



Conservation Area Appraisal

Hodgson Fold



This appraisal reviews the Hodgson Fold Conservation Area Assessment, which was published in December 2005. 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 Hodgson Fold Conservation Area will be undertaken by October 2014.

October 2009

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

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

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

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

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

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

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

What is a Conservation Area?

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

Hodgson Fold Conservation Area was originally designated in 1974. A review of the boundary was undertaken in 2005 and then adopted in December 2005.

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

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

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

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



Background and Brief History

William Cudworth, the famous 19th century Bradford historian traced the origins of Bolton Back to pre-Conquest times. He interpreted the name to be taken from the Anglo-Saxon words 'bolle' meaning 'bull' and '-ton' being a town or collection of dwellings.

Pre 1086

Hodgson Fold was one of a number of tiny hamlets located in Bolton, just to the north of Bradford. Bolton is an ancient township, mentioned in the Domesday Survey and thought to have Anglo-Saxon origins.

17th century

Little is known of the form or size of Hodgson Fold until the first reliable maps of the 18th century were drawn. However, documentary evidence suggests that a settlement developed at Hodgson Fold around the mid-17th century when several buildings, including a house dated 1652, were constructed. It seems likely that the John Hodgson whose initials are inscribed over the door of the dated house gave his name to the hamlet. The Hodgson family continued to live in the Fold for the next three hundred years.

18th century

The township of Bolton was renowned for its beef and dairy produce, which supplied the surrounding towns and villages. Records show that as well as farmers and farm hands, a number of worsted and cloth

weavers lived in Hodgson Fold in the late-18th century. Historical records indicate that they worked from the upper rooms of the cottages that were demolished in the late 19th century.

19th century

Until the middle of the 19th century the land at Hodgson Fold remained in the ownership of the Hodgson family. The first Ordnance Survey map of 1852 shows the Fold at the end of a long narrow lane and surrounded by fields. The form and size of the hamlet is not much different to that of today, though the later Victorian developments had yet to be built.

20th century

After the Second World War there was much residential development around the township of Bolton. Many of the tiny rural hamlets that made up the township were surrounded or enveloped by these new housing estates. Hodgson Fold was not an exception to this and now stands amidst the Ashbourne and Grove House estates.

Key Characteristics

The following summarises the key elements of the character of Hodgson Fold conservation area:

- 17th century farming hamlet
- Traditional natural building materials.
- Organic spatial relationship between the buildings effectively blocks most views into Hodgson Fold
- Self contained sense of place
- Located on land that slopes gently from north to south
- Different finishes of stonework relate to different periods of construction

*Right: View through the centre of Hodgson Fold.
Below: To the rear of Hodgson Fold traditional stone setts have remained.*





An example of traditional style windows



Sympathetic alterations to the character of 7 Hodgson Fold



Number 14 Hodgson Fold

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.
- Stone street surfaces (where these remain in situ)
- Lack of alteration / modern engineering to some streets
- Survival of key open spaces
- Road tightly enclosed by buildings

Current Condition

AUTHENTICITY 74%

- Each historic building in a conservation area will have originally had 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.
- 20 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 83%.



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

Strengths

- A significant number of the buildings have retained a significant of their traditional features and details
- The street pattern has changed very little which is irregular and unique
- Significant areas of traditional streetscape materials are still in situ
- Key open spaces maintain their traditional character
- Traditional roofscape and skyline due to retention of chimneys and original roofing materials
- Listed buildings retain an above average number of traditional features and details
- A high number of traditional building materials have been retained in Hodgson Fold
- Rural hamlet with definite sense of place
- The settlement has a distinctive and unique value
- Traditional features such as coal chute can still be found within Hodgson Fold
- Mature trees contribute to townscape

