

Tong

CONSERVATION AREA ASSESSMENT

December 2005

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1. Introduction

1.1 What does Conservation Area Designation mean?

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

They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets, or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces create unique environments that constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. Bradford Unitary Development Plan contains a number of policies that have been formulated to provide the mechanism for this objective to be realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

1.2 What is the Purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of Tong Conservation Area in order to fulfil its statutory duty to review its conservation areas from time to time, and to formulate and publish proposals for their preservation and enhancement. It forms part of an ongoing programme of conservation area assessment and review being undertaken by the Conservation Team, which aims to:

- Clearly define and record the special interest of all of the district's conservation areas, to ensure that there is a full understanding of what is worthy of preservation;
- Reassess current boundaries, to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of the character of these unique places; and
- Assess the actions that are necessary to safeguard the individual character of each conservation area and put forward proposals for their enhancement.

A summary of the draft of this assessment, a proposed boundary map, a cover letter, a comments sheet and an invitation to the conservation area workshop, were distributed to every address within and local to the conservation area in October 2003. At the same time a copy of the full draft Conservation Area Assessment, proposed boundary maps, comments sheets and invitations to the conservation area workshop were placed on deposit at Bradford Central Library, Bradford Planning Office and on the Council's website.

The consultation period ran from October 2003 until January 2004. Feedback was received on

completed comments sheets and at the conservation area workshop which was held at Grove House Primary School, Myers Lane, Bradford on 18th November 2003. The feedback from the local community has been used:

- to redraft this assessment,
- to prioritise the preservation and enhancement proposals which set the scene for the future management of the area, and
- as the basis for a review of the proposed conservation area boundary.

This document will provide a framework for the controlled and positive management of change in Tong Conservation Area and form a basis on which planning decisions in the area are made. It may also provide the foundation on which the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. **It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.**

The assessment should be read in conjunction the *Bradford Unitary Development Plan* and national planning policy guidance, particularly *Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment*. These documents provide more detailed information on local and national policy relating to conservation areas.

1.3 Tong Conservation Area

Tong Conservation Area was originally designated in 1973. The designation covers virtually the entire village which extends in a linear fashion along Tong Lane, the main thoroughfare. Tong village predates the Norman Conquest and was the seat of Tong Manor between the 13th and mid-20th centuries. The manor remained in the hands of the Tempests, who resisted the expansion and industrialisation of the village, for some four hundred years before selling the Hall and estate in 1941. Unusually, a great number of the buildings in the conservation area were built in the 18th century including Tong Hall (1702) and the adjacent courtyard (1711), St James's Church (1727), the former school (1736) and several newly built and rebuilt farmhouses and estate cottages. These buildings used a mixture of red brick and local gritstone, making the conservation area unique in Bradford in terms of materials. The survival of these buildings and key open spaces such as Tong Park, the churchyard and cricket ground and the original pastoral setting makes Tong a very pleasant and rare rural estate village in West Yorkshire.

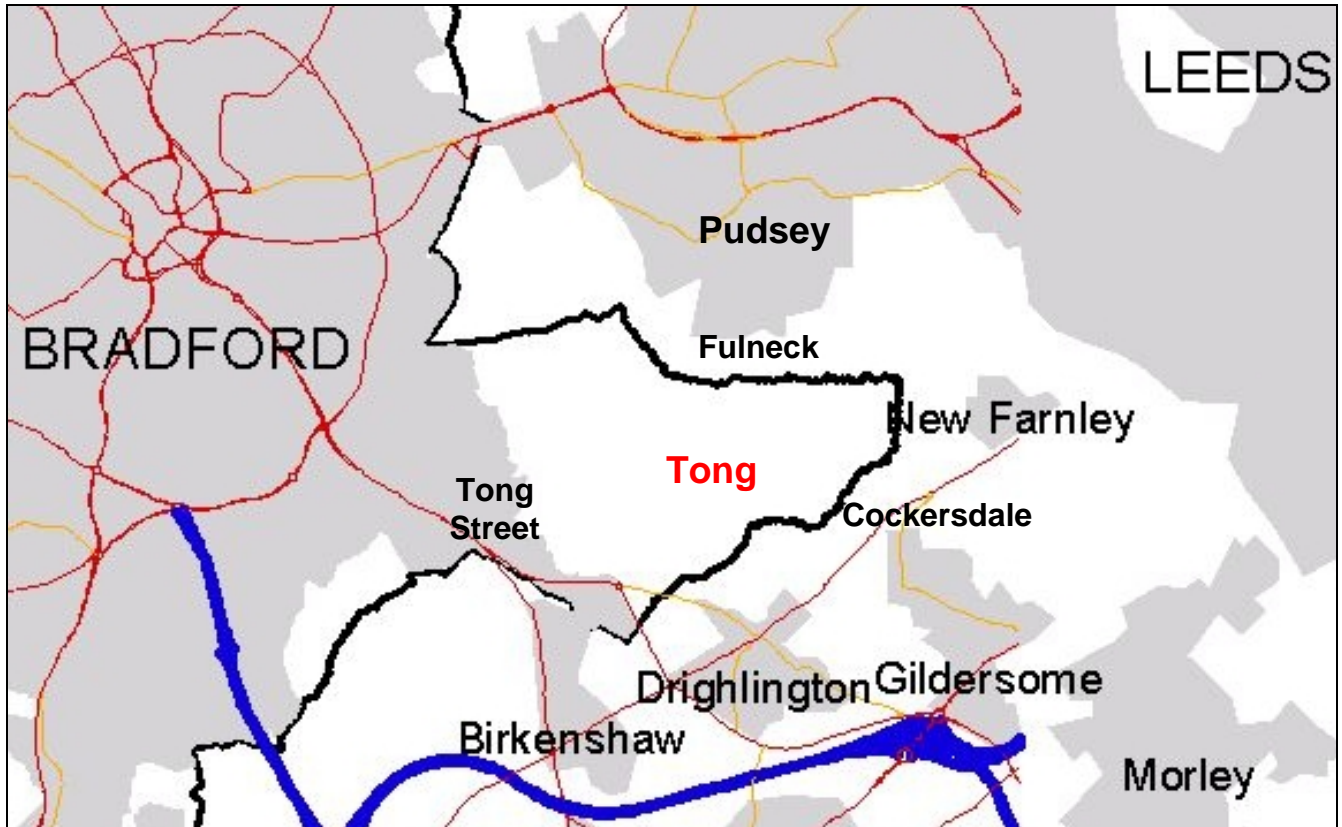
3-5 Tong Lane, Grade II listed estate workers' cottages rebuilt in the 18th century.



2. Location and Population

Tong is in the extreme southeast of Bradford district in a green wedge of land between the urban areas of Bradford and Leeds, the centre of the former being 5km to the northwest and the centre of the latter being about 6km to the northeast. Although surrounded by Green Belt, most of the settlements nearest to Tong are urban in character, Tong Street being 2.5km to the west of the village, Drighlington 1.5km to the south, Gildersome, 2.5 km to the southeast and New Farnley 2km to the east. The rural village of Bankhouse and the Moravian settlement of Fulneck are about 1km to the north of Tong with Cockersdale 1km to the southeast.

A population estimate from 1996 places the population of Tong at 215, with a larger proportion of people aged 40-64 compared to Bradford District as a whole (37% compared to 26%). The 1991 census reveals that this area contains a predominately white population (97.8%) with black being the next largest group (1%) and was on average more prosperous than the wider district with higher levels of employment and car ownership. Tong ward (which includes Holmewood and Bierley) is ranked between 201st and 500th out of 8414 wards in the national indices of deprivation.





3. Origin and Historic Development

Summary of Historic Interest

The extent of the historic fabric, connections to important people and the rarity of the historic features all contribute to the historic significance of a place and help us to understand past ways of life. Tong is of historic interest for the following reasons:

- St James Church is the only church in West Yorkshire with conclusive evidence of there being a church and burial ground on the site before the Norman Conquest, therefore establishing Tong as a village of some importance in Saxon times.
- From times prior to the Norman Conquest until the mid-20th century, Tong was a manorial village, held most notably by the Tempest family between 1555 and 1941, who controlled the development of the village and resisted its industrialisation and expansion.
- Historically important Tempests of Tong include Henry Tempest (1621-1659) who was a commander of the Parliamentary forces in the Civil War was twice elected to Oliver Cromwell's republican government.
- In 1700 Tong Hall burned down. Sir George Tempest, 2nd Baronet of Tong, commissioned Theophilus Shelton, a gentleman architect to build a new Hall. The new building, completed in 1702 and remodelled in 1773, is important due to its architecture and use of materials and is an unusual and therefore rare example of a manorial hall from the beginning of the 18th century.
- Many of the other buildings in the estate were built or rebuilt by Sir George Tempest including St James Church, the former school, The Courtyard, farmsteads and estate cottages giving Tong a consistent 18th century estate village character. The church in particular is unchanged from its construction.

Although there is little evidence of any permanent settlement of the area from prehistoric to through Roman times, St James Church provides conclusive evidence of a settlement of some importance at Tong in Saxon times. Excavations undertaken during the restoration of the church in the 1970s uncovered the fragmentary walls and foundation stones of two earlier buildings contained within the footprint of the remains of a Norman-era church which was built circa 1140. The rare discovery of grave markers within these two buildings alludes to the fact that a church existed on the site of the present day church from the 11th century, and, moreover, prior to the Norman invasion of 1066. St James Church is the only identifiable pre-Conquest church in West Yorkshire and is therefore of considerable historic interest.

Around the time of the Norman invasion, it is known that Tong Manor was farmed and was owned by a Saxon named Stainulf. As happened across the country after 1066, the Norman invaders knocked down existing churches and built a new place of worship, often on the site of the church they demolished, and, under William the Conqueror, high ranking Normans were installed as the new lords and overlords of the English manors. By the time of the Domesday Survey, in 1086, some twenty years after the invasion, Tong Manor was held by Ilbert de Lacy, an ally of William Conqueror, who is recorded in the survey as holding 162 manors. Among de Lacy's holdings was all of what is now Bradford (excluding Eccleshill). At the time of the Domesday survey all manors which were held directly by de Lacy lay undeveloped wasteland, including the 2000 acre Tong Manor, although it is known that Tong was cultivated when in the possession of Stainulf.

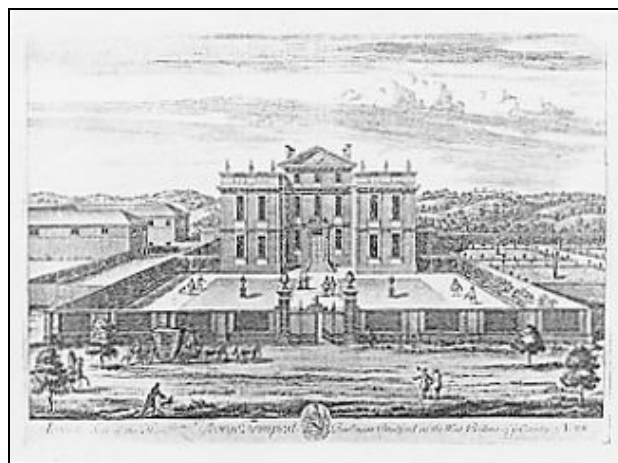
Asolf, an extensive landowner in West Riding, appears to have been lord of Tong Manor from around 1135 to about 1159 and it is therefore probably he who rebuilt the church in about 1140 on the site of the demolished pre-Conquest church. Asolf had many sons, who, instead of taking the name Fitzasolf (son of Asolf) were named after where they were made lord of the manor on their father's death. In this way, Asolf's son Richard de

Tang (c.1130-c.1195) was the first in a line of Lords of Tong who would inhabit Tong Hall and oversee the running of the manor until 1941. The name Tong comes from the Old English term *tang* meaning tong or fork and refers to the village's position on a raised sliver of land between Ringshaw Beck and Cockersdale which converge at the eastern extreme of the manor.

Tong remained in the possession of the de Tangs as an agricultural manor for nine generations until the death of Hugh de Tong in 1445 and the passing of the manor to his grandson, John Mirfield. The last in the male line of Mirfields, Christopher died in 1555, leaving the lordship of Tong to his daughter Ellen, who was married to Henry Tempest (1515-1591). The Tempest family, described by Parker (1904) as "*one of the oldest families of distinction in the realm*" is known to have come into possession of the manor of Bracewell in Craven shortly after the Domesday Survey of 1086 and prospered with each successive generation, Richard Tempest (a great grandson of the first Richard de Tang) was the first Tempest knight. Henry Tempest (1621-1659), great great grandson of Henry and Ellen, raised forces for Parliament during the Civil War and was made commander of a regiment of trained bands in 1645, when the conflict was swinging into Parliament's favour. Tong Manor came out of the Civil War unscathed and continued to prosper. Days before the execution of Charles I, Henry was sworn in as a Justice of the Peace for North Riding and was twice elected into Cromwell's Republican Parliament in the 1650's. Henry died in 1659 and was succeeded in 1666 by his son John who two years earlier had been made Sir John Tempest 1st Baronet of Tong by Charles II, who no doubt recognised the local influence and esteem of the Tempests and sought their support.

Sir George Tempest, 2nd Baronet of Tong succeeded John in 1693, a time when the country's stability and an expansion in international trade would in turn pave the way for the Empire and Industrial Revolution. In 1700, **Tong Hall**, most likely a half-stone half-timber 13th century construction probably located on a field marked on a 1725 plan of the estate as '*Hall Flatt*' burned down. Sir George commissioned Theophilus Shelton, a trained lawyer who practiced as a 'gentleman architect', and had remodelled his own house, at Heath Hall, near Wakefield to classical principles between 1695 and 1700 before being brought to the attention of Tempest. The construction of Tong Hall was completed in 1702. An engraving from about 1715 shows the finished Hall and its classical, Palladian style which was quite revelatory and was a precursor to a style of architecture which would typify Georgian England. The importing of brick into a predominately stone

area can be simultaneously seen as a break from tradition, a display of wealth, and evidence of improving communications. More details about Tong Hall and its architect can be found in *Chapter 6* and *Appendix 2* of this assessment. The engraving also shows the first build of **The Courtyard**, dated 1711 and built as the stables, and coach house to the Hall. In 1811 the eastern range was added and a second yard added to the west in order to accommodate Home Farm, a new estate farm.



Even as early as 1715, Tong Hall was a recognised example of an Italian style country house as this engraving originally taken for a book on architecture shows. Note the earliest elements of The Courtyard on the left.

Although it is a very rare and unusual survival from the very early 18th century, Tong Hall is by no means the oldest building in Tong Conservation Area. It is believed that Sir George Tempest resided at Manor House at Keeper Lane while his new Hall was being built. **Manor House** is believed to have originally been built in 1629, with a second phase of building in the later part of that century and another addition sometime in the 18th century. On the main road, **3 and 7 Tong Lane** also date from the 17th century, number 3 being dated 1615 and the number 7 being extended in 1739. Across the Lane, **Church Farmhouse** dates from the late 17th century. However, it appears that once Sir George Tempest had rebuilt Tong Hall, he set about rebuilding estate buildings or erecting new ones. The Norman **St James Church** was demolished and the larger, present-day church erected on the site in 1727, with fragments of the older church incorporated into the otherwise contemporary Georgian church.

