



Conservation Area Appraisal

Little Horton Green



This appraisal reviews the Little Horton Green Conservation Area Assessment, which was published in 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 Little Horton Green Conservation Area will be undertaken by August 2013.

August 2008

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).

Little Horton Green Conservation Area was originally designated in 1973. A review of the boundary of the Conservation Area was undertaken in 2002-2003. The present boundary of the Conservation Area was adopted in September 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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Conservation Area Assessments:
www.bradford.gov.uk/conservationassessments

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

Background and Brief History



Little Horton Green Conservation Area covers a hamlet which has retained its rural and self contained character, despite being within a kilometre of City Hall. The following timeline briefly summarises its development.

12th century

Although it was probably first settled in Saxon times and was probably one of the unnamed sub-manors of Bradford Manor in the Domesday Book of 1086, the first mention of Little Horton was in 1177 when Horton was subdivided into the constabularies of Little Horton and Great Horton. Little Horton Green was the main settlement of Little Horton, the smaller of the two areas created by the subdivision.

17th century

By this time the Sharp family, who had owned lands in Little Horton since the 13th century, had become Lord of the Manor of Little Horton. The medieval Little Horton Old Hall was rebuilt in 1675, and the seat of the manor, Horton Hall, was rebuilt in 1677. Following suit, other old timber framed buildings were encased in stone, including Little Horton Hall, 5-9 Little Horton Green and 18-21 Little Horton Green.

18th & early 19th centuries

Older buildings were converted and subdivided into cottages and new

folds and rows of cottages were built. These were the homes and workplaces of textile workers and include 49-54 Little Horton Green and 46-52 Pullan Street.

Mid 19th century

Francis Sharp Powell inherited Little Horton Manor (which included the hamlet itself) and resisted all offers to buy his land, which by now was becoming surrounded by Bradford. Sharp Powell completed his village with All Saints Church and All Saints School which were built in the 1860s.

Late 19th to 21st century

The estate passes into the hands of the Powell Sharp Trust who manage the buildings and land owned by the Sharp Powells. The hamlet is very much as it was in the 19th century and survives as a unique enclave of pre- and early industrial buildings in Bradford. Unfortunately both Horton Hall and Horton Old Hall were demolished in the 1960s. Their site was later developed as Horton Hall Close.

Key Characteristics

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

- Vernacular style farm building and cottages
- A strongly historic street pattern of old lanes and footpaths
- Buildings set back from the road at differing distances, reflecting the haphazard development of the area
- Strongly rural character despite the area's inner city location
- Predominantly residential but there is a mix of building and land uses
- Traditional natural building materials
- Open spaces and greenery



Group of terraced properties showing a traditional roofscape



41 Little Horton Green has retained a full height chimney, traditional roof and windows



Top right: Full height traditional boundary walls.

Top: The majority of fixed and sash windows have been retained.

Middle: An example of good stone street surfaces.

Above: Just one of the properties that has retained a large garden and the presence of trees.

Summary of Important Features and Details

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

- Good examples of local vernacular architecture which varies according to the age and original status of buildings. The Victorian church and school, however, are Gothic revival in style.
- Traditional stone elevations, traditional door and window details to buildings.
- Traditional railings and walls demarcate boundaries
- Stone street surfaces (where these remain in situ)
- Lack of alteration / modern engineering to streets
- Group value of terraces and folds of cottages and farm buildings
- Footpaths providing alternative routes through the area.
- Large gardens and the presence of trees and other greenery give a village rather than urban character

Current Condition

AUTHENTICITY 90%

- 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. 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.
- 54 properties were assessed for the purpose of the study; this is 69% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 90%.



