

**Community, Arts, Heritage and  
Future Technology Centre**

Victoria Road, Saltaire

ShIPLEY College

July 2023

**DESIGN AND ACCESS STATEMENT**

*Submitted to the local planning authority in support of a Full Planning Application*

This statement has been prepared by 3xa Design for submission to Bradford Metropolitan District Council in support of an application for full planning permission for the development of a new Community, Arts, Heritage and Future Technology Centre (CAHFT) on land at the junction of Victoria Road and Caroline Street, Saltaire.

It should be read in conjunction with the separate Heritage Statement and World Heritage Site Impact Assessment prepared by Humble Heritage Ltd, and all other drawings and reports submitted as part of the planning application submission.

3xa are the lead consultants within a professional design team including:

3xa Design	Architect
Spring & Company	Project Management and Principal Designer
Dudleys Structural & Civil Consultants	Structural Engineer
Nexus Allied	Services Consultant
Batty France	Quantity Surveyor
DRaW	Landscape Architect

The design team was appointed by Shipley College in March 2022 following an invitation to local architectural practices to participate in a limited design competition to develop a concept design for the new Community Arts Heritage and Future Technology Centre in the heart of Saltaire World Heritage Site.

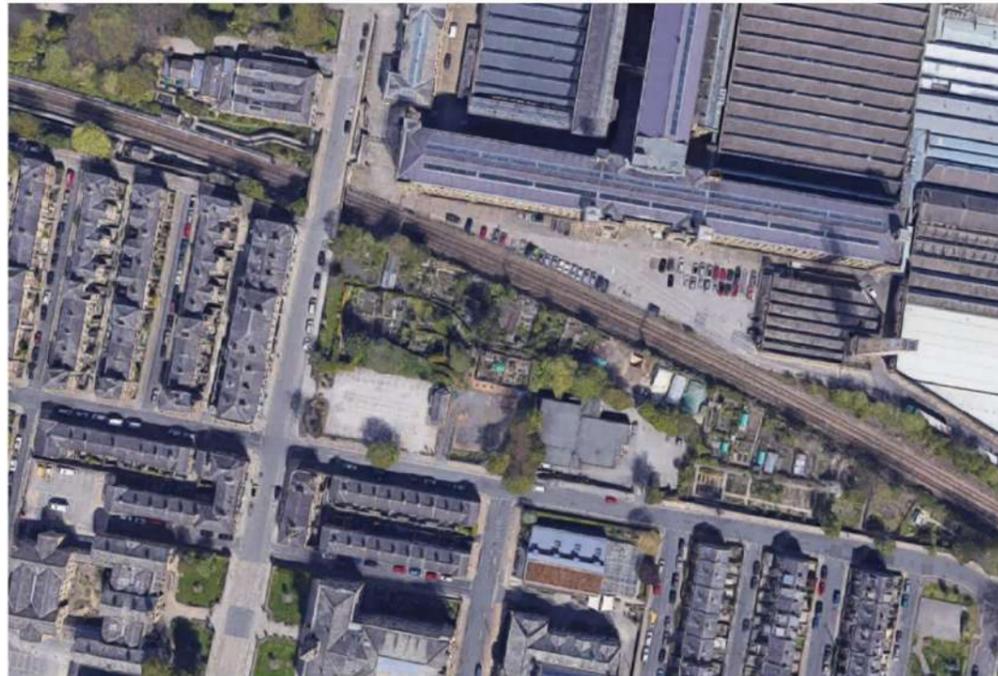
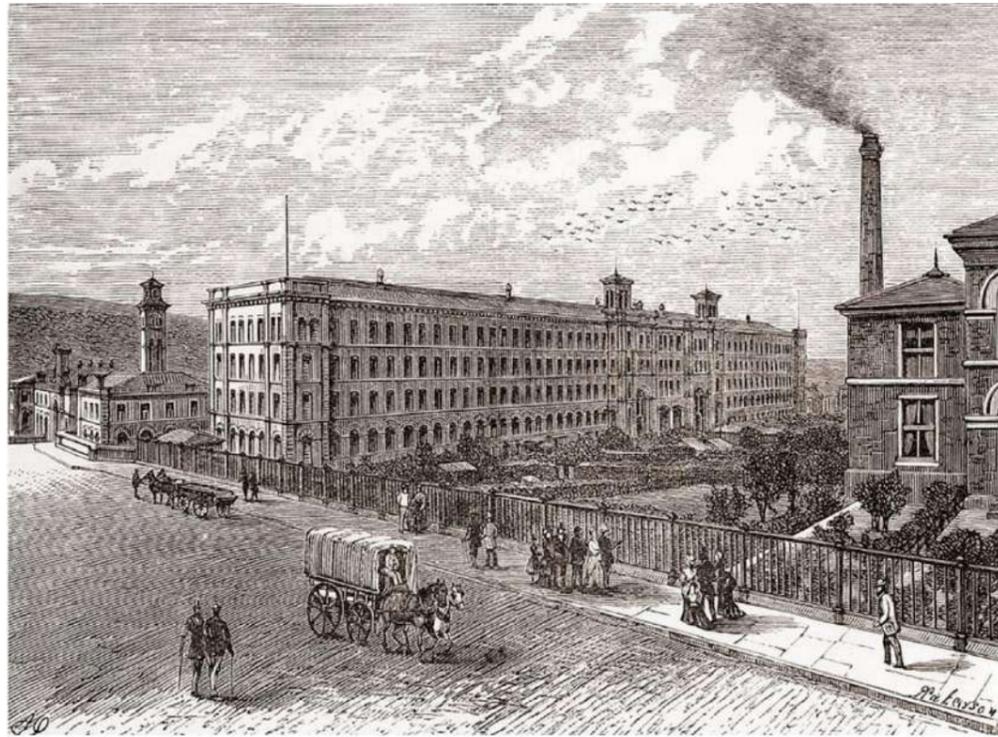
The design team was subsequently commissioned to prepare an RIBA Stage 2 design feasibility study for a reduced area site as part of the submission of information by the College and their project partner (Saltaire Collection) to the Shipley Town Fund Board.

The project site comprises land at the junction of Victoria Road and Caroline Street and is owned by Bradford Metropolitan District Council. Part of the site is vacant open ground; the remainder operates as a pay and display car park and adjacent public toilets block.

This document sets out the design approach, design concept and design principles for the development of the proposed Community Arts Heritage and Future Technology Centre balancing the vision and spatial requirements of the client against the constraints presented by the sensitivity of the heritage context of the site.

The statement begins with an analysis of the place, setting and site of the project. It then describes the client partners and sets out the project brief and policy context. The statement introduces our strategic architectural approach in response to site and project requirements, addressing key considerations of building form and architectural language, response to landscape, sustainability considerations, volumetric approach, materials and access. It also states what pre-application discussions and consultation has taken place and how the design has evolved in response to these.

<i>page</i>		
<b>3</b>	<i>Introduction</i>	<i>A world heritage site Project background</i>
<b>7</b>	<i>Context</i>	<i>Saltaire model industrial village The wider setting Civic &amp; open spaces Site analysis Site history Mass &amp; form Significant views Materials, details &amp; modelling</i>
<b>20</b>	<i>Project Requirements</i>	<i>Client groups Brief Spaces</i>
<b>23</b>	<i>Project Strategy</i>	<i>Summary of approach Concept &amp; design principles Organisation principles Layout Language and materials Landscape and Access Sustainability principles</i>
<b>33</b>	<i>Policy context</i>	
<b>34</b>	<i>Consultation</i>	



Saltaire, part of the historic township of Shipley in West Yorkshire, was conceived and renowned historically as an innovative model town, built philanthropically to provide an urban social infrastructure for the industrial workforce of its patron, Sir Titus Salt.

It is an architecturally well-executed ensemble of workers' housing, shops, school, almshouses, hospital, mechanics institute, park, allotment gardens and textiles mill complex, all designed in an Italianate style by local architects Lockwood and Mawson.

It is nearly complete in its original urban form with relatively few total building losses and is an important early example of a planned industrial settlement that influenced social reformers and the UK's emerging town planning movement in the late nineteenth and early twentieth centuries.

It is also very much a living community with a resident population no longer tied to the textiles mill but spatially focused around the original settlement and the key buildings that comprise Saltaire.

It is now a World Heritage Site (WHS), and as such requires a sensitive approach when proposing new development.

The site identified for the creation of the new Community, Arts, Heritage and Future Technology Centre (CAHFT) is located in the heart of Saltaire and its redevelopment presents a significant opportunity to improve and enhance the facilities of key stakeholders within the community of Shipley and Saltaire, to strengthen the social and cultural experience for local people and visitors, and to improve the physical setting of the World Heritage site.

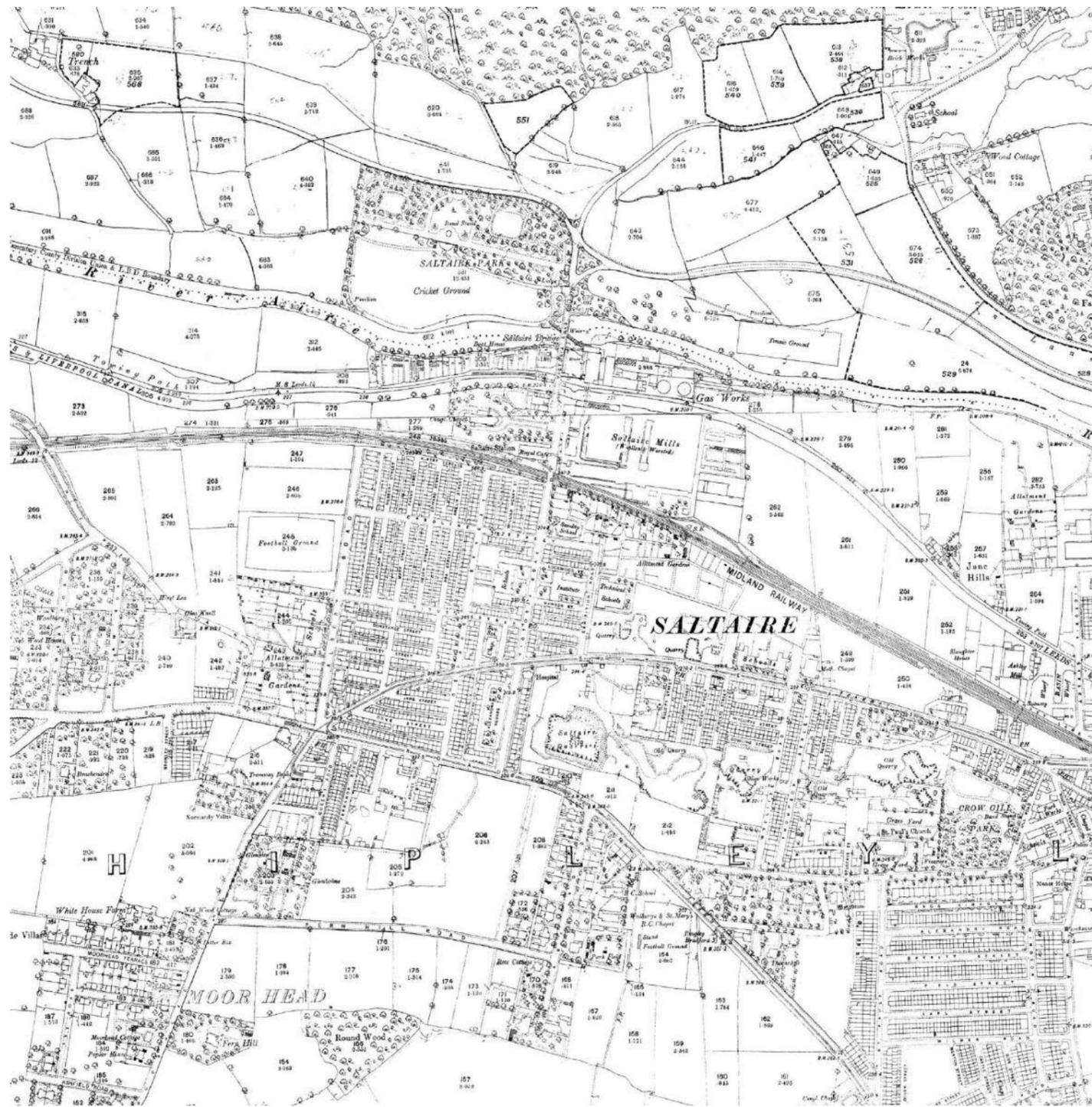
The project is seeking to provide:

- new Further Education teaching and administration space for Shipley College to support their curricula expansion;
- greater capacity and better archive and educational/ heritage interpretation facilities for the Saltaire Collection, which is managed by SWHEA - an educational charity - and located in Shipley College;
- An exhibition space and community classroom to help engage and inform people about the history of Saltaire and its local community;
- general improvements to visitors' facilities within the WHS including public toilets, and visitor orientation and information appropriate to the significance of Saltaire as a World Heritage Site destination.

**We see this as a project that fits well with Salt's original vision for public buildings serving the local communities of Saltaire and Shipley that will also enhance the experience of visitors to the World Heritage Site.**

**To be successful we believe its design must connect the past, present and future. The new building should:**

- respond sensitively to the existing historic context and the heritage values articulated in the attributes that make up the World Heritage Site's outstanding universal value;
- support the contemporary civic and cultural setting of Saltaire;
- be architecturally, environmentally and technologically forward looking, in acknowledgement of Salt's original vision.