The rebuilding of the church also had important ecclesiastical implications for Tong. The Manor was historically part of the ancient parish of Birstall and St James would have been a chapel of ease (given the distance of Birstall from Tong, it was practical to have a small chapel in the village). The

earliest records of the chapel go back to 1550, the earliest in the locality. In 1650 Parliamentary Commissioners discovered that St James was recorded in ancient times as a chapel with parochial rights belonging to it and therefore the chapel should have been a parish church and its chapelry a parish. The rebuilt chapel was consecrated as a parish church and unlike many similar sized villages in the region Tong had its own parish in 1727. In 1743 Sir George Tempest gave the rebuilt house and barn at **7 Tong Lane** to the vicar of the Church of St James.

The next significant building erected by Sir George was a school and attached schoolmaster's house on Tong Lane (now the former **Post Office and Parish Room**), completed in 1736. In his will, Sir George Tempest left £3 a year to the schoolmaster to instruct eight poor children and even in the early 20th century the Tempest family financed the running of the school, including the teacher's salary. Many estate houses were rebuilt in the 18th century, many using the distinctive red brick used at Tong Hall, including **5 Tong Lane**, **9 Tong Lane** **35-37 Tong Lane** and the farm at **16-16a Tong Lane**.

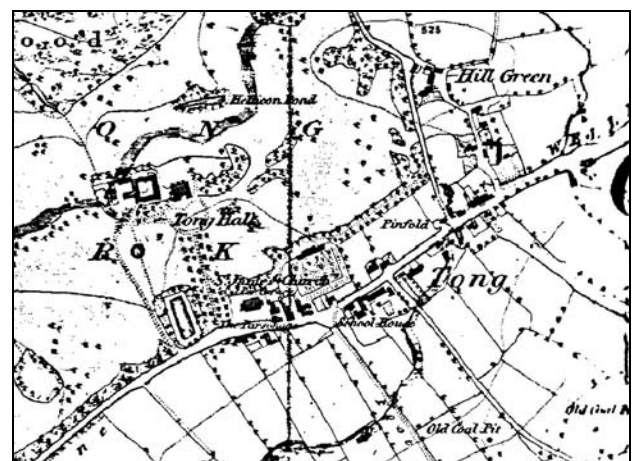
The influence successive generations of the Tempests had over the growth of Tong is evident today as the family held a tight grip on their manor and their dependents. Virdee (1986) estimated that by 1725 between one quarter and one third of the manor had passed to freehold, however this land was almost without exception along the western fringe of the manor nearest Bradford, namely Tong Street, Westgate Hill and Dudley Hill, which was bisected by a turnpike road laid out in the late 18th century, linking Bradford and Wakefield. In the late 18th century onward this western portion of the manor expanded through industrialisation with villages adopting an increasingly industrial and urban character. By contrast the village of Tong and its surroundings remained quiet and agrarian as the lords of Tong manor resisted any industrial development in the vicinity of the village, even moving on migrants from other places who tried to settle. Only occasionally was new settlement allowed (Robinson, 1985). However, it was events in the late 18th century which were pivotal to the subsequent pattern of development in the manor of Tong and in particular at the village itself.

When Sir George Tempest died in the second half of the 18th century, his son Sir John Tempest, 3rd Baronet of Tong was too young to take full control of the manor. As soon as Sir John came of age in 1771, perhaps inspired by his 'Grand Tour' of France and Italy (1769-70), he commissioned John Platt to remodel Tong Hall, adding a third storey to the wings, bay windows to the rear elevation and redecorating most of the interior, the works being

completed in 1773. Sir John Tempest's 14 years as lord of Tong Manor endangered its future as he mortgaged land at Tong and his other estates almost yearly until his early death without issue in 1786. It can only be assumed that Sir John's life was one of excess as the previous lords of Tong had managed to live off the income derived from rents.

The estate and its encumbrances passed to Sir John's sister Elizabeth who was married to Thomas Plumbe, a wealthy merchant from Liverpool who immediately set about regaining control of the manor, paying off mortgages and buying back wherever possible land his brother-in-law had sold. During Thomas Plumbe's stewardship of Tong Manor the industrial expansion of the areas outside of the lordship was beginning to intensify. Half a dozen or so ironworks were established in a ring around the manor using locally mined iron ore and coal, the largest being at Low Moor (established 1791) and Bowling (1788). Plumbe's mercantile acumen resulted in Bowling Iron Company being granted a licence to extract iron ore from the Manor while other licences would lead to establishment of coalmines supplying local industry. Thomas Plumbe was succeeded in 1806 by his son Colonel John Plumbe who in 1824 took the surname Plumbe-Tempest by Royal Licence.

The income from selling rights to iron and coal meant that it would be unnecessary (if not undesirable) to sell or lease any other parts of the lordship for industrial purposes and as such Tong remained agricultural with tight reins held over the expansion of the village. Unlike many other settlements in the region, the changes Tong would undergo during the 19th century were minimal.



Tong circa 1852. The village has expanded little since the 18th century.

In June 1819 a special committee was appointed to manage village affairs. In 1820 a well with pump was sunk next to the pinfold "for the betterment of

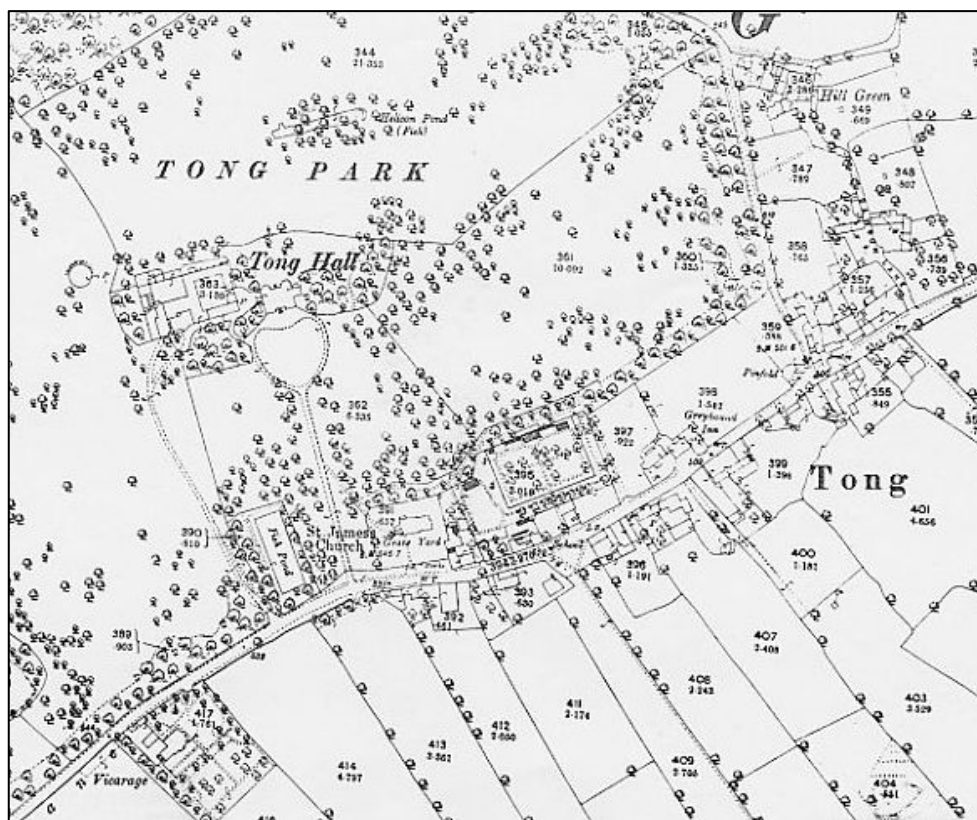
water to the village” (Robinson, 1985). Tong Lane was improved by the Wellington and Tong Lane Trust in 1825/6. Sometime between 1800 and 1830, **The Greyhound** pub was built, superseding an ancient inn at what is now 5 Tong Lane. The pub takes its name from the Plumbe-Tempest family crest. Some estate buildings were modernised particularly the farms with Home Farm mostly being built in 1811, and new barns at East View Croft and Church Farm. In 1867, St James Church was overseen by a resident vicar who lived in a house built that year at **The Pastures** (now part of Tong Village Hotel, outside of the conservation area).

In 1884, the last in the line of Plumbe-Tempests, Catherine, died without issue, leaving Tong Manor to her younger sister's only son, Robert Tempest Ricketts, who had assumed the name and coat-of-arms of Tempest by Royal Licence. When Robert assumed his father's titles upon his death in 1885, he became Sir Robert Tempest Tempest, 3rd Baronet. In 1909 Tong Manor passed from Robert's son, Sir Tristram Tempest Tempest, 4th Baronet to his sister Henrietta who stayed at Tong Manor until 1941 when she sold the estate to Mr Eric Towler, a local businessman who had purchased several farms from Henrietta several years earlier. This transaction thus ended some four hundred years of Tempest occupation of Tong Manor. The only development that occurred during the time of the Tempest Tempests was the construction of the **lodge at Tong Hall**, dated 1902

and bearing the old Tempest coat-of-arms. In 1943, two years after purchasing the estate, Towler put the manor and its farms up for sale. The particulars of sale produced by Bartle and Son that year describe Tong as:

“...the one remaining example of the complete old English village and is the only typical manor to be found with the extensive area now embraced by the City of Bradford. The disposition of the Hall, the church ... and cottages is substantially the same as the accepted lay-out of the English Manor in medieval times.” (Bartle and Son, 1943, preface to Particulars of Sale of Tong Hall Estate)

The Huddersfield Co-operative Society purchased the estate, but had no wish for the Hall itself and made it the Society's first Youth Centre. By 1951 Bradford Corporation bought the Hall for use as a hall of residence for the Margaret McMillan Teacher Training College, becoming a Bradford University hall of residence in 1967. Tong Hall was then sold to Bradford MDC in 1972, which, in 1974, opened the Hall and Park to the public. By 1980 the Hall was closed and its contents dispersed to other museums in the district, the same year in that the Hall was let to a Leeds based accountancy who were sold the Hall in 1989. In 1991 Tong Hall reopened as a business park. The rest of the estate would have passed from the Huddersfield Co-operative Society, piece by piece into private hands.



The designation of Tong as part of a swathe of Green Belt between Bradford, Leeds and other urban areas has effectively continued the resistance to development which typified the long Tempest era. The present day village is a highly desirable commuter village, with a business centre at Tong Hall, a church, a pub, a cricket club and three working farms within the village envelope.

Tong circa 1909. As in the 1852 map, the modern day village and conservation area are easily recognisable.

4. Topography and Setting



The Moravian Settlement of Fulneck is at the centre of the attractive vista across the open countryside to the north of Tong Hall

Summary of Topography and Setting

Much of Tong's uniqueness is derived from its relationship with its surroundings and the way the development of the village has responded to the topography.

- Tong's position along the spine of a spur of land means that it occupies a prominent position with uninterrupted views overlooking the rural Ringshaw Beck valley and the attractive Moravian settlement of Fulneck to the north and the open fields of Cockersdale and the villages of Drighlington and Cockersdale across the valley to the south.
- The open fields around the conservation area are mainly used for grazing while three working farms are on the edge of the village, giving Tong a strong pastoral character. Being able to see across these fields for some distance helps to establish the village's isolated, stand-alone character.
- At the east and western ends of Tong, the roadside is studded with mature trees which form impressive gateways announcing the edge of the fields and the beginning of the village.

Tong sits on a spur of land bounded by Ringshaw Beck to the north and Cockersdale to the south and east. These streams converge at a point nearly 2km to the northeast of the conservation area and form the boundary between Bradford and Leeds Districts. Although the village's Green Belt location is not particularly hilly given its position on the very edge of the Pennines, the topography of the countryside surrounding Tong makes an important contribution to the character of the conservation area.

The village itself is relatively flat and lies approximately 160m above sea level, some 40-60m higher than Ringshaw Beck and Cockersdale and 90m above their confluence. This means that from Tong Lane, which runs along the fairly flat spine of this spur of land, the fields fall away to the north and south and the road itself slopes gently downward from Westgate Hill to the west. Beyond the built up area of the village, the combination of the topography and the open nature of the pasture means that panoramic views can be had of each valley. Across the valley of Ringshaw Beck the green valley gives way to the built up area of Holme Wood with Bowling beyond to the northwest, and the attractive architecture of the Moravian village of Fulneck to the north. To the south of the village the falling valley side opens up giving views across Cockersdale to Drighlington and Cockersdale

village. Being able to see each of these settlements helps to place the village in its urban commuter village context, although also being able to see that the nearest settlement is over a mile away and across a valley gives Tong a stand-alone rural feel, and its setting an open and exposed air.



The rolling fields of Cockersdale constitute Tong Conservation Area's southern setting.

Almost all of the conservation area boundary abuts pastoral fields, with the working farms at Northfield Farm on Keeper Lane and Manor Farm and Church Farm on Tong Lane making an important contribution through sights, sounds, and smells to the rural ambience of the village. To the northwest is *Parkwood Off Road Centre*, which is fortunately concealed within the mature Park Wood, formerly part of the estate. To the southwest is the former Vicarage, now much extended and accommodating a large hotel which is concealed by foliage.

The main approaches into the conservation area are along Tong Lane and at either end of the village the roadside is studded with mature trees which create a pleasant gateway into the village. In both cases the tree line peters out and views from the road open out onto the fields. At the edge of the conservation area, Keeper Lane becomes a narrower bridleway closely bounded by dry stone walls, snaking through the fields to Fulneck. The public footpaths which branch southwards from Tong Lane towards Drighlington and Cockersdale cross open fields and reinforce the rural nature of the village's surroundings.



The east and west approaches to the conservation area along Tong Lane are studded with mature deciduous trees. Beyond the trees on the right hand side is Tong Village Hotel.

5. Traditional Building Materials

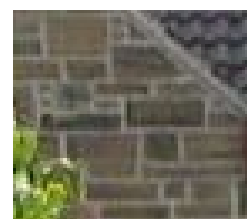
Summary of Traditional Building Materials

The building materials used in Tong Conservation Area form a key component of its overall unity and historic appearance, these are:

- Local sandstone and gritstone for structures. This stone has not been cleaned and is separated by an inconspicuous lime mortar.
- Red brick for some structures. These bricks are hand made and this is reflected in the texture and varying tones of the brick. All brick structures also incorporate stone.
- Stone slates for roofs. As new stone slates are not available, recently built houses have used tiles which have similar characteristics to stone.
- Local sandstone and gritstone for boundary walls.
- York stone for paving flags and setted yards and drives.
- Timber for traditional sash and casement windows. In older buildings, metallic casement windows with leadwork are a detail contemporary with the building.
- Cast iron for the small number of balustrades and railings and a significant number of gates.

