



Conservation Area Appraisal

Tong



This appraisal reviews the Tong Conservation Area Assessment, which was published in August 2005. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process for the Conservation Area Assessment.

The next appraisal of Tong Conservation Area will be undertaken by August 2014

August 2009

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

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

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

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

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

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

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

What is a Conservation Area?

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

Tong Conservation Area was originally designated in 1973. A review of the boundary was undertaken in 2005 and then adopted in August 2005.

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

- Demolition of unlisted buildings
- Minor developments such as extensions, satellite dishes and boundary walls
- Works to trees

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

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Conservation Area Assessments:

www.bradford.gov.uk/conservationassessments

Listed Buildings:

www.bradford.gov.uk/listedbuildings



Background and Brief History

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. The following timeline briefly summarises the development and historic interest of Tong.

Pre 1066

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. Around this time, it is known that Tong was a manorial village and that the land was farmed.

Post 1066

Following the Norman Conquest Tong was initially owned by a series of high ranking Normans, including allies of William Conqueror and Asolf who was an extensive owner of land in West Riding.

16th century

The most notable family associated with Tong is the Tempest family, who held Tong between 1555 and 1941 and resisted the villages and expansion during this time. Historically important Tempests of Tong include Henry Tempest (1621-1659) who was a commander of the Parliamentary forces in the Civil War and was twice elected to Oliver Cromwell's republican government.

18th century

In 1700 Tong Hall burned down. Sir George Tempest, 2nd Baronet of Tong, commissioned Theophilus Shelton to design and build a replacement 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 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. The church in particular is unchanged from its original design.

19th century to present

Unlike many other settlements within the district, Tong did not experience substantial industrialisation and expansion during the 19th century. During the 20th century some new properties were constructed, most notable are the developments at Hill Green Court and Nettleton Close.

Key Characteristics

The following summarises the key elements of the character of Tong conservation area:

- A mixture of 18th, 19th and 20th century buildings
- A variety of building types and styles, ranging from Tong Hall to modest cottages
- Traditional natural building materials and handmade red brick
- A linear settlement with small clusters of buildings to the north and south of Tong Lane
- Rural setting with views of the surrounding countryside and nearby settlements
- Historic street furniture and features



This Grade II listed building on Tong Lane is an unusual single storey estate cottage built in the 18th century.



Nettleton Close was built in the late 20th century



This Key unlisted building was built in 1837. The detached property features details found on earlier vernacular buildings.



This house on Tong Lane is constructed from handmade red brick, a material which was used to rebuild many properties in Tong during the 18th century. Unfortunately many red brick properties have been rendered.



Anti-clockwise from top right:
12-14 Tong Lane (Grade II listed) were built in 1736 but later extended in the 19th century. The chamfered mullions, hoodmoulds and quoins are architectural details typical of the 17th and 18th century, however these features were sometime copied by later buildings, such as the Lodge to Tong Hall.

The red brick walls (Grade II listed), now within Nettleton Close, formerly defined a kitchen/vegetable garden to Tong Hall.

High quality stone wall along Tong Lane.

Tong cricket pitch.

Stone setts and animal trough on Keeper Lane.



Summary of Important Features and Details

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

- Original / traditional architectural detailing reflecting a variety of past architectural styles
- Walls built from local sandstone, gritstone and handmade red bricks
- Traditional roofscape of stone slate roofs, chimney stacks and chimney pots
- Traditional stone boundary walls to many buildings, some with iron gates
- Stone paving flags and stone setts to some yards, drives and pavements
- Clusters and terraces of buildings which are of high group value
- Survival of key open spaces including Tong Park, the cricket pitch and fields help to retain the pleasant rural setting of the village
- Historical street furniture and features, including the water pump and pinfold (both Grade II listed)

Current Condition

AUTHENTICITY 72%

- Each historic building in a conservation area will have originally had features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts.
- Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential and retail buildings built prior to 1956 are scored.
- 30 properties were assessed for the purpose of the study; this is 38% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 81%.



