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**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
ACT 1990**

URGENT WORKS NOTICE IN RESPECT OF:

**Mr T Mahmood and Mr A Ali, C/O 3 Northfield Place, Manningham,
Bradford**

**Mr T Mahmood and Mr A Ali, C/O Knightsbridge Property Services,
103 Carlisle Road, Bradford, BD8 8BY**

WITH REFERENCE TO:

23 Rosebery Road, Manningham, known as Manningham Manor House

**ISSUED BY CITY OF BRADFORD METROPOLITAN DISTRICT
COUNCIL**

**THIS IS AN IMPORTANT NOTICE AFFECTING YOUR
PROPERTY**

URGENT WORKS NOTICE

WHEREAS:

- (i) It appears to City of Bradford Metropolitan District Council ("the Local Authority") that the works specified within Schedule 2 of this notice are urgently necessary for the preservation of the listed building known as 23 Rosebery Road, Manningham and more particularly described in Schedule 1 which is a building included in a list under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (hereinafter known as "the 1990 Act").

NOTICE IS HEREBY GIVEN that on the expiry of 14 days from the date of this notice the Local Authority intends to carry out the urgent works specified in Schedule 2 in accordance with Section 54(I) of the 1990 Act.

DATED the 18th day of June 2004

Signed 

Head of Service (Plans and Performance), Transportation Design and Planning
Department

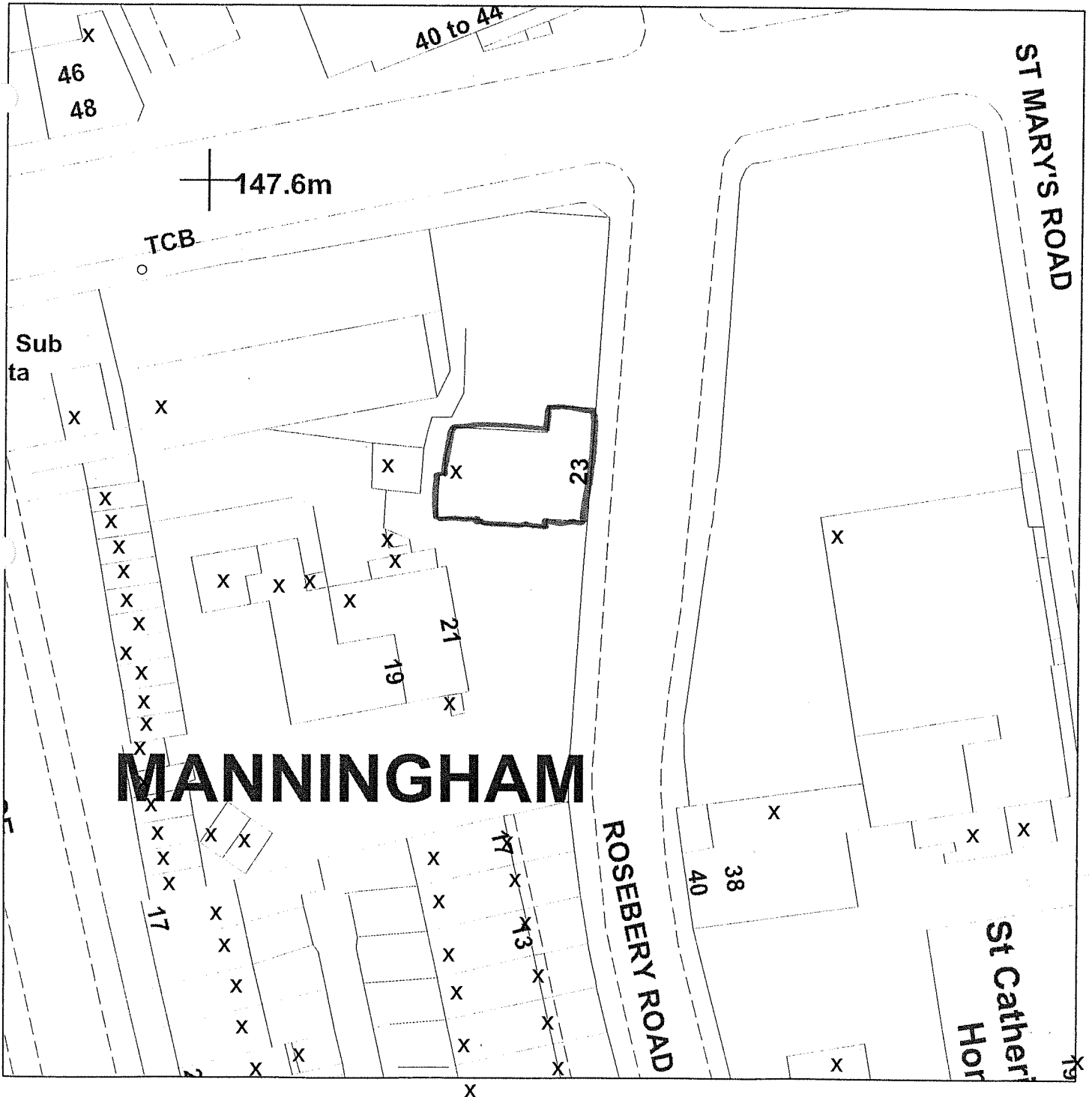
For and on behalf of City of Bradford Metropolitan District Council

City Hall, Bradford, West Yorkshire, BD1 1HY

Schedule 1

The Listed Building to which this notice relates

23 Rosebery Road, Manningham, Bradford, known as Manningham Manor House,
as shown for the purposes of identification only edged red on the attached plan.



Schedule 2

Urgent Works

- 1 Repairs to the roof to be carried out in such a manner to fully prevent rainwater from penetrating the building and to withstand all weather conditions as follows:

To all areas where the stone slates are missing or damaged, including where rooflights have been installed on the west roof slope, a temporary roof covering shall be installed. This shall be comprised of exterior grade plywood with roofing felt, or substantial impervious flexible sheeting fixed securely at regular intervals with timber battens. The temporary covering shall be lapped under remaining slates to ensure all water runoff is carried down the roof, and shall extend over all exposed wall or gable tops where coping stones are missing. It shall be lapped into rainwater goods to ensure proper dispersal of water. All joints, ridges, and valleys shall be sealed and taped to ensure watertightness.

- 2 In order to carry all rainwater down and away from the building, the existing rainwater goods shall be repaired to all elevations, and any missing or damaged sections replaced. Gutters shall be of timber supported on iron brackets fixed directly into the stone, and down pipes shall be of cast iron. All gutters, down pipes and drains shall be cleared through to inspection chambers to ensure rainwater is effectively carried away to main drains.
- 3 To protect the building from unauthorised access, any unprotected window or door openings shall be securely boarded using exterior grade plywood, provided with a minimum of 10 number 25mm ventilation holes per board.

Notes

- i) Any communication to the Council in connection with this notice should be addressed to:

Jon Ackroyd
Bradford Metropolitan District Council
Transportation Design & Planning Service
Jacobs Well
Manchester Road
Bradford
BD1 5RW

Telephone 01274 434551

- ii) The Council may seek to recover the expense of carrying out the works specified in Schedule 2 in accordance with Section 55 of the 1990 Act.