The position of Tong at the eastern threshold of the Pennines is unique in the district and this geographical location has had an impact on the types of material used for buildings. Like the rest of the district, the majority of buildings are made of local sandstone and gritstone, although unusually a significant minority of buildings including Tong Hall and its stable court are made of red brick. The presence of so many red brick and rendered buildings means that there is less of a sense of unity between the buildings which is so pronounced in the other villages and towns in the district where virtually all of the buildings are made of stone. It is

probable that the stone used in the conservation area was quarried within Tong Manor, as the ordinance survey of 1892 shows the sites of two former quarries within 200m of the village and there were doubtless other quarries within the township. Sandstone has a grainy texture and its tones in the conservation area vary naturally according to differences in the way the elements have acted upon the stone. Fortunately very few of the stone elevations in the conservation area have been cleaned as stone cleaning alters the appearance of buildings in a way which belies their age. In older buildings, walls are made of blocks whose heights vary with each course, but even so the coursing remains perfectly horizontal, while later stone buildings are made of more regular sandstone 'bricks' which also have uninterrupted horizontal courses. Some of the stone built houses from the 20th century fail to have continuous horizontal courses, breaking with this precedent and undermining the consistency of the conservation area. The mortar used is lime based and should be either flush with the stone or slightly recessed otherwise the wall would be visually dominated by the lattice of mortar rather than the stone.



Stone is traditionally bedded in flat planes (left). Some newer buildings are conspicuous by their random arrangement of stone (right).

Tong Hall, completed in 1702, was the earliest building in the conservation area to have been made of red brick which might originate from Tempest lands at Norton and Fenwick in the Don Valley where there is a better quality of clay than in the locality of Tong (MacDonald, 2002). The bricks were hand made in an era before the technology to manufacture large standardised quantities of bricks had been developed and as such the texture and colours vary and are markedly different from bricks manufactured after the introduction of the new

machinery in Victorian times. Apart from Tong Hall, which is constructed of a Flemish bond (a pattern of bricklaying introduced in England in the mid-17th century), brickwork in Tong is of no particular bond, although all walls are predominantly made of stretchers and lime mortar is used. All of the brick buildings also incorporate gritstone dressings for features such as the margins of windows, quoins, lintels and jambs and while the lowest courses of walls are always made of stone, giving the elevations a sturdy looking base. It is a shame that quite a few of the red brick estate buildings have been rendered and painted white as this undermines the unity of the group, the use of modern renders compromises the historic appearance of the buildings themselves and the interesting juxtaposition in terms of texture and tone between the stone and brick is concealed.



It is a shame that many of the handmade Georgian-era brickwork in Tong has been covered with renders which drastically alter the appearance of the building and undermine the unity of groups of buildings such as this row of cottages.

All of the pre-war houses in the conservation area are roofed with stone slate, with the notable exception of Tong Hall, which uses blue slate. Houses built in more recent years use artificial tiles which attempt to mimic stone in terms of the brown colour, texture and chunky profile. The use of stone slates or stone-like tiles has the effect of visually unifying the houses in the village which is particularly important given that some buildings are

stone built, while others are made of brick or are rendered.

Boundary walls in the conservation area are made of gritstone and complement the stone used elsewhere such as on buildings or as pavement or street surfaces. These walls are lime mortared and coped, differentiating them from the dry stone walls which mark field boundaries. The one exception is the massive red brick wall which encloses Nettleton Close, a vented garden wall which belonged to Tong Hall.

Although Tong Lane is tarmaced and well engineered, York stone is used quite extensively in the form of stone paving flags or setted yards and drives, even in some of the more recent development. The stone surfaces harmonise with boundary walls buildings and even roofs and are an important historic feature of the conservation area.



Traditional leaded timber casement windows are an important original detail of old vernacular buildings.



The replacement of traditional casement windows with modern alternatives which lack traditional details or are made of a material alien to the conservation area dilutes its historic importance.

Tong Conservation Area contains a mixture of two traditional window types and methods of opening. The older buildings, which date from the 17th and 18th centuries, tend to have tall and narrow casement windows made of either timber or lead, often with a lead lattice separating small parallelograms of glass. Tong Hall was one of the first houses in England to use a timber sliding sash opening, which became widespread in the late 18th, 19th and early 20th centuries. Each sash is broken up by timber glazing bars and generally the greater

the number of panes of glass per sash, the older the window. Each of these types of window is an important original detail and should be retained in order to uphold the historic character of these buildings. Unfortunately in a number of cases the original windows have been replaced with non-traditional details and methods of opening. A few houses have windows made of modern synthetic materials while others have modern timber casements. Neither of these two modern window types incorporate glazing bars or leading, while the flat profile of these windows (which are sometimes not recessed in the window opening to the same degree as traditional windows) is another incongruous break from tradition. The use of different styles of modern windows can undermine their group value, for example if they form part of a row or are set around a yard as well as juxtaposing the old natural materials of the building with the new and/or synthetic windows.



Left: Tong Hall is one of the earliest examples of the use of sash timber sash windows in the country. This type of window opening was prevalent in England for the 200 years or so after its introduction. Below: Here synthetic windows with a non-traditional opening have replaced the timber sash windows. These windows are also set quite close to the wall. The original sashes would have been more recessed than these replacements.



Cast iron is found all over the conservation area, which is unsurprising given that iron ore was extracted from mines within the Manor for more than a century. The balustrades to Tong Hall, some railings and the gates to Tong Hall and several houses in the conservation area are all made of cast iron, although some of the more recent railings and gates are painted of more than one colour and are often catalogue standard, mass-productions rather than one-off or in some way rooted to the locality.



Cast iron features quite prominently in Tong in the form of gates, railings and balustrades. As well as material and colour, the old gate on the left and modern gate on the right are both one-off designs which enrich the street scene.



6. Architectural and Historic Qualities of the Buildings

Summary of Architectural and Historic Interest

The architectural merit of Tong Conservation Area can be judged by the qualities of the buildings within its confines. The age and rarity of structures, whether they are good examples of a particular building type or age and whether they are good examples of fine craftsmanship and building techniques are all factors in determining their significance. The following contribute to Tong's architectural interest:

- The conservation area contains two Grade I listed buildings in Tong Hall and the Church of St James. There are fewer than twenty other buildings in all of Bradford which merit this status. Tong Hall was built in 1702 and is one of the earliest examples of a Palladian style house with sash windows in the country. St James's Church is virtually unchanged since its construction in 1727 and is a very rare example of Georgian church architecture and liturgy.
- The brick and stone courtyards to the west of Tong Hall and the gatepiers at the drive entrance are listed Grade II* because they are important examples of their type and are contemporary with and form a unity with Tong Hall and its later remodelling. Only 5% of listed buildings warrant this status.
- Nineteen other buildings and structures are listed Grade II for their individual special interest. These include boundary walls, farm buildings, a public house, pinfold, water pump and estate cottages, and, with several key unlisted buildings, create a full picture of the estate village in the 18th and 19th centuries.
- The majority of houses are in a vernacular style with rows or pairs of windows set in chamfered surrounds and with double chamfered mullions a common feature. This style of architecture is peculiar to the sandstone area of Yorkshire and often predates the use of a vocabulary of architectural motifs and the influence of styles from elsewhere. Many of the 18th century and

later buildings either reused the details of the vernacular buildings they replaced, or if new build, imitated the vernacular style, creating a strong sense of architectural unity along Tong Lane.

The building and rebuilding of much of Tong Conservation Area over the 18th century followed by the restriction of any new development has created a unique historic environment where it is possible to discern past ways of life in the former estate village. The extent of the historic fabric contains a range of building types and styles of architecture which enrich the conservation area.



Approaching the conservation area from the west, the first building encountered is the **Lodge at Tong Hall**. The Lodge is a relatively late addition, built by Tristram Tempest Tempest, 4th Baronet of Tong in

1902 in a vernacular revival style. The T-plan two-storey lodge has a stone roof terminating in three coped gables with kneelers. Near the apex of the two most prominent gables is a small moulded dripmould surmounting a carving of Tempest coat-of-arms. The windows are trios of metallic leaded casements set in chamfered margins and double chamfered mullions. On the southern elevation is a bay window executed in the same vernacular revival style. The front door is accessed through a large stone porch with architraved segmental arcading and a dripmould above the ground floor windows wraps around a large flat-roofed single storey extension which is barely visible from Tong Lane and the drive to the Hall. The much taller windows of the extension (dated 2002) are leaded and set in the same chamfered margins and mullions as the original building.



One of the two Grade II* Listed gatepiers outside Tong Hall. The carved stone griffin head has been removed, leaving an empty plinth. The modern iron gateway is of a basic design.

In front of the lodge are the Grade II* listed **gatepiers at the entrance of Tong Hall drive**, made of ashlar stone set on a moulded base. The most striking thing is the fact the stone griffin heads are missing. One of the griffin heads was removed by thieves, while the other was recovered while in the process of being stolen. This remaining griffin head is being kept safe by the owners of Tong Hall and, though weathered, will one day be used to construct replacements. The gatepiers are the work of John Platt who came from a respected family of mason-architects as part of the remodelling of Tong Hall for John Tempest in 1773. Although the absent

griffin heads were the most intricately carved features, the gatepiers exhibit festoons while the circular bases above the capitals have also been carefully worked. Although the wrought iron railings either side of the gateway appear to be of some age, the gates are a recent addition and are a fairly basic cast iron construction which are a poor contrast to the gatepiers. Approximately halfway between the gateway and the Hall on either side of the road are the pineapple-like **capitals of the original gateway to Tong Hall**, presumably situated not far from the position of the original gateway. These capitals are clearly shown on an engraving of Tong Hall from 1715 (see page 25).



Tong Hall (Listed Grade I) is one of the earliest Italian style or Palladian country houses in the region.

Visible from Tong Lane, **Tong Hall** stands more than 200m from the road, its drive terminating in a carriage sweep. Built in 1702 for Sir George Tempest, 2nd Baronet of Tong, the Hall is listed Grade I on account of its exceptional importance (only 1.4% of all listed buildings in the country are listed Grade I). The existing Hall most likely replaced a 13th century building which burnt down in 1700. In terms of its materials and design, Tong Hall is of great interest as the importing of brick to a predominantly stone area can be seen as a triumph of taste and fashion over the limits of the locality, aided by recent improvements to the Aire, Ouse and Calder navigations and the greater spread of architectural influences and ideas which led to a shift from vernacular architecture to the importation of popular and polite architectural styles. MacDonald (2002) is of the opinion that the architect-builder of Tong Hall, Theophilus Shelton, was familiar with the works of Andrea Palladio (1508-1580), an architect of the High Renaissance who successfully applied the principles of the classical architecture of Ancient Greece and Rome to modern buildings and published his highly influential architectural treatise *Four Books of*

Architecture in 1570, illustrated with his own designs executed in and around Venice. The Palladian elements of Tong Hall are the symmetry of its seven bay front and rear façades, a restrained use of decoration, the regular, grid-like layout of openings and their careful mathematical proportioning which give the building's elevations a balanced appearance. The brick walls contrast with the sandstone dressings which include hooded architraved window surrounds and doorcases, quoins and strings, the aprons below the windows and the basement which gives the Hall a sturdy-looking base. The six pane sash windows are one of the earliest examples of this type of window in England (the present windows were most likely installed in 1773), although now, many of them are in a poor condition, some are broken and a few window openings have been blocked up. Original features of interest are the Baroque-style crest over the front door, which has weathered badly, the cast iron downpipes which feature the Tempest and Plumbe-Tempest crests and a stained glass sundial set in a transom above the front door. The sundial is of interest in its own right as it is one of the final works of Henry Gyles (1645-1709), the last of four generations of glassmakers in York. The ten panels of stained glass are set in a timber frame, the original lead frame being removed at an unknown date and consist of an oval clock face with Roman Numerals which can be read from inside of the Hall, set between four figures representing the seasons, each accompanied by a Latin inscription which combine to form a verse from Ovid's *Remediorum Amoris*.



Above: The main doorway of Tong Hall is crowned by this Baroque-style sculpture, an original feature of the 1702 buildings which is in a poor condition.

Left: The majority of the cast iron downpipes feature the griffin motif from the Tempest coat-of-arms. The most prominent pipes feature the Plumbe greyhound motif.



This sundial by Henry Gyles (1645-1709) is a very rare feature, custom made for this building and its stained glass features, among other things, the longitude and latitude of the Hall. Note also the architraved gritstone surround.

Tong Hall was remodelled externally and internally by John Platt (1728-1810) for John Tempest between 1771 and 1773. Platt was from a respected family of mason-architects who had worked under Giacomo Leoni, a Venetian architect who published the first English translation of Palladio's treatise in 1715 (the work of Palladio would be highly influential, with several different translations of *Four Books of Architecture* being published in the first half of the 18th century, Tong Hall, no doubt being an influential early example of how Palladian principles could be applied to houses in Britain). Platt added an extra storey to the side wings, but attempted to keep the proportions of the original building by raising the pediment above the central bays and inserting a blind attic but even so these additions destroyed the careful classical proportions of the original Palladian design. To the rear elevation, Platt added large stone built bay windows to the wings to enlarge the living area and bring in more light. To the western façade a pedimented classical style porch on Doric columns was added, as were new iron balustrades to the western and main doorways. Today, the porch is in a poor condition and is supported by scaffolding and is worst element of a fairly neglected building, which could be better maintained and is defaced by wires and security devices. Unfortunately Tong Hall fell into physical decline over the course of the 20th century, and though the building's present owners are trying their utmost to satisfactorily maintain and improve Tong Hall, it nonetheless remains a difficult and ongoing task.

Discreetly set to the west of Tong Hall are its former coach house and stables, later extended to incorporate a laundry, brew house and farmstead (Home Farm) in addition to the original uses, now known as **The Courtyard** and **Little Court**. Built of the same brick with stone dressings and base as

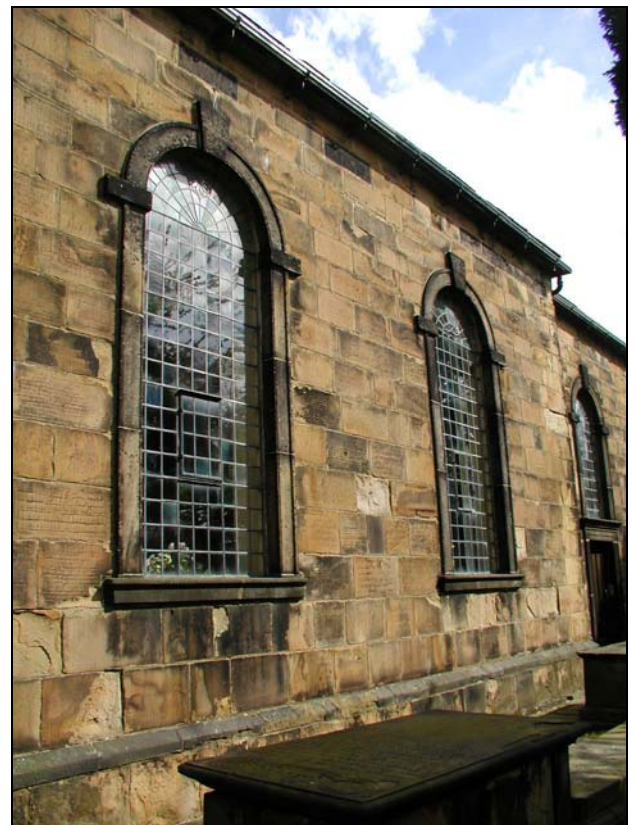
the Hall, The Courtyard was completed in 1711 and appears on an engraving of Tong Hall dated 1715. The horseshoe shaped brick and stone north, south and west sides of The Courtyard were the first element to be completed. The regular brick facades feature stone quoins to the outer corners and a stone string between first and ground floors, with stone margins and mullions to the irregular arrangement of single and paired windows and barn openings such as hay loft doors. The eastern element of The Courtyard was added in 1811, the probable date of the construction of the western enclosure of the courtyard. A mixture of brick and stone, the eastern element completes the square and sits well with the three older ranges and the nearby Hall and links the two via a segmental archway.



