

**PLANNING (LISTED BUILDINGS AND CONSERVATION
AREAS) ACT 1990
SECTION 48**

REPAIRS NOTICE IN RESPECT OF

**The Old Manor House, 23 Rosebery Road, Manningham, Bradford,
BD8 7QB**

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

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

REPAIRS NOTICE

WHEREAS:

- 1) The City of Bradford Metropolitan District Council (“the Local Authority”) is pursuant to Section 48 (7) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Act”), the appropriate authority for the purposes of section 48 of the Act.
- 2) It appears to the Local Authority that the works specified within Schedule 2 of this notice are reasonably necessary for the proper preservation of the listed building more particularly described in Schedule 1 and situated in the District.

NOTICE IS HEREBY GIVEN that the Local Authority considers the works specified within Schedule 2 of this notice are reasonably necessary for the proper preservation of the Building.

The effect of this notice is:

- 1 If after two months from the date of service of this notice the Local Authority have not withdrawn the notice, the Local Authority may ask the Secretary of State for Digital, Culture, Media & Sport (Secretary of State) to authorise it to acquire compulsorily the Building and any land comprising or contiguous or adjacent to it which appears to the Secretary of State to be required for preserving the Building or its amenities, or for affording access to it, or for its proper control or management.
- 2 If it appears to the Secretary of State that reasonable steps are not being taken for properly preserving the Building, then after he has consulted with the Historic Buildings and Monuments Commission for England if he is satisfied that it is expedient to make provisions for the preservation of the Building and to authorise its compulsory purchase for such purpose, he may make or confirm an order for the compulsory purchase of the Building and any land comprising or contiguous or adjacent to it.
- 3 If compulsory purchase procedures are initiated there is the right to apply within 28 days of service of the notice to treat to the magistrates’ court for an order staying the proceedings on the ground that reasonable steps have been taken to properly preserve the Building.
- 4 On compulsory purchase of the Building, it shall be assumed for the purpose of assessing compensation that listed building consent would be granted for any works for the alteration or extension of the Building, or for the demolition of the Building for the purpose of development of any class specified in Schedule 3 to the Town and Country Planning Act 1990 other than works in respect of which consent has been applied for before the date of the compulsory purchase order and refused by the Secretary of State or

granted subject to conditions, the circumstances having been such that compensation became payable under Section 27 of the Act.

- 5 If the Secretary of State is satisfied that the Building has been deliberately allowed to fall into disrepair for the purpose of justifying its demolition and the development or re-development of the site, or any adjoining site, he may include in the compulsory purchase order a direction for minimum compensation. The effect of such a direction is that for the purpose of assessing compensation for compulsory purchase it is assumed that planning permission would not be granted for any development or re-development of the site of the Building and that listed building consent would not be granted for any works, other than works necessary for restoring it to and maintaining it in a proper state of repair. Where such direction is included in a compulsory purchase order or draft order, there is the right to apply to the magistrates' court, within 28 days after service of the notice of the minimum compensation direction, for an order that no such direction be included.

DATED the ...15th..... day ofSeptember 2020.....

Signed 

Assistant Director (Planning, Transportation & Highways), Department of Place.

For and on behalf of City of Bradford Metropolitan District Council

Britannia House, Hall Ings, Bradford, West Yorkshire, BD1 1HX

Schedule 1

The Listed Building to which this notice relates

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

Schedule 2

Works

1.0 Access and Security Provisions

- 1.01 Provide and maintain whilst works are being carried out all necessary screens, fencing and barriers to keep the building secure.
- 1.02 Having sought the advice of a competent structural engineer and applying all relevant Health & Safety regulations, identify all parts of the building which present safety concerns. This shall include consideration of the basement, all parts of the ground and first floors and staircase where the floor conditions present insufficient structural integrity.
- 1.03 Having sought the advice of a competent structural engineer and applying all relevant Health & Safety regulations provide temporary prop support to any timber beams, staircase or roof members showing signs of rot, excessive deflection or damage with 'Acrow Props' or timber supports. Secure props with screws at top and bottom plates. Wrap the prop full height with hazard warning tape. Provide temporary balustrade and handrails where these are missing at staircases. Provide sheeting or boarding wherever floor boarding is missing. Cordon off areas of ceiling or floor collapse. Display warning signs for duration of the works.
- 1.04 Provide a photographic record of all areas of the interior of the property, noting each side of all rooms, and also staircases and balustrades, all exposed structural timbers and exposed masonry.
- 1.05. Clear out all rubbish and debris from internal spaces but without interference with any structure, partitions or fixtures and fittings. Care must be exercised to identify any timber or stone components arising from the building which may have heritage significance. Store on pallets any deconstructed masonry, roofing or structural timber components no longer fixed to the building, and protect to enable their future re-installation.

