



Conservation Area Appraisal

Great Horton



This appraisal reviews the Great Horton Conservation Area Assessment, which was published in January 2006. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process for the Conservation Area Assessment.

The next appraisal of Great Horton Conservation Area will be undertaken by August 2013

August 2008

What is a Conservation Area Appraisal?

A Conservation Area Appraisal describes the character of a conservation area. It also describes the changes that have taken place in the conservation area over recent years.

The appraisal finishes with management proposals which will help to conserve and enhance the area's special character and improve decision making in the future.

The Government requires that all conservation areas have an up-to-date conservation area appraisal.

An up-to-date appraisal is one that has been undertaken within the past five years.

The following work has been done to deliver this conservation area appraisal:

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings
- An assessment of the issues facing the conservation area at present
- The survey and update of map data relating to the conservation area
- A review of the appropriateness of the conservation area boundary
 - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area
 - The formulation of management proposals for the area

What is a Conservation Area?

A conservation area is an 'area of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Great Horton Conservation Area was originally designated in 1978. A review of the boundary was undertaken in 2005 and then adopted in January 2006.

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

- demolition of unlisted buildings;
- minor developments such as porches, extensions, satellite dishes and boundary walls; and
- works to trees.

The objective of these measures is to help preserve the special character and appearance of the area and maintain or improve its environmental quality. Whilst it is recognised that conservation areas must be allowed to evolve to meet changing demands it is important that this occurs within a framework of controlled and positive management.

Contents

Background and Brief History	3
Key Characteristics	4
Strengths	6
Weaknesses	6
Opportunities	7
Threats	7
Conservation Area Maps	8
Masterplan and the Neighbourhood Development Frameworks (NDF's)	11
Changes Affecting the Conservation Area	12
Negative Impacts	14
Management Proposals	15

Contacts & Further Information

Design and Conservation Team
8th Floor, Jacobs Well,
Manchester Road
Bradford BD1 5RW

Telephone:
(01274) 434605

Fax:
(01274) 433767

e-mail:
conservation@bradford.gov.uk

Webpages:
Conservation homepage:
www.bradford.gov.uk/conservation

Conservation Area Assessments:
www.bradford.gov.uk/conservationassessments

Listed Buildings:
www.bradford.gov.uk/listedbuildings

Background and Brief History



Great Horton covers the historic core of this industrialised, urbanised village which now forms part of the inner urban area of Bradford.

Pre 1086

Horton is first mentioned in the Domesday Book of 1086 as one of several manors dependant on Bradford Manor which had been granted to Ilbert de Lacy, an ally of William the Conqueror.

17th century

Prior to the 17th century, Great Horton was no more than a collection of scattered agricultural development with small clusters at Upper Green, Low Green, Town End, Southfield Lane, and what is now Harris Court Mill and Great Horton Road.

18th century

The local textile industry flourished after the opening of the Bradford-Halifax Turnpike in 1740 which provided a focus for new development. Among the first buildings constructed along this road were 670 and 670a Great Horton Road (1746) and the Kings Arms (1739).

19th century

By the late 18th and early 19th centuries there was a large number of small-scale clothiers based in Great Horton who built cottages to house their workers. Examples include Ramsden Court and Knights Fold. These manufacturers also built cottages on the Upper and Low Greens, which were traditionally shared pasture, in a gradual, unplanned piecemeal manner, which emphasises how sharply the village's economy had switched from farming to industry.

20th century

In the late 19th and early 20th century the urbanised village was served by a large number of shops occupying converted cottages, and, more frequently, new purpose-built premises adding to the mix of building types, scale and ages in the present day conservation area. Areas cleared since 1950 include Cragg Dyeworks, most of Town End and the Co-op store, while Hunt Yard and Bakes Street have been cleared and redeveloped.

Key Characteristics

The following summarises the key elements of the character of the Great Horton conservation area:

- 17th, 18th, and early 19th century farm buildings.
- 19th Century Industrial and commercial buildings.
- Traditional natural building materials.
- Development focused mainly around Great Horton Road.
- A traditional roofscape.
- Self contained sense of place.
- Mixture of buildings and land uses.
- Number of outlying former farmsteads and cottages.
- 19th century houses are predominately terraced.
- Houses focused around former mills.
- A clear commercial centre.
- Urban village.
- A predominantly planned street pattern with few organic elements such as around Low Green.