Three facets of the Grade II listed courtyards to the west of Tong Hall: a well maintained element nearest the Hall, mostly converted to housing (Little Court, top), the disused north and west sides of The Courtyard, formerly barns (The Courtyard, middle) and the poorly maintained and empty former farm buildings of the western courtyard (bottom). The materials complement those of the Hall while the arrangement and types of openings are indicative to the original functions of these buildings, which are a rare example of a complete set of manorial outbuildings.*

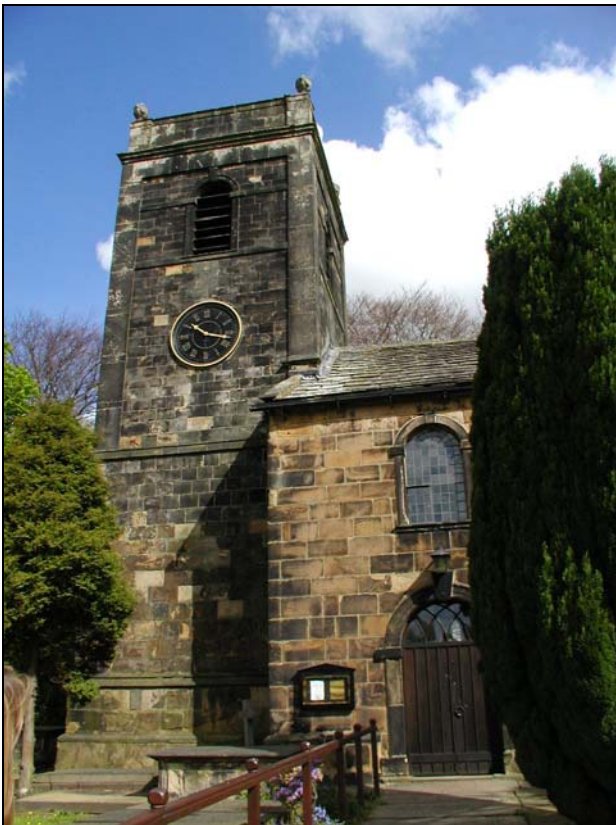
The western courtyard is comprised of the former outbuildings to the Hall and Home Farm, the farmhouse itself occupying a corner of The Courtyard. This jumble of early 19th century stone and brick structures lacks the uniformity and presence of the square courtyard it abuts, but is nonetheless an important component of the estate. Unfortunately, the western courtyard appears to be unused or underused and several of its constituent buildings are in a state of neglect, with roofs bowing and slates slipping and some windows missing or damaged. The same is true for the empty north and west ranges of The Courtyard where gutters are overgrown or missing, and several openings lacking doors or windows, providing a poor contrast to the eastern and southern ranges which have been converted to housing. Even where the building has found a new use, its appearance has been undermined by the insertion of unsympathetic windows and doors and the grafting of a large conservatory onto this Grade II* listed building.

The final building within Tong Park is a small stone-roofed, brick built **gazebo** about 75m to the east of the Hall. It is unclear when this small hexagonal structure was built or whether it originally incorporated any glazing.



The ashlar stone and simple, well-spaced windows give the Grade I Listed St James's Church an austere appearance, typical of Georgian churches.

St James's Church is situated on Tong Lane, to the east of the gateway to Tong Hall. Robertshaw (1960) described the church as *"neither an architectural gem nor rarity, but just a simple and small early 18th century House of God"*, but given the extent of 'restoration' of churches in the late 19th century, this *"epitome of the Georgian rural church"* (Hey, 1981) is Grade I listed for its exceptional importance as it is virtually unchanged internally and externally since its completion in 1727 for Sir George Tempest. As well as being a textbook example of Georgian church architecture and liturgy, the interior of St James's church incorporates the chancel arch and a perpendicular style window of the medieval chapel it replaced (built circa 1140). Excavations undertaken in the late 1970's uncovered the foundations of two smaller buildings which predated this medieval church and the discovery of grave markers within the footprint of one of these buildings meant that the original church could be dated to the 11th century and prior to the Norman Conquest, the only church in West Yorkshire where such early origins have been conclusively proven.



The tower of St James's Church is fairly inornate, being square in plan with few architectural features.

The most prominent feature of the ashlar church is the square western tower, with arched belfry openings set below a cornice and a crowning parapet with an elegant urn finial on each corner. The church has always incorporated a clock face

and five of the six bells in the belfry date from 1730. The 'polite' southern face of the church is the most regular with tall arched leaded windows with the same prominent imposts and voussoirs found at the belfry. Above the main doorway is a fanlight with wooden tracery. The large main window on the eastern elevation features six representations of the life of Christ and is the only window to use stained glass. This window is strongly gothic in character with an architraved pointed arch and tracery set below a moulded hood. The windows on the northern elevation consist of paired round arch windows set in a chamfered rectangular recess. The graveyard contains the remains of generations of the families who lived on the estate, the earliest is dated 1631 and many are tabletop in style.



Gateway to St James's Church (Grade II Listed)

A coped stone boundary wall encloses the churchyard with an impressive gateway leading from Tong Lane to the main entrance. The Grade II listed gateway is made of ashlar stone surmounted by ball finials. The attractive arrow-headed iron gate is an original feature. A timber ramp to the right of the gateway is a discreet modern addition. In front of the churchyard wall are blocks which enabled parishioners to mount and dismount from their horses and a set of stocks, listed Grade II and dating from the 18th century.

3-7 Tong Lane are connected to the churchyard wall and form an interesting L-shaped range of 17th century buildings, which are each listed Grade II for their special interest. **7 Tong Lane** is a rebuilt and refenestrated former Vicarage donated by Sir George Tempest in 1743. An extension is dated 1739, and is probably the date of the reconstruction of the original building into its present form. The windows of this tall stone built house are set in projecting stone margins and the quoined corners overlooking the churchyard feature moulded kneelers.



3 Tong Lane (Grade II Listed) is a handsome vernacular style house which was rebuilt in the 18th century. The saddlestone carries a date of 1615.

The coped gable of **3 Tong Lane**, a house dated 1615 overlooks the road. The main gritstone element of this house is the oldest and features rows of windows set in chamfered recesses and separated by double chamfered mullions with a hood mould running above the recess. On top of the saddlestone at the apex of the gable is a stone lantern finial with ball capping, which was an insignia of the Knights of St John of Jerusalem who had a hospital at Coley near Shelf. The lantern insignia also meant that this house was exempt from tithes and taxes. The house was extended and probably rebuilt in the 18th century when the brick wings were added to the north and east of the stone element. To the east of the front gable is the chamfered doorway of the original building, set beneath a moulded vernacular style hood. The adjacent **5 Tong Lane** is set at a right angle to number 3 and is a rebuild of an earlier vernacular building in the same brick used at Tong Hall. The re-use of the stone chamfered window margins, doorway quoins and gable end of the original building creates an interesting if not unique juxtaposition of the old and new ways of construction in the 18th century. Prior to the 18th century, the vast majority of buildings were made by local stonemasons using readily available materials with little input from elsewhere as to how the building should appear. Nearby Tong Hall is an early example of how even in the provinces external influences (in this case the architecture of Venice in the late Renaissance) were determining the design of buildings and at the same time improved communications led to trade with wider geographical areas and the importation of building materials from other places. Therefore although it is essentially a vernacular cottage, 5 Tong Lane

shows evidence of how the design and appearance of buildings was heading away from the vernacular tradition. It is believed that until the early 19th century this cottage was an ancient inn originally established by the monks of Tong Chantry. For the three hundred years prior to its relocation, the inn was named the Griffin, after the Tempest coat-of-arms.



5 Tong Lane (Grade II Listed) built in the 18th century with the Tong Hall 'motif' of red brick, but using sandstone openings, possibly taken from an earlier building.



Church Farm (Grade II)

Across from St James's Church is **Church Farm**, which unusually for this day and age is a working farm in the heart of a commuter village. The farmhouse is Grade II listed and is a rendered 18th century rebuild of a 17th century gritstone farmhouse. The northern elevation features pairs of windows separated by a square mullions set beneath hoodmoulds. The other important building at Church Farm, although in a poor condition is a stone built **barn**, probably dating from the early 19th century. Its corrugated iron roof has several sections missing to the longer eastern pitch, leaving the timber frame exposed while the timber gutter appears intermittently on its dentil block shelf. A large segmental arch cart entrance with a prominent keystone dominates the elevation facing onto the farmyard. Other openings include an open keyed oculus above the cart entry, arched ventilators, and



height and southern façade dominated by large glass sliding doors and an arcaded stone balcony are highly visible, presenting a poor view into the conservation area. As at 12b, the over-the-top iron gates to 12 and 12a are out of keeping with the traditional examples of ironwork within the conservation area.

Church Farm Barn (key unlisted building) was built in the 19th century. Its Tempest-funded construction and prominent location near the church were probably factors which resulted in the barn's pleasing appearance.

four-paned windows set in plain stone surrounds. The triangular coped stepped gable facing onto the road is an unusual feature, although due to neglect most of the steps are dangerously leaning into the building, some near collapse. At the centre of this gable is a loading-in door leading to the upper floor of the barn.



The rear of 12 Tong Lane (unlisted) reveals the mass of this building which is well hidden from Tong Lane. The large sliding doors and balcony are at odds with the otherwise sympathetic building. This house unfortunately blocks the view of St James's Church (the tower is just visible) from the right of way leading to Cockersdale.

To the east of Church Farm is **12b Tong Lane**, a suburban style detached home whose main façade is dominated by a wide garage door, placing this building at odds with the prevailing style of architecture in the conservation area. The random arrangement of stone on the elevations also conflicts with the flat beds of mortar used for the older buildings in Tong. Further along is a former single storey stone built estate cottage, **12a Tong Lane**. The almost blank roadside elevation and long stone roof disguise the fact that this cottage has been modernised. It faces **12 Tong Lane** across a private newly setted courtyard. This late 20th century stone built detached house looks like a small bungalow, not unlike the cottage opposite from the roadside, however, from the right of way outside of the conservation area its two storey



9 Tong Lane (Grade II) is an unusual single storey estate cottage, built in two phases.

On the north side of Tong Lane, no. **9** is another single storey estate cottage, but is Listed Grade II as it retains original details such as its stone roof, chimneys and vernacular style double chamfered mullion windows set in a chamfered recess with a drip mould above. The cottage was built in two stages in the 18th century, quoins and a change from larger blocks to regular stone 'bricks' defining the boundary between old and new. The cottage is dwarfed by its neighbour, **11a Tong Lane**, built in the second half of the 20th century to a standard design which takes little account of the context provided by the surrounding historic fabric.

Next to 11a, **13 Tong Lane** is an unusual house with a high walled courtyard to the front which has since been roofed over and now forms part of the dwelling. Although it is rendered white, the plain window surrounds and quoins are exposed. The quoins at the western end are 17th century while the slimmer ones to the east are from the 18th century. However, renovations to the building such as its rendering, extension and insertion of uPVC windows leave no other clues as to the age or significance of the building, obliterating its potential historic interest, although the stone chimneys and stone roof are other suggestions of an old building.



13 Tong Lane (unlisted) might well be a historic building given that it has 17th century quoins at its west end and 18th century quoins to the east. However, the rendering of the walls and the removal of original features such as the windows makes this impossible to discern.

Across the road are **14 Tong Lane** (formerly the Post Office) and the **Parish Room (12 Tong Lane)**, which were originally built in 1736 as the village school with schoolmaster's house. This Grade II listed building follows the vernacular tradition as all openings sit under hoodmoulds while double chamfered mullions divide trios of windows. Quoins indicate the extent of the schoolhouse before it was extended in the early 19th century, the window in the extension most likely being taken from its former gable. The upper courses of stone 'brick' suggest that the roof of the whole building was raised when the schoolhouse was extended.



14 Tong Lane was formerly the Post Office, as the red VR post box by the door indicates. The house was originally built to accommodate the master of Tong School which occupied the three bays of what is now the Parish Room. The entire building is Grade II Listed.

Opposite 12-14 Tong Lane are **15-19 Tong Lane**, a much later addition to the conservation area, which form part of the **Nettleton Close** development. The use of stone 'bricks', a stone-effect tile roof and square mullioned windows in plain surrounds means these houses make a good, if somewhat nondescript, attempt at assimilating with nearby buildings, such as 16-16a Tong Lane and The Barn. Rounding the corner, the rest of the properties at

Nettleton Close use the same architectural details giving these suburban commuter dwellings a vernacular styling with restrained facades and a treatment of garage doors which makes them less conspicuous. The historic interest of this cul-de-sac is derived from the high brick wall which formerly enclosed a kitchen/vegetable garden belonging to the Hall. The Grade II listed **wall** consists of two skins between 4.5" and 9" deep with a cavity about 12" deep between them. The walls would have been heated with vents distributing air across the enclosure, enabling the cultivation of tender and exotic plants and produce. The eastern wall is the highest remaining element, standing 16 feet high and forms both a screen and gateway to the new development. The use of brick for such a large structure in the predominantly stone Bradford area is unusual.



The Grade II listed red brick wall to the garden of Tong Hall and the houses of Nettleton Close which now fill the site.

The Greyhound pub is the next building encountered on the northern side of Tong Lane. Rebuilt in the early 19th century, this former farmhouse became an inn, replacing the Griffin at 5 Tong Lane. The pub takes its name from the Plumbe-Tempest coat-of-arms which is surmounted by a greyhound. The main elevation consists of three bays of three windows set in a chamfered recess and separated by double chamfered mullions. The stone exterior of the pub is covered with white render and a great number of

floodlights, CCTV cameras and related wires and cables. The eastern gable features a small timber dovecote.



The Greyhound (Grade II) was built in the early 19th century, but unusually features the leaded casement windows of an older building. This attractive building is marred by the accumulation of floodlights, CCTV cameras and wiring which are most prominent on the gable.

Across the road from the pub are a group of buildings which once constituted an estate farm, but are now all in residential use. **Mistal Cottage**, a quoined stone built outbuilding which stands under a long stone roof has been successfully converted to a dwelling through the insertion of a number of small recessed windows with minimal changes to the exterior of the building.



16, 16a Tong Lane and The Barn (now two dwellings) have 18th century origins and are all Listed Grade II, yet this has not prevented radical alterations such as the insertion of new windows, changes to the fenestration and even the rebuilding of a part of The Barn.

