

BRADFORD BUILDING PRESERVATION
TRUST
AUTUMN NEWSLETTER 2004

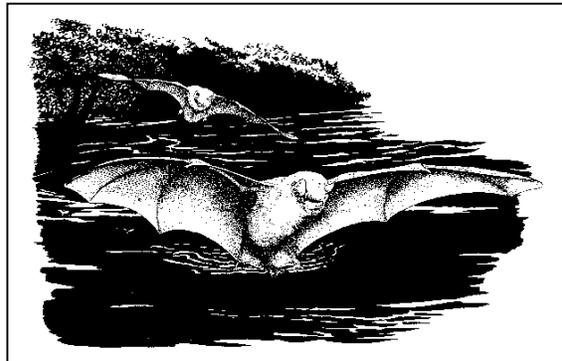


Heritage Open Days

Bradford's Centenary Square is undergoing a 21st century transformation and some of the city's worst 1960's eyesores in Forster Square are finally disappearing. Their demolition is revealing views of the city unseen for 50 years including some gems of buildings dating from an era when Bradford was king of the wool trade, as well as others more recent and just as fine. But of course, as beauty is in the mind of the beholder, all this depends on your point of view!

On Sunday 12 September starting at 11.00am, Christopher Hammond of Bradford Building Preservation Trust will conduct a guided walk around the centre of Bradford giving his views of the City's best – and worst! – buildings. The walk, entitled 'The Good, The Bad and The Ugly' (with apologies to the film), starts from the steps of City Hall in Centenary Square and will take no more than two hours. It's for people of all ages who'd like to learn a bit more about Bradford; it really is a surprising place. Wear comfortable shoes and clothing to suit the weather and then enjoy a fascinating morning in the past, present and future. There will be posters in all Bradford's libraries to remind you of the date, the time and the venue as well as local news coverage.

Unfortunately we cannot go ahead with the hoped-for bat walk in Ilkley. Two species of bats – brown-eared and Daubenton's – are currently known to be roosting in the North Chapel but the bat expert who advises the Trust is concerned that large numbers of people passing the chapels, combined with the on-going restoration work, may disturb the roosts. The Trust's website (www.bbpt.org.uk) has photographs of the North chapel restoration project. Choose 'PHOTO GALLERY' – 'ongoing projects'. The 'PROJECTS' icon provides progress updates. There's a lot more to see on the website, including this current newsletter and backdated issues.



Daubenton's bats hunting over water

All 'Buildings at Risk' great and small.

Towards the end of World War II it was realised that many buildings representing Britain's heritage had already been lost through damage, demolition and decay and more would follow in the era of post-war austerity. This prompted the measures laid down in the 1944 Planning Act to protect 'buildings of interest to the Nation' by introducing the new concept of 'listing'. The first national survey of buildings, begun in 1947, took 22 years to complete. The first lists mainly concentrated on great country houses and churches, barely recognising small buildings of any sort and anything built after 1880 didn't get a mention.

Today the National Monuments Record includes factories, workhouses, asylums, hospitals, 1960's buildings and many small structures including K6 telephone boxes. The last official accurate record of listed historic buildings and groups (November 2002) stood at 371,306 which probably represents half a million individual structures.

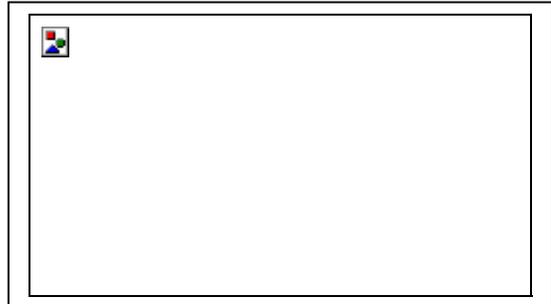
Although there have always been listed buildings and Scheduled Ancient Monuments deemed to be 'at risk due to wilful neglect, hardship or inability to sell for a viable and suitable use', for the first time in 1998 English Heritage published an annual Register. It includes buildings filmed for TV's 'Restoration' programme. However, the Register only represents the cream of the built heritage because it only includes Grade I and II* structures and scheduled ancient monuments. There are no national 'at risk' statistics dealing with the other 92% of Grade II buildings.

