

## HERITAGE STATEMENT

In support of an application for planning permission within a conservation area

**Proposal:** Construction of 32 dwelling houses

**Address:** Land at Chain Street, Bradford, West Yorkshire

**Clients:** Barnfield Investment Properties and Incommunities



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## 1.0 INTRODUCTION

1.1 This statement has been prepared on behalf of Barnfield Investment Properties and Incommunities, in support of a planning application for the construction of 32 dwelling houses. The site was formerly occupied by a tenement block (now demolished) that comprised 9-43 Baptist Place, 62-120 Chain Street, and 1-35 Longcroft Place. The land is within the Goitside Conservation Area.

1.2 The purpose of this statement is to describe the significance of the heritage assets affected and enable the impact of the proposal to be adequately understood, in accordance with paragraph 128 of the National Planning Policy Framework (NPPF). It also seeks to demonstrate compliance with relevant historic environment policies outlined in both the NPPF and the Replacement Unitary Development Plan (RUDP) for the Bradford District.

### Site Location and Description

1.3 The site lies to the north west of Bradford City Centre and to the south west of Westgate, within the Goitside Conservation Area and a Mixed Use Area (ref. BW/UR7.6), as identified by the RUDP. It is approximately 0.46 ha, rectangular and bound by Baptist Place, Chain Street and Longcroft Place. The national grid reference for the centre of the site is SE 15895 33302.

Figure 1: Site Location Plan (scale 1:1250)



Please note: the red line boundary above is indicative and approximate, refer to the Architect's location plan for official application site boundary.

1.4 As existing, the site is a green open space which was created by the demolition of a former tenement block that comprised 9 - 43 Baptist Place, 62 - 120 Chain Street, and 1 - 35 Longcroft Place. Conservation area consent was granted for this work on 19<sup>th</sup> March 2012 (ref. 11/05156/CAC) and the demolition works were executed in June 2012.

Figure 2: Site following clearance (taken 13/03/2013)



1.5 To the north west, the site adjoins a car garage and a car park that occupies a higher level and serves buildings fronting onto Westgate. To the south east, at the opposite side of Longcroft

Place, is a building known as Perkin House. To the south west, at the opposite side of Chain Street, is an early (circa. 1912) tenement block that the applicant is currently redeveloping. To the north east, at the opposite side of Baptist Place, are the earliest tenement blocks in Bradford that were constructed circa. 1908. A more comprehensive range of site photographs are included in the Design and Access Statement, which should be read alongside this document.

### Methods of Research & Investigation

1.6 The following has been undertaken in preparing this report:

- A site inspection by the Author on 13<sup>th</sup> March 2013 and an earlier site inspection on 16<sup>th</sup> January 2012. This is in addition to numerous visits by the Architects and their Surveyors.
- Consultation with the Historic Environment Record (HER), which is held and maintained by West Yorkshire Archaeology Advisory Service (WYAAS). This was undertaken on 14<sup>th</sup> March 2013 in addition to an earlier consultation on 5<sup>th</sup> January 2012. Attached as appendix C is a copy of the HER entry for the former tenement block.
- A review of the Goitside Conservation Area Assessment (2005) and the Goitside Conservation Area Appraisal (2007).
- A review of planning policy set out in the RUDP for the Bradford District and the NPPF.
- Reference to numerous other sources and publications that are listed in the bibliography.

## Background

1.7 In 2003, Bradford Centre Regeneration (BCR) commissioned Alsop Architects to produce an aspirational and visionary masterplan for Bradford. This was followed in 2006 by a series of more refined and detailed Neighbourhood Development Frameworks (NDF's) that covered four distinct quarters of the city termed 'The Bowl', 'The Channel', 'The Market' and 'The Valley'. The Valley NDF included the Goitside Conservation Area and the application site which it earmarked for demolition along with the two earlier tenement blocks to the south west (2 - 52 Roundhill Place and 1 - 71 Chain Street). As the owner of these buildings, Incommunities in partnership with City of Bradford Metropolitan District Council (CBMDC), then commissioned Design Studio North Architects to produce a more detailed options appraisal for these two sites and also two car parks to the north west (see figure 3).