The row of buildings to the east, 16-18 Tong Lane and The Barn are all listed Grade II for their special

interest. **16 Tong Lane** was originally a farmhouse, built in the early to mid 18th century of sandstone, although the stone is concealed by render apart from some window surrounds. The lower range of buildings **16a, 18 and The Barn**, despite their listed status appear to have been rebuilt in the 20th century, with much of the original features to the roadside removed and new openings inserted, giving the row the appearance of being newly built, undermining the historic qualities of the buildings themselves as well as the lane as a whole.

Nearby, **20-24 Tong Lane** is a row of late Georgian estate workers' cottages, although this is difficult to discern as all three have been white-rendered and nos. 20 and 22 have modern timber single pane replacement windows. The stone roof, brick chimneys and fenestration give some indication of the age of this row, and this is confirmed by the unusual Regency-era three pane sash windows to no. 24, a surviving original detail.



24 Tong Lane (unlisted) is at the end of a row of estate workers' cottages built in the 18th century. Underneath the render are the same red bricks visible on the chimney. The retention of the stone roof and three-pane Regency-era sash windows gives this cottage a historic appearance.

Among the 20th century commuter houses at the east end of the conservation area is **40 Tong Lane**, formerly a pair of cottages that was probably built in the early 19th century and unusually face away from the road, with only a few irregularly spaced windows overlooking Tong Lane. Although unsympathetic plastic windows have been inserted, the stone built house retains a stone roof, dentil course and four corniced chimneys. The most notable 20th century housing in the vicinity of 40 Tong Lane are **42-48 Tong Lane** which are probably the best attempt at vernacular style commuter housing in the conservation area as they use architectural motifs such as square mullioned windows set in plain stone surrounds arranged in a fairly irregular layout

(much like older vernacular buildings), quoins, a slight step in the façade and stone chimneys. These houses are the most visible part of Hill Green Court. At the entrance to Hill Green court is **50 Tong Lane**, a vernacular revival house dated 1837.



50 Tong Lane (key unlisted building). The vernacular style is used for buildings of all ages in the conservation area.

42-48 Tong Lane overlook a small group of unusual estate buildings which are all listed Grade II for their historic interest. The octagonal monolithic **water pump** was sunk by public subscription and is dated 1849, although the stone is difficult to read because of weathering. The cast iron lion's head spout has been removed, presumably stolen. To the west is a small horse trough. Behind the water pump is the **pinfold**, a small stone walled enclosure where stray or loose animals were kept until their owner reclaimed them. The pinfold adjoins the **smithy**, now used as a domestic garage with modern timber doors below a timber lintel. Each side of the smithy has a vernacular style three light square mullion window.



The water pump (Grade II) is badly damaged and lacks the cast iron lion's head spout. In the background is the Grade II Listed pinfold.

The smithy stands at the corner of Tong Lane and Keeper Lane and opposite a former pair of cottages, or possibly a single farmhouse which now lacks most of its original details. Next door is **East View Croft**, a long barn with two segmental arch cart entrances, which has been sensitively converted into a dwelling, retaining much of the buildings original detail. The twin cart entrances have prominent keystones and retain vertical boarded doors while the new window openings are small and allow the old wall to dominate the roadside elevation. The southern element retains two tall thin ventilators. The roof of this barn, dated 1849, is re-laid stone and is not broken up by new additions such as velux windows or flues.



East View Croft (unlisted)



Manor House (Grade II Listed). The central element is dated 1629 with the eastern component added later in the 17th century (the gable is probably a late 19th century addition). The projecting western element dates from the 18th century. Note the unusual spiky finials.

Further up Keeper Lane, the **Manor House** is one of the oldest houses in the conservation area, the oldest element being dated 1629 and was reputedly the abode of Sir George Tempest during the rebuilding of Tong Hall. The Manor House appears to have been built in two stages during the 17th century, with a southwestern element added in the 18th century. The building was substantially 'restored' in the early 1900s, which meant much of the house was rebuilt and the northwestern

component added in a then fashionable vernacular revival style. Regardless of age, the windows of this Grade II Listed building are vernacular style leaded casements set in chamfered mullion surrounds. The front door in an architraved doorcase and window of the first build are beneath a bracketed dripmould, which has been extended above the ground floor windows of the projecting 18th century extension, which features interesting mullioned windows which wrap around the outer corner. The gable to the front of the eastern element (which itself was the second part of the Manor House to be built) was probably added at the beginning of the 20th century when the house was restored.



The vernacular detailing of kneelers, chamfered openings, hoods and dripmoulds are found at The Manor House and on many other buildings in Tong.

Behind the Manor House, **19 Keeper Lane** might have originally been an estate farmhouse which

was at some point rebuilt, as it is simple in plan and features vernacular style chamfered surrounds, double chamfered mullions and hood moulds above each opening. The stone chimneys and surrounds to openings reveal that this rendered building is stone built. To the east of 19 Keeper Lane are a few red brick outbuildings with stone roofs, which suggests that they were originally part of Tong Hall Estate and built in the 18th century. One small outbuilding in the centre of a field is believed to be a dovecote.

Returning to Tong Lane, 33-37 is an interesting row of estate workers' cottages. **33 Tong Lane** is another single storey cottage, which might be made of red brick, despite the sandstone quoins that remain exposed while the rest of the walls and chimney are rendered. The stone porch and large new windows remove much of this cottage's historic character. The two storey row of **35, 35a and 37 Tong Lane** has lost much of its unity through alterations which undermine its consistency. Only number 37 displays the handmade bricks used in the rebuilding of Tong in the 18th century, numbers 35 and 35a being cream and white-rendered respectively. The irregular pattern of openings and lack of chimney to 35a and 37 could mean that these buildings were originally a range of farm buildings. Generally windows are in threes and are separated by square mullions, however, the ground floor windows of number 35 appear to have been lowered, while number 35a has unusual first floor footlights.



35-37 Tong Lane (unlisted). Alterations have undermined the unity of these 18th century estate cottages.



7. Open Spaces and Natural Elements

Summary of Open Spaces and Natural Elements

The response of the historic development to the landscape in and around Tong has created a range of open spaces in the conservation area which are a defining component of the village's prevailing character.

- Tong Park is the largest open space in the conservation area and is a mixture of dense deciduous woodland and open grassed areas. In providing Tong Hall with an attractive and appropriate setting, the Park is a key element of many important vistas looking towards and away from the Hall. The different juxtapositions of wooded and open spaces give the Park a range of open spaces with different characters.
- St James's Churchyard is a serene and secluded space due to its elevated and set back position from the road, the thick canopy of the numerous trees in the churchyard and the towering woodland of Tong Park to the north and west. Only the neighbouring Park matches the tranquillity and peacefulness of this high quality greenspace.
- A small pocket park to the west of the Parish Room is a pleasing and well-tended break in the building line along Tong Lane. On the opposite side, the cricket ground and pinfold area have a similar effect. The former is an important institution situated at the centre of the built up area of the village.

The combination of Tong's rural setting, the social structure of the estate and the careful control of when and where new development has occurred has resulted in a large number and variety of open spaces and natural features which constitute an integral part of the conservation area and its setting. Some of the open spaces are historic features in their own right while others provide a setting for the buildings and are part of key vistas and therefore

the treatment of this space is imperative as it influences the overall feel and character of the area. The survival of extensive areas of green space and foliage mean that many of the buildings in the conservation area can be appreciated in their original context and the thoughtful siting of new development can uphold this important facet of Tong.

By far the largest open space within the conservation area is **Tong Park** which covers much of the north side of Tong Lane. It is known that prior to the remodelling of Tong Hall in 1773, there was a formal garden directly in front of the building, bounded by high stone walls, with a similarly enclosed garden to the rear. Tong Park surrounded the Hall and its gardens and probably took the form of a grid of pathways bounded by formal planting and lawns. It is unknown whether the remodelling of Tong Hall also involved large scale changes to the nature of the surrounding parkland, but it is known that the square front and rear garden walls were demolished, meaning the Park itself became the setting for this unique landmark building.



The foliage flanking the drive to Tong Hall effectively blinks this vista making the Hall appear prominent but also distant.

In the time of the Tempests, the Park covered an area of 32 acres, but under the ownership of Eric Towler between 1941 and 1943, 20 acres of the Park was given over to pasture, leaving a reduced area of formal parkland in the vicinity of the Hall, which by this time had probably lost much of its rigid grid layout. Today, Tong Park provides an attractive mixture of well-maintained areas of grassland and woodland which provides Tong Hall with an attractive setting. The boundary wall and railings to the Park at Tong Lane are beneath the canopy of densely packed sycamore trees. The gateway is set behind a neat tapered grass verge which contrasts with the tightly packed wall of foliage on the other side which makes for an interesting tunnel-like vista of Tong Hall, situated some 200m from the gateway. Passing through the gateway a regular line of shrubbery below the canopy of the deciduous woodland reinforces the straight line of the drive and encloses it. The entrance lodge and the large rectangular fishpond behind it are the only interruptions to the woodland, but are more or less swamped by branches and leaves.



The open grassland around Tong Hall accentuates the grandeur of the building.

The Hall forms the centrepiece of vistas up the drive and dominates more and more of the view until about three quarters of the way up when the woodland area abruptly ends and gives way to the manicured lawns around the large carriage sweep in front of Tong Hall, which was added in 1773. The broad swathe of grassland allows the impressive façade of the Hall to be viewed from many angles and provides a fittingly grand immediate setting.

The land to the rear of Tong Hall, probably landscaped sometime after 1773, consists of two grassed plateaux separated by an embankment with the land falling almost vertically away from the semicircular lower plateau. This open arrangement

of land affords the Hall a fine prospect of Fulneck across the rural Ringshaw Beck valley. Equally, the stepped lawns are presided over by the striking bay windowed north elevation of Tong Hall. To the northeast of the Hall is the one truly neglected element of the Park, an overgrown ornamental Dutch garden, a feature of some antiquity, which alas fell into neglect over the course of the 20th century and has had a great deal of its stonework or features stolen. The garden is cross-shaped with rounded ends and appears to have once had a central ornamental fountain, which has been removed.



Hidden away from the Hall, open countryside and village, the handful of secluded spots like this is another facet of Tong Park

To the east and southeast of the Hall, there is a stronger interplay of the woodland and grassland elements of Tong Park as trimmed lawns meander away from the carriage sweep between dense areas of foliage leading to small, quiet greenspaces with some seating areas hidden away from the otherwise omnipresent mass of the Hall. The seclusion of these spaces by natural elements means the sight and sounds of birds are more prevalent than elsewhere in the Park. The grass pathways also allow views into the mature woodland, providing a contrast between the more and less managed parts of Tong Park.

The eastern fringe of the parkland owned by Tong Hall Business Centre is the location of the building's car park, sited sensitively away from the historic edifice. From here, the woodland ends abruptly, for at the other side of the wall is a large grazed field, formerly part of the landscaped Tong Park. While similar in character to the other fields which surround the formal and woodland elements of Tong Park, this is the only field to be part of the conservation area because it lies within the envelope of the built-up village and its open nature

allows views from Keeper Lane of Tong Hall and the Nettleton Close/Tong Lane area of the village.



Vista of the wooded setting of Tong Hall from Keeper Lane looking across the open fields of Tong Park.

Returning to Tong Lane, the neat grass verge in front of the gate to Tong Hall extends in front of the wall of St James's Church and lends the gateway, steps, mounting blocks and stocks an air of prominence on the roadside. The **churchyard** itself is elevated behind the wall, further removing it from the noise and traffic of Tong Lane. The neatly kept graveyard is studded with deciduous trees, which give it a secluded feel. The numerous table graves complement the church and the stone flag pathways. To the north and west, the dense woodland at Tong Park enhances the distinctiveness of this high quality space. The western end of the village is dominated by mature trees, such that from the fields outside of the conservation area, views of the buildings, including Tong Hall and the tower of St James's Church, are obscured or blocked entirely by foliage, giving the western end of the conservation area a fairly enclosed character despite it being surrounded by open fields.



St James's Churchyard. Note how this shaded space is well elevated with Tong Lane out of sight.

Further along the lane is a small **pocket park** adjoining the Parish Room which is the closest thing Tong has to a village green. Perhaps originally the school playground, this formally kept greenspace consists of a lawn with some clumps of flowers, including some in a stone trough. The south and western edge of the green is bounded by a dry stone wall which is lined with trees which screen the green from the adjacent fields. The stone flagged paths lead to a stile in the wall which forms the entrance to an ancient footpath linking the village with Drighlington and Cockersdale. This space is a pleasant break among the buildings and boundary walls which line Tong Lane and makes a favourable first impression of the village when entering the village along the footpath.



The pocket park on Tong Lane.

The largest open space along Tong Lane also lies at the heart of the conservation area. The pitch of **Tong Manor Cricket Club** acts as a focal point for the village on Summer days and, like the pub, is an important component of the village's identity and can be seen as a continuity of the open fields of Tong Park and provides a good setting for the listed pub, water pump, pinfold and smithy.



8. Permeability and Streetscape

The street pattern of Tong is another facet of its historic character and adds interest to the conservation area, while the survival of historic street surfaces are an attractive streetscape feature that adds authenticity to the scene. The following make the streetscape and throughways of Tong of interest:

- The village is stretched along two ancient rights of way: Tong Lane, which was initially improved as a turnpike in the early 19th century, and Keeper Lane, a track which crosses the valley to Fulneck. Other ancient rights of way lead across the fields to Cockersdale and Drighlington.
- Tong Lane retains its gently sweeping course, its line being defined by buildings and boundary walls built close to the road, and, in places, lines of trees. The insertion of unsympathetic traffic calming measures at four points as the lane passes through the village diminishes its country lane character and provides a poor contrast to the rest of the historic townscape. The general character of the lane is open and leafy apart from two clusters of buildings close to the road at Church Farm and at the junction of Tong Lane and Keeper Lane.
- The drive and carriage sweep of Tong Hall and the treatment and layout of the associated setted courtyards and a private path leading to St James's Church are all important elements in understanding past ways of life and are crucial components of the setting of these highly important listed buildings.
- The conservation area has low permeability due to the nature of its linear layout and the large chunks of land in private ownership, much like in the past.
- The survival of significant areas of setted streets or yards and flagged pavements and pathways complements the stone of the buildings and communicate the relative importance of these spaces in the past.

Tong Lane is the main thoroughfare through the conservation area and runs in a roughly east-west direction along the spine of the spur of land Tong is situated upon, linking Westgate Hill with Farnley, Wortley, and eventually Leeds. The built up area of the village stretches along this ancient route, with very little by way of lateral development or other throughways crossing Tong Lane. Keeper Lane and two tracks to the south of Tong Lane (one to the west of The Parish Room, another through Manor Farm) are ancient rights of way through the fields which provide access to and from the villages of Fulneck and Cockersdale. The concentration of development along Tong Lane and Keeper Lane and the lack of other through roads is testament to the prohibition of any large-scale development in Tong over the last 500 years and thus the conservation area retains its medieval layout and street pattern which is shown on the enclosure plan of 1725, where houses and farmsteads are concentrated in two clusters connected by an intermittent line of buildings fronting Tong Lane. It appears that the church and Hall provided one nucleus while a group of crofts along the dead-end Dawson Lane formed another. Today, the treatment of these roads, accesses, pathways and bridleways has a strong bearing over the character of different parts of the village.