OS Plan c. 1890

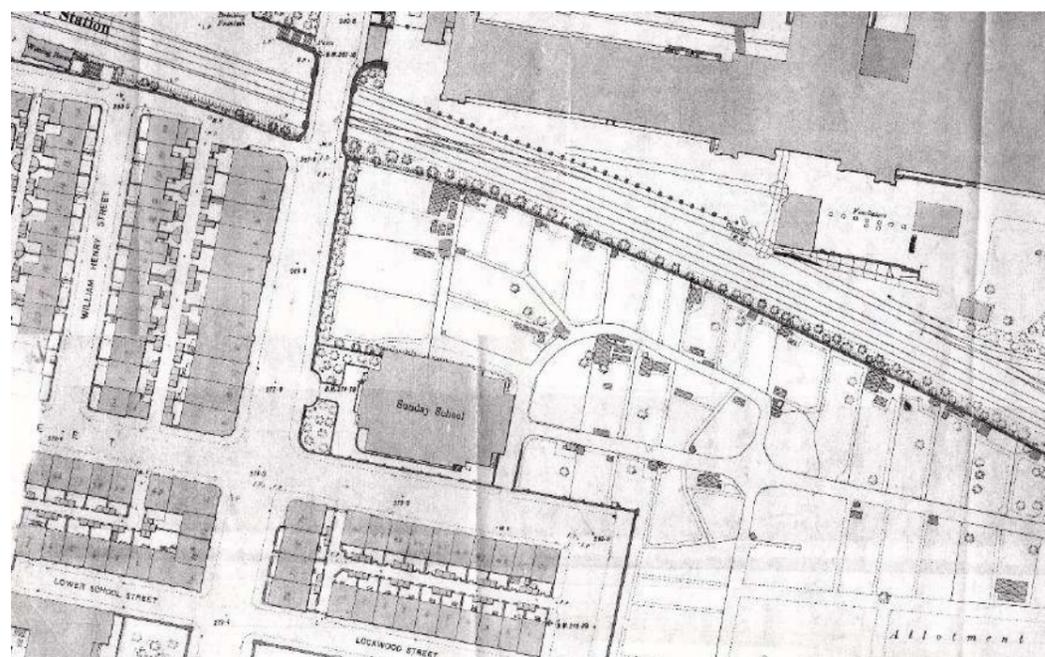
**A World Heritage Site**

Saltaire was inscribed on the World Heritage List in 2001 as ‘an outstanding and well preserved example of a mid-nineteenth century industrial town, the concept of which was to exert a major influence on the development of the "garden city" movement’. It is considered that its layout and architecture ‘admirably reflect mid-nineteenth century philanthropic paternalism, as well as the important role played by the textile industry in economic and social development’. Presenting a high degree of authenticity and integrity, the property is of outstanding universal value and its heritage status, authenticity and integrity, have been important considerations in developing design proposals for the CAHFT project. We have developed proposals that respond sensitively to this historically important context, and understanding its concept, design, and execution, and retaining the legibility of the model industrial town, have been an integral part of our design process.

Saltaire is a rigorously designed model settlement, whose architectural order is imposed through a hierarchy of planned spaces and streets that were laid out as a geometric grid by its architects, Lockwood and Mawson. It was conceived as a purpose-designed town whose urban layout translated into reality the social and economic vision of Sir Titus Salt, its patron and owner. Its buildings, and the spaces between, act as an integrated whole and reflect the philanthropic scheme of providing a purpose-built model environment for Salt’s workforce at his new textile works at Saltaire. It offered high-quality exemplary housing and institutional buildings organised as a compact urban community in a healthy pastoral setting deliberately sited in stark contrast to the polluted, insanitary city centre living conditions of the city of Bradford from which the business and its workforce had relocated.

In its size and ambition the town was unparalleled in the United Kingdom in terms of its social and monetary investment. It was quickly championed by contemporary Victorians as a built model for the construction of other industrial communities, gaining recognition even before it was fully constructed. It is for example described in detail as part of the British submission to the Imperial Commission of the Paris Universal Exhibition of 1867.

Its significance as an influence on the early development of British town planning is predominately due to its focus on a healthy planned environment, zoned to reduce air pollution in its residential streets of practically-designed and well-ventilated houses that offered a good standard of domestic space and excellent sanitation, each with a clean water and gas supply, drainage connection and regular household waste collection. Recreational, educational, religious and healthcare provision for the community as a whole was available outside of factory life, all constructed within a compact walkable urban layout. Saltaire was well-designed as a townscape in the Italianate style, with attention given to the massing and articulation of terraced housing blocks and individual institutional buildings: their roof forms and façade details addressing longer views and vistas designed to be read within the wider street layout, intentionally creating a place that went beyond the practical and perfunctory in meeting the social, physical, moral and spiritual needs of its community. Green spaces were designed as part of this environment with a public park and alms house square creating different scales of recreational space alongside close access to the adjacent countryside for walks and excursions.



Top: Aerial photograph 1937. (Historic England Archive, Aerofilms)  
 Bottom: 1890s OS plan depicting Sunday School.

This model was a precursor to later nineteenth and twentieth century model community experiments and designs, including Ebenezer Howard's influential Garden Cities for Tomorrow, which advocated combining the best of both worlds of town and country spatially and as a community, living in harmony with nature while benefitting from the goods and services connected to urban economic growth. Saltaire represents an early built example of a local neighbourhood model that enabled people to escape the inequities of slum overcrowding, poor sanitation, disease and crime associated with the industrial city, but unlike the later garden city movement, the houses aren't generally provided with individual gardens for leisure and food production, and the emphasis is on formal spaces relating to public and institutional buildings on the main axial route (Victoria Road), the overall rural valley setting, and the park which links to both.

The CAHFT project site is currently used as a surface car park with adjacent public toilet facilities and an area of vacant ground to the east. Now predominantly open ground, much of the project site was previously built upon and it was the location of the last public building in the model town to be commissioned by Sir Titus Salt and designed by his architects, Lockwood and Mawson. Opened in 1876, this building was demolished in the early 1970s just as Saltaire was gaining conservation status (the conservation area was created in 1971, with buildings listed from 1966 onward).

Prior to the development of Saltaire, the project site was farmland, and in the period between the construction of the mill and the construction of the Sunday School, this farmland was converted into allotment gardens. It was only in 1863 that the grid iron realignment of what was later named Victoria Road was given permission by the local authority: therefore the formal arrangement of the allotment site including its railings and boundary treatments post date 1863.

The allotment site followed the earlier field boundary to the south east and was bounded to the north by the railway line and the railway shunting areas that served Salts Mill. Due to the lie of the land, the gardens sloped down from Victoria Road, which was elevated to bridge the railway line, while to the south, Caroline Street was constructed as an increasingly raised embankment. The allotments thus formed a visual break between the southern façade of Salts Mill and the row of terraced cottages that faced it, defined by the underlying geometry of the planned model settlement and subsequently reduced in size by the significant volume of the Sunday School erected on the corner of Victoria Road and Caroline Street, and arranged with its formal set-back frontage to Victoria Road.

### Project background

ShIPLEY College is a significant stakeholder in the World Heritage Site (WHS) of Saltaire. Established as ShIPLEY College in 1969, the FE College provides education to local young people and adults from the Bradford district in a building estate now comprising many of the extant former public and institutional buildings in Saltaire. The College benefits from its historic setting as a popular location to study within an urban campus of buildings and has committed to the heritage protection of Saltaire as a long-standing custodian and occupier of several historic listed and unlisted buildings within the WHS and its buffer zone. Its estate include the Grade II\* listed Salt building (the former School buildings in the model village), the Grade II listed Mill building (the former dining hall in the model village) and the Grade II\* Victoria Hall (the former Club and Institute in the model village). Part of its existing building stock is owned outright, part is held on long leases from the Salt Foundation. The College acts as the Managing Agent for Victoria Hall, which is owned in perpetuity by the Salt Foundation, and occupies parts of the building while running it as a public venue for bookable private and community events. It operates the Exhibition Building, an unlisted building opened in memory of Titus Salt in 1887 which housed the Saltaire's School of Art and Science from whose origins the College has developed. It also owns or leases several allotments within the Saltaire WHS and buffer zone and in 2015 developed a new learning facility, the Jonathan Silver Building, on land adjacent the Exhibition building in the Saltaire Conservation Area and WHS buffer zone.

The College has been instrumental in seeking external funding to continue to maintain and refurbish its estate and has been investing heavily since its incorporation in the 1990s. It committed £4.1 million between 2012-2018 to a programme of enhancement and expansion, including a new Centre of Excellence for Business in Victoria Hall, environmental and infrastructural upgrades to Exhibition and Mill Buildings, and refurbishment works at the Salt building. A further £4.1 million has since been committed to additional historic building repair works at Salt building and other areas of the estate that are currently ongoing. The College takes pride in its estate and location, and its values and principles reflect a continuity of purpose in the educational and improvement founding principles of the model village. It contributes to the social and economic wellbeing of the village as a whole and is active in supporting a wide range of learning. As a founding member of The Saltaire World Heritage Education Association, it supports public engagement with the Saltaire Collection of historical artefacts and documents (formerly Saltaire Archive) which it also owns and hosts.

The College continues to seek ways to successfully operate a campus college in the significant setting of Saltaire, while maintaining competitiveness with other regional further education providers. In 2016 discussions took place with the Local Authority, from which a partnership bid to the Northern Cultural Regeneration Fund emerged to develop a new Community Arts & Digital Industries Centre. Although unsuccessful for funding, this was the genesis for the CAHFT project and was an opportunity to rationalise the existing college estate to provide high quality teaching and community spaces and consolidate the College campus within Saltaire.

ShIPLEY College has an ongoing Infrastructure Strategy which looks at options to maximise the beneficial use of its estate, and had previously appraised the feasibility of a range of development opportunities that would deliver an improved learning environment for future technologies teaching. This appraisal has formed the background to the development of the CAHFT project. The College wishes to remain

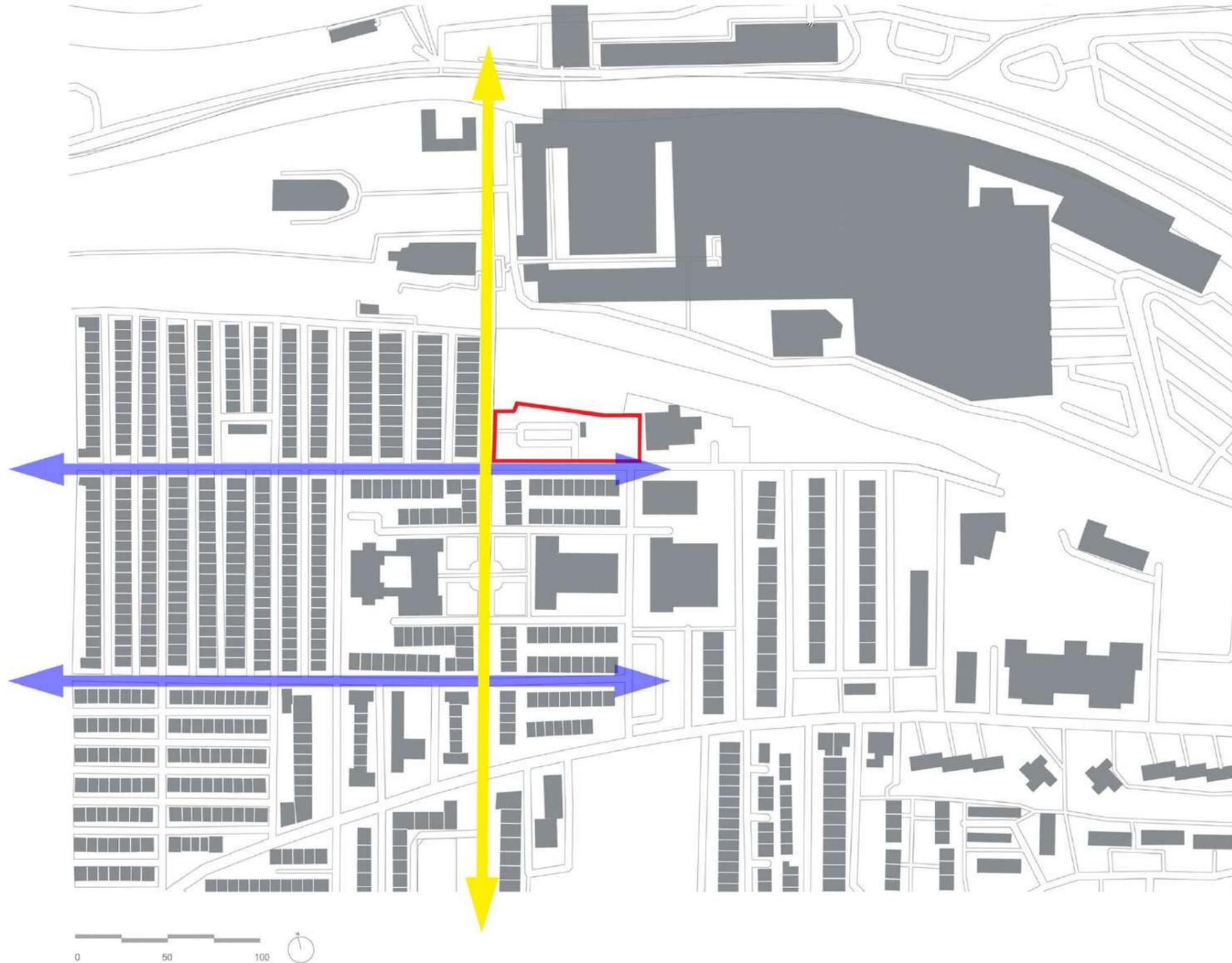
within Saltaire and site options for expansion are therefore limited. The option to develop a split site campus outside of a 10 minute walking distance of the Salt building has previously been considered and discounted due to operational issues. As the CAHFT project seeks to provide a new, more visible, home for the Saltaire Collection, and to provide the Collection with accessible interpretation spaces that increase its presence and reach to visitors, project sites that aren't proximate to or visible within the WHS have been ruled out. Other considerations include: size of site and site capacity, land or building ownership and availability, tenancy arrangement or capital land costs, walkability and relationships to existing college buildings, the suitability and convertibility of existing buildings available to lease or buy, other development constraints including statutory permissions, the impact of mitigation considerations relating to heritage assets including WHS, buffer zone, Conservation Area, listed buildings, and tree protection. Previous discussion with Salts Mill, another significant stakeholder in the WHS with tenable space, has not led to any viable option for the College coming forward due to operational issues and the types and accessibility of spaces previously available.