1.8 With regards to sites 1 and 2, the appraisal evaluated 11 different options against the following criteria: place making fit, evidence of use demand, strategic fit, planning fit and social history fit. This was a rigorous Architect-led process that included Incommunities, CBMDC (including a representative from the Design and Conservation Team) and consultation with Goitside residents, business and other stakeholders. As is illustrated by the scoring criteria, planning and conservation issues were considered to be of paramount importance.

Figure 3: Development sites considered as part of options appraisal



1.9 The outcome was that option 4 received the highest score of 41 out of 60. This option included the renovation of tenement blocks that comprise site 1, which is now in progress (see figure 4), and the demolition and redevelopment of site 2. Conservation area consent was granted for demolition on 19<sup>th</sup> March 2012 (ref. 11/05156/CAC) and the demolition works were executed in June 2012. Following a pre-application enquiry, submitted in January 2013, this application now seeks planning permission to redevelop site 2.

Figure 4: Refurbishment of buildings underway (taken 13/03/2013)



## 2.0 HERITAGE ASSETS AFFECTED

### The Goitside Conservation Area

#### Historic Development

2.1 The Goitside was the first part of Bradford to be industrialised in the early part of the 19th century, with industrial development focused around Bradford Beck, Thornton Road and The Goit (CBMDC, 2005). In the mid 19<sup>th</sup> century, back to back workers dwellings dominated much of the conservation area but the

construction of Sunbridge Road in 1873 spread industrial development north. However, the Longlands District, which included (but may not have been limited to) land bound by Longlands Street, Providence Street, Grattan Road, Sunbridge Road and Wigan Street remained a residential area throughout the 19<sup>th</sup> century.

2.2 In 1899 the Longlands District was designated an insanitary slum that included 284 back to back dwellings and plans were drawn-up by City Architect W. Williamson to demolish the workers' dwellings and redevelop the area (English Heritage, 2011). Work started on the first phase of the scheme in 1908 and comprised five tenement blocks, two of which survive today to the north west of the application site fronting Chain Street and Longlands Street. A few years later, in 1912, a further two tenement blocks were constructed to the south west of the application site fronting Chain Street and Roundhill Place (see figure 4). It was not until circa 1925 that the U-shaped block was constructed on land allocated for warehouses by Williamson's 1912 plan of the area (English Heritage, 2011). As such, this block was not part of an original plan for the Longlands Estate but a later addition.

#### The Special Interest of the Conservation Area

2.3 The special interest of the Goitside Conservation Area is outlined in the Goitside Conservation Area Assessment (2005) and summarised in the Goitside Conservation Area Appraisal (2007). Much of the area's special interest can be attributed to its industrial history and architecture but the Longlands Estate is also an important part of the conservation area. With regards to the Longlands Estate, one or both of these documents identify:

- The slum clearance and re-development as a key stage in the area's history during the early 20<sup>th</sup> century.

- The estate as being the first social housing scheme in the city (but it was in fact the second, according to Caffyn (1986)) and a rare example of early tenement style housing.
- The estate as forming one of three distinct character zones within the conservation area.

2.4 The Conservation Area Appraisal (2007) also includes a number of site specific maps that were not part of the earlier and more comprehensive Conservation Area Assessment (2005). These maps identify the U-shaped block as being a 'key unlisted' building which makes a positive contribution to the character of the conservation area and the central courtyard as making a negative contribution to the area. However, since the Conservation Area Assessment (2005) and the Conservation Area Appraisal (2007) were published, the significance of the buildings which comprise the Longlands Estate have been subject to more rigorous research and analysis by English Heritage, who were asked to consider the buildings for listing (see appendix B for Advice Report). Drawing upon this and further research, the heritage statement submitted in support of the conservation area consent application for demolition concluded that the former tenement block was not of special interest, did not justify its key unlisted status and did not make a positive contribution to the character and appearance of the conservation area, which would be maintained by the creation of green open space, prior to its redevelopment. In approving the demolition of the building, the local planning authority presumably accepted these findings and some or all of the reasons put forward.