2.0 Roof and Rainwater Goods Repairs

- 2.01 Erect boarded scaffolding to enable full and safe access to all aspects of the Building. Fully record the grading and sizes of all remaining areas of stone slating, and locations of coping stones and gable finials. Carefully strip remaining slates, coping stones, finials and ridge pieces. Set aside and securely store all sound items for re-use. Strip out and dispose of rooflights to western roofslope.
- 2.02 Seek the advice of a competent structural engineer to provide a complete structural and condition survey of all roof and internal structural timbers. Carry out repairs to all necessary areas of timber roof structure and internal structure following the original form and construction, Sound members shall be retained wherever possible and

- all repairs shall be conducted using good conservation practise, using traditional carpentry methods and matching hand-finished oak. The areas where rooflights have been inserted shall be roofed over and all areas made good with timbers of matching section, finish and type.
- 2.03 Seek the advice of a competent structural engineer on the integrity, stability and merits of the stone-built gabled dormer window on the south elevation roofslope. If this is found to be prejudicial to the integrity and preservation of the building, its removal should be considered in association with the approval of the Local Planning Authority.
- 2.04 Fix new treated battens of the same size as the originals, set out to the same gauge as the original over reinforced breathable roofing membrane. Re-roof all areas of roof to the whole building using all sound Yorkshire stone slates laid to the same size graduation as original with matching second hand slate to make up any shortfall. All slate must be laid weathered side upwards. Stone ridges to be re-fixed on completion, bedded using a lime mortar mix, with any shortfall made up using matching second hand ridge pieces. All copings and finials to be returned to their recorded positions. Any missing copings to be replaced using natural stone, noting that those to the front gable are cut with a chamfered lower edge, and that a finial shall be reinstated to this gable, matching that on the stone dormer window to the right hand front roof.
- 2.05 All valleys, flashings, soakers and gutter linings and outlets as occur to be renewed and formed in leadwork installed in accordance with the Lead Development Association booklets 'Lead Sheet in Building' and 'Lead Sheet Flashings'.
- 2.06 Overhaul all rainwater goods, reinstating all missing sections of gutter using treated timber troughing carefully laid to ensure falls to outlets, ensuring the gutter is of a capacity sufficient for extreme rain occurrences. All rainwater pipes to be renewed using cast iron. Rainwater goods to be tested through to inspection chambers to ensure that all rainwater run-off is conducted away from the Building.

3.0 Stonework, chimneys and pointing repairs

- 3.01 Seek the advice of a competent structural engineer on the integrity of all parts of the elevations of the building.
- 3.02 Carry out necessary repairs to stonework, including any structural repairs and rebuilding as advised by the engineer, and where less intrusive methods cannot be applied. In all cases, repairs must apply good Conservation philosophy and 'minimum intervention' principles. All repairs shall use stone of the same texture, colour, unit size and finish. All construction shall use lime mortar, of the mix 1 part NHL3.5 lime to ½ part Nosterfield coarse brown sand to 1 part Sherbourne yellow sand to 1 part Leighton Buzzard fine gold sand, and to be finished recessed slightly from the face of the stone and brushed to raise the grit to the surface.
- 3.03 Rake out loose and defective pointing to all elevations and chimneys without using disc cutters or grinders. Re-point using a mortar mix of 1

part NHL3.5 lime to ½ part Nosterfield coarse brown sand to 1 part Sherbourne yellow sand to 1 part Leighton Buzzard fine gold sand, and to be finished recessed slightly into the joints and brushed to raise the grit to the surface.

4.0 Window and External Repairs

- 4.01 Replace all missing and damaged window frames using timber side-opening casements with a painted finish, in accordance with the details approved in Listed Building Consent reference 06/00624/LBC having reference to any conditions attached to that approval.
- 4.02 Replace external doors in timber, the design to be in accordance with the details approved in Listed Building Consent reference 06/00624/LBC. Doors to have a painted finish.
- 4.03 Redecorate all rainwater goods, windows, doors and any other exterior woodwork using appropriate primers, undercoat and two top coats of gloss paint in accordance with the paint manufacturer's recommendations.

5.0 Internal Repairs

- 5.01 Repair ceilings and floors in the approved positions, using timbers matching the original specifications.
- 5.02 Treat all retained timbers affected by insect attack and rot, and low level masonry in accordance with the findings of a professional timber and damp report to prevent rising damp and future timber decay.
- 5.03 Prepare internal surfaces for decorative finishes, ensuring structural timbers and features such as fireplaces, alcoves, blocked windows and window reveals remain exposed.

6.0 Protection of the Building

- 6.01 Following completion of works, measures are to be taken to protect the Building from vandalism or entry, without compromising its fabric, appearance or setting. All internal spaces shall also be provided with ventilation to minimise the occurrence of rot or damp.

NOTES

- 1) Any communication to the Local Authority in connection with this notice should be addressed to:

Jon Ackroyd
City of Bradford Metropolitan District Council
Department of Place
Landscape, Design & Conservation Team
Britannia House
Hall Ings
Bradford
BD1 1HX

jon.ackroyd@bradford.gov.uk

Telephone 01274 434551