From a shortlist of sites, the Caroline Street site was initially identified as a preferred choice due to its central location, accessibility and size, and because it offers an opportunity to improve the immediate setting of listed buildings in its vicinity and to enhance the attributes that contribute to the Outstanding Universal Value of the World Heritage Site. The site is an ideal location from which visitors can view and understand the Model Village Ensemble and Urban and Industrial Plan of Saltaire as part of improved visitor orientation facilities.

The World Heritage Site Management Plan 2014, adopted by Bradford Metropolitan District Council, had previously identified land to the north of Caroline Street as having potential as a development site for a new community and arts facility with a completion date of 2030 (Objective 2.3). This took in the carpark and toilet block, the vacant former St John Ambulance Site, and the adjacent Caroline Social club with the objective of improving the setting of the WHS and the experience for visitors and local people. Additionally, Objective 2.2 highlighted the need to deliver improved interpretation facilities for visitors and improved facilities for all kinds of learner in the WHS. One aspect of this objective was to make Saltaire Archive (The Saltaire Collection) more publicly accessible.

With these objectives aligning with ShIPLEY College's identified need for new purpose built teaching accommodation, a successor project to the previous Northern Cultural Regeneration Fund bid was proposed on land owned by BDMC to be put forward for funding from the Government's Towns Fund programme. ShIPLEY Town Fund Board was made an investment offer of £25 million in June 2021 following submission of its Town Investment Plan. The proposed Community, Arts, Heritage and Future Technology Centre (CAHFT) was subsequently developed as a feasibility study with its business case assessed by the local board and by government to meet the strategic objectives of the Town Deal Board, supporting economic growth in the technology sector and supporting the growth of cultural tourism. The project on the current site was allocated funding in 2022 to create a development including learning and interpretation facilities for ShIPLEY College and the Saltaire Collection, alongside public realm and public facility improvements.

*the saltaire model industrial village*



Understanding the heritage context of Salthaire is critical to developing an appropriate design proposal for this project.

Our site analysis therefore summarises:

- the history and heritage constraints that are informing our design approach;
- our understanding of the opportunities and issues that relate to the immediate site and its contemporary context.

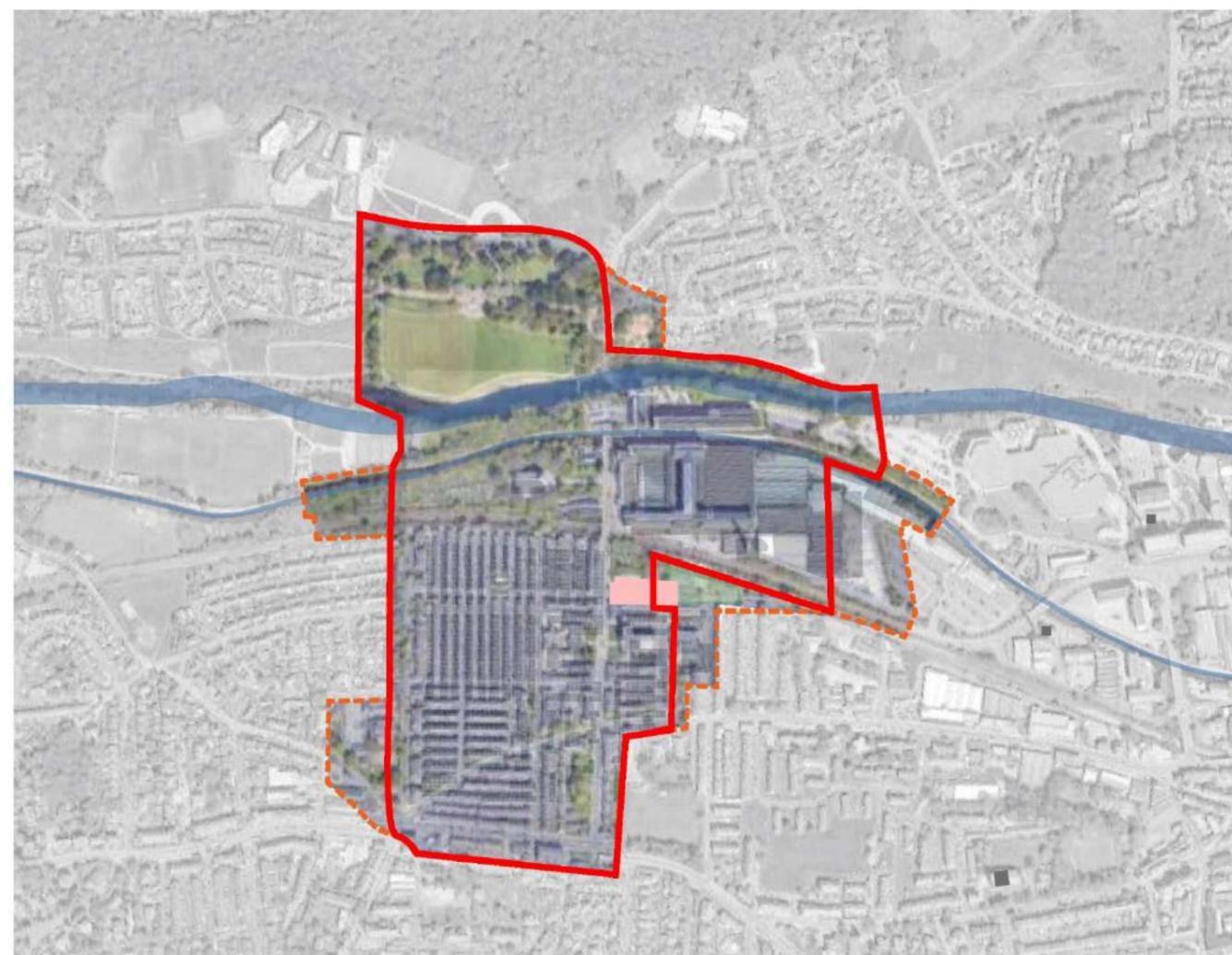
Salthaire is planned around an urban street grid, and was designed hierarchically with its more important streets forming axial routes that framed key vistas within the village and out to the surrounding landscape.

The location was chosen for its greenfield setting and its proximity to canal, river and railway, creating a high density layout of workers' housing, integrated factory and community buildings in a compact arrangement with limited areas of contained public or open space surrounded by open countryside.

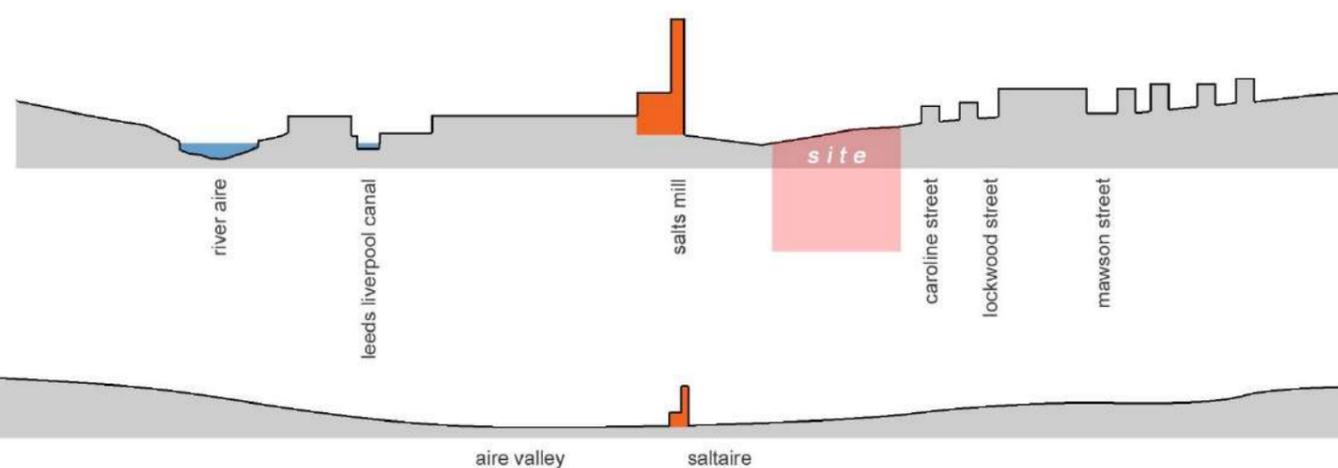
Its architecture was designed to reinforce its street hierarchy and place-making principles with buildings designed as urban blocks with hierarchies of formal elements and architectural details. Buildings respond to the wider topography of the location and are carefully composed in terms of form, massing, storey heights, roof profile and street position.

Its historic, designed open spaces and the original landscape setting are integral to the formal character of the model village.

Salthaire is largely complete in its original form and retains a high quality materials palette demonstrating attention to architectural detail and to the design of its streetscape.



— world heritage site boundary  
- - - conservation area boundary



The contemporary setting of Saltaire is no longer rural in its context but it retains its distinctive and coherent urban form and architectural character, and is recognized internationally, nationally and locally through its several designated statuses as a World Heritage Site, a conservation area and in the historic listed building protection afforded to all the surviving original buildings in the village.

The topography of the village is a significant aspect of its setting and there are strong visual connections to the steep moor side to the north and valley landscapes to the east and west.

The significance of World Heritage Sites is expressed through their Outstanding Universal Value (OUV) which transcends national boundaries to be of common importance for present and future generations of all humanity. OUV is described through Attributes. For Saltaire these address both the concept, and physical form and characteristics of the Property including:

- its value as a **model village ensemble** of buildings and spaces
- its **urban and industrial plan** demonstrating its efficient layout and zoning of functions
- its harmonious and high standard of architectural, engineering and landscape **design**
- its **valley setting**
- its continuing **communal function** as a local neighbourhood.

These attributes are important considerations when assessing the impact of new development on the OUV of Saltaire.

The visual amenity of the World Heritage Site is also protected by a wider buffer zone. The CAHFT project site sits fully within the conservation area and straddles the World Heritage Site and its buffer zone.

It is important to note that Saltaire's continuing sustainable use as a living community supports the conservation of its Outstanding Universal Value. Its physical setting and its built heritage context is better protected because the village has an active custodianship of stakeholders who live and work in the World Heritage Site.



The project site sits along the main civic and public building spine of the original village leading from Bingley Road to the entrance to Salts Mill and to the now demolished bridge crossing the river Aire into Roberts Park.

Civic spaces and key functions on Victoria Road originally comprised:

- Almshouses and hospital
- Mechanics Institute
- School
- **Sunday School (demolished)**
- Dining Hall
- Salts Mill
- United Reformed Church
- Park

Other functions included shops, houses and allotment gardens.