2.5 Now the site has been cleared and grassed, the Author remains of the opinion that the demolition works maintained the character and appearance of the conservation area. However, this green space is of no particular merit which should weigh against its redevelopment, provided that the character and appearance of the conservation area is once again maintained or enhanced.

### **Nearby Listed Buildings**

2.6 There are just five listed buildings in the Goitside Conservation Area; with the nearest being the grade II listed 4 Vincent Street. Due to the spatial relationship between this listed building and the application site, which is interrupted by other buildings and Grattan Road, the proposal will not affect the setting of this building or any other listed building. This is provided that it maintains the character and appearance of the conservation area which forms the wider surroundings in which the building is experienced. For these reasons, the impact of the proposal upon the setting of nearby listed buildings is not considered in section 3.0.

## **3.0 THE IMPACT OF THE PROPOSAL**

### **Planning Legislation and Policy**

3.1 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local planning authority to pay special attention to the desirability of preserving or enhancing conservation areas, in exercising their planning functions. This is closely reflected by local and national planning policy, including RUDP policies BH7, BH11 and BH12 and chapter 12 of the NPPF, most notably paragraphs 131 and 137.

### **The Proposal**

3.2 An assessment of the proposal's impact is provided below. This considers the principle of development, the history and character of the area, layout, scale, massing, materials and landscaping. To some extent this repeats analysis contained within

the Design and Access Statement but with a specific focus upon conservation planning matters and assessing the impact of the proposal upon the Goitside Conservation Area.

### The Principle of Development

3.3 The principle of redeveloping the site is accepted by the local planning authority and the demolition of the former tenement block was granted conservation area consent on the understanding that a proposal for its redevelopment would be forthcoming in the near future. RUDP policy BH10 is not therefore applicable and there should be a presumption in favour of redeveloping the site.

### The History and Character of the Area

3.4 The conservation area was not designated solely for its aesthetic appearance but also for its historic interest, in particular its role in providing some of the city's earliest social housing. Furthermore, it must be noted that the character of an area is not purely defined by aesthetics but also by use, activity and other less tangibles factors. In this respect, the proposal will greatly enhance the character of the area and mark the start of a new and positive chapter in the history of the Longlands District, following decades of decline. It is fitting that some of the best social housing of the past will sit alongside some of the best of the present.

### Layout

3.5 The proposal closely reflects the layout of the former tenement block with additional dwellings within the former courtyard. This is of merit for the following reasons:

- The new dwellings present strong primary elevations to the existing streets.
- The development will help to screen the unattractive and dilapidated rear elevations of the buildings which front Westgate, from the rest of the conservation area (see figure 5).

Figure 5: Unattractive rear elevations of buildings fronting Westgate (taken 13/03/2013)





- More efficient use is made of the former central courtyard to enable the development to provide good quality family sized housing at a scale and density which reflects that of the surrounding area.
- The mews court will benefit from excellent natural surveillance, in accordance with the Planning for Crime Prevention Supplementary Planning Document (SPD). In an area that has had its problems with crime, this will help to ensure the development is safe, popular and successful over the longer-term.
- Vehicle parking and waste storage is accommodated off-street and fronting on to the mews court. This will help to reduce street clutter that is visible from the wider conservation area, prevent indiscriminate vehicle parking elsewhere within the conservation area (which would occur if adequate provision were not made) and ensure the development is a popular place for families to live.

3.6 In developing the layout proposed, it was not forgotten that the former tenement block had been criticised for being inward-looking and isolated from the surrounding area. The development has sought to address this issue by providing gaps in the built form that will provide views into the mews court. Alternative layouts were considered as part of an options appraisal, as outlined in the Design and Access Statement. However, these were not as successful.

3.7 The layout of the development proposed is an improvement on that of the former tenement block in aesthetic, land use efficiency, security and functional respects. In this respect the proposal is appropriate and will enhance the character and appearance of the conservation area.

### Scale and Form

3.8 The proposed dwellings are a mix of two and three storeys with both symmetrical and asymmetrical pitched roofs. This reflects and respects the typical scale of buildings in the vicinity, whilst adding some variety and interest. The saw-tooth shaped profile created by the asymmetrical pitched roofs fronting Chain Street are also reminiscent of weaving sheds and adds some contextual relevance.