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

Strengths

- Many buildings retain a significant number of traditional features and details.
- Traditional roofscape and skyline due to retention of stone slate roofs and chimneys
- Buildings are generally well maintained and there are no seriously neglected buildings
- Key open spaces have not been developed and the settlement retains its open rural character and key views and vistas
- Historical street furniture and features have been retained and contribute to the historical character and quality of the area



*Number 3 Tong Lane
(Grade II listed) was
rebuilt in the 18th century*

Weaknesses

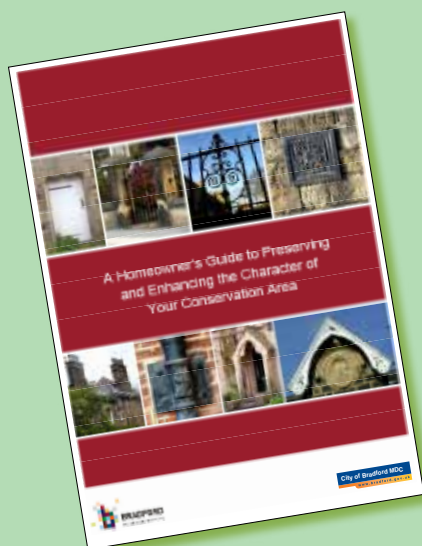


This house on Tong Lane has been extended and rendered

- Painting and/or rendering of traditional stone and red brick buildings is a significant problem which has detracted from the character of the area
- Inappropriate modern porches
- Some traditional timber windows have been replaced with uPVC
- Alteration and removal of chimneys and chimney pots is harming the roofscape
- Houses with large amounts of clutter, such as satellite dishes and alarm boxes, detract from the streetscene
- Traffic calming measures along Tong Lane detract from the historic character of the area

Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment, this review, and subsequent workshops and more communication with the Design and Conservation Team



- Recently published 'Repair and Maintenance Guidance' should help property owners make better informed decisions
- Enforcement action against unauthorised development and works to trees
- Bring vacant buildings back into use