After passing the tree lined sweep in the background, this traffic calming measure marks the edge of the village from the west.

The improvement of **Tong Lane** as a turnpike in the early 19th century and engineering of the road in the 20th century has given the lane a consistently broad and open outlook, although it more or less follows the same irregular gently sweeping course it had prior to improvement. Approaching the conservation area from the west along Tong Lane, the dry stone and timber fence with hedge field boundaries on either side begin to be overshadowed by near solid lines of trees following the line of the road and forming a gateway to the village. The bend of the lane prevents long distance views into the conservation area and the line of trees is only slightly interrupted by the Tong Village Hotel. Just beyond the hotel is the first of several recently introduced measures to slow down and reduce levels of traffic through the village, namely a **chicane** which creates a bottleneck and narrows the road down to one lane only. While it is necessary and desirable to make the road safer and prevent it being an overused 'rat run' between different parts of the Leeds-Bradford conurbation, the proliferation of large signs, bollards and other street furniture at each of the chicanes (there are four along Tong Lane in the conservation area) detracts from the country lane character of Tong Lane and provides a poor contrast to the surrounding open spaces and buildings of the conservation area.



The Courtyard contrasts with the open character of the other street spaces in Tong conservation area.

On entering the conservation area, a high wall topped with iron railings forms the outer boundary to Tong Park. The Grade II* Listed **gateway** to the Hall is flanked by iron railings and set behind a tapered grass verge which draws attention to this attractive feature. From the gateway, the sight of the central bays of **Tong Hall** at the end of a perfectly straight drive closely flanked by foliage draws the eye to the Hall itself and communicates the stature of its owner. The tunnel-like drive opens to a circular carriage sweep, finally allowing the whole of the front façade of the Hall to be visible.

Discreetly set to the west of the Hall across an expanse of stone setts, the layout of Grade II* listed **The Courtyard** is unlike anything else in the village. Accessed through an archway, the Courtyard is a setted square which is shut off on all sides by the two storey red brick and stone barns and outbuildings, giving away little as to what lies outside. This hard sheltered enclosure is stronger in character than the three-sided courtyard to the west (also listed Grade II*) due to the reduced sense of enclosure, lack of uniformity in terms of height, scale and orientation and the varying states of disrepair of the buildings. The long track leading to the courtyard is unsurfaced rustic in character with the woodland of Tong Park screening off the Hall itself.



The verge in front of St James's Church showcases the grade II listed gateway and stocks and the unlisted wall and mounting blocks.

Returning to Tong Lane, the grass verge in front of the gateway to Tong Hall extends in front of the wall of **St James's Church**. This gives prominence to the Grade II listed gateway and stone steps, stocks and unlisted mounting blocks as well as the Georgian church beyond. The stone flagged pathway leading up to the church converges with another pathway which leads out of the northwest corner of the churchyard and joins the drive of Tong Hall and was the private route taken by generations of the Tempest family to and from church, passing through the dense woodland of the Park. This pathway is an interesting link between the two Grade I listed buildings and sheds light onto the power and presence the Tempests held over the village. In the vicinity of St James's Church, several estate buildings directly overlook the road or are set behind very shallow gardens, contrasting with the space afforded to the Hall and church. Church Farm, 3-5, 9 and 12a Tong Lane are all situated very close to the road and are highly visible elements of the street scene. 3-5 Tong Lane and the barn at Church Farm are juxtaposed with another chicane in the road and yet more signs and bollards.



This park presents a pleasing contrast to the buildings and boundaries lining Tong Lane.

The pocket park to the west of the Parish Room provides a break in the line of buildings and boundary walls fronting Tong Lane. The forked flagged paths running through it converge at a stone stile set in the wall which leads to an ancient right of way leading to Cockersdale. To the east of the park, the Parish Room and former Post Office, Mistal Cottage and the range of 15-17 Tong Lane and the Barn provide an immediate contrast, being sited adjacent to or very close to the road. On the opposite side, 15-19 Tong Lane are sited such that they are neither very close to the road (as the old estate houses are) or set some distance back (like many recently built houses in Tong), giving them a suburban appearance, despite the effort made at giving the houses some vernacular style detailing. These houses form the edge of **Nettleton Close**, a fairly recent commuter dwelling development which is unusual in that half of the houses have been built within the Grade II listed boundary wall of the former vegetable garden of Tong Hall. The height and mass of the Grade II listed redbrick wall screens off the new houses and forms an impressive gateway into the cul-de-sac. Although the pavements are flagged with York stone, the houses themselves are of an unadventurous suburban vernacular style design, sited behind open front gardens which have no precedent in the conservation area and mean that they do not feel like an organic extension of the village.



Nettleton Close. Despite the vernacular styling of these houses, their arrangement and the treatment of the space is suburban rather than rural.

To the east of Nettleton Close, the character of Tong Lane changes slightly as it runs between the two different focal points of the village. The Greyhound and Tong Manor Cricket Club and the estate workers' cottages across the lane at 20-24 Tong Lane are all set quite far back from the roadside which is lined by dwarf boundary walls topped by holly bushes to the north and deciduous shrubbery to the south. This gives this stretch of Tong Lane a leafy, tunnel-like feeling, but the hidden roofline gives this stretch of road a sense of openness. In front of the cricket ground is another chicane which looks quite out of place with this green backdrop.



Between Nettleton Close and Keeper Lane, hedges flank Tong lane. The chicane makes a negative impact on this vista.

The open front curtilage of 38 Tong Lane creates a sudden stop to the foliage and the blank stone mass of 40 Tong Lane closes off the view along the road and announces the edge of the eastern cluster of buildings around the junction of Tong Lane and Keeper Lane. The Smithy, 42-50 and 31-37 Tong Lane, East View House and East View Croft all give the T-junction a hard character due to their position

near the roadside which contrasts with the spaciousness either lane away from this junction. However, the lack of a front boundary wall to the otherwise sympathetic 42-48 Tong Lane and the chain-and-post boundary to number 31 opposite break up the definition of the roadside which is otherwise lined with dwarf boundary walls. To the east of this junction, Tong Lane opens up as it becomes bounded by the fields of Manor Farm and a regular line of mature deciduous trees to the north. Another chicane forms an unfortunate eastern gateway to the conservation area.



Keeper Lane is a quiet agricultural lane lined with vegetation.

Keeper Lane quickly quietens as distance from Tong Lane increases. This narrow single track lane is very rural in character, being bounded by a former barn, Tong Park to the west and open fields to the east. A thick wall of foliage and shrubbery lines the western side of the lane and allows only glimpses of the capacious fields of Tong Park beyond, giving the lane a sense of seclusion. The stone gateway with florid iron gates of Manor House are an eye-catching break in the lane side greenery, the house itself being set some distance back from the lane. Manor House is unusual in that the nearby Dawson Lane also leads up to the house forming a U-shape drive with the drive leading from Keeper Lane. **Dawson Lane** itself is more domestic in character, being lined by modern suburban housing with large gardens. At the edge of the conservation area, Keeper lane splits into two narrow tracks. The eastern track is the lane to Northfield Farm while the western track is a bridleway lined by dry stone walls leading to Fulneck and taking in views of the rear of Tong Hall and the Park.

9. Conclusion: Character Specification and Guidance

To safeguard the special interest of an area, Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of Tong Conservation Area, things like,

- the style, form, orientation, massing, height and scale of buildings;
- the way the built structure interfaces with the spaces created;
- the width and orientation of streets;
- the colour and texture of the materials used;
- the topography and setting of the area;
- the roofscape and streetscape;
- how the area interacts with the surrounding environment;
- natural elements; and
- local detailing.


However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of the village of Tong. This section highlights the elements that contribute to the character and appearance of the conservation area, summarising the information contained in the body of this document, and puts forwards policies that will provide the framework of the protection of these features. Owners and occupiers of sites within the conservation area, prospective developers and the Council should use this to determine what constitutes appropriate change and as a basis for the future management of the area. It should be read in conjunction with the policies set out in Bradford Unitary Development Plan (see *Appendix 3*).

Tong Conservation Area covers virtually the entire built up area of this ancient manorial village situated on the spine of a spur of land overlooking the Ringshaw Beck valley and Cockersdale. Known to have been a manor prior to the Norman Conquest and the only settlement in West Yorkshire known to have a church at this time, Tong remained the seat of the manor until the estate was sold in 1941. The control of the manor over the lands it owned meant

it had absolute control over how the village developed. The restriction of new development and the resistance of industrialisation meant the village retains its linear, medieval layout and clusters of farm buildings, estate cottages and institutional buildings such as a church and school lie outside of the expansive Tong Park. The rebuilding of much of the conservation area in the 18th century, starting with Tong Hall in 1702 has given the buildings in the conservation area a strong sense of unity and unique townscape elements, many of which, including St James's Church (1727), and the village school (1736) are of interest in their own right.

This section will summarise the characteristics which are common across the conservation area and then those features which vary. For each characteristic, guidance based in planning policies will be given outlined to show how these special characteristics will be protected.

Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<ul style="list-style-type: none"> • Topography and setting – set on the spine of a spur of land running roughly east west and overlooking Ringshaw Beck valley to the north and Cockersdale to the south. Although the conservation area is more or less flat, the land on its outskirts gently falls away to the south, north and east. The open pastoral nature of the conservation area's setting means that there are open views of Drighlington and Cockersdale to the south and the Moravian settlement of Fulneck and Bradford urban area to the north. The sight of distant settlements across open land gives the village an isolated, self-sufficient feeling. 	<ol style="list-style-type: none"> 1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of the Unitary Development Plan (UDP)). 2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the UDP).
<ul style="list-style-type: none"> • Traditional building materials – The extensive use of red brick for many of the old buildings in the conservation area, most notably Tong Hall, makes it unique among the conservation areas in Bradford. However, even those buildings that are predominantly made of red brick feature gritstone bases and dressings, while many of the other buildings of the conservation area are made of local sandstone and gritstone. Stone slate roofs and stone boundary walls are strong unifying features, while a significant number of buildings and enclosures feature iron railings and gates. Timber was traditionally used for windows and doors. 	<ol style="list-style-type: none"> 3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the UDP). 4. Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the UDP). 5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the UDP). 6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the UDP).

- **Setts and Flags** – these natural stone elements of streetscape are present in various locations across the conservation area. Significant areas of continuous flagged and setted surfaces survive and enhance the appearance of the area.



7. There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of the Unitary Development Plan).

- **Boundary walls** – these are evident in lining roads green spaces and yards to define spaces and the line of the roads and pathways. Fields are bounded by dry stone walls, while the curtilages of buildings are bounded by mortared walls with blocks cut into shape or hammer dressed.

8. Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Unitary Development Plan).

- **Street Pattern and Permeability** – Tong Conservation Area follows a linear pattern, closely lining Tong Lane, Keeper Lane and Dawson Lane, with very little lateral development. This feature is more or less unchanged since medieval times and ensures the conservation area remains dominated by nature and agriculture. There are no alternative routes through the conservation area apart from these ancient lanes.




9. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan).



Characteristics which vary across the Conservation Area

Characteristic	Variations	Guidance
<p>Architecture and building details</p>     	<p>The majority of the buildings in Tong Conservation Area are vernacular in style. The oldest vernacular buildings in Tong were originally built in the 17th century and typical details are quoins, kneelers, coped stone roofs, drip moulds or hood moulds, chamfered surrounds to openings and tall narrow windows set in rows separated by double chamfered mullions. These buildings are stone built, although a significant minority were rebuilt in the 18th century using redbrick, but reuse details of the earlier building such as the roof and openings and other stone dressings such as hood moulds. A handful of buildings from the 19th and early 20th century are of a vernacular revival style, and despite slight differences in the materials, height, scale, and massing of the buildings, they feature the same architectural motifs as the older buildings. Even some of the more recent houses built in the conservation area are in this style.</p> <p>Tong Hall is a Georgian era country house with a symmetrical facade and regular grid of openings with ornament restricted to a few locations such as above the front doorway or the pediment and finials above the central bays. The original building was carefully proportioned to follow the architectural theories of the High Renaissance architect Andrea Palladio, although this was undone by the later remodelling of the Hall. This building is stylistically unique in the conservation area, reflecting its status, although the principles of austerity, simple forms and restrained decoration is legible in St James's Church, built some twenty-four years after the Hall.</p> <p>There are several barns in the conservation area, mainly built in the 19th century and these typically consist of large blank front elevations only broken up by large segmental arch cart openings and a few small openings, usually including taking-in doors ventilators. Many of the barns have been successfully adapted to dwellings with minimal impact on the overall appearance of the building.</p>	<p>9. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan).</p> <p>10. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the UDP).</p> <p>11. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan).</p>

<p>Open spaces and Natural Elements</p>   	<p>The north side of Tong Lane is dominated by green open spaces and the western end of the conservation area is studded with a large number of mature trees which tower over the buildings and screen views into this part of the conservation area.</p> <p>By far the largest space is Tong Park, the landscaped setting of Tong Hall. There are important interactions between the Hall and Park with the dense woodland bounded by Tong Lane framing the key vista of the distant Hall at the end of its drive. The immediate setting of the Hall is open grassland, allowing the building to occupy a commanding position and enjoy views across the rural valley to Fulneck. The well-maintained grassed spaces are interspersed with the sylvan elements of the Park, creating a small number of tranquil and secluded parkland spaces, screened away from the Hall and village. To the east of the wooded area and Hall car park, is a large open area of grazing, formerly part of the Park. This flat, open expanse of greenery both reinforces the pastoral character of the village and allows for long distance views of Tong Hall, the Park and the built-up area of the village.</p> <p>The line of buildings and stone boundary walls closely overlooking Tong Lane is broken up by an attractive small green adjoining the Parish Room and a long stretch of holly bushes and shrubbery in front of Tong Manor Cricket Club. As many of the plots between the older buildings have been developed, these breaks in the building line are important in that they help the conservation area to retain its low density and historic character. The Cricket Ground itself is an important village institution as well as a pleasant green space.</p>	<p>12. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP).</p> <p>13. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p> 
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10. Preservation and Enhancement Proposals

"Bradford must look after this place, cherish it and see that it is never spoilt" (from *Portrait of a Village*, Yorkshire Observer Budget, 1956)

Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place. As has been ascertained, Tong Conservation Area has a strong rural agricultural character with significant elements of development pertaining to the village's history as the seat of Tong Manor. In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this report) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Unitary Development Plan* (see *Appendix 3: Legislation and Council Policies Relating to Conservation Areas*). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

10.1 Preservation of the Character and Appearance of Tong Conservation Area

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and apply the policies set out in its *Unitary Development Plan* to control further change within the conservation area. Most importantly:

- There will be a strong presumption in favour of preserving both listed and unlisted properties and spaces that contribute to the special interest of the conservation area, as well as the surviving elements of its setting that are intrinsic to its rural aspect.

- In making decisions on proposed new developments within the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance.

