



Conservation Area Appraisal

Saltaire



This appraisal reviews the Saltaire Conservation Area Assessment, which was first published in 2003. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

The next appraisal of Saltaire Conservation Area will be undertaken by January 2011.

July 2006

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 (see 'Current Condition' on page 5).
- An assessment of the issues facing the conservation area at present (see pages 6 and 7) .
- A review of the appropriateness of the conservation area boundary (see page 13).
- An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (see pages 11 - 13).
- The formulation of management proposals for the area (see page 15).

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).

Saltaire conservation Area was originally designated in 1971. A review of the boundary of the Conservation Area was undertaken in September 2003 as part of the Councils Conservation Area Assessment Programme. In addition to its Conservation Area status, Saltaire was inscribed as a World Heritage Site in 2001. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

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

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

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

Contents

Background and Brief History	3
Key Characteristics	4
Strengths	6
Weaknesses	6
Opportunities	7
Threats	7
Conservation Area Maps	8
Changes Affecting the Conservation Area	11
Negative Impacts	13
Management Proposals	14

Contacts & Further Information

Design and Conservation Team
8th Floor, Jacobs Well,
Manchester Road
Bradford BD1 5RW

Telephone:
(01274) 433952

Fax:
(01274) 433767

e-mail:
conservation@bradford.gov.uk

Webpages:
Conservation homepage:
www.bradford.gov.uk/conservation

Conservation Area Assessments:
www.bradford.gov.uk/conservationassessments

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

Background and Brief History

The Saltaire Conservation Area encapsulates the entire settlement which was built as a single, planned model industrial village between 1851 and 1876. Built on a gridiron plan, each of the street names were named after Queen Victoria and her consort, Albert in addition to members of the Salt's family and the architects Lockwood and Mawson. The following list dates the development of the civic buildings and important open spaces:

- 1851-53: Salts Mill between;
- 1856-58: The Congregational Church;
- 1868: The Almshouses;
- 1868: The Hospital;
- 1869: The School;
- 1867-71: The Institute (Victoria Hall); and
- 1871: Roberts Park.

The legacy of Saltaire was launched into the world arena through its designation as a World Heritage Site in 2001. It continues to be a living and working village whilst maintaining a distinct tourist base; Salts Mill, Roberts Park, the canal and the village itself draw visitors into the site.



The Leeds and Liverpool Canal

Key Characteristics

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

- Excellent example of local vernacular architecture;
- Stylised Victorian architecture evident on civic and high status buildings;
- Distinct residential and retail core areas;
- The form, width and orientation of the streets and paths;
- Natural elements such as trees and open spaces complement the fine grain of the buildings;
- Distinct village with open rural aspect.

*Right: Saltaire United Reformed Church.
Below: Lockwood and Mawson designed Saltaire's layout to create dramatic views of key buildings like the church.*





Top: Three- storey houses break the roofline at regular intervals.

Top right: Albert terrace still has its original cobbled surface.

Middle: Distinctive doors and windows make an important contribution to the character of Saltaire.

Above: Lockwood and Mawson's attention to detail is demonstrated in their treatment of boundary walls and railings.



Summary of Important Features and Details

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

- Natural materials – warm coloured local sandstone for elevations and Welsh slate for roofs;
- Traditional timber sash window frames, timber panelled doors and guttering;
- Traditional timber shop fronts;
- Stone boundary walls on to some properties;
- Predominance of two storey development with some three-storey buildings on main thoroughfares and some corner properties.

Current Condition

AUTHENTICITY 85%

- The level of authenticity is based on an assessment of each property to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches and shop fronts.
- Not all properties will have all the above features and the scoring sheet is adjusted to take this into account. Only residential properties and retail properties are scored.
- A total of 816 properties were assessed for the purpose of the study.



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

Strengths

- A high quality built environment;
- A strong, distinctive and unique sense of place;
- The area retains a distinct village character through a mixture of buildings and land uses, busy cores and quiet outer areas;
- The authenticity score of 85% for the conservation area as a whole is higher than most other conservation areas surveyed in the district so far;
- The majority of buildings retain a significant number of features and details;
- The majority of shop fronts retain high levels of traditional features and details;
- The majority of Listed Buildings retain high levels of features and details;
- Street pattern has changed very little;
- Lack of modern engineering to some streets;



Saltaire's roofscape retains many of its original features



Below: The Stables and Carriage Houses, sympathetically converted to housing

Weaknesses

- A substantial amount of traditional windows and doors have been removed.
- High volumes of traffic passing through Saltaire (Saltaire Road and rat-running).