Barn at Church Farm, Tong Lane

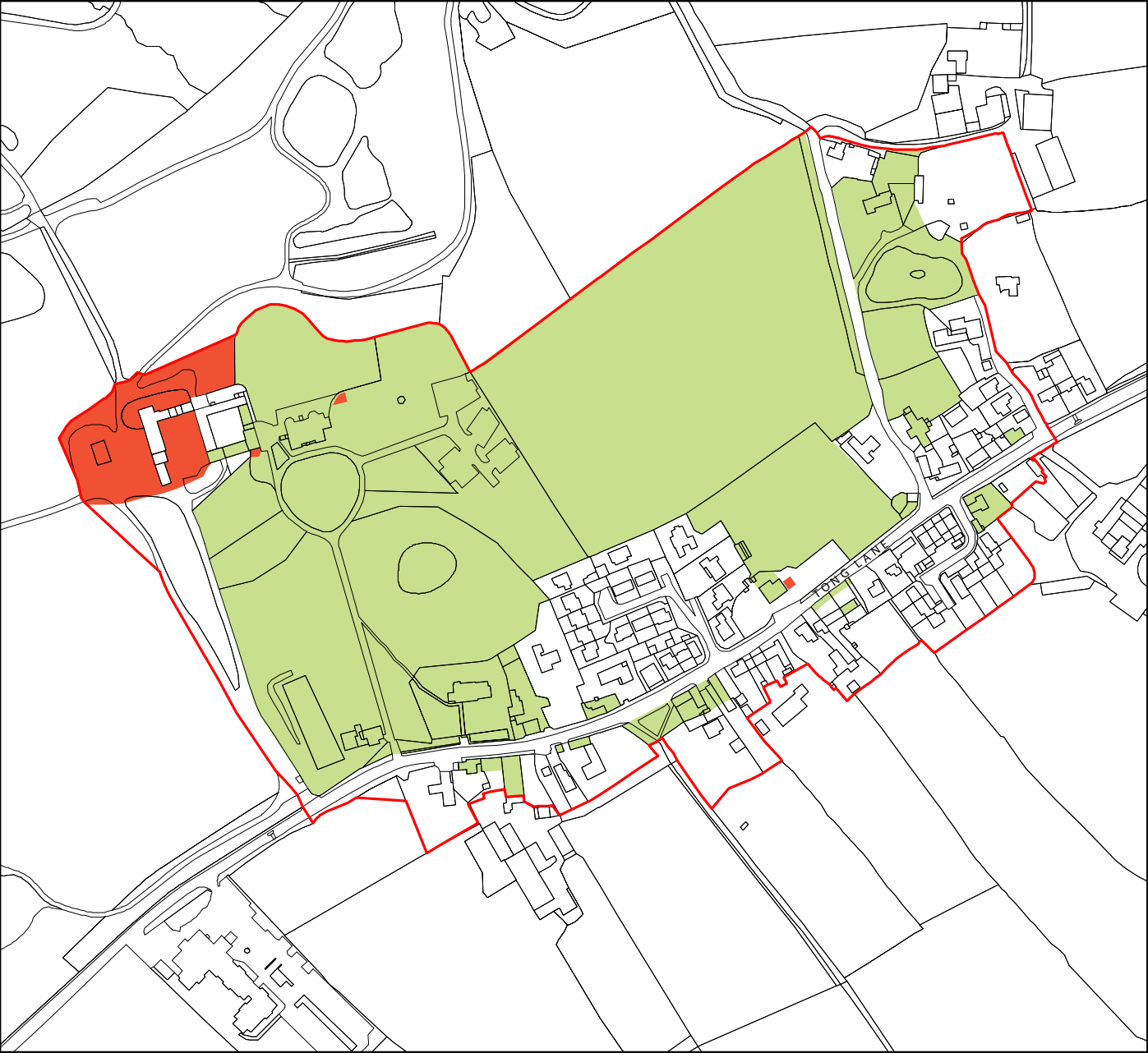
Threats

- The gradual loss of traditional features and details from buildings
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees
- Clutter, including satellite dishes and other inappropriate additions
- Development of key open spaces
- Loss of historic street, yard and drive surfaces which contribute to the traditional character of public realm
- Loss of traditional street furniture and features such as post boxes and telephone boxes which contribute to the character of the public realm