Industrial architecture at Harris Court Mill



Characterful leafy lane around Bartle Square



Italianate civic architecture at Great Horton Methodist Church (Grade II)



3 Bartle Fold (Grade II) is a good example of local vernacular architecture



Clockwise from top:
 Great Horton Library (Grade II) dates to 1912 and is an interesting example of civic architecture;
 Grade II listed 636 Great Horton Road was built in 1697 for James Hall. It retains many interesting features such as the stone roof and sash windows;
 St John's Church (Grade II) is a good example of Victorian ecclesiastical architecture;
 Details such as iron coal shute covers add interest to the streetscape;
 The stained and leaded windows at 20 Cragg Terrace are interesting architectural features but few examples remain in the conservation area.

Summary of Important Features and Details

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

- Original / traditional architectural detailing reflecting past architectural styles, particularly the local vernacular.
- Boundary walls to most buildings
- Stone street surfaces (where these remain in situ)
- Lack of alteration / modern engineering to some streets
- Formal building and boundary frontages on primary elevations
- Clear clustered groupings of cottages
- Survival of key open spaces such as fields and part of the Greens.
- Painted timber sash and casement windows and panelled doors
- Traditional stone and timber shopfront details

Current Condition

AUTHENTICITY 68%

- Each historic building in a conservation area will have originally features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential, commercial and civic buildings built prior to 1956 are scored.
- 473 properties were assessed for the purpose of the study; this is 91% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 72%.



A breakdown of the assessment shows which features and details in particular are being retained and/or maintained and where there are the greatest threats.

Strengths

- A reasonable number of the buildings have retained a good amount of their traditional features and details.
- The street pattern has changed very little.
- Key open spaces maintain their traditional character
- Traditional roofscape and skyline due to original roofing materials
- Mix of planned and organic development.
- The large majority of the boundary walls are traditional
- Urban village with definite sense of place
- The settlement has a distinctive and unique value
- Mature trees contribute to townscape
- Busy main thoroughfares, quiet side streets and fold.
- Strong commercial centre.
- Adaptation and re-use of some buildings

Stone cleaning and painting of window heads and cills can undermine the character of the building and the wider conservation area

The Old Sunday School (Grade II) Bakes Street



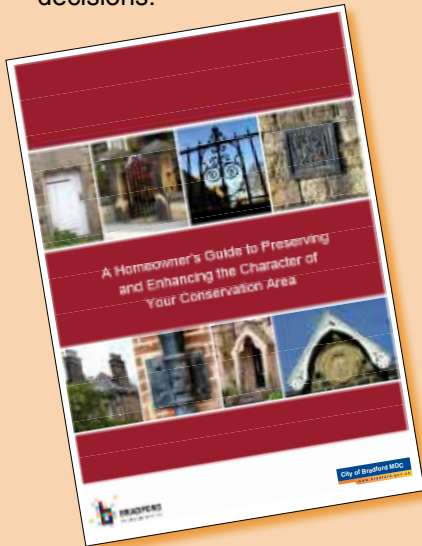
Weaknesses

- The overall authenticity score of 68% for the conservation area is one of the lowest among the conservation areas surveyed in the district so far.
- Widespread alterations to wall materials with the use of render or paint instead of natural stone is detracting from the street scene.
- Unlisted buildings retain much fewer traditional features and details than listed buildings.
- Most traditional windows and doors have been lost.
- Wall clutter such as alarm boxes and satellite dishes.
- Painted head and cills.
- Alteration and removal of chimneys is harming the skyline.
- Vacant buildings.
- Inappropriate shop fronts.
- Vacant and untidy sites.
- Highly engineered nature of some highways



Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and Conservation Team.
- Repair and Maintenance Guidance should help property owners make better informed decisions.



- Bringing vacant and underused buildings and sites back into full use.
- Enforcement action against unauthorised development and works to trees.
- Redevelopment of buildings and sites currently detracting from the character and appearance of the conservation area.