Key features of the street now include:

- Set back frontages
- Formal and informal open and green spaces
- 'Object buildings'
- Open aspect to the north and south
- Gentle slope down to the north

The relationship of the project site to Victoria Road, creating an appropriate form and setting the building is an important contextual consideration.





public toilets prominent in foreground to salts mill



large expanse of poor quality surface materials



former St John ambulance site



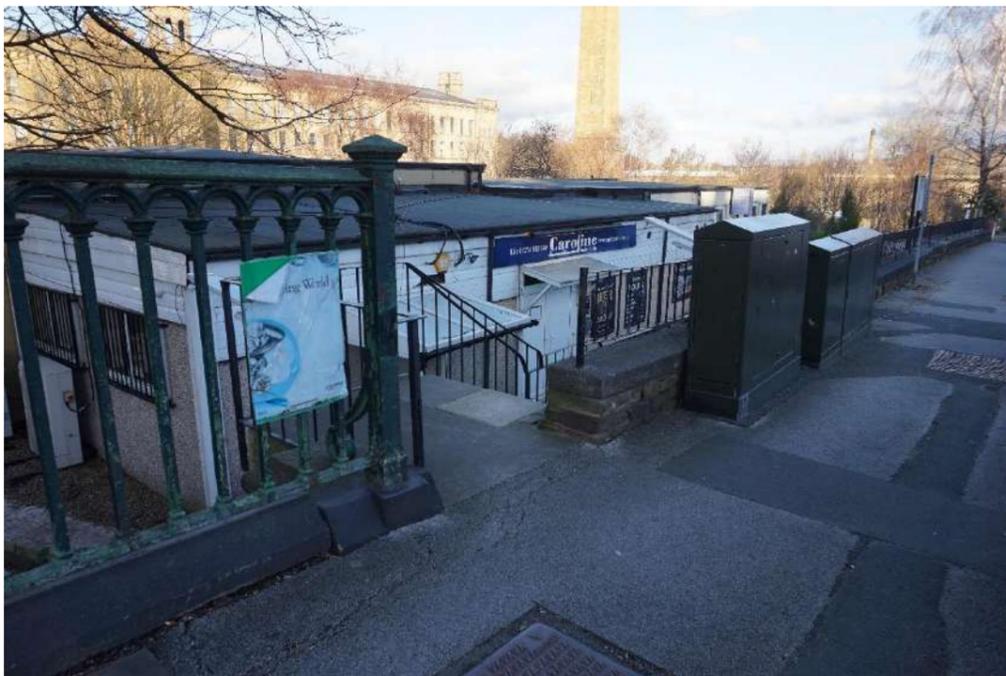
poor visual and material quality of adjacent club building



southern boundary of the site



visually intrusive service infrastructure and less refined replacement railings



original pattern railings to parts of boundary to site



remnant of service access to Sunday School



the site is prominent in views from salts mill



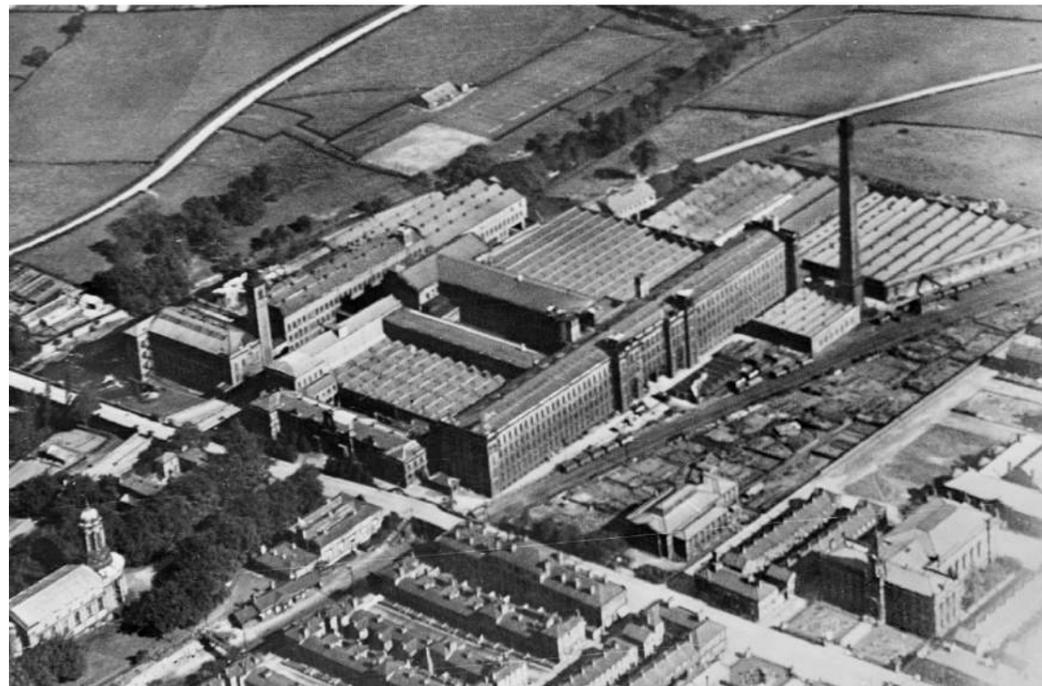
allotments to the north of the site



views to the north-west from the site



prominent corner site with significant foreground tree



Top: 1970s street view of the Sunday School, prior to demolition, unknown source.  
Bottom: Aerial photograph of Saltaire, 1928. (Historic England Archive, Aerofilms)

The history of the CAHFT project site is important to understanding the development of Saltaire during its initial inception and construction phases. As a model town with Titus Salt as patron and Lockwood and Mawson as architects, the built form of Saltaire evolved within an extended design and construction phase of some 25 years.

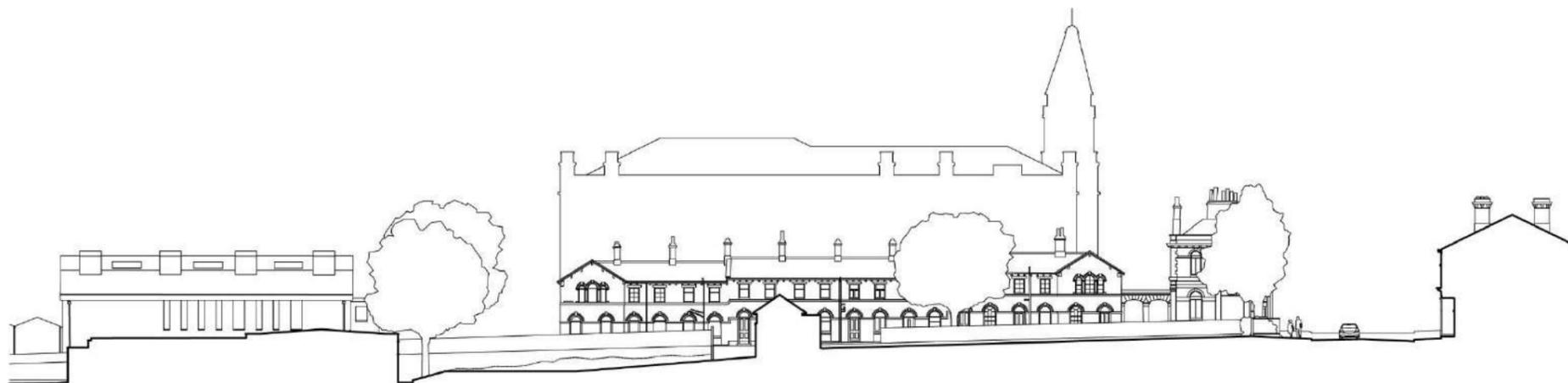
No plan that sets out the 'original' concept of the model town is currently extant and the primary spatial sources depicting the settlement in its (near) entirety date from the late 1860s once much of the town had been constructed (a town plan produced for the Paris Universal Exhibition of 1867 and the Cheffins plan c. 1870). Previous studies (*Saltaire: The Making of a Model Town*, Jackson et.al, Spire Books, 2010) have shown that some experimentation took place in the early design development of housing in the village in terms of form, elevation treatment and space planning and thus the model town design evolved. Some aspects described in contemporary texts of Salt's intentions did not come to fruition (for example a covered market building). Salt was apparently sympathetic to requests from the community (for example supporting the Primitive Methodists with a building plot, which was located outside the now WHS boundary); and this was the case with the commission of the Congregationalist Sunday School, designed by Lockwood and Mawson on the corner of Victoria Road and Caroline Street. This building overwrote the earlier urban and industrial plan form which had been left open and used as allotment gardens in the sloping topography of the larger space bounded by Caroline Street, Victoria Road, and the railway line. The Sunday School was designed in 1874, only three years after the opening of the Club and Institute (now Victoria Hall) and was the last of the completed sequence of public buildings on Victoria Road, opening in 1876 to much celebration.

As described by Balgarnie in his contemporary description of the building, this was a model Sunday School for religious instruction and congregation and it sat as an object building within the wider garden site and urban grid plan, establishing a precedent here for a free-standing building within the wider landscape setting, integrated with the existing allotment footpaths. The contemporary accounts (Abraham Holroyd, *Saltaire and its Founder Sir Titus Salt, Bart.*, 1873; Rev. R. Balgarnie, *Sir Titus Salt, His Life and Lessons*, Hodder and Stoughton, 1877) emphasise that Salt's workforce and their families had access to healthier living, leisure and instructive improvement as an holistic approach, and that these were provided through model housing, the institute and club, schools and Sunday School, church, park etc., within the model settlement.

The Sunday School is therefore an important part of the historic legacy of the model town, even as it disrupted the earlier function of the site as it was the final built element that completed Salt's commissioned grand project. The building is overdrawn, possibly by the architects, on the Cheffins plan held in Bradford Archive, and evidences contemporary attitudes of patron and designer to adapting the spatial form and function of the town as a whole to provide for a more pressing community demand on the principal street.

**The conservation approach here is therefore significant. 'Restoration', the actions of returning to 'what was' is intellectually problematic, as one contemporary "original" design approach (garden or Sunday School) has to be prioritised over another. 'Preservation' the actions of maintaining 'what is' retains the status quo of a utilitarian car park and derelict ground that together have no heritage value other than the extant historic railings components that delineate the back of pavement line consistent to both historic phases of the model town construction. Conservation, or the management of change, suggests prioritising redevelopment that respects the immediate site context - the listed buildings, street layout and significant views of the WHS - and enhances or sustains their setting through an analysis of the placement of new built form within a reinstated landscape.**





Section looking toward Caroline Street

The characteristic Italianate language of Saltaire buildings is evident in each elevation fronting the CAHFT project site.

Building massing demonstrates the underlying hierarchy of the street grid and the different functions of the model village ensemble.

The north-south axis shows the marked difference in scale of buildings surrounding the original allotment garden site.

Victoria Rd buildings step down towards the Mill whilst maintaining a strong symmetrical presence.

The topography across the site helps reduce the volume of Salts Mill from Caroline Street.

The mill creates a strong visual backdrop to Caroline Street, foregrounded by the open allotment garden site.

The Mill chimney is a prominent landmark element.

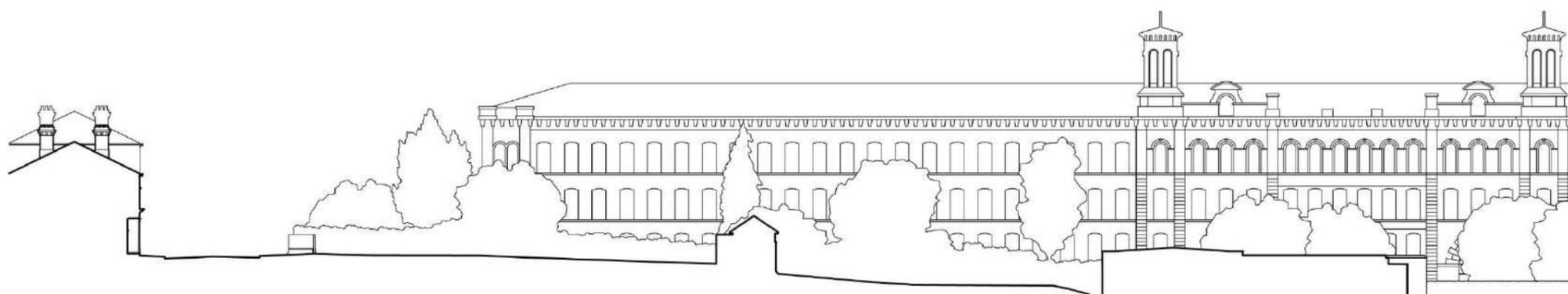
All listed buildings have elements of symmetry and repetition.

The volume and massing of Victoria Hall and the Exhibition building are visible from within the site.

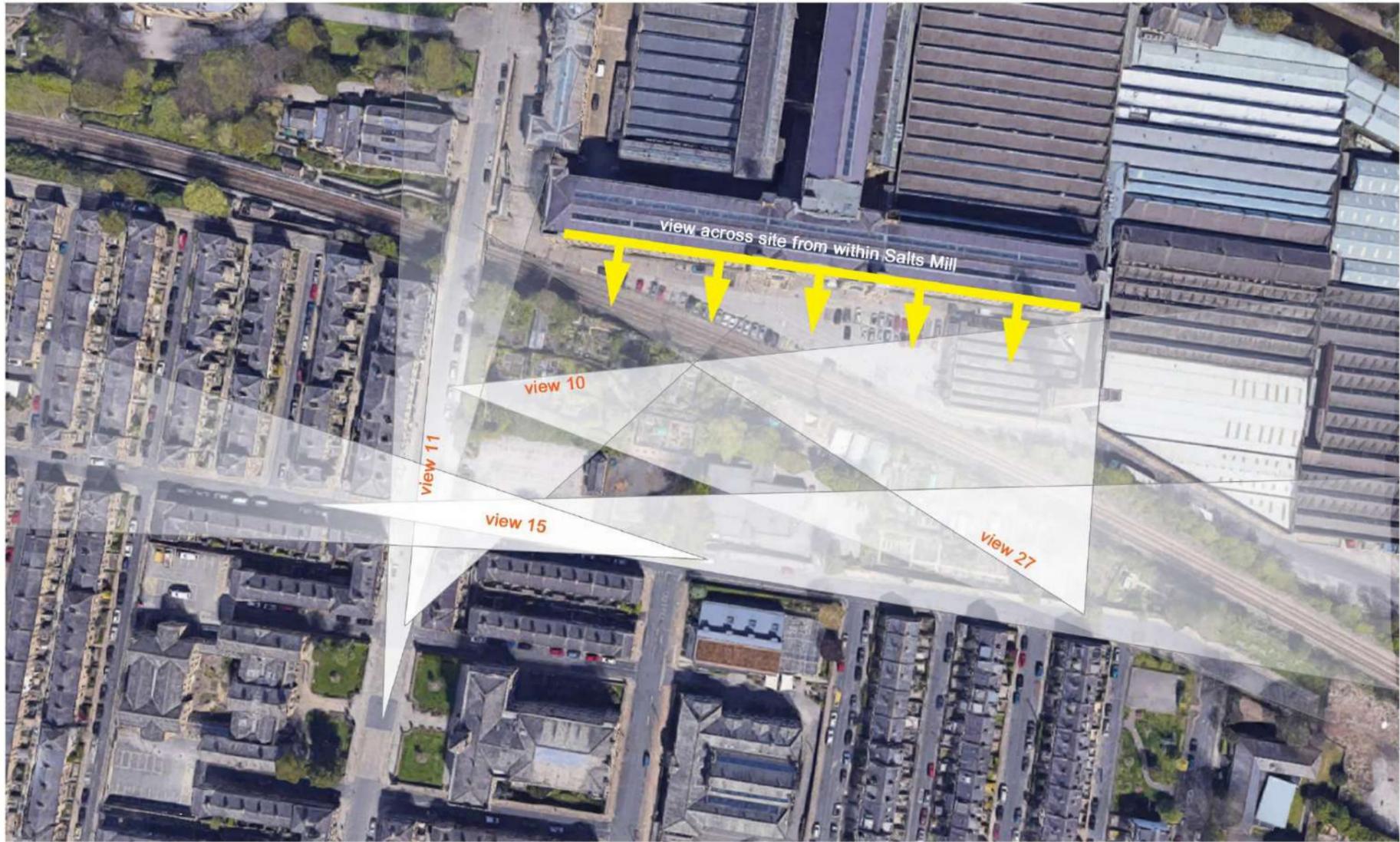
Victoria Hall central entrance tower is a second prominent landmark element.