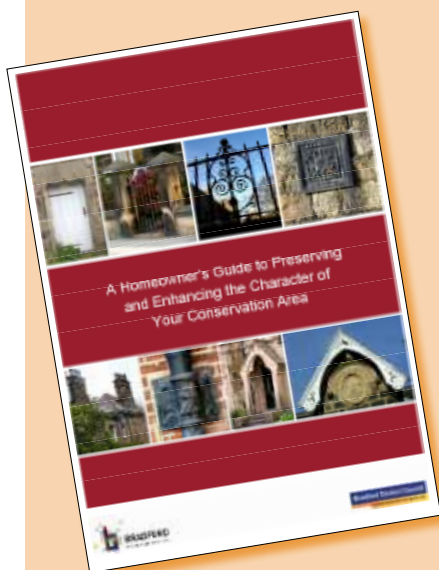
- Alterations to chimneys have had a negative impact on the skyline of the conservation area.
- Small minority of vacant or underused properties.
- Insensitive highway works are having a negative impact on the street scene of the conservation area.
- The on-going disrepair of the lodge and shelters within Roberts Park is negatively affecting the amenity value of this important public open space.

Roberts Park is currently far removed from its Victorian heyday.



Opportunities

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



- The **'Repair and Maintenance Guide'** developed for the Bradford District should help property owners make better informed decisions. A specific guide for Saltaire is planned for the future.
- The **'Shopfront Design Guide Supplementary Planning Document'** will be adopted in 2007. Its use will result in better planning decisions for applications involving shop fronts.
- Use of planning enforcements to address unauthorised development, unauthorised works to trees and illegal alterations to listed buildings.
- Landscaping scheme for the replacement of trees on Victoria Road.



Victoria Road is an attractive retail area but there are still opportunities for enhancement. Below: Buildings in Roberts park are vulnerable to vandalism.

Threats

- Continual under-use or vacancy of some buildings.
- Loss of historic street surfaces and traditional character of public realm.
- Further decay or loss of the Grade II listed buildings in Roberts Park.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highways management, and trees.
- Damage to historic street surfaces due to volumes of traffic.



Saltaire Conservation Area

Character Contributions



Key

- Conservation Area Boundary
- Salthouse World Heritage Site 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.