3.9 In terms of scale and form, the proposal will add interest to and maintain the character and appearance of the conservation area.

### Fenestration, Features and Details

3.10 The layout, size and proportions of windows and doors and the ratio between solid and void combine to produce a simple but pleasing façade. This cannot be said of many new build developments.

3.11 The predominant use of side hung windows and the avoidance of small top opening windows and unnecessary divisions is positive. It helps to give the proposal a clean and contemporary look and avoids the clunky appearance of many modern window frames. The dark grey colour will also provide depth and shadow to the openings and provide a contrast to the pale colour of the render.

3.12 The addition of coloured panels, balconies and contemporary door canopies add vibrancy and interest to the overall appearance of the building and street scene and break up the pale coloured render which might otherwise appear over dominant and plain.

3.13 The fenestration of the dwellings is strong and coherent and the features displayed by the buildings' are well-considered aspects of the development's contemporary design. In these respects, the building is equal to or an improvement upon its predecessor.

### Materials

3.14 It is important to consider not only the type of materials specified but their quality and how they are used. Perhaps the greatest strength of the proposal is that it utilises some fairly modest but good quality materials to produce a contemporary design that is well-articulated and sensitive to its surroundings.

3.15 The use of render, despite not being a material which is typical of Bradford, is appropriate in this locality given its positive use on the existing building to the south west. This building illustrates how render can be used along with stone and timber to produce a successful building which adds interest to the conservation area. The proposal aims to emulate this success by using render alongside artificial stone, coloured panels and contrasting coloured window frames and doors.

3.16 The use of a good artificial stone rather than red brick should be welcomed and will improve the relationship between the building and its surroundings. Artificial slate is acceptable, subject to quality.

3.17 Given that the buildings are contemporary and that the numbers of window divisions are minimal, the use of grey PVC windows is not inappropriate as an alternative to aluminium. There would have been no merit in specifying timber windows.

Figure 6: Former tenement block featured red brick and white PVC windows (taken 16/01/2012)



3.18 The materials proposed are appropriate and the use of good quality artificial stone and grey PVC is an improvement upon the use of red brick and white PVC displayed by the former tenement block. The materials specified are intelligently used in a manner that will uphold the character and appearance of the conservation area.

### Landscaping and Trees

3.19 Fronting Chain Street, Baptist Place and Longcroft Place, there are small gardens defined by 1.1m high metal railings. These

compliment the development and clearly define the space as being private, in accordance with the principles that underpin the Planning for Crime Prevention SPD. Within the mews courtyard, 1.5m tall hit and miss timber fences and landscaping are used to soften the impact of the car parking spaces that are located to the front of the properties to maximise natural surveillance and make efficient use of land.

3.20 Where feasible, the development includes the planting of new trees within gardens. Additional trees will also be planted as part of the Chain Street linear park, for which a separate planning application will be submitted. For further information, please refer to the Tree Survey submitted.

3.21 The mews courtyard itself will be surfaced with materials that meet adoptable standard. To driveways and gardens, good quality paving will be utilised.

3.22 Overall, the landscaping scheme proposed is good quality and acceptable, bearing in mind the challenge of providing adequate vehicle parking.

#### **4.0 CONCLUSION**

4.1 The proposal is a contemporary and well-articulated development that will add interest to the conservation area, yet remains sensitive and contextually relevant. It will also greatly improve the use, activity and less tangible aspects of the conservation area's character and mark the start of a new and positive chapter in the history of the Longlands Estate and Goitside Conservation Area.

4.2 In all key respects, including layout, scale, form, fenestration, materials, detailing and landscaping, the proposal is

equal to or an enhancement upon the former tenement block. The overall impact upon the conservation area is positive by comparison with both the former tenement block and the existing green space. The development accords with RUDP policies BH7, BH11, BH12 and BH4A, chapter 12 of the NPPF and planning permission ought to be granted accordingly.