Investment and vision will be required to bring the Liberal Club back to use

Threats

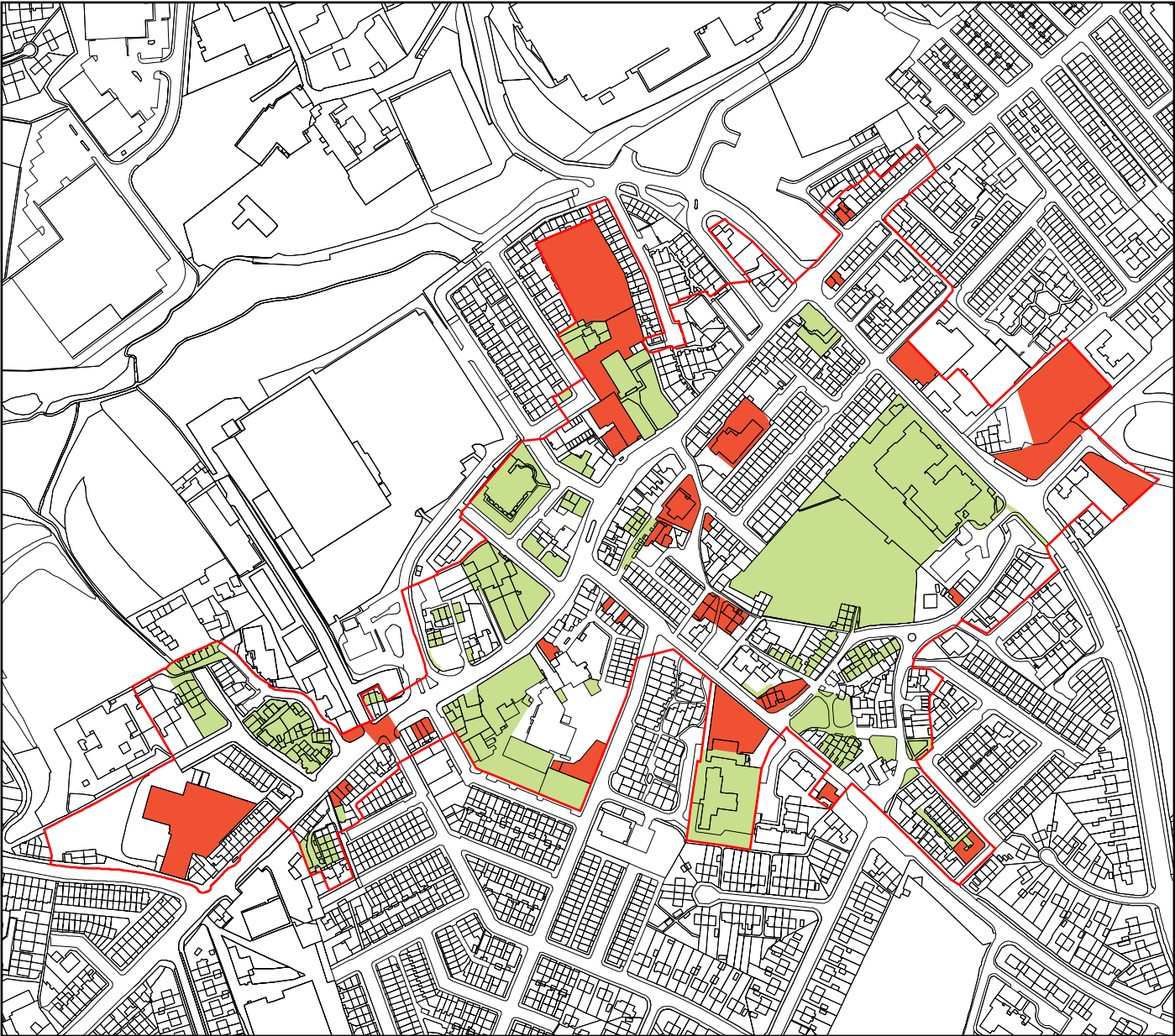
- Continued removal of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Development of key open spaces (including private gardens) and loss of mature trees.
- Loss of historic street surfaces and traditional character of public realm.
- Continued vacancy and underuse of buildings and sites.



Vacant buildings are vulnerable and can blight an area

Great Horton Conservation Area

Character Contributions



Key

- Conservation Area Boundary
- Areas providing a **positive** contribution to character
- Areas providing a **negative** contribution to character
- Areas providing a **neutral** contribution to character

NB The 'positive', 'negative' and 'neutral' areas relate to the contribution the site/building currently makes to the character of the Conservation Area. The classification in no way means that the site/building has no special architectural, historic or archaeological interest.