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

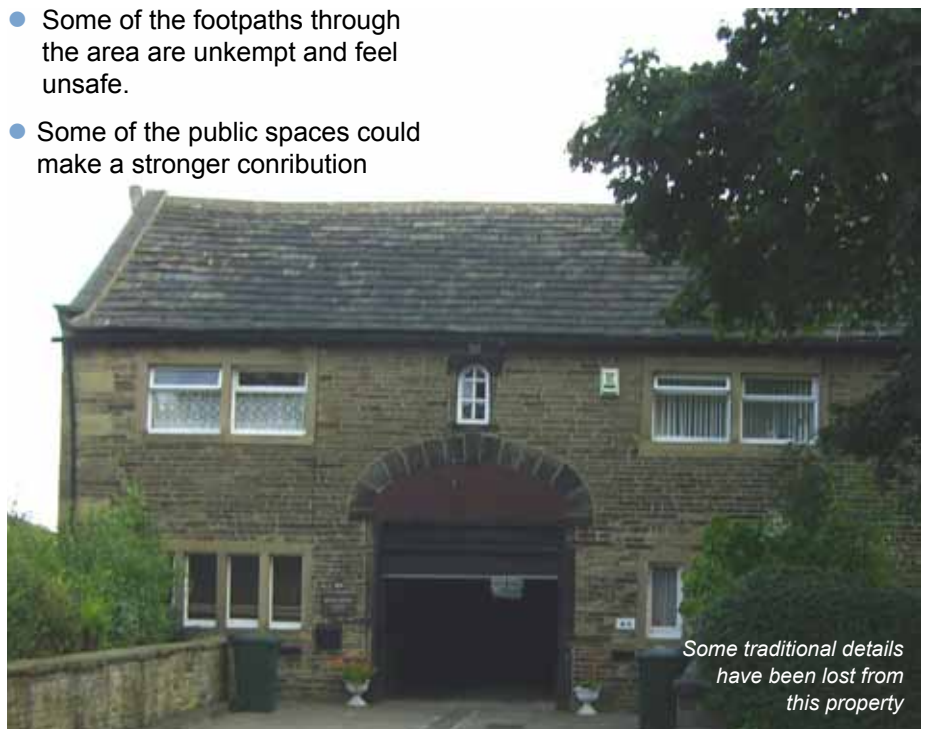
- The majority of the buildings retain almost all of their traditional features and details
- Strongly traditional roofscape and unaltered traditional facades to most buildings.
- Self contained character and strong sense of place
- Rural character despite inner city location
- Street pattern has changed very little
- The successful re-use, and adaptation of some of the buildings
- Significant areas of traditional streetscape materials are still in situ
- The area's listed buildings tend to retain a high proportion of their original features and details
- The unlisted buildings are in general as well conserved as the listed buildings
- Key open spaces maintain their traditional character
- No vacant buildings.
- Lack of modern engineering to some streets.
- High quality views and vistas through and across the area.
- Little Horton Green retains a higher proportion of traditional building details than almost all of the other conservation areas in the district surveyed so far.
- Traditional boundary walls remain in situ and retain their character.
- The spaces about buildings (particularly gardens) are well maintained and traditional in character.

The majority of traditional features and details have been retained



Weaknesses

- Some of the footpaths through the area are unkempt and feel unsafe.
- Some of the public spaces could make a stronger contribution



Some traditional details have been lost from this property

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.



Threats

- Loss of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Loss of historic street surfaces and traditional character of public realm.
- Buildings become vacant
- Traditional character of open spaces lost



Little Horton Green 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.