## 5.0 BIBLIOGRAPHY

Alsop Architects (2003), *Bradford Centre Regeneration Masterplan*

Caffyn, L (1986), *Workers' Housing in West Yorkshire 1750 – 1920*, HMSO, London

CBMDC (2005), *Replacement Unitary Development Plan for the Bradford District*

CBMDC (2005), *Goitside Conservation Area Assessment*

CBMDC (2007), *Goitside Conservation Area Appraisal*

CLG (2012), *National Planning Policy Framework*, TSO, London

Design Studio North and DBG (un-dated), *Options appraisal for the regeneration of sites around Chain Street, Goitside*

English Heritage (2011), Advice Report (see appendix B)

URBED (2007), *Valley Neighbourhood Development Framework*

WYAAS (2011), Historic Environment Record - Full Report (see appendix C)

# APPENDIX A: PHOTOGRAPH LOCATION PLAN



**APPENDIX B: ENGLISH HERITAGE ADVICE REPORT**

## Case Name: 9-43 Baptist Place (Longlands Estate)

**Case Number: 466090**

### Background

We have been asked to assess the early C20 social housing at Longlands, Bradford, for its historic and architectural interest.

### Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	EH Recommendation
1	N/A	9-43 Baptist Place	Listing	Do not add to List

### Visits

None: Data from other sources.

### Context

Owned by Bradford Council, the five groups of tenements are in a redevelopment area and some of the blocks are scheduled for demolition in the near future.

The tenements at Baptist Place/Chain Street/Longcroft Place are unoccupied and are due for redevelopment.

### Assessment

#### CONSULTATION

The applicant responded to the consultation, thanking us for the letter but with no further comments.

The owners responded with a statement which outlines the future development plans for the Longlands area. They state that the U-shaped block of 1925 was unpopular while it was occupied, and that conversion to modern standards would be difficult and expensive, though these are not factors that can be taken into consideration when assessing a building for listing. They also suggest that the use of red brick is incongruous and that the historical significance of the block is low. These items are covered in the assessment below.

#### ASSESSMENT

When selecting social housing of the first half of the C20 for designation, the English Heritage Selection Guide (March 2011) includes early date, completeness, rarity and exemplars of town planning as important elements to be considered. London was a pioneer in the local authority provision of housing, with the earliest examples built in 1863-9. The 1890 Housing of the Working Classes Act made it easier for local authorities to acquire land to provide housing and several cities took up the opportunities. However, public provision of social housing remained rare outside London up to the First World War, and Pevsner cites the Longlands Estate as an example (Leach & Pevsner 2009, p71).

Northern towns, including Leeds and Bradford, were in the forefront of developing new social housing to deal with the overcrowding and slum dwellings that had accompanied the rapid growth of these industrial towns. Examples of social housing for the working classes outside London that have been listed include Liverpool (Eldon Grove, 1912, Grade II) and Huddersfield (Kirkgate, 1914, Grade II).

The U-shaped block of tenements comprising Baptist Place, Longcroft Place and part of Chain Street are considerably later than the rest of the Longlands estate. Although still catering for the poorer classes, it is very different in appearance. Architecturally the building has moved away from the strong vernacular influences of the earlier blocks, utilising red brick rather than stone and abandoning the traditional 'row' appearance that echoed the C19 terraces that are widespread in northern industrial towns.

The size of this part of the development is much larger than the rest, and is inward-looking. This has isolated it from the area as a whole and has probably contributed to its unpopularity with residents, as mentioned by

the housing association who own it. The interior courtyard originally had some hard landscaping, but this has deteriorated into scrub and waste, and the wall on the north side increases the sense of isolation and detachment.

The scale of alteration in this block is slightly less than in the earlier tenements on the Longlands estate, but fireplaces have been removed and much glazing replaced. The criteria for selection become stricter for more recent buildings, and the intactness of the interior is of increasing importance. The lack of surviving features is therefore of greater significance than for earlier buildings.

Multi-storey social housing blocks of the Interwar period are relatively rare outside London, but this example does not reflect advances in the provision of social housing. Despite the different materials and appearance, the provision of facilities is little different to the earlier tenements. Indoor bathrooms are provided, but rubbish chutes are still provided, to be used communally rather than within each flat. The withdrawal in 1921 of the Addison Act, which provided financial assistance to councils building social accommodation, meant that there was less money to spend on housing schemes, and this is reflected in the lower building standards in this block.