Section looking toward Victoria Road



Section looking toward Salts Mill



The Setting Survey evaluation within the 2014 Saltaire World Heritage Site Management Plan highlights key views looking into, across and out of the site that demonstrate several of the attributes of Saltaire's Outstanding Universal Value.

Key considerations are:

- Maintaining openness of views
- Removing or minimising negative impacts on views
- Enhancing character of spaces forming parts of key views
- Maximising impact of landscape elements that foreground the Mill building.

The sequential experiential view of the streetscape of Victoria Road and Caroline Street when moving through the Model Village is an important design consideration for the site.

A second significant consideration is the view from within the mill and the impact that a roof-scape and landscape strategy will have from elevated viewpoints.

These issues similarly apply to the character of the conservation area, particularly the volumetric and elevation treatment of the new development when viewed from the east.



**View 10** Looking east towards Salts Mill  
CRITICAL VIEW that demonstrates:  
Architectural Quality  
Urban and Industrial plan  
Valley location and setting



**View 11** Sequential N-S axial views  
CRITICAL VIEWS that demonstrates:  
Architectural Quality  
Model Village Ensemble  
Urban and Industrial plan  
Valley location and setting



**View 15** Sequential E-W axial views  
IMPORTANT VIEWS demonstrating:  
Architectural Quality  
Urban and Industrial plan  
Valley location and setting



**View 27** Looking northwest to Salts Mill  
CONTRIBUTORY VIEW demonstrating:  
Architectural Quality  
Urban and Industrial plan



**Additional View From Salts Mill**  
Demonstrates topography and planned open space setting foregrounding Salts Mill



The massing, material treatment and detailing of the World Heritage site is a distinctive aspect of the wider project site setting. Key characteristics of the institutional and commercial buildings are:

- vertical articulation at entrances
- transparency at high level
- horizontal emphasis to façade as a whole
- strong horizontal lines at parapet level
- articulation of stonework around windows
- decorative façade relief with emphasis on light and shadow
- horizontal emphasis along road frontages
- strong horizontal line at eaves level
- articulation of details to façades through light and shadow
- repetition and proportioning system employed across façades
- coursed smooth faced local stone
- colonnade structures to facades and at entrances





The Salt building and United Reformed Church incorporate colonnade structures to facades facing Victoria Road. Both buildings are entered by passing through the colonnade.

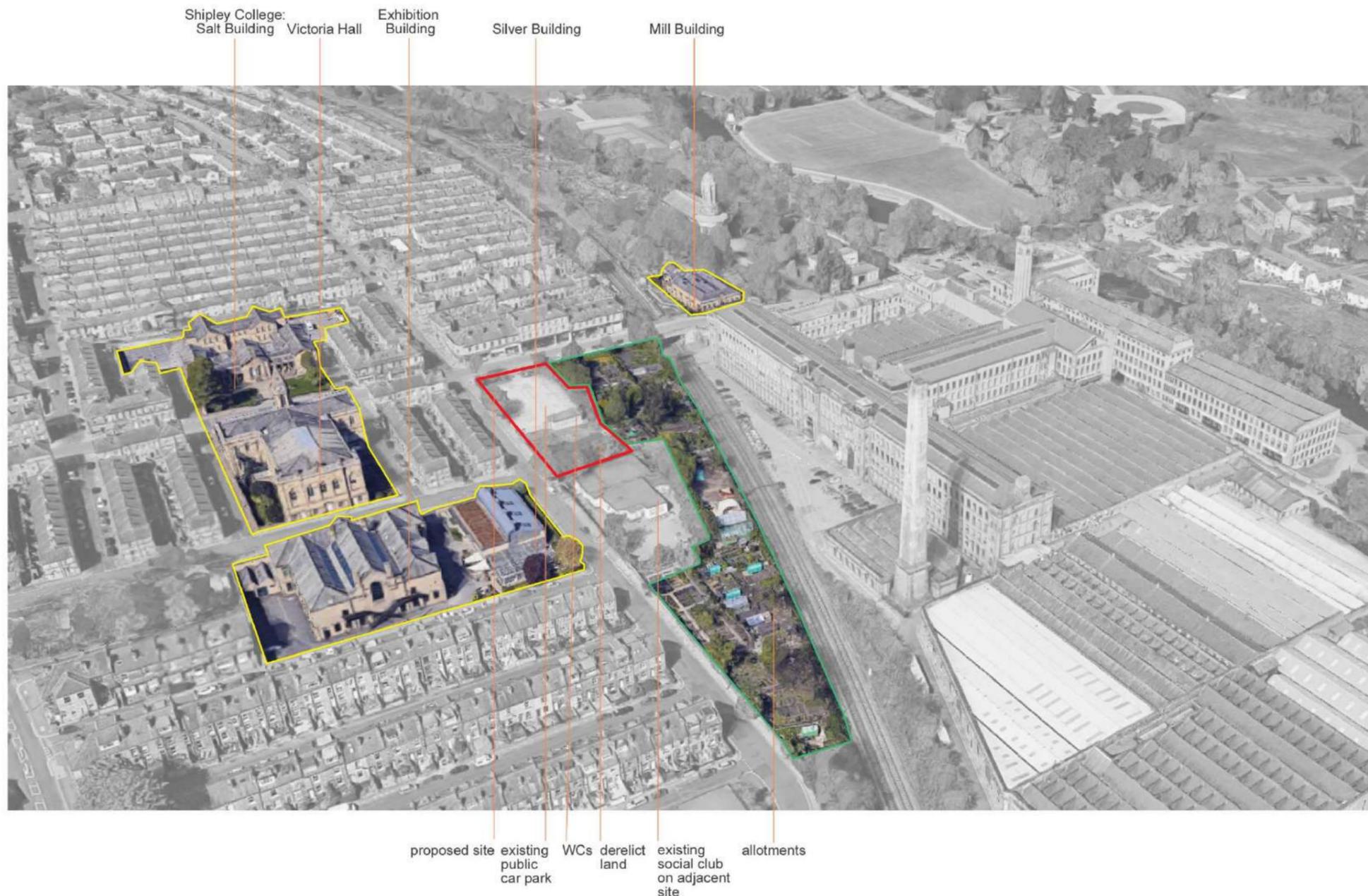
A change in ground level across Roberts Park allows the Half Moon café to open out into the park at lower ground level with a roof terrace viewpoint above accessed from an upper ground level.



The new building has been designed in response to the very special context of Saltaire - as a World Heritage site, conservation area and the setting of a large concentration of listed buildings. It will complement the existing college campus of Shipley College, which includes several of the public buildings and institutions that the Salt family created for the local community and that the College looks after.

We have looked carefully at the setting, layout, street hierarchy and place-making principles that were central to Saltaire's original design to inform our design approach. Our new building will be part of the ensemble of civic buildings and spaces on Victoria Road and contribute positively to the World Heritage Site setting in its size, form, massing and external spaces.





The client body for the CAHFT project comprises Shipley College and the Saltaire Collection. It is led by Shipley College.

Additional stakeholders to the project are Shipley Town Council, who are responsible for the operation of Caroline Street public toilets and the adjacent allotments, and Bradford Metropolitan District Council who is the landowner.

We have commissioned a transport survey to assess the impact of removing the public car park, which demonstrates there is sufficient capacity to mitigate the loss of parking here. We therefore have an opportunity to reduce traffic and improve the visual amenity of this prominent site at the heart of the World Heritage Site through the creation of improved and accessible civic green spaces.

**Shipley College**

FE College offering full time 16-19 and part time 19+ education.

Circa 3000 learners and apprentices including learners with high needs.

A campus college split across 4 existing sites in Saltaire and a key stakeholder in the World Heritage Site.

Community-focused with many adult education short courses across an extended day into evening teaching sessions.

**Saltaire Collection**

Education programme of Saltaire World Heritage Education Association ( a charity formed in partnership with The Salt Foundation, Shipley College and Saltaire United Reformed Church).

Located in the Exhibition Building and part of Shipley College Learning Resource Centre.

Manages the Saltaire Collection and delivers learning resources about Saltaire to learners of all ages.

Collection holds 6,000 items including documents, photographs, plans, newspaper cuttings, books, objects.

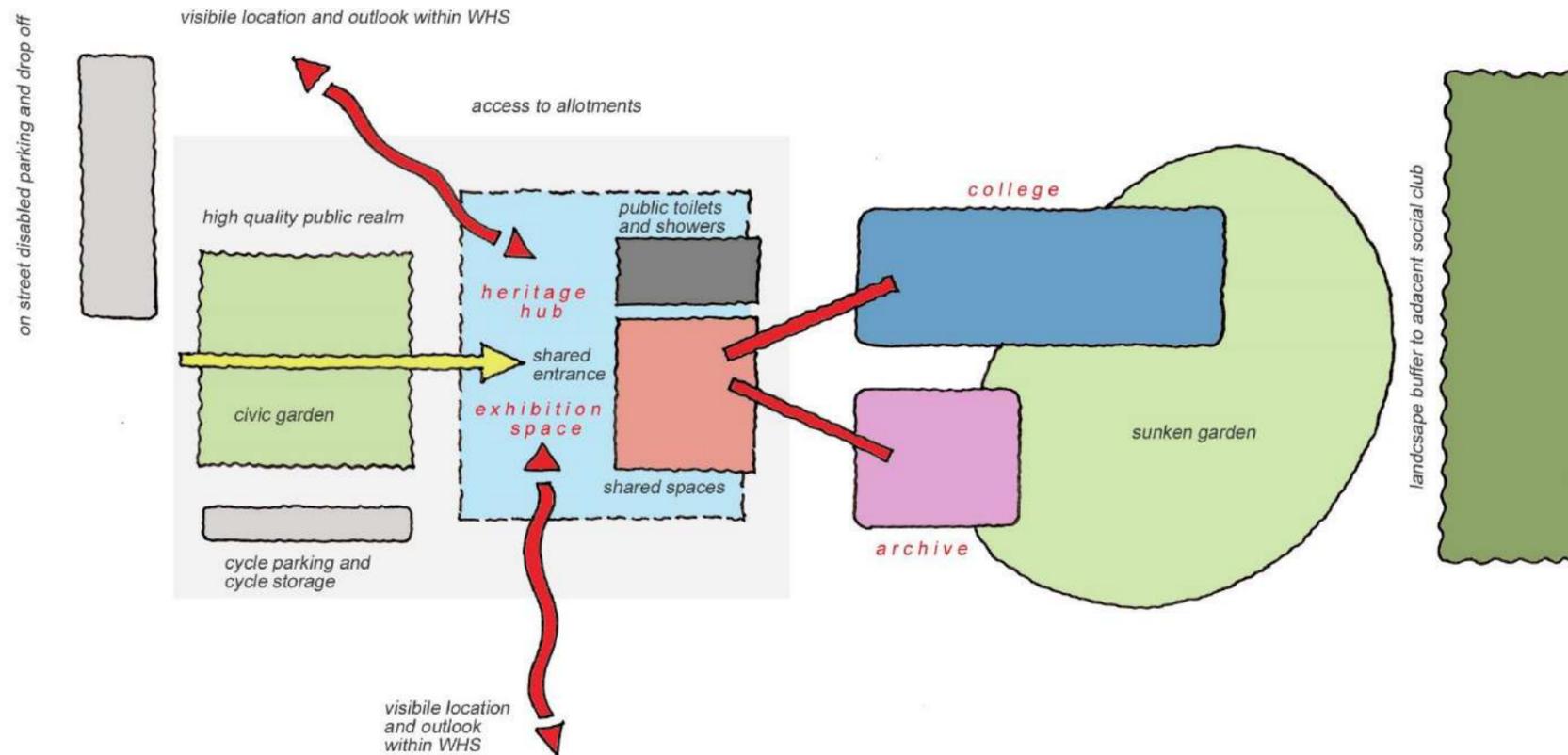
**Public Toilets**

Existing toilets managed by Shipley Town Council, including public toilets, accessible WC, baby changing facilities, cleaner's room.

**Caroline Street Allotments**

Managed by Shipley Town Council.

Part of original philanthropic vision for Saltaire as community gardens. One access route is from vacant land within the site of the former St John's Ambulance building site, now demolished.



**Assessment of requirements**

**Shiplely College**

Future Technologies Centre including: 5 teaching rooms; reception + administrative space; circulation and WCs; shared service areas with Saltaire Collection.

Desirable to have:

Flexible teaching spaces; display areas, internal and external breakout spaces

**Saltaire Collection**

Heritage hub comprising: Visitor information point; community teaching space; Saltaire Collection archive facility including secure storage area and research room.

