

# Boundary Wall Alterations



**Houses in Saltaire had a backyard which, at the time, was considered innovative compared to the back-to-back slum conditions in Bradford. Fresh air could flow through the houses, there was outdoor space and the yard also contained small outhouses including an ‘ash pit’ for disposing of household waste and fire ashes, a privy and a coal store. The backyards had a gate to the back alleys – these smaller thoroughfares allowed**

**the night soil men to wheel their carts along and clear out the ash pits. Many of the outhouses have been converted over the years and some rebuilt with a variety of materials.**

Boundary walls and the outhouses in Saltaire are classed as part of the Listed Building designation of the main dwelling. They are sometimes referred to as the ‘listed curtilage’ i.e the boundary wall of the Listed Building. Therefore any development which changes their appearance and special interest needs Listed Building Consent. Work to alter this curtilage may also require Planning Permission. Saltaire is also a Conservation Area as well as a World Heritage Site. The back alleys are ‘adopted’ highways. It is important that the boundary walls are preserved as part of the architectural integrity of the model village.

### Damage to boundary walls in Saltaire

In recent times, property owners have sought to improve privacy, security and amenity value of their backyards by constructing screening trellises and fences on the wall top. Some of the methods used to secure these trellises and fences have included screws and pins drilled into the coping stones or into the face of the wall. In some cases large metal ‘shoes’ have been fixed into the stone to hold

the upright timber supports. All these methods of fixing have irreparably damaged the historic fabric of the listed curtilage and they have altered the historic character of the backyard and the back alley vistas in general.

### The need for a standard approach

Changes to the boundary walls have, cumulatively, started to erode the overall ‘authenticity’ of Saltaire. As a World Heritage Site, Saltaire is inscribed for its special characteristics including the ‘authenticity’ and ‘integrity’ of the model village. This means that Saltaire has hardly changed in overall appearance since it was built, so it can still tell us a lot about Victorian social industrial history. Bradford Council needs to be proactive in preventing further reduction of authenticity of the model village as ultimately this threatens its World Heritage status. A regular Fabric Monitoring Survey is carried out to provide information about inappropriate alterations to Listed Buildings and enforcement action is an option.

If the damage to boundary walls is to be mitigated then guidance is needed for homeowners to take the correct approach if they wish to erect some fencing for privacy purposes.

### Other backyard and back alley issues

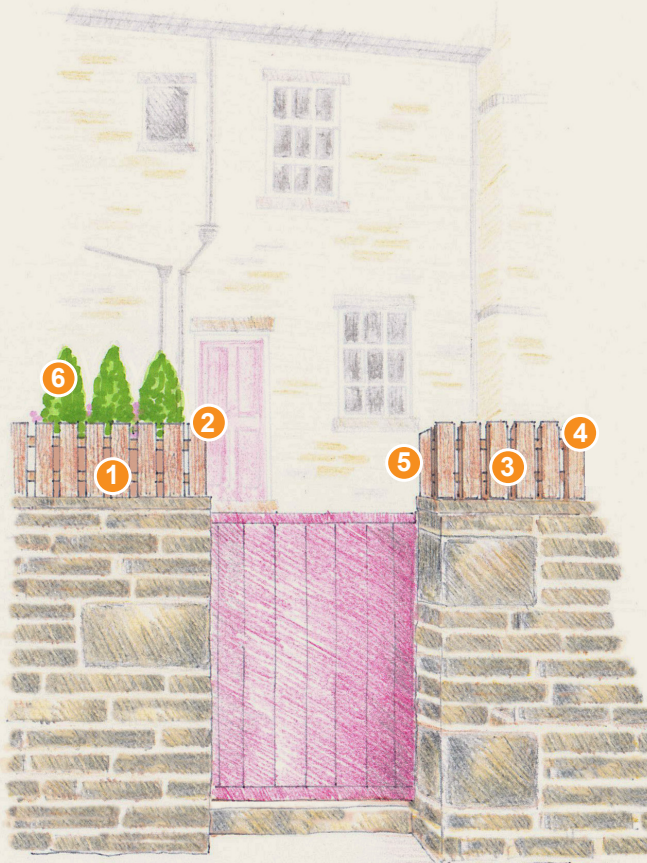
- **You need Listed Building Consent (LBC) to replace your gate or rebuild your wall.** Further advice and guidance on repairs can be obtained from the Conservation Team. You can also obtain an approved drawing for your gate or wall to support your LBC application.
- **Bins need to be kept in backyards at all times** so that they don’t cause an obstruction or a visual intrusion in the back alley. If you would like to discuss your bin provision or ask about a smaller bin please call 01274 431000.

