

Heritage Impact Assessments

Bradford City Centre

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	E14
Site Name:	Vicar Lane
Regulation 18 Site Ref	CC33/E
Former SHLAA Site Ref	
Site Address	Vicar Lane
Settlement	Bradford City Centre
Net Site Area (ha)	0.68
Site Capacity (Yield) Indicative	

Site description

- 1.1 The site is an irregular shaped plot of partially landscaped hardstanding at the corner of Bridge Street and Vicar Lane in Bradford City Centre. The site comprises three parking areas, Law Courts Car Park, The Great Victoria Hotel Car Park and Vicar Lane Car Park. The site was formerly part of Bradford Railway Station.

Identified heritage constraints

1.2 Designated assets

- Bradford City Centre Conservation Area
- St Georges Hall- G.II* (NHLE:1338589)
- Great Victoria Hotel- G.II (NHLE:1314340)
- T&A Building- G.II (NHLE:1133120)

- 1.3 Historic England comment: The site is located opposite the City Centre Conservation Area and close to Bradford Town Hall, a Grade I Listed Building. The development of this area could harm elements which contribute to the significance of these designated heritage assets.

1.4 Non-designated assets

- None identified

- 1.5 WYAAS comment: No apparent significant archaeological implications.

Significance of assets

- 1.6 Descriptions compiled from Bradford Councils City Centre Conservation Area Assessment 2005

Bradford City Centre Conservation Area

- 1.7 The City Centre was one of the first conservation areas in Bradford, designated in November 1973. It covers the Victorian commercial core of Bradford and embraces many of the city centre's most historically and architecturally important buildings. Today, Bradford is essentially a Victorian city, standing on the medieval street pattern of a small market town, overlaid with 20th century planning and architectural ideologies. The historical significance of the area is therefore indisputable. It is important on a local level, testifying to the development of Bradford itself; on a regional level, as the circumstances of the city had a direct impact on the surrounding district; and on a national level, illustrating wider social and economic currents.

- 1.8 The heritage significance of the conservation area is **Medium**

St Georges Hall- G.II* (NHLE:1338589)

- 1.9 St Georges hall is one of the oldest concert halls still in use in the United Kingdom. Built in 1851-1853, the concert hall, which was the first monumental civic building of its type in Northern England. The architects, Lockwood and Mawson went on to become Bradford's most eminent architectural firms, winning the commissions for many of the city's most important buildings. The architectural inspiration for St Georges Hall is a blend of neo classical and Italianate forms. The hall has provided a stage for a vast array of influential voices and personalities from Charles Dickens to David Bowie. The Heritage significance of the hall is recognised through its evidential, historic, aesthetic and community values.

- 1.10 The heritage significance/importance of St Georges Hall is **High**

T&A Building- G.II (NHLE:1133120)

- 1.11 The Telegraph and Argus Building (Grade II), Hall Ings, began life as a warehouse for Milligan and Forbes, Stuff Merchants. It was the first Italian palazzo fronted warehouse to be built in the town and was designed by Andrews and Delauney. Its construction in 1851-53 set the standard style of design for many similar buildings within the town, especially those of Little Germany. The modern extension has a totally glazed façade, an interesting addition that compliments rather than competes with the original building. The conservation area appraisal identifies the structure as a fine example of old and new buildings working in harmony with one another and of how modern intervention can make a positive contribution to the character and appearance of a conservation area.

- 1.12 The heritage significance/importance of the T&A Building is **Medium**

Great Victoria Hotel- G.II (NHLE:1314340)

- 1.13 The Victoria Hotel (Grade II) was constructed on Bridge Street in 1867. It was designed by Lockwood and Mawson. The City Centre Conservation Area Appraisal details the hotel as A large sandstone "brick" hotel, the main front facing north. Italian

Romanesque detailing to the fenestration but with French pavilion, slightly domed roof, over the short flanking wings. The design indebted to the Grosvenor Hotel at Victoria, London, for the massing and roof line. Arcaded ground floor windows; coroneted lights on first floor with archivolt heads; pierced stone of the short wings have large canted bay windows on third floor. The ground floors Corinthian columns to front; pierced stone parapets. The main entrance has coupled similar columns, deeply moulded arch to fanlight and pierced balustrade above. The steeply pitched slate roofs use firm carved bracketed eaves cornice. Oeuil-de-boeuf French c17 style stone framed dormers.

- 1.14 The heritage significance/importance of the Great Victoria Hotel is **Medium**

Impact of development on significance

- 1.15 Site CC3/E forms the east boundary of a public square in front of the law courts. All the buildings flanking the square are designated heritage assets apart from the law courts which is a key unlisted asset-the design of which can be seen to have been informed by its context. Whilst an inappropriate development that does not respect the context of the site would have a negative impact on the setting of the Listed Buildings and Conservation Area. A suitably informed/sympathetic structure would be a **Positive** improvement to the current situation, enhancing the setting of the heritage assets.

Mitigation measures/ Opportunities to enhance significance

- 1.16 Where possible, opportunities should be sought to improve the public realm around the development site with soft landscaping. Existing mature trees should be retained.

Conclusion

- 1.17 A development that is suitably informed by its context, that maintains the hierarchy of the surrounding listed buildings and positively enhances the setting of the conservation area would be **ACCEPTABLE**