#### CONCLUSION

The U-shaped block at Longlands has neither the architectural integrity nor the early date of the other tenement blocks on the estate, and does not meet the high standards required for the national designation of buildings of this period. It is therefore not recommended to list.

#### REASONS FOR DESIGNATION DECISION

The central, U-shaped block of social housing at Chain Street, Baptist Place and Longcroft Place, Bradford, built by the council in 1925, is not recommended for designation for the following principal reasons:

- \* Architecture: it has little distinction architecturally, and is not constructed in the traditional stone of the area, giving it an anomalous appearance
- \* Date and innovation: it is from an interim period in the development of social housing types and looks back in its form to an earlier period rather than reflecting contemporary social housing provision or developing new approaches
- \* Alteration: the level of alteration is such that it does not meet the stringent requirements for designation for buildings of this date.

#### Countersigning comments:

Agreed. This range of buildings is a later element of the development of social housing in the Longlands area and represents a diminution in innovation and architectural interest. It does not merit designation in the national context.



## Annex 1

### Factual Details

**Name:** 9-43 Baptist Place

**Location:** 9-43, Baptist Place, Bradford,

County	District	District Type	Parish
	Bradford	Metropolitan Authority	Non Civil Parish

#### History

Bradford Corporation became involved with the supply of housing for workers towards the end of the C19, specifically after the Housing of the Working Classes Act of 1890. The Longlands District of Bradford, centred on Chain Street, was designated an Insanitary Area in 1898, containing slum and back-to-back housing amounting to 284 houses. The cost of a proposed 93 new dwelling houses for the working classes at Longlands was estimated at just over £50,000 in 1899. At the beginning of the C20 various plans were drawn up by the city architect, W Williamson, of proposed labourers' dwellings to rehouse the displaced people. However, there were political delays in both buying up and demolishing the old housing and implementation of a new scheme.

The old street pattern was altered after the old houses were demolished, moving some streets (Longcroft Place and Baptist Place) and removing others altogether (Bell Street, Turk Street and One Street). In 1908 plans were finally agreed for the first stage of the scheme. These were for tenement blocks fronting onto the north side of Chain Street and the south side of the newly formed Longlands Street to the north, with further blocks towards the western end of the area, fronting Wigan Street and St Thomas' Road. Five blocks were recorded as occupied in 1909, of which only two survive, on Chain Street and Longlands Street.

Further east, on the south side of Chain Street and the north side of Roundhill Place, two further blocks were built in 1912. These were of a different design, though the architect appears still to have been Williamson. The central area, between Baptist Place and Longcroft Place, was designated as a proposed site for Warehouses in a plan of the district by Williamson in 1912. This drawing shows the two new blocks, fronting Chain Street and Roundhill Place and the two 1909 blocks on Longlands Street and Chain Street, as well as one block fronting onto St Thomas' Road and one on either side of Wigan Street.

The central area remained unoccupied until the 1920s. Around 1925 a U-shaped block of tenements was built here, of a very different design to the earlier blocks, and facing inward to a central open area. Longcroft Street, which formerly ran continuously north-west to south-east across the area, was split into two sections by this development.

In the late 1960s, plans for the Bradford ring road required the demolition of some of the Longlands tenements. Originally it was proposed that all of the 1909 blocks should go, but eventually only the St Thomas' Street and Wigan Street ones were pulled down. The Chain Street and Longlands Street blocks were refurbished and improved, with rear extensions added in the 1970s. The 1912 blocks were also improved with rear extensions and refurbishment.

The 1909 tenements on Chain Street and Longlands Street were improved again in the early C21, but the other blocks are unoccupied.