These principles will form the basis of future control of the conservation area, however a number of specific factors which do not contribute to or threaten the character of Tong Conservation Area. These are outlined in section 10.3 of this assessment along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about Tong, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties and spaces.

English Heritage is responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings is available from The City of Bradford Metropolitan District Council. There are twenty-three buildings protected via listed status in Tong Conservation Area (listed in *Appendix 2* of this assessment) and merit the protection offered by the Listed Building and Conservation Areas Act 1990 which aims to preserve the character and appearance of the building when changes or alterations are being considered. It is important to note that any adverse or inappropriate changes or alterations to listed buildings in conservation areas not only affect the special character of the building, but also that of the conservation area.

There are other buildings and features within Tong Conservation Area which, although not listed, contribute substantially to its townscape value and historic appearance. These buildings and features are subject to increased planning controls because

of their location within a conservation area. That protection is based on the presumption against demolition which means that other alterations could be made to them which could damage the character of the conservation area.

In Tong there is a handful of unlisted buildings retaining much of their historic character seen in the survival of original and/or the installation of appropriate replacement doors and windows. Although unfortunately many of the cottages made of handmade brick have been covered with render, other changes that could damage the conservation area, such as the replacement of stone or slate roofs with artificial tiles, have not taken place. This is a credit to the owners of these properties who recognise the heritage value of their properties and how it relates to the character of Tong.

Generally, many minor changes that result in a loss of character can be made to dwellings without the need for planning permission and in many cases, this has already happened.

10.2 Design Guidance: Additions, Alterations and New Build

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this as the starting point of the new design. This will ensure that the uniqueness of the conservation area is maintained. This does not necessarily mean that development should replicate what is already there, nor that off-the-shelf 'historic' details be given to new buildings. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and massing of existing buildings.

A recent publication by CABE (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Building in Context: New Development in Historic Areas* sets down some useful guidelines as to what constitutes good new design in conservation areas. Generally:

- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site. This ensures that new development would respect the context provided by the village of Tong and could therefore be regarded as a progression rather than an intrusion.
- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. In Tong the

isolated or small groupings of cottages or farm buildings stand very close to Tong Lane and are prominent features of the street scene. Only buildings of social note, such as the Hall, Church, Manor House or inn are set back from the road.

- Important views and vistas within, across, into and out of the conservation area should be respected. This is particularly important in keeping key buildings and landscape features visible and ensuring the open countryside remains a ubiquitous backdrop.
- The scale of neighbouring buildings should be respected. In Tong, there are variations in building height according to status and function; the Hall and church tower are over three storeys high, while farmhouses, barns and some cottages are two storeys in height, while others are only a single storey in height. The scale of the building varies according to age, original function and status. New development should not be conspicuous by ignoring the general scale of the buildings around it.
- The materials and building techniques used should be as high quality as those used in the existing buildings. Although there is a mixture of stone, hand made red brick and rendered buildings in Tong Conservation Area, stone boundary walls and stone slates (or in newer buildings stone effect tiles) go some way to uniting the buildings and enclosures despite the differences in style, mass, age and function of the buildings. This, coupled with the care and skill with which these structures were erected, sets the benchmark for new development in the conservation area.
- New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place. These spaces have been identified in preparing this assessment.

Positive and imaginative response development will be encouraged, especially that which makes a particularly positive contribution to the public realm. Pastiche, the replication of historic features in an unimaginative way should be avoided.

10.3 Enhancement Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant historic pastoral estate village feel of the place and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. They are listed in order of priority (most important first) as identified by members of the local community who participated in preparing this document:



- **Creative Traffic Management** – the position of Tong on a fairly direct route between central Leeds and the outskirts of Bradford has resulted in a large flow of through traffic which is detrimental to the safety of pedestrians, the upkeep of the road itself and the tranquillity of the rural conservation area. The present traffic calming measures introduced to Tong Lane as it passes through the village have reduced traffic speeds, although there are still quite high levels of traffic passing through. The traffic calming measures themselves create a single lane bottleneck every 200m or so along the road and the proliferation of associated bollards and signs has a negative impact on the street scene of Tong Conservation Area. Unless strategic measures can be used to encourage through traffic to follow more suitable routes, a creative traffic management solution must be found to deter through traffic and improve safety while at the same time respecting the historic appearance of Tong.
- **The Retention of Original Features** - Where houses have retained traditional features such as a stone roof, panelled timber door, stone

mullions, timber sash windows, fenestration, or stone boundary walls, it enhances the appearance of the conservation area and maintains a vital element of consistency as well as upholding the integrity and interest of the individual buildings or small groups of buildings. Unfortunately many of the unlisted buildings in the conservation area already lack some details such as timber sash and multi-pane windows, while many external walls have been painted or coated with unsuitable renders. Article 4 (2) directions can be introduced to protect the remaining significant traditional features and details on dwellings that enhance the character and appearance of conservation areas. The Council has powers under Article 4 of the Town and Country Planning (General Permitted Development Order) 1995 to control development which would normally be allowed without the need for planning permission, but which would lead to an erosion of the character and appearance of the conservation area. Article 4 (2) Directions work by removing permitted development rights from specific buildings thus allowing control over changes to elevations, boundaries, roofline or materials where they contribute to the local character. If introduced, an Article 4 (2) direction would mean that planning permission may be required for all or some of the following:

- *Formation of a new window or door opening.*
- *Removal or replacement of any window or door.*
- *The replacement of painted finishes with stains on woodwork or joinery.*
- *The addition of renders or claddings.*
- *Painting previously unpainted stonework.*
- *Installation of satellite dish antennae.*
- *Addition of porches, carports and sheds.*
- *Changes of roof materials.*
- *Installation of roof lights.*
- *Demolition of, or alteration to front boundary walls or railings.*
- **Guidance on the Repair, Upkeep and Restoration of Features** – Many buildings have had their original features replaced or repaired in a way which compromises the historic qualities and appearance of the building. The effect is particularly detrimental as many buildings form part of a group such as a short row or square or part of an attractive vista and this affects the integrity of its group value. Due to the irreplaceable value of original features and details, it is essential that the owners and occupiers of properties are provided with guidance and advice on the

repair, restoration and upkeep of these features and details.

- **Design Guidance** – much of the character of Tong Conservation Area is derived from the controlled growth of the village and the replacement of a great number of the buildings in the 18th century creating a rare grouping of pre-industrial estate buildings. It is therefore critical that any development in the conservation area complements the qualities of the conservation area. Design guidance for new build, extensions or other features such as garages would ensure that new development with or on the edge of the conservation area would be sympathetic to its surroundings. The guidelines given in section 10.2 of this assessment is a starting point.
- **Environmental Enhancement** – Although Tong is generally a clean and well-kept village, isolated acts of vandalism have resulted in damage to the historic fabric. The two most notable instances are the missing griffin heads which adorned the top of the Grade II* Listed gatepiers to Tong Hall and the cast iron lion's head which has been prised off of the Grade II Listed water pump. Within the immediate vicinity of Tong Hall, itself in some need of better maintenance, is an overgrown Dutch sunken garden (*below*). It is desirable from both a townscape and a conservation view to have all of these features reinstated.



- **Historic Street Surfaces** – York stone setts and flags are a finite resource and their value means that they can be targets for theft. It appears that a number of flags have been taken from Nettleton Close and without any further action it is likely that more historic street surfaces might be removed illegally, undermining the historic qualities of the conservation area. In addition, it is essential

that any future highway works use appropriate materials and detailing in order for them to contribute to the character of Tong Conservation Area.



- **Vacant and Underused Buildings** – Although many buildings have found new uses since the cease of their original function, there is still a high proportion of buildings in the conservation area which languish empty or underused. The vacancy or partial use of a building has implications for its long-term maintenance as buildings in full use are much more likely to be kept in a good state of repair. It is therefore essential that listed buildings such as the Grade II* listed courtyards at Tong Hall (*above*) and key unlisted buildings such as the barn at Church Farm are put back into full use as at present the fabric of these buildings is deteriorating and their potential to continue to make a positive contribution to Tong Conservation Area is diminishing. Property owners must be encouraged to improve or dispose of buildings they are finding difficult to maintain and a flexible approach is required to ensure they can return to a beneficial function.

10.4 Conservation Area Boundary

Tong Conservation Area was originally designated in 1973, with little or no explanation as to why the area is of special architectural or historic interest or justification of the extent of the conservation area boundary.

In preparing this assessment, the boundary of Tong Conservation Area was assessed by the Conservation Team, the result of which was the proposed conservation area boundary which accompanied the draft of this document. This boundary was distributed to all addresses within and local to the conservation area for consultation. All suggested boundary changes from the community were visited by the Conservation Team in order to determine whether it would be appropriate to amend the boundary of Tong Conservation Area.

The following is a list of alterations to the original (1973) boundary of Tong Conservation Area which have come about because of the above process. In addition to the amendments listed below, slight changes have been made to the boundary so that it follows a logical course by following property lines (i.e. include a building and all of its curtilage), boundary walls and other physical features that are readable on the ground wherever possible.

- **Include Little Court, The Courtyard and Home Farm.** Although these two courtyards are protected by virtue of being Listed Grade II*, the position of Little Court and The Courtyard within Tong Park and across a setted yard from Tong Hall means that they are prominent features in one of the conservation area's key open spaces and alongside one of its most important buildings. The redbrick and gritstone used in the construction of both yards and their original functions as outbuildings to the Hall and a later addition of an estate farm means that these buildings complete the range of estate buildings linked to the manor in the conservation area. The curtilage and access to these buildings are also added to the conservation area for practical reasons.
- **Include the fields to the east of The Manor House.** This small open area of land lies within the village envelope, separating The Manor House and the other houses of Dawson Lane from Northfield Farm. This greenspace is an important element of the village's setting and contains an isolated redbrick building with a stone roof. The materials used suggest that this is an 18th century outbuilding of Tong Hall, possibly a dovecote.

Glossary of Architectural Terms

Apex	The highest, pointed part of a gable .	Chamfer(ed) and Double Chamfer(ed)	A narrow face created when the edge of a corner in stonework or plaster is cut back at an angle, usually 45 degrees. When two corners have been cut away the stone is said to be double chamfered.
Arcading	A row of arches.	Chancel arch	In a church, the arch leading to the chancel, where the altar is placed.
Architrave	The lowest part of the entablature . The term is also commonly used to describe a moulded surround to any opening, but is usually applied to a door or window opening.	Classical Architecture	The employment of the symmetry and system of proportioning used in Ancient Greek and Roman architecture which was revived in the Renaissance and was popular in England during the 18 th and 19 th centuries. These latter Classical buildings have a regular appearance and symmetrical facades and might also incorporate Classical motifs such as pediments or columns.
Archivolt	A decorative moulding carried around an arched opening.	Coped, Coping or Coping Stones	Top course of a wall, designed to prevent water from penetrating into the core of the wall. Copes can be made of any material which does not absorb water.
Ashlar	Stone that has been cut into a regular square or rectangular shape to build a wall or to hide a wall made of rough stone or rubble.	Cornice	The top course of a wall which sometimes might be moulded and/or project forward from the wall.
Baroque	An exuberant, sculptural style of art and architecture prevalent in the 17th and 18th centuries, confined mainly to mainland Europe.	Dentil	A small projecting rectangular block forming a moulding usually found under a cornice .
Balustrade	A parapet or stair rail consisting of uprights (balusters) carrying a coping or handrail. Usually they are there for safety reasons e.g. on a balcony.	Doric Column	From the Classical architecture of Ancient Greece, a column of the Doric Order, one of the five ancient orders (codes of proportioning and decoration).
Bay window	A window which projects on the outside of a building. A Canted Bay Window has a straight front and angled sides	Dovecote	Purpose-built nesting boxes or houses for doves or pigeons.
Belfry	Chamber where bells, such as those of a church, are suspended.	Drip mould	A horizontal moulding on the side of a building designed to throw water clear of the wall.
Blind	When an opening such as an arch or window is placed in front of a wall and in effect cannot be seen through.	Fenestration	The layout of windows on an elevation of a building.
Capital	The crowning feature or head of a gatepier, column or a pilaster .	Festoon	Carving in the form of a garland of fruit or flowers, suspended near both ends, so that the centre sags and the ends hang vertically.
Casement Window	A window which opens on side hinges.		

Finial	A crowning decoration, usually the uppermost ornament and is therefore mostly found on gables .		
Gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any "roof" shape.		
Georgian Architecture	The period from the accession of King George I in 1714 to the death of King George IV in 1830. Based largely on Greek Classicism to create regular shaped buildings with a regular, symmetrical pattern of openings.	Parapet	The upstand of a wall over a roof or terrace.
		Pediment	Triangular space at the top of a wall that looks like a gable. Sometimes contains decoration.
Gothic Revival Architecture	A revival of the Gothic style of architecture dating from the 12 th to 16 th centuries. Characterised by pointed arch openings and tracery windows.	Perpendicular	Gothic style windows arranged in a tracery grid.
Hood Mould	Projecting moulding over an arch or lintel designed to throw off water.	Quoins	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size, or projection.
Impost	Projecting feature at the top of the vertical member supporting an arch.	Regency	An extension of the Georgian Style which drew on sources other than Greek Classicism for decoration. The bow front is a characteristic feature.
Keystone or Key	The stone at the crown of an arch which is larger than the others.	Renaissance	A cultural movement that is mainly associated with Italy from around the late 1300s to the early 1600s. In addition to new directions in art, literature and science, following the discovery of the writings of Vitruvius, it heralded the reintroduction and interpretation of Classical Architecture , particularly that of Ancient Rome.
Kneeler	Stone at the end of the coping at the gable end of a roof which projects over the wall below. Usually moulded or carved.		
Lintel	Horizontal beam bridging an opening in a wall.	Render	A term used to describe any durable, protective coating applied to an external wall. Renders are not intended to be decorative as such, and should not be confused with plasters such as stucco which are applied with the intention of imitating stone.
Margins	Margins frame an opening. Most project forward from the wall.	Saddlestone	The stone at the apex of a gable .
Moulding	The profile given to any feature which projects from a wall.	Sash Window	A window which opens by sliding. Can be top or side hung.
Mullion	A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone.	Segmental Arch	An arch whose shape is a section or part of a circle.
Oculus	A small circular window.	Stretcher	In brickwork a stretcher is a brick which has been laid so that the
Palladian	Architecture which follows the principles and ideas of Andreas Palladio (1508-1580), who adapted classical Roman architecture to suit Renaissance-		

String	longest side of the brick forms part of the face of a wall. A shallow projecting moulding carried across a façade.	Vernacular Revival	A style of architecture from the late 19 th and very early 20 th century. Buildings were designed to look like traditional old vernacular buildings through the use of natural materials and by copying the motifs and designs used in vernacular architecture.
Tracery	An ornamental pattern of stonework supporting the glazing in a Gothic window.	Voussoirs	The wedge shaped blocks which make an arch.
Transom	A rectangular window over a door.		
Vernacular	A traditional style of building peculiar to a locality built often without an architect; a building which reflects its use and status rather than any particular architectural style. Made of local materials and purpose built by local craftsmen.		