Great Horton Conservation Area

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



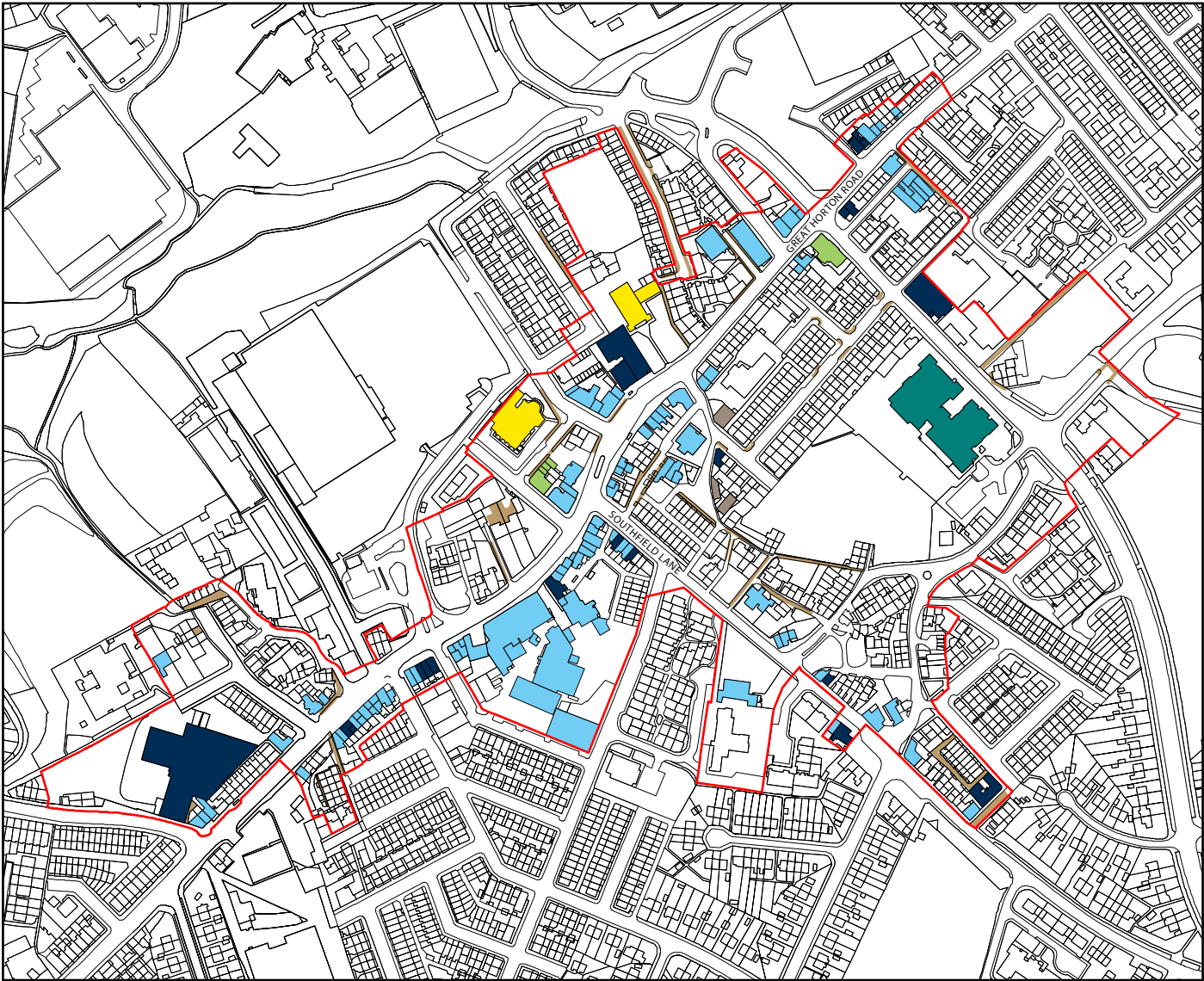
Key

	Conservation Area Boundary		Listed building
	Key open space		Key unlisted building
	Important tree(s)		
	Key view or vista		

NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.

Great Horton Conservation Area

Land Use and Highway Materials



Key

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

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2005 are detailed below.

