
Former SHLAA Site Ref	NW/012B
Site Address	St Mary's Road, Manningham
Settlement	Bradford North West
Gross Site Area (ha)	0.27
Regulation 19 Site Status	Excluded

Site description

- 1.1 The map suggests 2 parcels of land. The main is surrounded by roads on 3 sides – Oak Lane, St Mary's Road and Rosebery Road. The site was formerly occupied by a Victorian Congregational Chapel, built in the Gothic style. This was damaged by fire in the 1980s and subsequently demolished. The former associated Sunday School, subsequently an auctioneer's premises and now a madrasah still stands to the south and is included in the proposed site. The open part of the site has for many years been overgrown and neglected with self seeded trees and problems of littering and fly tipping. The remains of the perimeter walls still stand, with pairs of gate piers on the Oak Lane frontage. The site has recently been cleared and is now used as car parking although this use has not been formally approved.
- 1.2 To the east on Oak Lane is a modern terrace of commercial properties. Opposite is the end of the traditional stone built terrace. To the north across Oak Lane is a modern and rather discordant single storey retail premises from the later 20th century.
- 1.3 The second parcel of land is on the corner of Rosebery Road and Oak Lane. It is presently overgrown with scrub and badly littered. To its south and within the identified site is the Old Manor House, a building with origins in the 16th century or earlier. This is the oldest property in Manningham and one of the oldest in the Bradford urban area. External protection has had to be applied to the building to both protect it from the elements due to its seriously dilapidated condition and to prevent unauthorised entry. The open plot of land was previously the private garden to the Old Manor House, until around 2000 when it was last occupied as a dwelling.

Identified heritage constraints

1.4 Designated assets

- Manningham Old Manor House 23 Rosebery Road, NHLE 1132909, Grade II listed.
- 19 and 21 Rosebery Road, NHLE 1219012, Grade II listed.
- Main block fronting road to Bradford Children's Hospital, NHLE 1133619, Grade II listed.
- Manningham St Paul's conservation area, designated 1975.

1.5 Non-designated assets

- None identified

1.6 Historic England comment: The site is located entirely within the St Paul's Conservation Area and is adjacent to a number of Grade II listed buildings. The development of this area could harm elements which contribute to the significance of these designated heritage assets. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay "special attention" to "the desirability of preserving or enhancing the character or appearance" of its Conservation Areas. In addition, there is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.

1.7 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and Listed Buildings in its vicinity, and what impact development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area and Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Conservation Area and any of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

- 1.8 WYAAS comment: Opposite Listed building & within Conservation Area so setting an issue & any potential development should retain significance & enhance character of CA.

Significance of assets

- 1.9 Manningham Old Manor House: Mid C17 manor house of which only part of the hall range (of 1½ storeys) and the north cross wing remain. Coursed gritstone, the front apparently refaced late C18 with even sandstone "bricks", flush quoins. Saddlestones to gable ends, long shaped kneelers to cross wing and shaped finials. Gabled stone dormer with finial to hall. Three light large chamfered mullion window with drip mould to hall. Two light chamfered mullion windows with drip moulds to wing. The rear gable of wing has 2 large mullion and transom-windows, one with heraldic stained glass. Interior entirely refurbished circa 1900, beams plastered over. Further historical analysis has identified the origins of the hall range are timber framed and date from the early 16th century.
- 1.10 19-21 Rosebery Road: Circa 1830 two-storey houses with 3 bay symmetrical front. A rebuild and enlargement of former outbuildings to the nearby Old Manor House. Sandstone "brick" with ashlar dressings. Plinth and quoins. Small modillion brackets to moulded eaves cornice of hipped stone slate roof, corniced flanking chimneys. Sash windows in ashlar surrounds. Central door of 6 fielded panels, rectangular fanlight, in ashlar frame with scrolled plain ashlar consoles supporting cornice and reeded blocking course with quatrefoil corner blocks. Long side elevations with similar fenestration, the rear part incorporating earlier outbuildings. Four light square mullion window next to north wing, the gable end with saddlestone.
- 1.11 Former Bradford Children's Hospital, now Anjuman E Haideria Masjid and Mosque. Purpose built children's hospital of 1883. A symmetrical elevation of domestic character. Crisply modelled and subtly balanced Jacobean-William and Mary detailing. Two-storeys, basement and 2 tier attic. Sandstone "brick" with ashlar dressings, fine quality masonry. Steep pitched slate roof. Banded quoin pilasters and string courses. The centre of the front with tall narrow William and Mary windows flanked by shallow gabled breaks. These have mullioned canted bay windows with deep parapets on ground floor and at attic level open, scrolled, carved pediment windows with scroll decorated aprons. Two large hipped roof dormers to first tier of attic. The second tier has 5 tall, narrow pedimented dormers, the centre flanked by tall corniced ashlar chimney stacks. Recessed arched porch to centre of front with flanking pilaster strips rising to strapwork carved date panel. To the north is a short circa 1900 wing with an ogee domed stair tower linking with a large 2-storey circular ward and operating theatre block of the same date. Tall narrow windows on sill courses, small broken scrolled pediments set on string courses above first floor window heads. A tall octagonal chimney rises from the centre-of the block. Delicate cast iron balustrade to parapet.
- 1.12 St Paul's Conservation Area covers what remains of the former village of Manningham plus the Victorian era middle class suburban housing which replaced much of the village and its setting. The following timeline briefly summarises its development:

- 1.13 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.
- 1.14 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.
- 1.15 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.
- 1.16 1850 – 1900; As Bradford's textile trade and industry prospers more successful merchants of local and European (particularly German) origin and other tradesmen attracted to the booming town build houses in what becomes Bradford's premier suburb. The opening of Manningham railway station in 1868 is a particular catalyst to development as it allows a quick and convenient way into Bradford and business.
- 1.17 20th Century; Commuters look to live further afield and commute longer distances as railway and then road transport improves. Manningham loses its cachet as a residential neighbourhood and is now part of Bradford's inner city. Investment in some parts of the conservation area plummet due to the planned clearance and redevelopment of the area. For example, it was not until 1981 that plans for a motorway along or near to Manningham Lane were abandoned. The low land prices and large, comfortable houses are attractive to the city's new immigrants from Eastern Europe and Asia.
- 1.18 Late 20th / 21st Century; Despite the changes of the 20th century, the St Paul's area remains attractive and suburban in character and is a key part of Bradford's industrial legacy. The area's fortunes continue to recover as the formerly transient population settles. Recently, some of the largest residential developments in the area in decades have been built on vacant sites.

Impact of development on significance

- 1.19 The eastern site between Rosebery Road and St Mary's Road is presently an unsightly break in the urban form. The former Sunday School building is in use and in reasonable repair. Development of the site would be beneficial to restoring urban form and would enhance the conservation area if of appropriate scale, massing and design. A building of substantial architectural scale and presence is demanded by this prominent site and combination of this with provision of car parking could be challenging.
- 1.20 Development of the site should aim to respond to the presence of nearby listed buildings and enhance the settings of these heritage assets, and a positive impact should be the expected outcome. The success of development would derive from

careful attention to built form, scale, design, appearance, layout and materials, striving to achieve a strong sense of place. The site requires a beneficial use and residential use would seem the most obvious candidate given the neighbouring uses. It will be imperative that development is lead by the scale and character of surrounding positive built form. Development of the proposed site must be conceived to have a **Positive** impact on the significance of the heritage assets and this will be robustly controlled by the Planning process.

- 1.21 The western site was the garden to the Old Manor House throughout history until recently allowed to fall into neglect and recently being sold into separate ownership. To afford the Old Manor House opportunity for regeneration, it is essential that this land is retained as amenity space to facilitate the most suitable re-use of the Old Manor House. The introduction of additional built form on this land would unacceptably crowd the Old Manor House and potentially prejudice its future.
- 1.22 Formal procedure is now underway to ensure the repair and re-use of the Old Manor House. The final use is not yet determined and will be secured as that which best fits the significance of the listed building and is compatible with its assured future. The close proximity to 19-21 Rosebery Road will also be an influencing factor. Allocation of the Old Manor House and its amenity space is not in the best interests of this heritage asset, which is currently in a dire condition. The resolution of this matter will be by alternative measures and does not require allocation for a specific use.

Mitigation measures/ Opportunities to enhance significance

- 1.23 Appropriately designed development would be expected to enhance the conservation area and the settings of the affected listed buildings. It could be that high density built form reflecting the massing and scale of the previous building on the site and consistent with the former Sunday School might be appropriate, and more complementary than a generic residential layout. A design statement illustrating how the design would respond to character and achieve a positive impact would be expected to accompany any development proposal.
- 1.24 The use of materials and appearance responding to local distinctiveness would be essential. The scale, layout and form of development would be crucial especially in proximity to the listed buildings on Rosebery Road.

Impact on significance following mitigation measures

- 1.25 It would be expected that any development on the eastern proposed site would maintain and wherever possible seek to enhance the character of the conservation area and settings of the adjacent listed buildings.

Conclusion

- 1.26 Development of the eastern proposed site should strive to have an impact of **Less than substantial harm of an acceptable level** with the potential to improve the settings of the listed buildings and an expectation to enhance the character of the conservation area. On this basis, development would be **ACCEPTABLE**.

- 1.27 The western proposed site on the west side of Rosebery Road should be excluded from the allocation process as the issues of the Old Manor House will be resolved by alternative measures. On this basis, development of this part of the site would be **UNACCEPTABLE**.