Desirable to have:

Public facing exhibition and interpretation spaces; expansion capacity for archive collection; visitor orientation facilities

**Community Toilets, allotments, cycle storage**

WCs including 1 accessible WC, cleaner's store, baby changing facilities, showers; Access to existing allotment entrance ways; accessible drop off space and active travel focus on cycling, walking.

Desirable to have: Secure cycle parking, cycle storage, external orientation and arrival space for visitors.

**Spatial commentary**

- spatial overlap with the Saltaire Collection
- teaching facility able to segregate public engagement areas and college learning spaces
- shared reception with Saltaire Collection
- urban campus facility with legible connections to other College buildings
- deliveries, drop off and arrival areas
- access to high quality external spaces to enhance learning environment and provide convivial meeting spaces for college students.

- spatial overlap with Shiplely College
- flexible space strategy with exhibition area and community classroom for talks, receptions, curated events, as part of educational programme activities
- flexible layout with sliding partitions, furniture storage
- capable of segregating public engagement areas and college learning spaces
- shared reception with Shiplely College
- accessible and visible location in the WHS
- part of or connected to visitor orientation facilities in Saltaire

- components of high quality public realm and tourism facilities
- an enhanced visitor experience to Saltaire
- Redevelopment of car park site will minimise visual impact of parking as part of WHS traffic management but will need to be balanced with a strategy for visitor access to the WHS
- public areas to be accessible, secure, well-lit
- part of a civic infrastructure and public realm strategy to benefit local community
- Community WCs in visible location and fully accessible as part of tourism orientation facilities
- Community WCs clearly segregated from College as part of secure access strategy
- accessible route to allotments, ramped access for barrows with nearby short stay street parking
- visible, overlooked allotment route for safety

**Shipleigh College**

Room / Type	Room Requirements
Entrance Foyer	Area linked to reception desk, shared with Saltaire Collection and adjacent exhibition space and community classroom. To incorporate a small waiting /seating area, tourism information brochures, and temporary display areas.
Reception	Reception desk shared with the Saltaire Collection
Upper floor WCs	Accessible toilet and unisex compartments serving exhibition space and offices.
Offices	Reception desk and back offices for 8 to 10 workstations. Front desk linked to back office. Holding space for deliveries and collection of items for outgoing post. Staff tea point area.
Tutorial room	One to one / small group tutorial space.
WCs and cleaner's store	Unisex and accessible toilet provision. Toilet provision calculated and benchmarked to secondary schools as BS:6465.
Classrooms x 5	To accommodate c.25 students per classroom.
Circulation Spaces	Corridors, staircase and lift providing access to all areas. Display spaces for use by Shipleigh College to be integrated into circulation areas.
IT & Server Room	To accommodate IT and server equipment.
Store	For general storage.

**The Saltaire Collection**

Room / Type	Rooms Requirements
Reception / arrival	Space as part of College reception desk for booked arrivals and visitor/ tourist information enquiries.
Community Classroom	Community classroom accessed from shared entrance foyer. Flexible space use with sliding wall to connect to foyer and exhibition area.
Exhibition area	An extension of the entrance foyer and reception space. Flexible space to accommodate different events, exhibitions, talks, displays.
Research room	Open plan area with layout workspace for 4 visitors/ volunteers, a staff workstation, display and storage areas for a selection of archive items and artefacts.
Storage Spaces	Archive areas incorporating a secure lockable room and an environmentally controlled space.

**Public Toilets**

Room / Type	Rooms Requirements
WCs	Unisex or designated male / female self contained WC compartments, accessible toilet and shower provision with external access from adjacent civic garden area. Baby change facilities and cleaner's cupboard to be included.

The initial analysis of the project site and project requirements has established a number of design principles that informed the conceptual approach of our initial design and our design development. These are that the project should:

- Be designed in response to the extant gridiron pattern of streets in Saltaire.
- Preserve or enhance key views that contribute to the Outstanding Universal Value of the World Heritage Site.
- Retain and re-establish a garden landscape as an important designed setting for Salts Mill.
- Maintain open vistas to Salts Mill down Exhibition Road.
- Respond to key views from elevated positions, particularly from within Salts Mill looking south.
- Relate harmoniously to adjacent listed buildings and their settings, reflecting building proportions, building scales and the historic configuration of streets and pavements.
- Create a strong civic presence while minimising the volume of new building visually on the site
- Improve the visual amenity for inhabitants adjacent to the site, and maintain the functionality for retained uses on and adjacent the site.
- Enhance social and community infrastructure through the location of community-serving functions that benefit visitors and local residents.
- Provide a visible home for the Saltaire Collection and an opportunity to improve the quality of visitors' facilities and their experience of the World Heritage Site.
- Enhance the learning environment of Shipley College as a key stakeholder in the economic and community well-being of the world heritage site.
- Strengthen the civic status of Victoria Road and provide high quality public space that benefits the community.
- Limit the impact of cars and their visual intrusion within the World Heritage Site.
- Create convivial internal and external spaces within and around the new building for the benefit of all building users.
- Reflect the innovative, civic and well-being principles of Titus Salt's original vision for a model settlement through considered architectural, spatial, environmental, landscape and urban design.

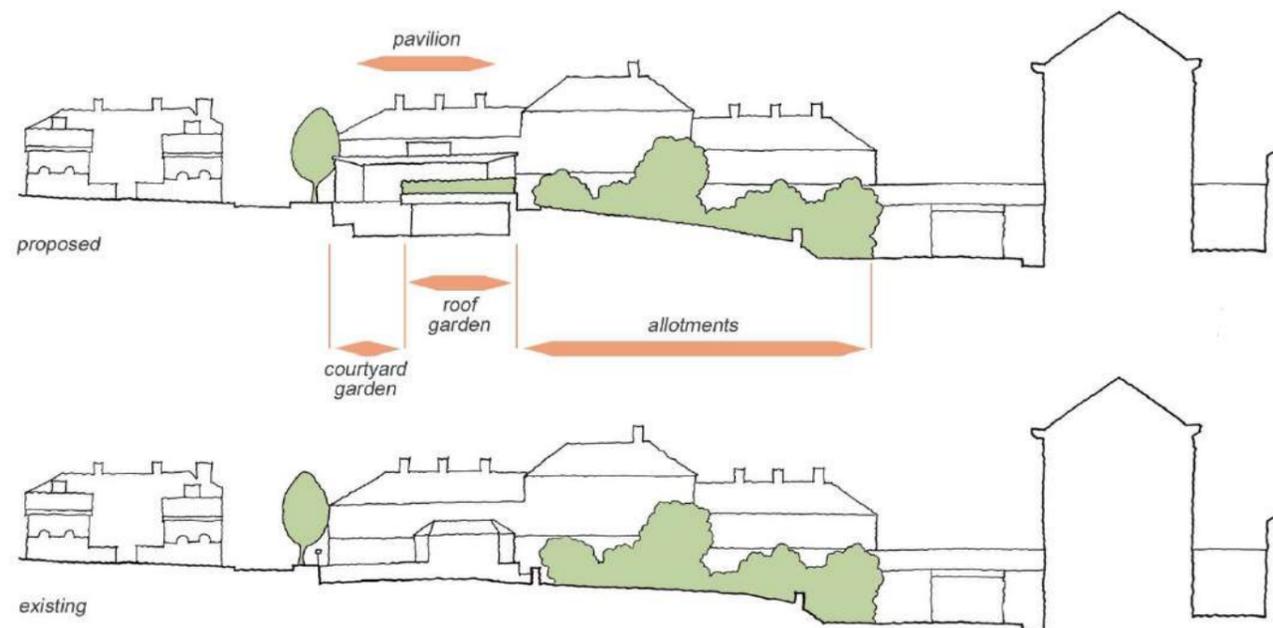


The design approach responds to the importance of retaining the visual openness of the landscape setting of Salts Mill, improving and repairing the setting of a prominent location within the World Heritage Site. Reinstating the footprint and volume of the Sunday School would result in a building of considerable bulk and impact on established views. Instead the site is conceived as a garden landscape with a pavilion at street level that re-establishes a civic frontage to Victoria Road, and a lower ground level arrangement allowing two-thirds of the building accommodation to be hidden beneath a street level roof garden and terrace.

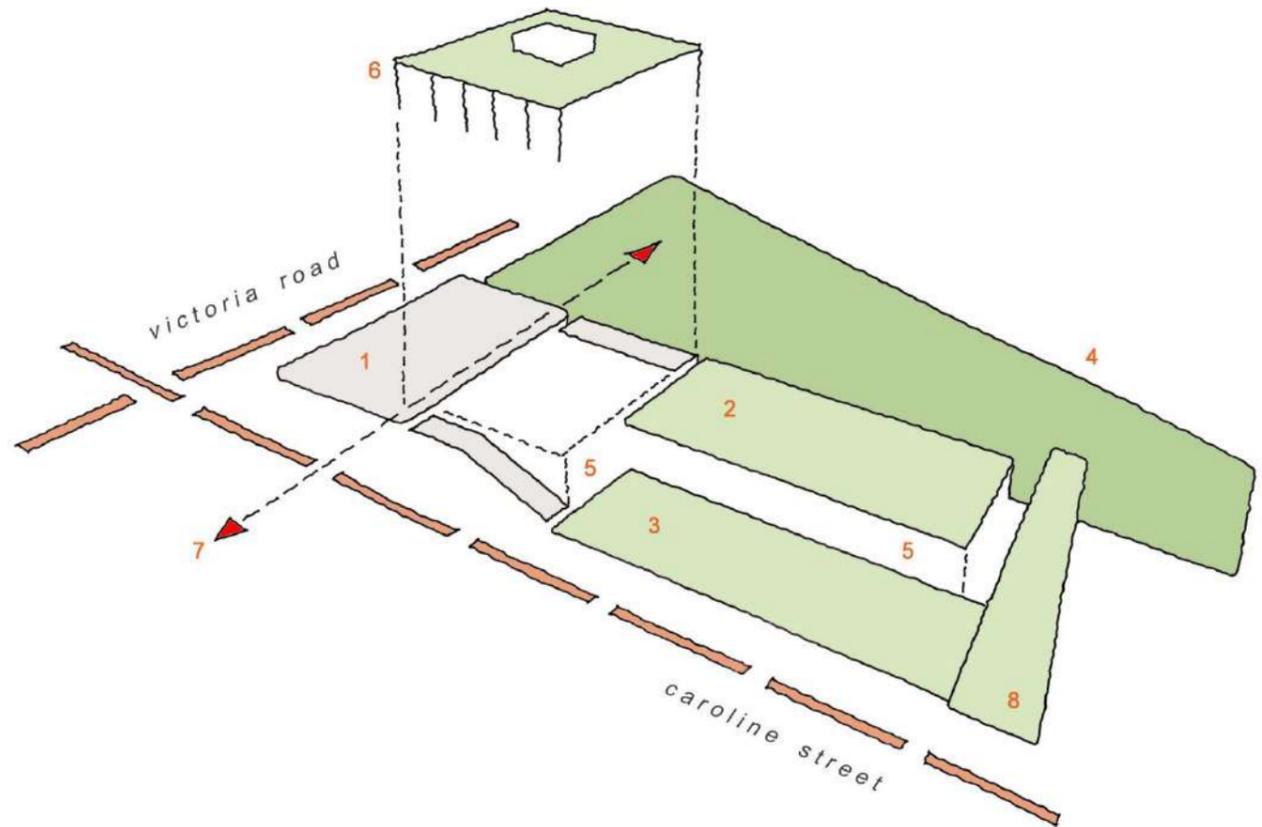
The new building is configured to be subservient within its heritage setting and to the adjacent listed buildings. Taking advantage of the existing site levels, a new garden landscape is arranged over two levels with an upper civic garden and exhibition roof garden and terrace at street level, accessible to the public as part of a visitor orientation and heritage hub; and a lower college garden providing break out and amenity space for Shipley College and the Saltaire Collection.

The Exhibition Garden maintains views across the site from south to north and provides a beneficial public amenity space from which key components of the Urban and Industrial Plan of Saltaire are identifiable for visitors.