Changes affecting the Conservation Area

New Development



Cross Lane Liberal Club is currently vacant and in disrepair. The roof and windows are missing. The inappropriate modern extension to the building has been demolished. It is unsure whether work as come to a halt or not.

POSITIVE CHANGE / CONCERN



78 Cross Lane is currently vacant and in disrepair. The roof is missing and windows boarded up. There is currently a pending planning application which if approved and implemented would bring the property back into use.

NEGATIVE CHANGE

LESSON: Owners should consider the impact of their alterations on the character and appearance conservation area. Consent should be sought and granted before works begin.



513 Great Horton Road, a grade II listed building, appears to have various unauthorised and inappropriate signage on the property.

NEGATIVE CHANGE

LESSON: Owners should consider the impact of their alterations on the character and appearance conservation area and the Grade II listed building. Permission should be granted before work begins. The Shopfront Design Guide contains helpful advice. Enforcement action could be taken to remove the unauthorised works.



517 Great Horton Road appears to have an inappropriate and unauthorised shop front.

NEGATIVE CHANGE

LESSON: Owners should consider the impact of their alterations on the character and appearance of the conservation area. Permission should be granted before work begins. The Shopfront Design Guide contains helpful advice. Enforcement action could be taken to remove the unauthorised works.



557 Great Horton Road has various inappropriate and unauthorised signage placed on the property.

NEGATIVE CHANGE

LESSON: Owners should consider the impact of their alterations on the character and appearance of the conservation area. Permission should be granted before work begins. The Shopfront Design Guide contains helpful advice. Enforcement action could be taken to remove the unauthorised works.



561 Great Horton Road has a large inappropriate and unauthorised fascia sign on the property.

NEGATIVE CHANGE

LESSON: Owners should consider the impact of their alterations on the character and appearance of the conservation area. Permission should be granted before work begins. The Shopfront Design Guide contains helpful advice. Enforcement action could be taken to remove the unauthorised works.



566 Great Horton Road is no longer vacant and has been brought back into use, which is a positive change. However, the signage appears to be unauthorised and does not preserve the character of the property.

POSITIVE/ NEGATIVE CHANGE

LESSON: Owners should consider the impact of their alterations on the character and appearance of the conservation area. Permission should be granted before work begins. The Shopfront Design Guide contains helpful advice. Enforcement action could be taken to remove the unauthorised works.



567 Great Horton Road has a large inappropriate fascia sign and roller shutters which appear to be unauthorised.

NEGATIVE CHANGE

LESSON: Owners should consider the impact of their alterations on the character and appearance of the conservation area. Permission should be granted before work begins. The Shopfront Design Guide contains helpful advice. Enforcement action could be taken to remove the unauthorised works.



568 Great Horton Road has an inappropriate fascia sign. Sliding sash windows have been replaced with inappropriate UPVC windows. All the works appear to be unauthorised.

NEGATIVE CHANGE

LESSON: Owners should consider the impact of their alterations on the character and appearance of the conservation area. Permission should be granted before work begins. The Shopfront Design Guide contains helpful advice. Enforcement action could be taken to remove the unauthorised works.

Buildings

The following buildings still remain vacant since the publication of the Conservation Area Assessment

- 78 Cross Lane
- Cross Lane Liberal Club
- Cross Lane Royal Club
- 547 Great Horton Road
- 549 Great Horton Road
- 570 Great Horton Road
- 736 Great Horton Road
- 18-20 Low Green
- 258a Southfield Lane
- 415 Southfield Lane
- 421 Southfield Lane

The following buildings have become vacant since the publication of the Conservation Area Assessment

- Close Lane Mills
- 411 Great Horton Road
- 413 Great Horton Road
- 519 Great Horton Road
- 543-545 Great Horton Road
- 572 Great Horton Road
- 571-573 Great Horton Road
- 575 Great Horton Road
- 618 Great Horton Road
- 620-622 Great Horton Road
- 16 Kingswood Terrace
- 291 Southfield Lane

The following buildings have returned to use since the publication of the Conservation Area Assessment:

- 3 Crabtree Place
- 459-461 Great Horton Road
- 566 Great Horton Road



571-573 Great Horton Road has a large inappropriate fascia sign, roller shutters and shop front, all of which appear to be unauthorised.