Tong Conservation Area

Character Contributions



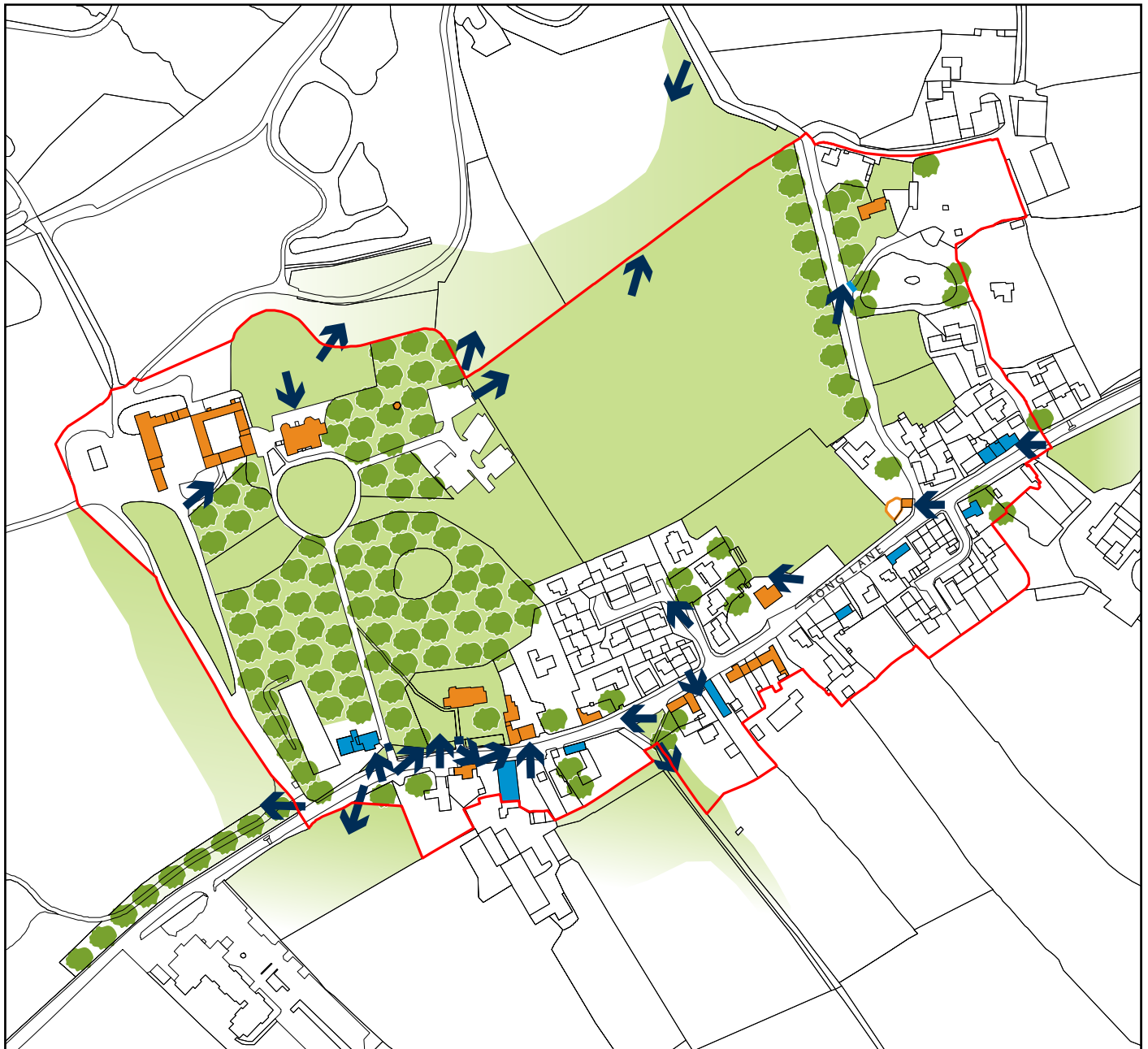
Key

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

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

Tong Conservation Area

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



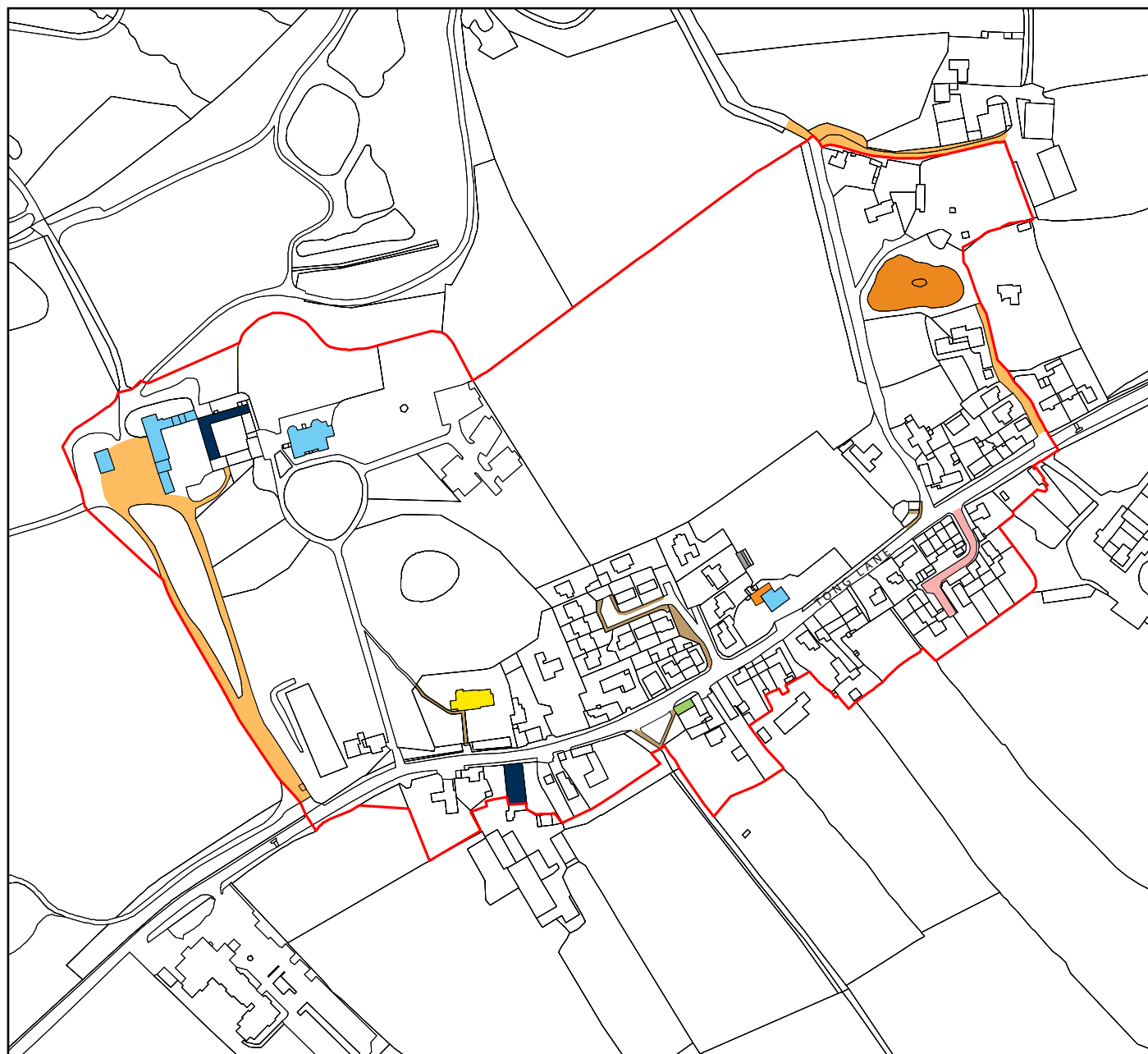
Key

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













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

Tong Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Vacant building / Floor space		Stone setts / Flags
	Retail / Mixed use building		Other building		Tarmac / Concrete
	Commercial building		New development		Un-surfaced / Partially surfaced
	Ecclesiastical building		Demolition		Block paving / pavoirs

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

Changes affecting the Conservation Area

New Development

The water pump, Tong Lane, a replacement lions head has been instated.

POSITIVE CHANGE



The Greyhound Inn, Tong Lane, a kitchen extension is being built to the side and rear of the property.

NEUTRAL CHANGE

The Manor House, Keeper Lane, a large pond has been built. The proposal is not visible from the public highway and it is not known exactly when it was built.

NEUTRAL CHANGE

Buildings

Two vacant buildings were recorded by the Conservation Area Assessment and these buildings are still vacant.

NO CHANGE



Trees and Open Space

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

NO CHANGE/POSITIVE



Trees along Tong Lane, looking out of the village.

Works to Highways

New street lamps have been installed along Tong Lane. The new lamps have had a neutral impact of the character of the conservation area (provided that the old lamps are removed)