# What is permitted with Listed Building Consent and Planning Permission?

Homeowners can erect a stained open slatted fence or 'paling' fence. Listed Building Consent (LBC) will still be required. LBC will only be given for fences which follow the design guide below.

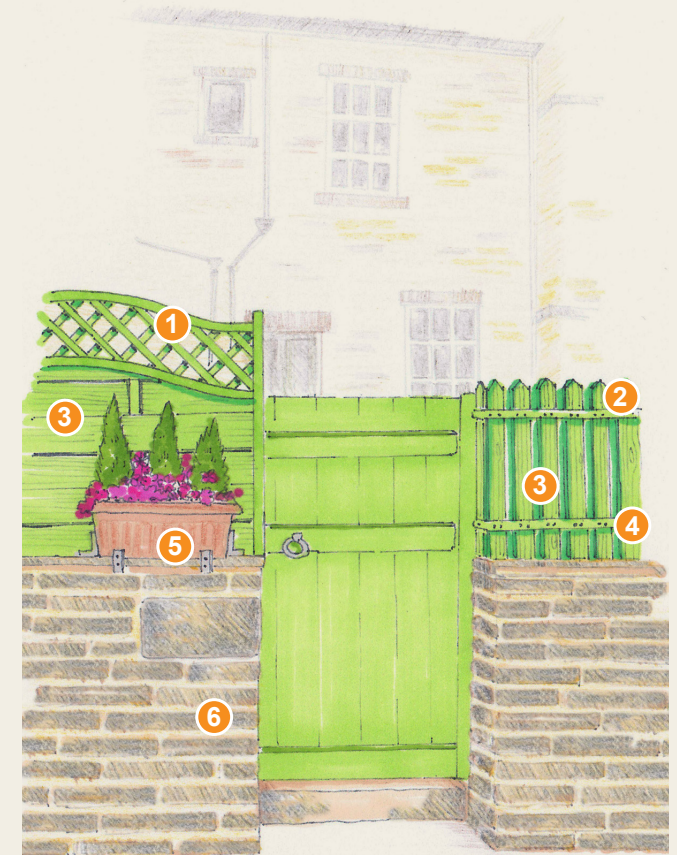
## Good Design

- 1 Vertical open slatted fence.** Open slats (gap approx 10mm) allow wind to pass through.
- The slatted fence should have **square tops**.
- The fence should be made of **tanalised timber** which protects it from decay. It can be stained with a **mid brown stain** or left as it is.
- The **bracing and frame** for the fence **should be situated to yard side**. All screws for the bracing should be made into mortars of the wall or the ground.
- Fences should be **no higher than 300mm** from the wall top\*.
- Free standing** planters may be placed on the wall. If necessary they may be secured with batons fixed to the yard side. (See 4).



## Bad Design

- The fence **should not** be constructed of horizontal slats or pickets and no trellises of any design.
- No top rail or other decorative topping to slats.
- Fences **should not** be painted or dark stained.
- The bracing or frame for the fence **should not** be visible on the back alley side. There must not be bracing screwed into stone blocks or the coping stones.
- Planters **should not** be mortared or screwed onto the wall top. No post sockets or bracing screwed on the coping stones.
- The wall **should not** be lowered or demolished without consent\*.



For more information and advice contact:

Conservation Team  
Telephone: 01274 435319  
email: [conservation@bradford.gov.uk](mailto:conservation@bradford.gov.uk)

\*If your wall has been lowered or demolished you will need to rebuild it to its original height. LBC will be required. Advice is available from Bradford Council Conservation Team.