#### Details

The tenements form a three-storey U-shaped block open to the north-east, with a central open area, originally landscaped but now levelled. The flats face inwards, with entry points from the surrounding streets and an enclosing wall across the open end of the block. They are constructed of red brick, rendered on the upper floors, with slate roofs and ridge chimneystacks. Each side is pierced by a central stairway giving access to cantilevered balconies with iron balustrades on the first and second floors, facing onto the central space. The two side arms of the U are broken by gables near each end, and the rising ground is mirrored by the balconies which are stepped up to the north at the point of the gables on each side. There is a vehicle access at the end of each wing. On the outside, slightly projecting bays with gables break the façade at intervals, and the corners of each wing are canted. Each unit has a door with a large window to one side and two smaller windows to the other: these are arranged in mirrored pairs with some variations at the ends. The ground floor

flats also have doors to the streets outside. The openings are mostly boarded up, though some exterior upper floors retain top-opening casements.

Internally the units are a mixture of one, two and three bedroomed flats, with the larger flats at the corners, ends and half way along the sides. They all have a living room, bedroom, scullery kitchen and bathroom, with additional bedrooms to either side of the living room. There are chutes for ashes at intervals on the balconies. Fireplaces have been blocked and central heating installed, but some built-in cupboards remain.

**Selected Sources**

Caffyn, L, *Workers Housing in West Yorkshire 1750-1920*, 1984

City of Bradford, *Housing of the Working Classes Act, 1890: Insanitary Area, Longlands Street District Improvement Scheme*, Bradford City Archives: ref BBD 9/1/20/15/1-13

City of Bradford, *Local Government Board Enquiry. Insanitary Area, Longlands District, 1902*, Bradford City Archives

**Map**

**National Grid Reference: SE1588933270**



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1402968\_1\_634551542105443646.pdf

**APPENDIX C: HISTORIC ENVIRONMENT RECORD REPORT**

**MONUMENT DETAILS****Common name** U-Shaped Tenement Block at Chain Street, Baptist Place and Longcroft Place

Compiler	Date
RB	03 Nov 2011

Group record No.	No	Part of Group record	No	Group PRN
<b>Cross References</b>	8535, 11053, 11054, 11055, 9901, 10330, 10932, 10933			
<b>UDP class</b>	3	<b>Sched. Mon. No.</b>		<b>Listed Bldg ref.</b>
<b>UDA No.</b>		<b>Date Scheduled</b>		<b>Listed Bldg grade(s)</b>
<b>NAR No.</b>		<b>EH Lithic Record No.</b>		<b>Local Site Nomination</b> No
<b>Conservation Area</b>		<b>EH Stray Lithic Record No.</b>		

**LOCATION DETAILS****100km square/Easting/Northing** SE 15889 33270**O.S. 1:10000**

<b>Number</b>	<b>Street</b>	Baptist Place	<b>Settlement</b>	Bradford
<b>Township</b>		<b>District</b>		<b>County</b>
Bradford		Bradford		W.Yorks.

**MONUMENT CHARACTER**

Site Type (general)	Period (general)	Site Type (specific)	Period (specific)
DOMESTIC	Early 20th Century (1901 - 1932)	TENEMENT BLOCK	c.1925
<b>Evidence</b>	<b>Main building mat.</b>	<b>Secondary building mat.</b>	<b>Find material</b>
BUILDING	BRICK	SLATE	
<b>Site condition as last known</b>		<b>Height OD</b>	<b>Area (ha.)</b>
<b>Drift Geology</b>		<b>Architect</b>	
<b>Description</b>			

Three-storey U-shaped tenement block, built c.1925 as part of a social housing project by the Bradford Corporation to re-house occupants of the area. The block is open to the north-east, with a central open area which was originally landscaped, but is now levelled. The flats face inwards, with entry points from the surrounding street and an enclosing wall across the open end of the block. They are constructed of red brick, rendered on the upper floors, with slate roofs and ridge chimneystacks. Each side is pierced by a central stairway giving access to cantilevered balconies with iron balustrades on the first and second floors, facing onto the central space. The two side arms of the U are broken by gables near each end, and the rising ground is mirrored by the balconies which are stepped up to the north at the point of the gables on each side. There is a vehicle access at the end of each wing. On the outside, slightly projecting bays with gables break the façade at intervals, and the corners of each wing are canted. Each unit has a door with a large window to one side and two smaller windows to the other: these are arranged in mirrored pairs with some variations at the ends. The ground floor flats also have doors to the street south side. The openings are mostly boarded up, though some exterior upper floors retain top-opening casements.