Further Reading

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Appendix 1:

Map of Tong Conservation Area

Appendix 2:

List of Listed Buildings in Tong Conservation Area

Appendix 2: List Descriptions of the Listed Buildings in Tong Conservation Area

Grade I

Tong Hall, Tong Lane

Tong Hall still commands a fine open prospect over gently falling grounds to the west-north-west and is approached from Tong Lane by a short formal drive terminating in a circular carriage sweep in front of the principal south entrance. The Stable Court, including the Home Farm, lies discreetly at a slightly lower level to the west of the house. Associated with the Tempest family since the C15/C16, Tong Hall was rebuilt by Sir George Tempest in 1702, and is the only house of any consequence in the Bradford area to be built of brick (in part no doubt because of the proximity to Leeds). The architect who introduced this modern fashionable material was Theophilus Shelton, Lawyer and gentleman architect, resident at Heath Hall, outside Wakefield and the designer of The Butter Cross at Beverley. As completed by Shelton the house consisted of a symmetrical block of 3-storey centre with 2-storey wings with a low ashlar basement, a sophisticated elevation for 1702. In 1773 the house was enlarged, the architect apparently being one John Platt. He heightened the wings to 3-storeys and the centre received a blind attic and a pediment, probably the original one reset. Canted bay windows were added to the north front and the interior underwent some redecoration.

The ashlar basement, largely concealed retains the traditional mullioned windows. Platbands to first and second floors. Two bay wings and 3 bay centre with rusticated quoins, moulded ashlar window architraves. Tong with Esholt Hall would appear to have been one of the earliest sashed houses in the county. The existing glazing bar sashes are more likely of circa 1773. The slightly projecting wings have modillion eaves cornices returned as platband with fluting and paterae across and above the blind attic storey of the centre. The tympanum of the modillion pediment has delicate corn husk festoons

linking paterae and 3 swagged urns crown the pediment proper. The main entrance is an alteration of circa 1773. Crisply modelled architrave doorcase with carved consoles flanking delicate festoon frieze and carrying dentil cornice. Above however is the original, though rather weathered, Baroque achievement of the Tempest Arms. A very rare feature of the doorway is the stained glass sundial of 1709 by Henry Syles depicting the sun and the four seasons, set in the fanlight. Short flight of splayed steps leads up to doorway with scrolled out, delicate iron balustrade of circa 1773. The north front is similarly detailed with addition of the 1773 two-storey canted ashlar bays to the wings and 2 bull's eye windows flanking the central first floor window. The west side has a circa 1773 delicate Doric columned porch with similar ironwork to that on front.

The interior retains much of 1702 panelling with the redecorations of 1773. Some alterations took place in 1900 when the staircase was reduced from 2 flights to one, but otherwise the interiors are entirely C18 in character. The entrance hall takes up the ground floor of the centre block to the front. The walls are lined to 3/4 height with fielded panelling capped by enriched cornice which is swept to sumptuously carved overmantel on east wall with 2 stags, floral decoration and grotesque head key beneath segmental cornice. This overmantel owes much to the engraved designs of Le Pautre and Daniel Marot. Archivolt arched doorways out of hall with large carved masques. Fine closed string staircase of elmwood the balusters rising from string With sprouting leaves to feet, moulded swept handrail, The western ground floor room has full fielded panelling in elm with inlay work to overmantel. The eastern and north front rooms have restrained decoration of circa 1773. The first floor has another fully panelled room with enriched bolection surround to overmantel. First floor room to right hand on south front has coved ceiling, central rose and panelled pilasters. Flanking windows all

with stucco riceaux and grotesques in the French manner but after Becain rather than C18 in character (could this be of 1900?). The subsidiary rooms have plain dado panelling and cornices. Side stairs dog legged with turned banisters. The interior is therefore representative of the 2 periods of building with virtually no later alterations. According to "Neale's Seats" the south front bore an inscription in Latin, recording the original building of the Hall by Sir George Tempest and naming Shelton as the architect.

Church of St James, Tong Lane

Built in 1727 by Sir George Tempest close to the Hall, St James's incorporates in its tower remains of the medieval parish church including a partially concealed Norman window and the tracery of a Perpendicular one. The church is however quite classical in design and appearance with a plain rectangular nave with slightly narrower chancel and square tower at west end with quoin pilasters cornice and parapet with carved urns surmounting 4 corners. The structure is of local coursed gritstone with large quoins and broad squared window surrounds. Tall plain round-headed windows with impost blocks and keystones. The doorway arch moulded and with intersecting glazing pattern to fanlight. The windows retain small leaded panes of greenish hue. Stone slate roofs with coping stones.

The interior is virtually unaltered and therefore a rare survival. The double chamfered arches of the north arcade may be re-used, medieval work. Tuscan column arcade, band vaulted ceiling. All furnishings intact with west gallery, box pews, squire and parson's pews, 3 decker pulpit and communion rail. Important example of estate church closely related to the Hall.

Grade II*

Stable Court and Home Farmhouse at Tong Hall, Tong Lane

A 2-storey rectangular red brick block enclosing 2 yards. Early to mid C18 origin but with alterations and probable extension to form west yard early C19. Stone slate hipped roofs with corniced chimneys. Sandstone ashlar dressings, plinth and platband. Original windows 2 light stone mullioned and framed oculi. Glazing bar sashes inserted late C18 or early C19. Cambered archway to yard has date panel of 1811.

Gate piers at entrance to Tong Hall Drive, Tong Lane

C18. Ashlar corniced gate piers surmounted by Tempest family nest.

Grade II

Manor House, Keeper Lane

Restored late C17 manor house, in 2 builds with slightly projecting south-western addition probably C18. Gabled bay to south-east end of front. Two storeys, irregularly coursed sandstone "brick" and gritstone. Flush quoins. Stone slate roofs with saddlestones, the gabled bay with kneelers. Two, 3 and 4-light windows, the majority square mullioned, but some retaining original chamfered mullions. Shaped lintel doorway. Stone gutter spouts at eaves.

Gates and gate piers to Churchyard of Church of St James, Tong Lane

C18 rusticated gate piers with roundel panels below cornice caps surmounted by ball finials. Arrow head rails and dog rails to gates.

Stocks to right hand of gates to Churchyard of Church of St James, Tong Lane

Village stocks of timber, retaining cross bar. C18.

Nos. 3 and 5 Tong Lane

Two-storey mid to late C17 cottage. Right hand part of front and part of rear wing built of brick, otherwise coursed gritstone. Two-storeys with weathered string over ground floor in brick range. Stone slate roof. Projecting stone built bay is gabled with saddlestone and one kneeler surmounted by a stone lantern finial with ball capping (a badge of the Knights of St John of Jerusalem), 4, 5 and 6 light chamfered mullion windows. Chamfered jamb doorways with drip mould raised over. No. 5 has door of 6 vertical panels with moulded muntins. Two light chamfered mullion windows to west gable end return. Inside these is reset C17 plank and muntin panelling in the ground floor room of the gabled brick. Some chamfered ceiling beams otherwise modernised.

The Old Vicarage, (7) Tong Lane

Mid to late C17 built on L plan as part of Nos 3 and 5, extended in 1739. Two-storeys, coursed gritstone and some block. Stone slate roof coped gable ends. Early C19 squared surround, sash windows to east front 4 light chamfered and squared mullion windows to churchyard with early C19 glazing bar sashes in gable end. Interior has single dog leg staircase with columnar banisters. Small C18 bolection surround fireplace in first floor front room. The north front, overlooking churchyard as well, retains a 3 light chamfered mullion window with leaded lights intact.

No. 9 Tong Lane

A former pair of early C18 cottages in 2 builds. Two-storeys, coursed gritstone, large quoins to earlier

part. Stone slate roof with corniced chimneys. Three light chamfered mullion windows to both parts, drip moulds over on ground floor. Plain squared jamb late C18 doorways.

Former kitchen garden wall of the Tong Hall Estate, Tong Lane

Large kitchen garden surrounded by mid C18 red brick wall with stone coping. South face is partly fluted, of double English bond. Rare use of brickwork in Bradford area.

The Greyhound Public House, Tong Lane

Tong Estate building of circa 1800-30. Two-storeys rendered sandstone house with 3 bay front. Stone slate roof with flanking corniced chimneys. Jacobean Revival details with 3 light thin, chamfered mullion windows and chamfered jamb doorway with thin drip mould over.

Pinfold with pump, trough and smithy, Tong Lane

Stone monolith pump dated 1849 with conical capping and shaped stone troughs and horse pond; backed by stone rubble wall which extends north to enclosed roughly semi-circular pound, returning to abut on gable end of single-storey sandstone "brick" smithy. Mid C19. Three light square mullion windows each side and stone slate roof.

No. 12 (Church Farmhouse), Tong Lane

Late C17 farmhouse of rendered gritstone with early C18 single-storey brick built south wing. Stone slate

roofs. Tall stone chimney stack to north-west corner. Two windows each floor and one to wing. Two light chamfered mullion and reveal casements with drip moulds. Plain later C18 squared jamb doorway. Three light square mullion windows to gable end of farmhouse and to rear elevation.

No. 14 (Post Office and Tong Parish Room), Tong Lane

Late C18 or early C19 built as village school including master's house. Slightly irregular coursing to sandstone "bricks". Stone slate roof covering 2-storey dwelling and former school hall under one ridge extended at early date for one bay to south. Uneven quoins to original south end. Three tall, 3 light stone mullioned chamfered windows to hall drip moulds. One window each floor to the Post Office, 3 light chamfered mullion with drip moulds, on ground floor linked over doorway with those of hall. Similar rear windows.

Nos. 16 and 16A and The Barn, Tong Lane

Early to mid C18 farmhouse with former barn now adapted as house, one long house plan, altered circa 1800. Two-storeys gritstone and sandstone "brick", part of No. 16 taller and rendered. Stone slate roofs, corniced chimneys. Irregularly spaced windows, 2 light square mullioned casements in squared surrounds, some mullions removed. Squared jamb doorways. Outshut to No. 16 with 2 light chamfered mullion window. Two 2 light square mullion windows to rear of No. 16A.

Appendix 3:

Legislation and Council Policies Relating to Conservation Areas

Appendix 3: Legislation and Council Policies Relating to Conservation Areas

This is a brief summary of the legislation and policies relating to conservation areas at the time of the issue of this report. These will be subject to constant review.

Legislation to Protect the Character and Appearance of Conservation Areas

Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area:

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.
- Before works can be carried out to trees of more than 7.5cm in diameter across the trunk (measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent protection. The Local Planning Authority must give listed building consent before any work that would affect the character or interest of the building can be carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

City of Bradford Metropolitan District Council's Policies Concerning Conservation Areas

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently adopted its **Unitary Development Plan** (2005) which forms the basis of decision making on planning applications in the district. The UDP has the following policies relating to conservation areas:

Policy BH7: Development within or which would affect the setting of conservation areas

Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to preserve or enhance the character or appearance of the conservation area.

Policy BH8: Shop fronts in conservation areas

Within conservation areas proposals affecting existing shop fronts or proposals for new shop fronts must demonstrate a high standard of design and be sympathetic in scale, style and detail to the original building. Proposed external shutters sun blinds and canopies must be sympathetic in style, colour and materials to the buildings to which they are attached and their architectural style. Blinds will not be permitted on buildings without a shop front or fascia.

Policy BH9: Demolition within a conservation area

Within conservation areas, permission will not be granted for the demolition of buildings which make a positive contribution to the special architectural or historic interest of the area unless the development would result in benefits to the community that would justify the demolition.

Policy BH10: Open spaces within or adjacent to conservation areas

Planning permission for the development of important open areas of land or garden within or adjacent to a conservation area will not be granted if the land:

- 1) Makes a significant contribution to the character of the conservation area.
- 2) Provides an attractive setting for the buildings within it.
- 3) Is important to the historical form and layout of the settlement.
- 4) Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.
- 5) Contains natural water features, tree and hedgerows which the development proposals propose to destroy.

Policy BH11: Space about buildings

Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

New developments seeking to integrate into an existing built form will be encouraged by relaxing approved policies and standards.

Policy BH12: Conservation area environment

Changes to the public realm within conservation areas must demonstrate that:

- 1) The design, materials and layout of traffic management and parking areas minimise the adverse visual impact which may arise from such development.
- 2) New and replacement street furniture is of an appropriate design and material that preserve or enhance the character of the surrounding street scene.
- 3) Proposals for the introduction of public art will preserve or enhance the character or appearance of the conservation area. In certain conservation areas the introduction of public art and street furniture will be encouraged.

Policy BH13: Advertisements in conservation areas

Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

- 1) Consent will be granted only where the proposal is in scale and character with the building on which it is located and with surrounding buildings. Where possible, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.
- 2) Within conservation areas internally illuminated box signs will not be permitted. Sensitive designed fascias or signs incorporating

individually illuminated mounted letters on a suitable background may be acceptable in town centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.

- 3) Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.

In addition to these there are separate policies relating to the **listed buildings** within the confines of the conservation areas:

Policy BH1: Change of Use of Listed Buildings

Where possible the original use of a building should be retained or continued. Change of use will only be permitted where the applicant can demonstrate that the original use is no longer viable or appropriate and without an alternative use the building will be seriously at risk.

The Council will not grant planning permission for an alternative use unless it can be shown that:

- 1) The alternative use is compatible with and will preserve the character of the building and its setting.
- 2) No other reasonable alternative exists which would safeguard the character of the building and its setting.

Policy BH2: Demolition of a Listed Building

The demolition of a listed building will only be allowed in exceptional circumstances. Before permission is granted for the demolition of a listed building, applicants will have to submit convincing evidence to show that:

- 1) Every possible effort has been made to repair and restore the building and to continue the present or past use;
- 2) It has been impossible to find a suitable viable alternative use for the buildings; and
- 3) That there is clear evidence that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from the building's demolition.

Policy BH3: Archaeology Recording of Listed Buildings

Where alterations or demolition of a listed building would result in the loss of features of special interest, a programme of recording agreed with the Local Planning Authority and where appropriate, archaeological investigation will be required before the commencement of development.

Policy BH4: Conversion and Alteration of Listed Buildings

The alteration, extension or substantial demolition of listed buildings will only be permitted if it can be demonstrated that the proposal:

- 1) Would not have any adverse effect upon the special architectural or historic interest of the building or its setting;*
- 2) Is appropriate in terms of design, scale, detailing and materials;*
- 3) Would minimise the loss of historic fabric of the building.*

Policy BH4A: Setting of Listed Buildings

Proposals for development will not be permitted if they would harm the setting of a listed building.

Policy BH5: Shop Front Policy For Listed Buildings

Where possible existing traditional shopfronts should be retained and repaired. Proposals for the alteration of existing shop fronts or installation of new shop fronts on a listed building should be a high standard of design and respect the character and appearance of the listed building. External roller shutters will not be granted permission on a listed building shop front unless there is clear evidence of an original shutter housing and the shutter is traditionally detailed and in timber and/or metal of a traditional section.

Policy BH6: Display of Advertisements on Listed Buildings

Consent for the display of advertisements on listed buildings or which would affect the setting of a listed building will be permitted only where:

- 1) The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.*
- 2) The advert is not an internally illuminated box.*
- 3) If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.*
- 4) Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.*