Chairman: Derek O'Hearne
THE BRADFORD BUILDING PRESERVATION TRUST, C/O COMMERCE COURT,
CHALLENGE WAY, BRADFORD, W. YORKS, BD4 8NW.

By 2003 of the 1,499 buildings on the 'At Risk' Register, almost 25 percent were considered to be in imminent danger with no solution in sight. English Heritage estimated that £400 million was required to repair these buildings alone. This sum does not account for the repair of thousands of Grade II 'at risk' buildings - like the cemetery Chapels at Ilkley and at Bowling. Nor does it account for thousands more small unlisted buildings of local historic interest that contribute so much to the character of our towns and villages. The chapels at Charlestown (Baildon), Uttley and Bingley, all of which have limited viable and suitable uses, are not in conservation areas so they cannot even benefit from the limited protection that this can give.

The great thing about the 'Restoration' programme is that it has highlighted some of the issues surrounding the conservation of historic buildings. The 'Restoration' buildings represent the thinnest of the thin end of a wedge of decaying listed buildings of all grades and types, but they are all buildings in public ownership, which can attract various types of grant aid.

Why, you may ask, if buildings have been listed, are there so many 'at risk'? Well, listing does not confer viability nor does it automatically bestow funding to aid in a building's upkeep. In the case of small buildings that have limited space or potential for new uses, the costs of rescuing them are often far greater than the eventual market value. As the national stock of listed buildings continues to increase, there is likely to be a greater proportion of listed 'buildings at risk' added to which will be an even greater number of small unlisted buildings of local interest.



'Restoration' Winner - The Old Grammar School,

Despite the growing numbers of listed buildings, recent years have seen a steady decrease in grants and other funds that help towards conservation and restoration. Funding is often conditional to allowing a degree of public access after restoration, but relatively few small buildings are suitable or appropriate for this use. The consequent stresses on building fabric can mean further heavy repair and maintenance costs. So, as you will realise, there is very little financial aid available for the restoration of small buildings that have limited viable use and cannot be opened regularly to the public. This is where the work of building trusts such as BBPT are so vital and it is also why you can make such an important contribution towards maintaining your local heritage. See below!

Membership Subscription reminder

Your membership subscription of £15 a year is a vital contribution to the capital funding we require to attract grants for saving small but important buildings such as the cemetery chapels. You will recently have received a subscription reminder with details of payment. If you are a taxpayer please sign the form below, the Trust's funds will benefit by a further 28%. Please help us to continue this vital work by sending your subscription for this year.

Annual General Meeting, Bradford Building Preservation Trust

The Trust's AGM will be held at 4.00pm on Wednesday 22 September at Commerce Court (address below). All members are welcome to attend the AGM. Should you wish to attend please ring 01274 667266.

.....
TITLE (s)..... NAME (s)

ADDRESS.....

..... POST CODE

CONTACT PHONE NUMBER.....

Would like to become/pay my subscription as - a member of **Bradford Building Preservation Trust**. I enclose a cheque for £..... (£15 per member or £150 for life membership)

I am a tax payer and would like my subscription to be used to claim tax relief.

SIGNED

(Your details will be kept in confidence and will not be passed to any other organisation)

Return to:- The Membership Secretary, BBPT, c/o Horwath Clark Whitehill, Pelican House, 10 Currer Street, Bradford, BD1 4HP.

Tel: 01274 732522

Chairman: Derek O'Hearne
THE BRADFORD BUILDING PRESERVATION TRUST, C/O COMMERCE COURT,
CHALLENGE WAY, BRADFORD, W. YORKS, BD4 8NW.