Internally the units are a mixture of one, two and three bedroomed flats, with the larger flats at the corner ends and half way along the sides. They all have a living-room, bedroom, scullery kitchen and bathroom, with additional bedrooms to either side of the living room. There are chutes for ashes at intervals on the balconies. Fireplaces have been blocked and central eating installed, but some built-in cupboards remains.

History: The Longlands District of Bradford, centred on Chain Street, was designated an insanitary Area in 1898, containing a slum and back-to-back housing amounting to 284 houses. At the beginning of the 20th century various plans were drawn up by the city architect, W. Williamson, of proposed labourers' dwellings to replace the condemned slum housing and re-house the displaced people.

As part of the new scheme the old street pattern was altered as the old houses were demolished, moving some street (Longcroft Place and Baptist Place) and removing others (Bell Street, Turk Street and One Street). In 1908 plans were agreed for the first stage of the scheme, and involved the construction of five blocks (of which only two survive) located on the north side of Chain Street (PRN 11053) and south side of Longlands Street (PRN 8535), as well as Wigan Street and St Thomas' Road to the western end of the area.

Further east on the south side of Chain Street (PRN 11054) and the north side of Roundhill Place (PRN 11055), two further blocks were built in 1912. These are of different design to the original tenements, although the architect still appears to have been Williamson. The central area, between Baptist Place and Longcroft Place (PRN 11056) was filled around 1925, with a U-shaped block of tenements of a very different design to the earlier blocks, and which faced inwards to a central area. Longcroft Street, which formerly ran continuously north-west to south-east across the area was split in two by this later development.

In the late 1960s, plans for the Bradford ring road required the demolition of some of the Longlands tenements. Originally it was proposed that all the 1909 blocks should go, but eventually only the St Thomas' Street and Wigan Street ones were pulled down. The Chain Street and Longlands Street block were refurbished and improved, with rear extensions added in the 1970s. The 1912 blocks were also improved with rear extensions and refurbishment.

The 1909 tenements on Chain Street and Longlands Street were improved again in the early-21st Century, but the other block are unoccupied.  
(Text edited from English Heritage's Advice Report, 2011)

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The tenement block was also visited by Lucy Caffyn in 1983 as part of the RCHME's Workers' Housing Survey. Copies of her site notes and photographs are on file at West Yorkshire HER, and the buildings were also included in the RCHME's subsequent publication (1986: 138-141).

## EVENT

## West Yorkshire Archaeology Advisory Service

### Historic Environment Record

Full Report

Event Type Gen	Event TypeSpec	Organisation	Date (of event)
ARCHAEOLOGICAL ASSESSMENT	FIELD VISIT	Lucy Caffyn (RCHME)	20/06/1983
ARCHAEOLOGICAL ASSESSMENT	FIELD VISIT	English Heritage	27/01/2011

#### Archive/Source type

#### Reference

Desc.text	Caffyn, L. (RCHME). 1983. 'Bradford Council Housing, Chain Street Tenements' Site notes and sketches
Photograph	Caffyn, L. (RCHME). 1983. 'Bradford Council Housing, Chain Street Tenements'
Publication	Caffyn, L. (RCHME). 1986. 'Workers' Housing in West Yorkshire: 1750-1920'
Desc.text	English Heritage. 2011. '9-43 Baptist Place, Bradford: Advice Report'

## PROPOSAL

### AP file storage location

On record map? Yes

Record to be completed? No

### Site management (comments)

In January 2011 English Heritage were asked to assess the U-shaped block of social housing at Chain Street, Baptist Place and Longcroft Place for potential listing. Following a site visit, the buildings, however, were not recommended for designation for the following principal reasons:

- Architecture: it has little distinction architecturally, and is not constructed in the traditional stone of the area, giving it an anomalous appearance.
- Date and Innovation: it is from an interim period in the development of social housing types and looks back in its form to an earlier period rather than reflecting contemporary social housing provision or developing new approaches.
- Alteration: the level of alteration is such that it does not meet the stringent requirements for designation for buildings of this date.