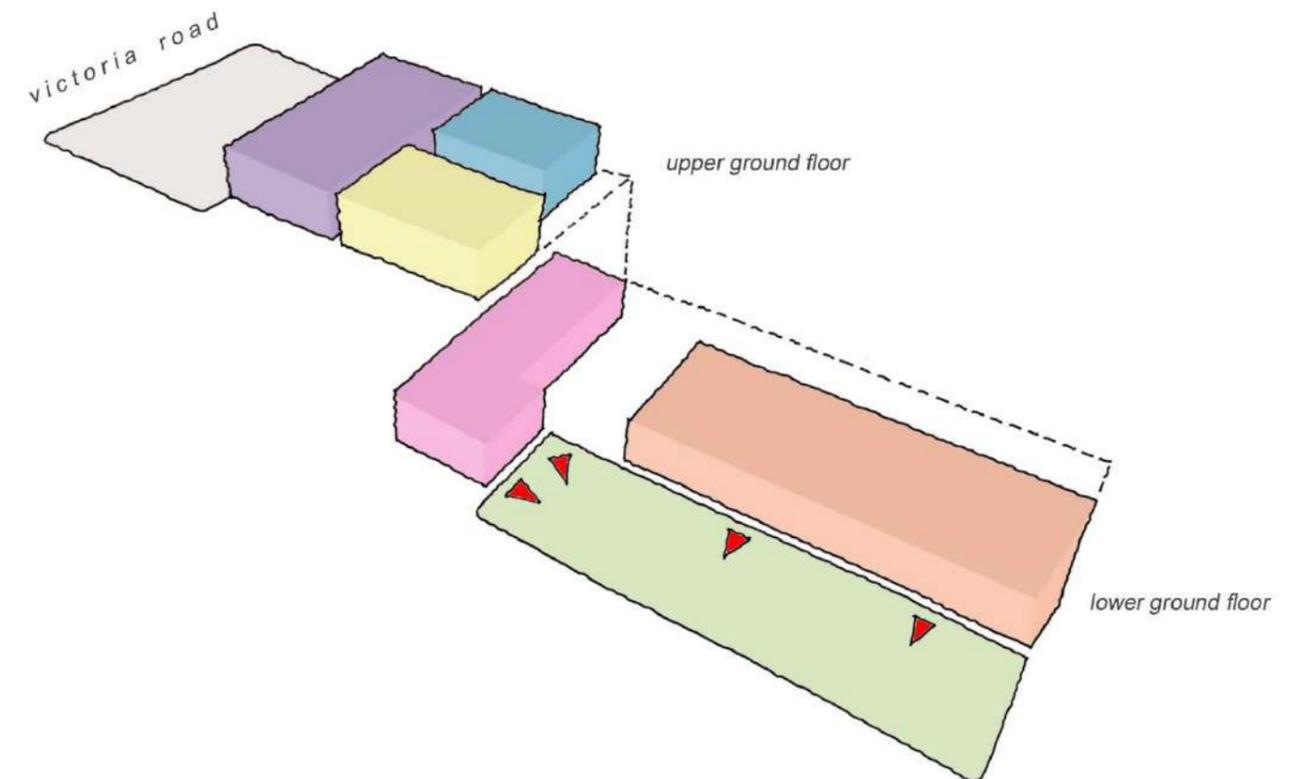
At street level the new building is expressed as a free standing pavilion within its Civic Garden, set back from the historic pavement edge to continue the formal open spaces of the model village layout on Victoria Road. This pavilion reinstates a civic function in its historic location and serves college, community and World Heritage Site visitors. It has a planted roof and is designed as a transparent and welcoming 'civic shopfront' at the heart of the village.



- 1 victoria road
- 2 caroline street
- 3 allotment gardens
- 4 railway line
- 5 caroline social club
- 6 civic garden with access from victoria road
- 7 exhibition garden
- 8 pavilion with planted green roof
- 9 formal green spaces to victoria hall and shipley college
- 10 clear north-south view to salts mill



- 1 civic garden to victoria road frontage
- 2 public roof garden
- 3 private college garden
- 4 adjacent allotments
- 5 lower ground floor level accommodation
- 6 pavilion fronting victoria road
- 7 colonnade aligned with pedestrian connection to victoria hall
- 8 landscape boundary to adjacent social club site



- entrance, exhibition, reception & community classroom
- college administration offices
- public toilets
- the saltaire collection
- college classrooms

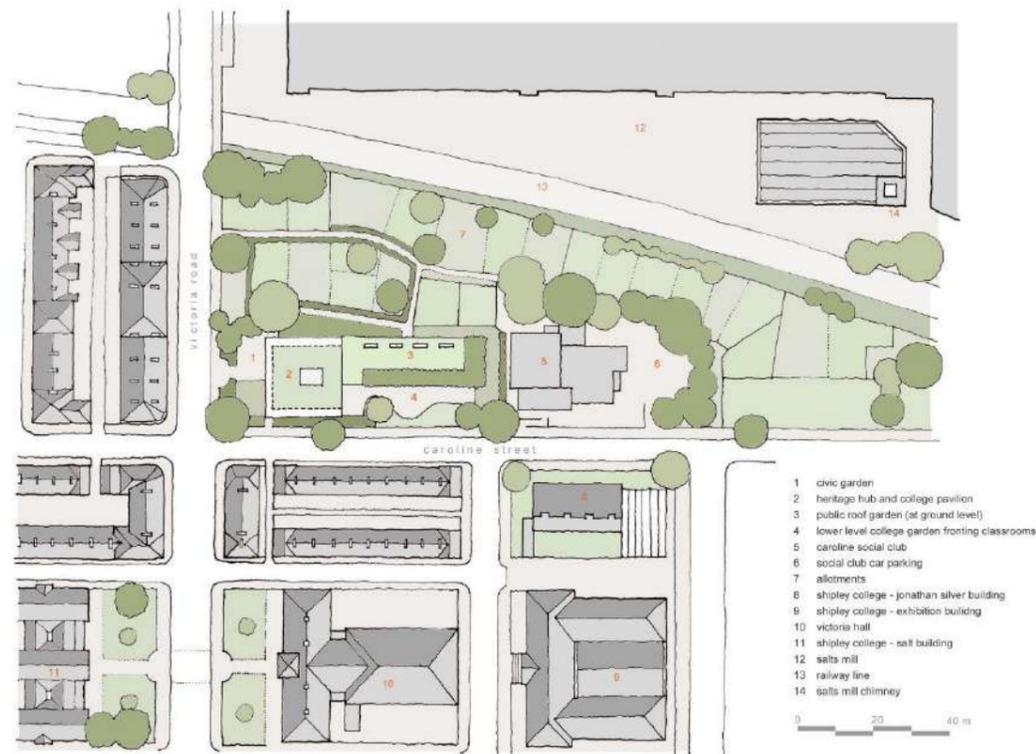
The new building provides 877 sq m of new accommodation on a site with an area footprint of approximately 0.2 hectares. Organised over two levels, it is composed of three components: the pavilion entered at street level from Victoria Road, a lower ground level courtyard garden block, and a civic garden and public roof garden and terrace creating a high quality accessible landscape setting.

The pavilion functions as a main entrance for both client bodies. It is constructed from a lightweight glulam timber frame, complemented by traditional masonry construction at its rear and basement level, and provides a focal point for

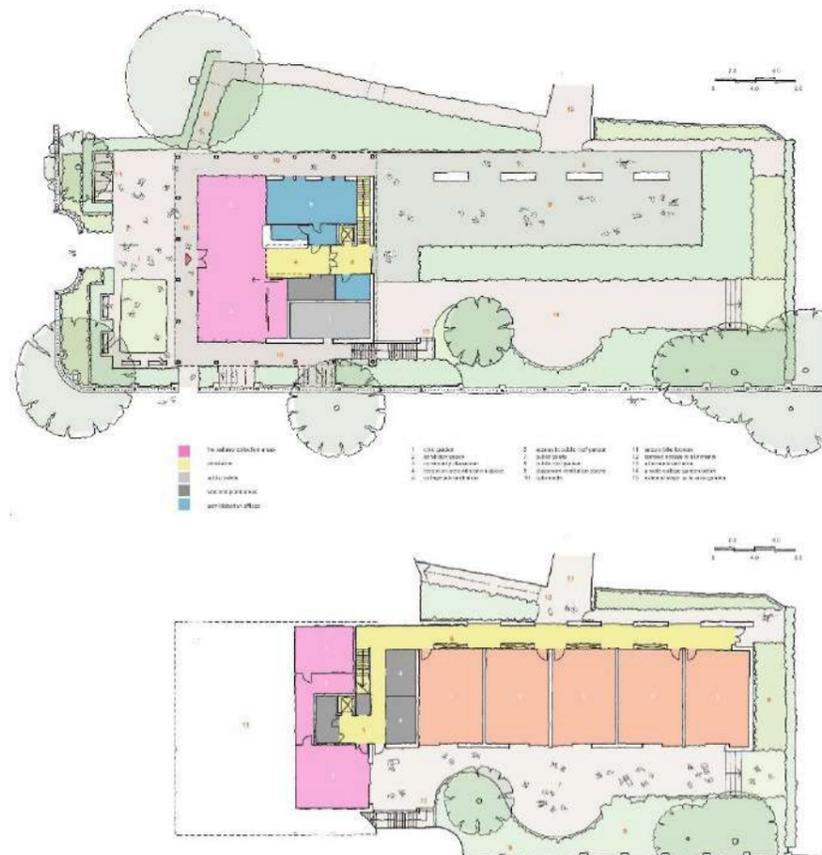
visitors to the World Heritage Site with its public facing exhibition space curated by the Saltaire Collection. It also contains community toilets replacing the existing block currently located on the Caroline Street car park site, accessed via a separate entrance fronting Caroline Street.

The civic garden provides a quality public realm shared by world heritage site visitors and building users. It creates a foreground to the new pavilion building, a sitting terrace and viewing area (Exhibition Garden), and is integrated with the wider landscape, serving as one of the pedestrian access ways into the lower level allotment gardens to the north.

The lower ground level courtyard garden block contains new teaching spaces for Shipley College, their service spaces, and the archive element of the Saltaire Collection including secure storage for artefacts and documents and a research room for archive volunteers and researchers. Spaces at the lower level look into the Teaching Garden, a private college space which terraces up towards Caroline Street and is connected to the Civic Garden and street level access by external steps and a covered walkway.



early sketch block plan



early sketch floor plans

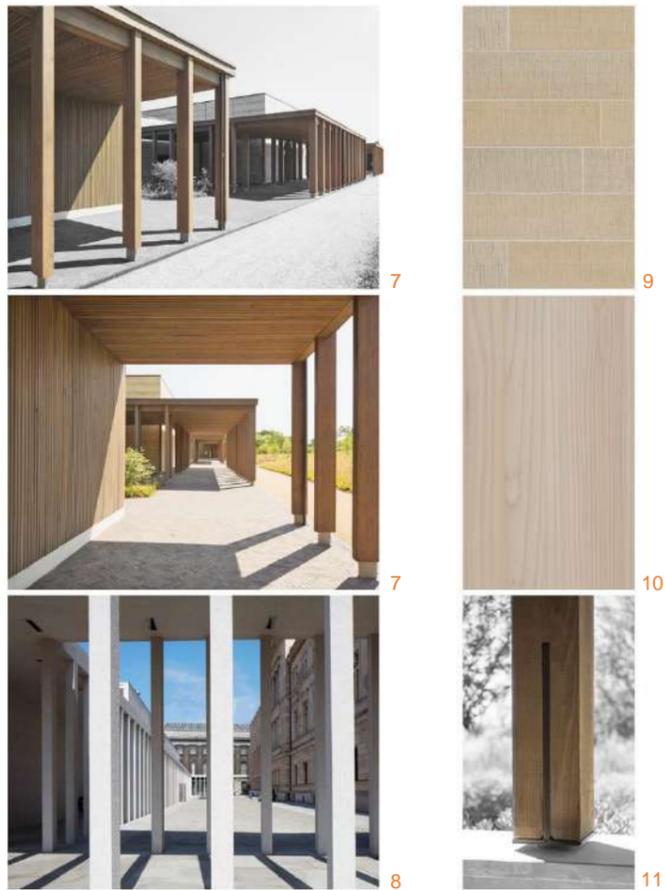
The new building for Shipley College and the Saltaire Collection is entered via the Civic Garden. A shared foyer and reception, used as a community classroom and exhibition space for Saltaire Collection, is located on the upper floor. This can accommodate a range of educational and exhibition activities open to the public, and is designed to operate independent of the main college teaching spaces and Saltaire Collection workspace located on the floor level below. It will be programmed with changing exhibitions displaying heritage interpretation materials and items from the Saltaire Collection archives. For flexible use the classroom and exhibition area have a sliding partition wall to enable different events and displays to be configured. The upper floor also houses college administration areas, storage, WCs and a tutorial room.

Daylighting and natural ventilation of the foyer space is provided by a roof lantern that also serves to highlight the building entrance. The pavilion is designed as an active frontage to animate the street and to help to orientate visitors to the World Heritage Site. A secure entry point allows access beyond the administrative areas of the college and leads into a lobby area and stair to the classroom block below. The building is fully accessible with a lift serving all areas and level access points at both upper and lower ground floor levels.

The lower storey of the building has a simple linear organisation with an access corridor to the north and classrooms to the south. Classrooms face into the college teaching garden, each with external access and solar shading provided through the design of the façade. Teaching spaces are designed to be passively ventilated with stack extracts punctuating the Exhibition Garden located over the classroom block below. The classroom block is designed so that it does not disrupt views down Exhibition Road from the south or visually break the urban grid layout of the World Heritage Site.

The Saltaire Collection sits below the pavilion and includes a workspace / research room facing onto the garden and an internal, environmentally controlled, secure storage area for the preservation and safekeeping of documents and artefacts held by the Collection. The workspace will be used by staff, volunteers and visiting researchers with space for viewing documents and artefacts and to house open access research materials.

The configuration of the building enables a simple fire strategy with direct connections to external spaces from both floor levels and a management plan for assisted evacuation.



Section through roof lantern

**Language and Materials**

Our proposed material approach responds to the setting of the World Heritage Site with a high quality palette to visible project components designed to complement and enhance the existing heritage location and context. The architectural language of street facing elements reflects the underlying characteristics we have identified in buildings throughout Saltaire which include:

- vertical emphasis to entrances,
- high level lantern structures,
- horizontal emphasis through parapet lines,
- articulation through light and shadow,
- repetition and proportioning.

This approach is applied to the language and form of the pavilion component with a repeated module and proportioning system, a canopy frame and lantern, and the use of either ashlar walling or a glazed façade where solidity or transparency is required.

