

Listed Buildings

in the Saltaire World Heritage Site



The vast majority of buildings in Saltaire are listed. A listed building is a building that has been included on the list of buildings of special architectural or historic interest compiled by the Secretary of State for Culture, Media and Sport, which is effectively a register of the country's best buildings.

This leaflet provides information on what it means to live in a listed building in Saltaire, how the legislation affects you, dos and don'ts in regards to caring for your property and some useful contacts.

If you have any questions concerning this please contact the Conservation Team of the City of Bradford Metropolitan District Council.

Repairs and Maintenance Guidance is also available online at www.bradford.gov.uk/repairs

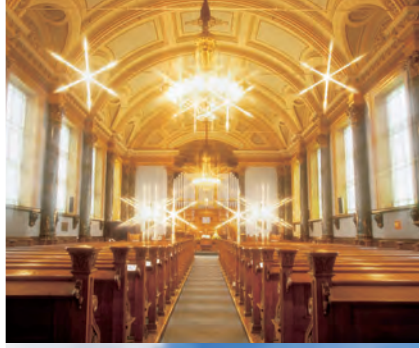


City of Bradford MDC

www.bradford.gov.uk

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Which buildings in Saltaire are listed?

All buildings that were constructed as part of Titus Salt's model industrial village are now listed. The majority are Grade II listed, but there are a number of Grade I and II* buildings:

Saltaire United Reformed Church	Listed Grade I
Salts Mill	Listed Grade II*
Salt's Building, Shipley College	Listed Grade II*
Victoria Hall	Listed Grade II*
Buildings in Roberts Park	Listed Grade II
New Mill	Listed Grade II
Mill Building, Shipley College	Listed Grade II
The Almshouses, Victoria Road	Listed Grade II
Housing - all streets	Listed Grade II
Sir Titus Salt's Hospital Building	Listed Grade II
The Boathouse	Unlisted
Saltaire Methodist Church	Unlisted
Cricket Club Changing Room	Unlisted

What do the grades mean?

Listed Buildings are graded according to their relative importance:

- Grade I** - buildings of exceptional interest
- Grade II*** - buildings that are particularly important and of more than special interest. These are often good quality buildings in their original condition.
- Grade II** - buildings of special interest that warrant preservation (92% of all listed buildings fall within this category).

How are buildings selected for listing?

Architectural experts supervised by English Heritage select buildings for listing. Properties are judged against a set of national criteria, as follows:

- **Architectural interest** - e.g. buildings which have important architectural design, decoration or craftsmanship, or examples of particular building types, plan forms and construction techniques.
- **Historical interest** - buildings which show aspects of the nation's social, economic, cultural or military history.
- **Close historical associations** - with nationally important people or events.
- **Group value** - where buildings form an important architectural group or a good example of planning.

Saltaire is widely recognised as an area of considerable architectural and historic interest and was inscribed as a World Heritage Site in 2001. The village is considered to mark the culmination of the development of 'model settlements' in the British textile industry. Some of the buildings of the village are architecturally more elaborate than others, but their group value is considerable.



How much of a building is listed?

Buildings are listed in their entirety; there is no such thing as a listed façade or interior. It does not matter what grade a building is, in terms of listing, there is no distinction between the interior and the exterior. Any object or structure fixed to a listed building or included within the curtilage (the grounds) of the building which has formed part of the land since before 1948 is included in the listing. All list entries include a description of the building. The description is intended to aid identification; it is not intended to be a comprehensive record of all features of importance.

What does it mean to own or live in a listed building in Saltaire?

Owning or occupying a listed building in Saltaire brings with it the responsibility for caring for an important part of our local heritage. There are perceivable advantages and some disadvantages to this. The clear advantage is the opportunity to live in a property that has a history and character. The main disadvantage is your lack of freedom to do exactly as you want with the property. However, the fact that a building is listed does not mean that you cannot make alterations to your property; it provides a check to ensure that changes respect the particular character and interest of the building and its setting. In fact many people have sought advice and have fully modernised the interior to meet modern standards, whilst others have been determined to retain the original interior layout.

Listed Building Consent

Under section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to demolish, alter or extend a Listed Building in a way which would affect its character, without written consent. The penalties for doing so can be heavy. The courts can impose unlimited fines and a prison sentence for Listed Building offences. However, in the first instance the Council usually serves a Listed Building Enforcement Notice which compels the owner to restore the building to its former state or to alleviate the effects of works. Unauthorised works to a Listed Building exist as long as the building is on the list. If an owner carries out work that is not detected by the Council, it can cause problems when the building comes to be sold.

If you wish to demolish, alter or extend a Listed Building either internally or externally in a way that affects its character you **MUST** apply for 'Listed Building Consent' from the Council.

It is up to the Council to decide if the works will affect the character of the building. Even minor works could have an impact and it is advisable to consult the conservation team prior to carrying out works.