Many traditional door and window details have been lost in Hodgson Fold



A number of traditional full height chimneys can be seen in Hodgson Fold

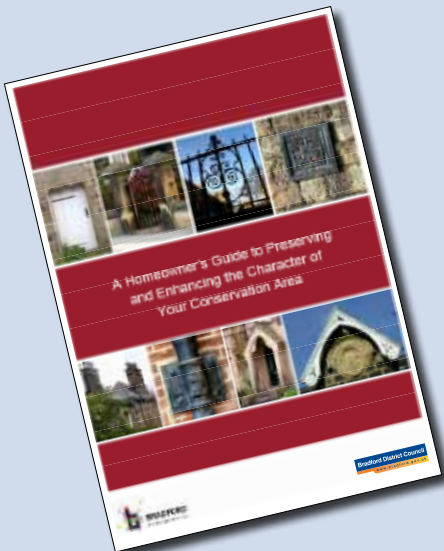
Weaknesses

- The overall authenticity score of 74% for the conservation area is one of the lowest among the conservation areas surveyed in the district so far
- Unlisted buildings retain much fewer traditional features and details than listed buildings
- Most traditional windows and doors have been lost
- Most of the traditional rainwater goods have been lost
- Some walls have been altered with poor mortar or painted cills which detract from the street scene



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
- Recently published **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

Small scale alterations can cumulatively affect the character of the conservation area



8 - 8b Hodgson Fold

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.







Hodgson Fold 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.