Little Horton Green Conservation Area

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



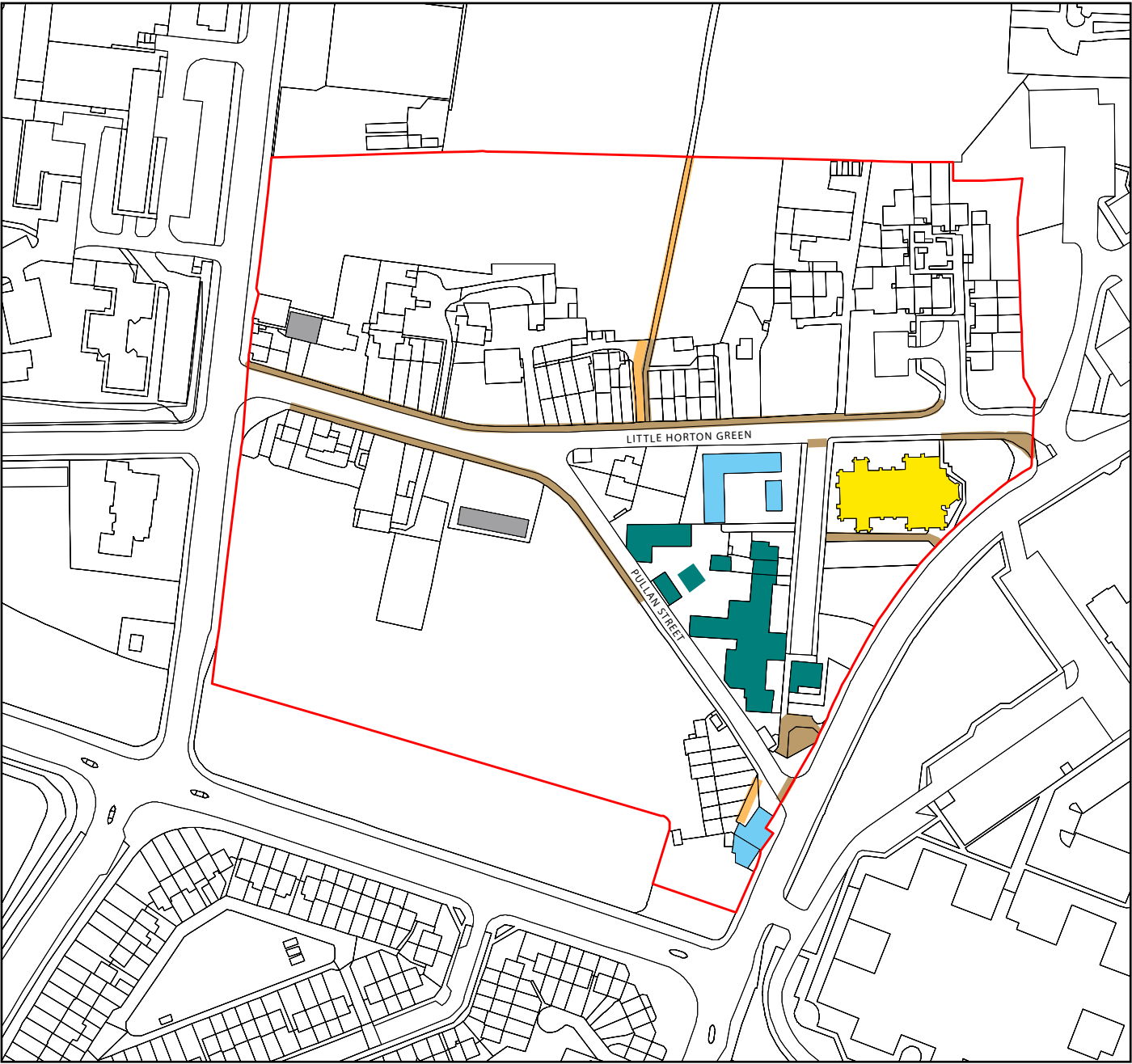
Key

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

Little Horton Green Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Gravel
	Other non residential building		Stone setts / flags
	Residential		Un-surfaced / partially surfaced
	Retail / Commercial building		Tarmac / concrete
	Place of worship / religious		
	Educational building		

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

No significant new development has been identified as having taken place since 2005.

Works to Highways

There have been no significant works to the highways of the conservation area since 2005.

NO CHANGE

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. The tree mentioned had been felled with consent.

POSITIVE CHANGE



Key views into Little Horton Green

Buildings

There were no vacant buildings in 2005 and there are presently no vacant buildings.

Boundary

The boundary of the conservation area has been reviewed as part of this Appraisal and it is deemed to be appropriate.

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.



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 Little Horton Green Conservation Area Assessment and prioritised by members of the community who took part in the Little Horton Green Conservation Area Assessment public consultation.

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2006-2011 2006-2001 (constant)
2	Improved communication between Council officers and key partners in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Half yearly
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Little Horton Green	<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 	2006-2011
4	Preserve and enhance features and details that contribute to the character of Little Horton Green	<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. 	2006-2011
5	Maintenance of footpaths and boundary walls	<ul style="list-style-type: none"> • Closer working between the Design and Conservation Team, property owners, Highways, and the Rights of Way Team. 	2006-11
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. 	2006-2011
7	Monitor Planning Applications to add value to the historic environment	Design and Conservation Team to work more effectively within the wider planning service.	2006-2011 (constant)
8	Address illegal works to listed buildings and unauthorised development	Liaison between Design and Conservation Team and Planning Enforcement Team	2006-2011 (constant)
9	Retain important trees	Liaison between Design and Conservation Team and Trees Team	2006-2011 (constant)
10	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review Little Horton Green Conservation Area every five years in line with Best value Indicators 219a.	August 2013