NEGATIVE CHANGE

LESSON: Owners should consider the impact of their alterations on the character and appearance of the conservation area. Permission should be granted before work begins. The Shopfront Design Guide contains helpful advice. Enforcement action could be taken to remove the unauthorised works.



586 Great Horton Road has inappropriate signage and a new shop front with white UPVC panelling. All the works appear to be unauthorised.

NEGATIVE CHANGE

LESSON: Owners should consider the impact of their alterations on the character and appearance of the conservation area. Permission should be granted before work begins. The Shopfront Design Guide contains helpful advice. Enforcement action could be taken to remove the unauthorised works.



628-632 Great Horton Road has inappropriate signage and a new shop front window which was granted planning permission and advertisement consent in 2005.

NEGATIVE CHANGE

LESSON: Decision makers need to make more appropriate decisions for example taking in consideration the character and appearance of conservation area and the Shopfront Design Guide SPD.



682 Great Horton Road, a grade II listed building, has inappropriate signage and a new shop front with white UPVC panelling, which covers the ground floor elevation. All the work appears to be unauthorised.

NEGATIVE CHANGE

LESSON: Owners should consider the impact of their alterations on the character and appearance conservation area. Permission should be granted before work begins. The Shopfront Design Guide contains helpful advice. Enforcement action could be taken to remove the unauthorised works.

Trees and Open Space

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

Works to Highways

The only major highways works for the junction for the new Tesco Supermarket which has included new signs, traffic signals and railings.

NEGATIVE CHANGE

Boundary

The boundary of the Great Horton conservation area is deemed to be appropriate at present.



Negative Impacts

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted.

Whilst a minority are considered to have a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as reduced or removed chimneys, inappropriate rainwater goods, painted or inappropriately pointed elevations and modern windows and doors.

The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on the repair and maintenance of historic properties has recently been published and is available on the Council's website at www.bradford.gov.uk/repairs



Management Proposals

The overall aim of the Conservation Area Management Proposals is to preserve and enhance the character of the Conservation Area, by ensuring that the Council and the community work together to maintain historic features and details and limit the loss of character.

The objectives aim to:

- improve service delivery.
- raise awareness and understanding about the special character of the conservation area.
- improve decision making so that all repair, development and alteration result in a positive contribution to the character of the place.

The objectives of the Management Proposals are based on the issues identified in the Manningham Conservation Area Assessment and prioritised by members of the community who took part in the Great Horton Conservation Area Assessment public consultation.

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	• Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible	Yearly 2008-2013 (constant)
2	Improved communication between Council officers and key partners in the conservation area	• Conservation Forum to discuss conservation issues • Workshops	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces and traffic management in Great Horton	• Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm	Continual As resources permit
4	Retain the traditional scale, proportion and character of the shopping / business areas in Great Horton	• Guidance for shopfront design was published by the Design and Conservation Team in 2007.	Review guidance periodically
5	Preserve and enhance features and details that contribute to the character of Great Horton	• Guidance for the repair and maintenance of historic buildings was published by the Design and Conservation Team in 2007.	Review guidance periodically
6	Promote good quality new development	• Production of guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate.	2008-2013 (continual) As resources permit
7	Retain the Commercial activity in Great Horton. Ensure all investment is contributing to the character of the conservation area and its activities.	• Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council.	2008-2013 (continual)
8	Monitor Planning Applications to add value to the historic environment	• Design and Conservation Team to work more effectively within the wider planning service.	2008-2013 (continual)
9	Maintenance of footpaths and boundary walls	• Conservation and Design Team to work with Highways Maintenance team and Countryside and Rights of Way colleagues in respect of footpaths and walls that are Council's responsibility.	2008-2013 (continual)
10	Address illegal works to listed buildings and unauthorised development	• Liaison between Design and Conservation Team and Planning Enforcement Team	2008-2013 (continual)
11	Retain important trees	• Liaison between Design and Conservation Team and Trees Team	2008-2013 (continual)
12	Encourage the re-use of vacant buildings	• Liaise with Development Control and property owners in respect of positive approach to alternative uses for vacant buildings and floorspace	2008-2013 (continual)
13	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	• Design and Conservation Team to review Great Horton conservation area within five years in line with Best Value indicator 219a.	Review by August 2013