Examples of works that will require Listed Building Consent:

- Extensions and demolitions
- Replacement of windows and doors
- Re-pointing
- Re-roofing and alterations to roofscape
- Painting previously unpainted elevations
- Stone cleaning
- Demolition and rebuilding of chimney stacks
- Alterations to internal features, such as staircases and fireplaces
- Alterations to the internal plan of the property
- New pipework
- Installation of flues / vents

Listed Building Consent will only be given where the works do not have any adverse effect upon the special architectural or historic interest of the building or its setting, are appropriate in terms of design, scale, detailing and materials and minimise the loss of the historic fabric of the building.

Information on the original door, window and chimney designs of properties in Saltaire is available from the conservation team. Listed building consent will usually only be given for alterations that reinstate these traditional features.



Planning Permission

Some of the developments relating to dwellinghouses permitted by the Town and Country Planning Development Order do not apply to listed buildings. Therefore you will need to apply for planning permission for some types of developments that would not require permission in unlisted buildings, such as minor extensions or development within the curtilage of the property, e.g. garden huts and fences.

VAT Exemption

Listed buildings in Saltaire enjoy a favourable position as regards Value Added Tax than do unlisted buildings. VAT zero-rating is available for 'approved alterations' - that is alterations which both require and obtain Listed Building Consent, to Listed Buildings which are dwellings, or are used for non-business activities of a charity. Works of repair or maintenance and alterations not requiring Listed Building Consent, are standard rated (Further information is available from HM Revenue and Customs).

How to apply for Listed Building Consent

The procedure for obtaining Listed Building Consent is similar to applying for planning permission. You must submit an application to the Council. A Listed Building Consent form is available from the Planning reception at Shipley Town Hall (*see address on back cover*) or can be downloaded from the Council website www.bradford.gov.uk/planning. The forms explain what information and plans are required by the Council in order to determine the application. It may

also be necessary to apply for Planning Permission. This must be done on a separate form but in most cases applications for both can be considered at the same time. The whole process takes about 8 weeks (longer in the case for Grade I and Grade II* buildings or when demolition is to take place) so it is advisable to apply well before you want to do any works.

Some church buildings are exempt from certain aspects of control. It is advisable to check with the Council's conservation team.

What happens if your listed building falls into disrepair?

As an owner of a Listed Building you have an interest to keep it in a good state of repair and well maintained. If a listed property falls into a state of neglect, the Council can serve a Repairs Notice, which will specify the work you must do to ensure that the building is kept in a good state of repair. If you do not do the work within a specified period, the Council can compulsorily acquire the property. However, Repairs Notices will only be used as a last resort, in the first instance the Council will encourage you to carry out the necessary maintenance work.

If the building is unoccupied, the Council can serve an Urgent Works Notice and carry out the work itself to make the property wind and weather-proof. It can then recover the costs from the owner, subject to the owner's financial situation.

If you have a maintenance or repair problem with your listed building, please contact the Conservation Team immediately.

Is there any financial help available?

The fact that a building is listed does not mean that a grant is available for its repair or restoration. However, in recent years, English Heritage and the Council have contributed to a scheme providing grant assistance for the repair of properties in Saltaire and the reinstatement of traditional style features. The scheme came to an end at the end of March 2004.

It is possible that further funding may be identified to continue some form of grant scheme in the village. For information, contact the conservation team.

English Heritage may be able to give grants for the repair of Grade I and Grade II* listed buildings.

For further information contact:
English Heritage
37 Tanner Row
YORK
YO1 6WP

Do's and don'ts for listed buildings in Saltaire

As far as possible you should:

- Repair rather than replace the original fabric of the building.
- Keep original features e.g. doors and windows.
- If you have to replace features use traditional materials and follow original designs.
- Match existing materials
- Design internal alterations so that they are in keeping with the character of the building.
- Avoid modern materials and components.
- Keep alterations to a minimum.

You should not:

- Stoneclean buildings, except in exceptional circumstances.
- Paint stonework, including lintels and cills.
- Render stonework.
- Remove architectural features such as original doors, windows, mullions and decorative stonework.
- Add new pipework, flues, alarm boxes on principal elevations.
- Demolish chimneys and remove chimney pots.
- Replace walls and roofs with non-traditional materials.
- Demolish boundary walls and gates.
- Re-point by using strap or ribbon pointing.
- Fix satellite dishes to the building.



Where can you get more advice?

If you want to know more about Listed Buildings, please contact:

Design and Conservation Team

Department of Regeneration
8th Floor, Jacob's Well
Bradford BD1 5RW

Telephone: 01274 435319
e-mail: craig.mchugh@bradford.gov.uk

To obtain Listed Building Consent forms and for more information on Planning Permission, please contact:

Development Services Shipley Town Hall

Telephone: 01274 437038
e-mail: planning.shipley@bradford.gov.uk
Website: www.bradford.gov.uk/planning

For information on VAT please contact:

HM Revenue & Customs

Telephone: 0845 010 9000
Website: www.hmrc.gov.uk

For information on the role of Department for Culture, Media and Sport in the listing process, please contact:

Department for Culture, Media and Sport Heritage Protection Branch Culture Team

2-4 Cockspur Street
London SW1Y 5DH

Telephone: 0207 211 6200

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