Saltaire Conservation Area

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



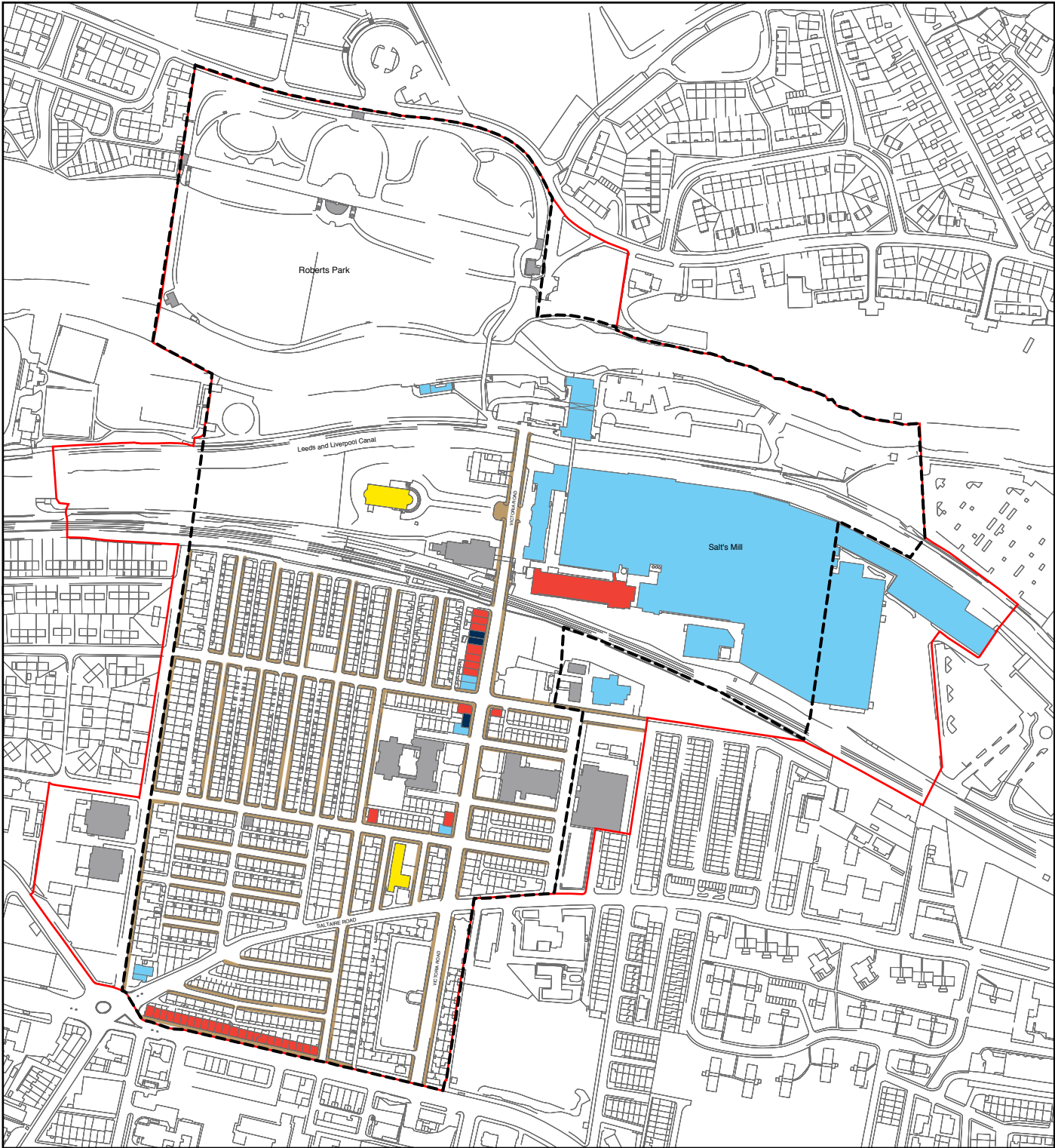
Key

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

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

Saltaire Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Saltaire World Heritage Site Boundary
	Retail / mixed use building		Stone setts / flags
	Commercial building		Vacant building / floor space
	Ecclesiastical		Other non residential building

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2003 are detailed below.

Changes affecting the Conservation Area

Buildings

33 Caroline Street

Numerous property owners have replaced the windows and doors to designs approved by the Council. Reinstating architectural details like these enhances the special character of the village.



POSITIVE CHANGE

68 George Street

Chimney stacks have needed to be rebuilt at several properties. By carefully selecting replica pots and re-using the original cornice stones the chimney's authentic appearance has been retained.



NEUTRAL CHANGE

Four buildings in Roberts Park are no longer in use.

- the Lodge
- the north, east and west shelters.



NEGATIVE IMPACT

Spic & Span hand car wash, Bingley Road

Local views out of the Conservation Area are marred by this obtrusive hand car wash. It is located at the south end of Victoria Road, just outside the Conservation Area boundary.

NEGATIVE CHANGE



Trees and Open Space

Since 1998 there have been 15 notices of intent to remove trees within the conservation area which has resulted in the removal or felling of 22 trees. These have been mostly around the Roberts Park and Victoria Road area and were mostly due to poor condition, disease or lack of space.

Open spaces formed an important part of the original 19th century design for Saltaire.



Boundary

The boundary has been reassessed and there are no changes proposed at this time.

Works to Highways

Gordon Terrace, Bingley Road.

Bradford Council contributed £35,000 to a Highways Agency scheme to resurface Gordon Terrace. This meant it could be upgraded to traditional York Stone paving.



POSITIVE CHANGE

Victoria Road. Trees form an attractive avenue along Victoria Road. However, in places tree roots are lifting and breaking historic paving surfaces.



NEGATIVE IMPACT

Victoria Road. Unnecessary and excessive signage has completely obscured this traditional style lamp post.



NEGATIVE IMPACT

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

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted. Whilst none are considered to be major detractors or have had a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as alterations to chimneys and inappropriate windows and doors on listed buildings. 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.



Negative Impacts



No. 13 is one of several vacant retail premises on Victoria Road

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

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> Yearly newsletter about conservation area issues Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2006 - 2012
2	Improved communication between Council officers and key stakeholders in the conservation area	<ul style="list-style-type: none"> Formation of a conservation area forum Saltaire Officer Group Saltaire Project Team World Heritage Site Advisory Board Unesco 	Monthly Established and ongoing
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Saltaire	<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	Retain the traditional scale, proportion and character of the shopping /business areas in Saltaire	Draft shopfront design guidance to be consulted on in early 2007 and adopted during 2007.	Publish in 2007 and review periodically
5	Preserve and enhance features and details that contribute to the character of Saltaire.	<ul style="list-style-type: none"> Home Owners Directory for property owners on the repair and maintenance of historic buildings Guidance for the repair and maintenance of historic buildings to be published by the design and Conservation Team in 2007. 	2009 - 2011 Publish in 2007 and review periodically
6	Retain the Commercial activity in Saltaire and ensure all investment is contributing to the character of the conservation area and its activities.	Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council.	Continual
7	Address illegal works to listed buildings and unauthorised development	Liaison between Design and Conservation Team and Planning Enforcement Team	Continual
8	Retain original highway materials	Produce a streetscape manual / design guidance for highway materials	Continual
9	Monitor Planning Applications to add value to the historic environment and bring back vacant floorspace	Design and Conservation Team to work more effectively within the wider planning department.	Continual
10	Retain important trees	Liaison between Design and Conservation Team and Trees Team.	Continual
11	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review Saltaire Conservation Area every five years in line with Best Value indicator 219a	Review by July 2011