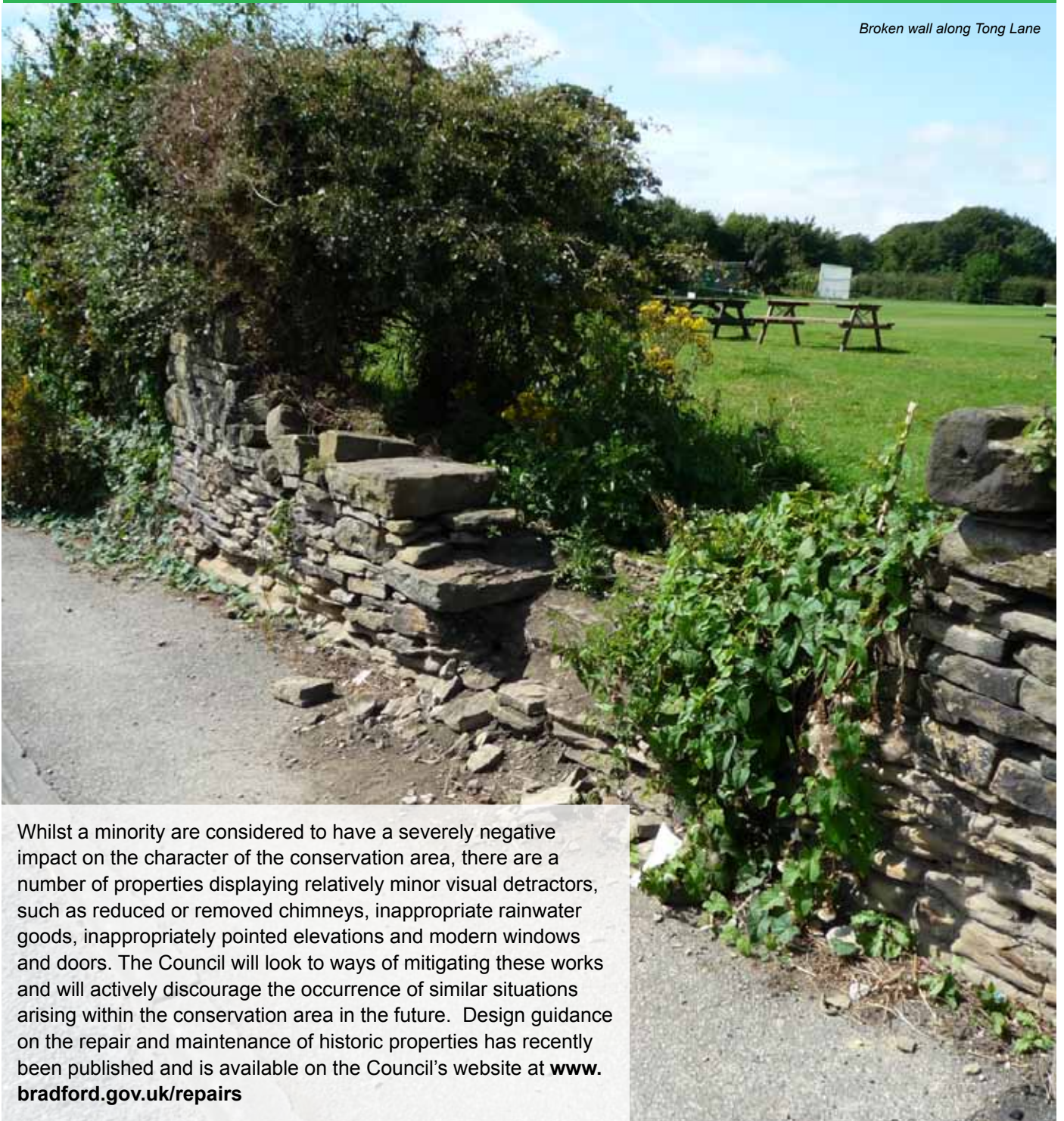
Boundary

The appropriateness of Tong Conservation Area boundary is deemed to be appropriate at present

Negative Impacts

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

Broken wall along Tong Lane



Whilst a minority are considered to have a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as reduced or removed chimneys, inappropriate rainwater goods, inappropriately pointed elevations and modern windows and doors. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on the repair and maintenance of historic properties has recently been published and is available on the Council's website at www.bradford.gov.uk/repairs

Management Proposals

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

The objectives aim to:

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

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

	Objective	Actions	Timescale
1	Design and Conservation Team maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2009-2014
2	Improved communication between Council Officers and key partners in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces, highway materials and traffic management in Tong	<ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm 	Continual As resources permit
4	Encourage the re-use of vacant buildings and floor space	<ul style="list-style-type: none"> • Work with Development Management, owners and stakeholders to find appropriate uses for vacant buildings and floorspace 	Continual
5	Preserve and enhance features and details that contribute to the character of Tong	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings will be published by the Design and Conservation Team in 2007 	Review guidance periodically
6	Promote good quality new development	<ul style="list-style-type: none"> • Production of guidance on appropriate sympathetic design to suit the character of the conservation area • Production of design briefs were appropriate 	2009-2014 As resources permit
7	Monitor Planning Applications to add value to the historic environment	<ul style="list-style-type: none"> • Design and Conservation Team to work more effectively within the wider planning service 	Continual
8	Address illegal works to listed buildings and unauthorised development	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team 	Continual
9	Retain important trees	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Trees Team 	Continual
10	Monitor change loss/gain and feedback to local community and officers working in the conservation area	<ul style="list-style-type: none"> • Design and Conservation Team to review Tong Conservation Area every five years in line with Best Value indicators 219a 	Review by August 2014