Hodgson Fold Conservation Area

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



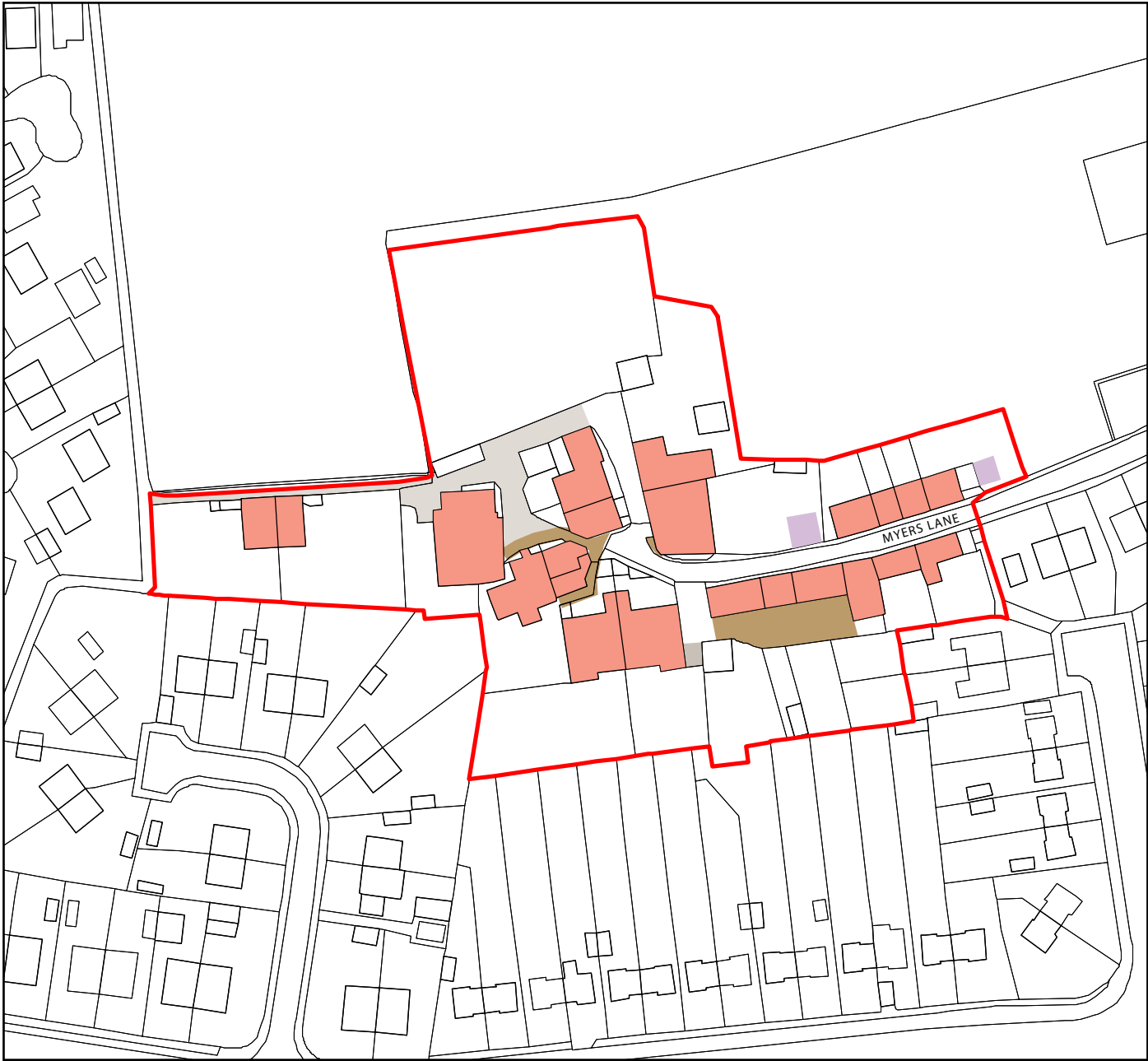
Key

- | | | | |
|---|----------------------------|---|-----------------------|
|  | 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.

Hodgson Fold Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Gravel
	Residential building		Stone setts / flags
	Demolition		Un-surfaced / partially surfaced
			Tarmac / concrete

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

Planning permission was granted in 2007 to construct a new dwelling next to 1 Hodgson Fold. The property is at the end of the conservation area and is in keeping with the surrounding properties.

NEUTRAL CHANGE



Buildings

There are no buildings that have still remained vacant since the publication of the Conservation Area Assessment:

NO CHANGE/POSITIVE CHANGE

Works to Highways

There have been no major works to highways or replacement of street lighting or street furniture in the conservation area since 2005.

NO CHANGE

Boundary

The appropriateness of the Hodgson Fold conservation area boundary is deemed to be appropriate at present.

Trees and Open Space

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

NO CHANGE/POSITIVE



View into some of the key open space that surrounds Hodgson Fold

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 inappropriate pointing and paintwork to stonework, inappropriate signage,

poorly detailed shopfronts, and dormer windows. Other significant blights on the area are unused and underused buildings and sites. 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 made available and is available on the Council's website at www.bradford.gov.uk/repairs.



Removal of mullions can affect the historic character of the property

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 Hodgson Fold Conservation Area Assessment and prioritised by members of the community who took part in the Hodgson Fold Conservation Area Assessment public consultation.

	Objective	Actions	Timescale
1	Design and Conservation Team maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2009-2014
2	Improve communication between Council Officers and key partners in the conservation area	<ul style="list-style-type: none"> • Formation of conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Hodgson Fold	<ul style="list-style-type: none"> • 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	Maintain footpaths and boundary walls	<ul style="list-style-type: none"> • Closer working between Design and Conservation Teams, property owners, Highways and the Rights of Way Team. 	Continual
5	Preserve and enhance features and details that contribute to the character of Hodgson Fold	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Production of guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate. 	2009-2014 As resources permit
7	Ensure all investment is contributing to the character of the conservation area and its activities	<ul style="list-style-type: none"> • Maintenance of links and discussions between Design and Conservation Team partners outside of and within the Council 	Continual
8	Monitor Planning Applications to add value to the historic environment	<ul style="list-style-type: none"> • Design and Conservation Team to work more effectively within the wider planning service 	Continual
9	Address illegal works to listed buildings and unauthorised development	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team 	Continual
10	Retain important trees	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Tress Team 	Continual
11	Monitor Change loss/gain and feedback to local community and officers working in the conservation area	<ul style="list-style-type: none"> • Design and Conservation Team to review Hodgson Fold Conservation Area every five years in line with Best Value indicators 1219a, b and c 	Review by May 2013