- 1 Vertical emphasis to entrance
- 2 Lantern
- 3 Horizontal emphasis to roof edge
- 4 Engineered timber colonnade structure
- 5 Civic garden
- 6 Planted roof to pavilion
- 7 Engineered timber glulam colonnade
- 8 Contemporary colonnade in a sensitive historic setting
- 9 Natural stone walling
- 10 Glulam timber
- 11 Articulated base detail to engineered timber column





Section through roof lantern

A more rustic materials palette is applied to the lower garden level with ashlar elements complemented by panels of timber boarding and glazing forming a composed facade facing into the college garden, and textured masonry walling to the subservient elevations facing the Social Club and the allotments.

As a landscape approach, much of the site is considered as green infrastructure with soft landscaping dominating the upper level civic garden, and the roof-scapes of the pavilion and landform components detailed as green roofs with secondary elements of standing seam metal roofing. This is strategically important both visually from high level views from Salts Mill across the site, and to improve net-gain biodiversity. Provision for existing community groups such as 'Veg on the Edge' has informed the development of the landscape proposals.

- 1 Standing seam zinc roof over engineered timber colonnade
- 2 Planted roof to pavilion
- 3 Engineered timber structure expressed internally
- 4 Roof lantern
- 5 Reception point
- 6 Entrance and exhibition space
- 7 Civic garden
- 8 Victoria Road
- 9 Exhibition garden
- 10 Teaching garden at lower ground floor level
- 11 Salts Mill
- 12 Contemporary roof lantern structures in sensitive historic settings
- 13 Timber structure and boarding
- 14 Sedum roof covering



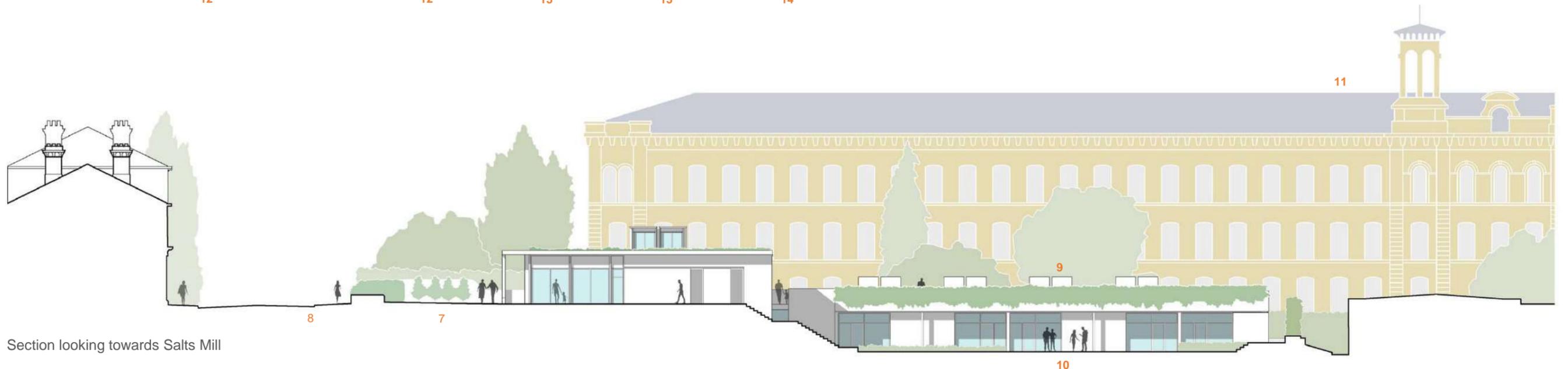
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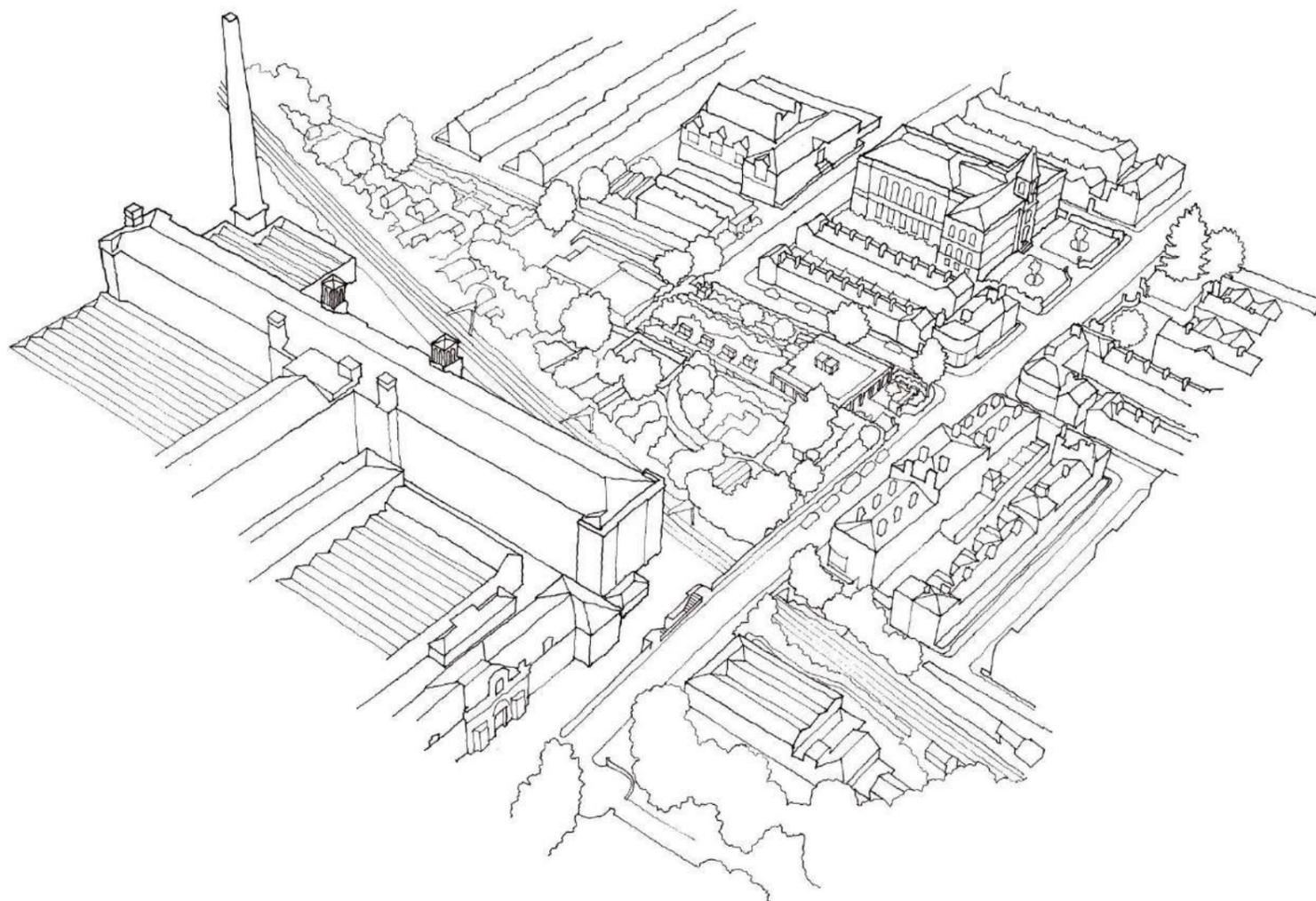
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Section looking towards Salts Mill



Aerial view looking south-east

### Landscape

The new civic garden, enclosed by railings and hedging, is positioned to correspond to the existing sequence of public and garden spaces connecting public and institutional buildings on Victoria Road.

This civic space creates a generous frontage to the heritage hub and college pavilion and can accommodate local active travel facilities including cycle stands and cycle lockers as well as providing hard paved outdoor amenity space.

It is designed as a key orientation point within the World Heritage Site for visitors, containing locations for information boards and providing access to public toilets in the pavilion. Disabled drop off on Victoria Road will form part of an accessibility strategy for visitors to the World Heritage Site and building users.

The garden setting is designed to improve the legibility and understanding of the site as part of the landscaped foreground to the mill. The current proposal contains only 315 sq. m. of accommodation at street level, and is landscaped as a sequence of garden spaces across 85% of the overall development site.

The Civic Garden leads to a public garden and terrace on the roof of the lower level classroom block - Exhibition Garden - an additional amenity space for visitors and college students designed to create an enhanced outlook for local residents on Caroline Street and from key vantage points within Salts Mill. This will be curated by the Saltaire Collection as part of their heritage interpretation activities and provides a key location to support an understanding of the organisation, layout, purpose and development of Saltaire as a model town. The public roof garden and terrace will be limited to daytime access and the Civic Garden as a whole is intended to be gated and locked in the evening to maintain security at night. Appropriately shielded artificial lighting will be provided around the site.

An ambulant stepped access runs down the length of the sunken classroom block between upper and lower levels of the site and connecting into the adjacent allotments' footpath network. The access will include a wheel-barrow run for barrows and bikes.

A new hedgerow and shrub planting will create a green planting screen to the flank wall of the existing social club.

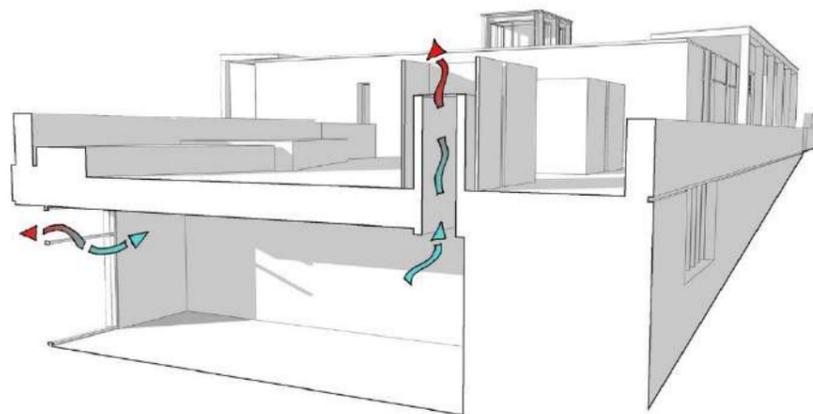
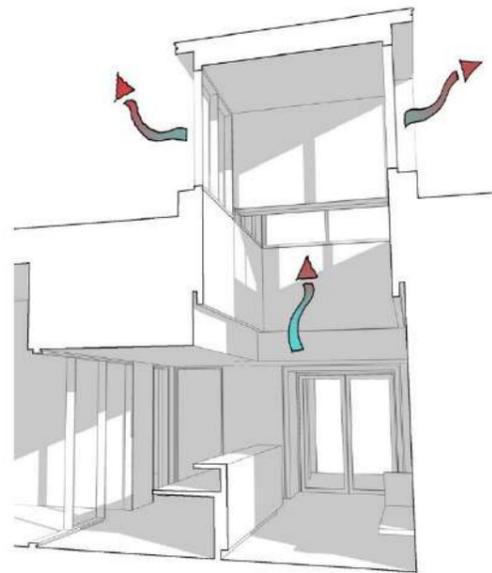
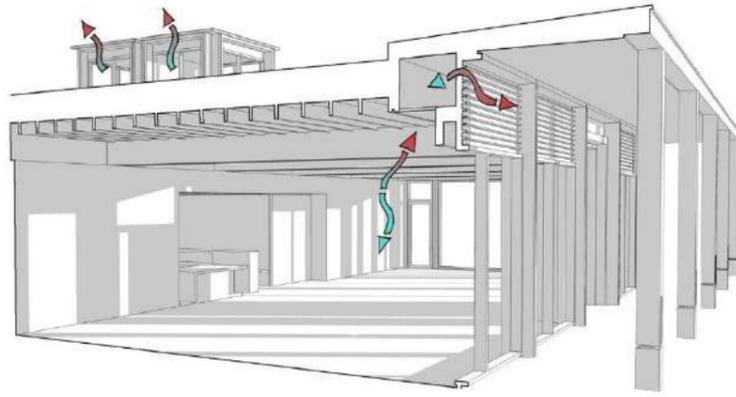
### Access

The building and its external setting is fully accessible and as noted previously includes lift access, level thresholds, ambulant stepped access, on-street disabled vehicular drop off and provision for short and long stay cycle parking. The building has limited service requirements as an additional part of the existing campus arrangements. A bespoke high quality designed refuse enclosure, serviced from Victoria Road, is located within the civic garden for refuse and recycling.



The adjacent landscape character informs the proposed landscape strategy





ventilation principles

**The Site**

The majority of the project site is currently hard surfaced with very limited areas of soft landscaping. This provides no surface water run-off attenuation. The landscape oriented nature of the project will increase the area of the site given over to nature with benefits for biodiversity, attenuation of surface water, and the urban micro-climate.

**Building Performance**

We have adopted a fabric first approach for the building and a high thermal performance is proposed.

The pavilion building fronting Victoria Road has large areas of glazing that provide a delicate and transparent appearance within the sensitive World Heritage Site setting. A generous perimeter timber colonnade provides shading from high summer sun to control solar heat gain whilst enabling the life and activities within the building to be visible. Private cellular spaces within the pavilion have appropriately proportioned window openings set within thick masonry walls.

College classrooms and the Saltaire Collection are located at a lower ground floor level. Openings to classrooms are oriented to the south with the thick external wall allowing windows to be positioned with natural solar shading provided simply by the building envelope.

A strategy for predominantly natural ventilation has been developed. All activity rooms are naturally ventilated, with extract ventilation to toilets and service spaces only. Specialist ventilation and environmental control is proposed for the preservation of documents and artefacts within the Saltaire Collection archive storage spaces.

Individual ventilation stacks are provided to the internal wall of each classroom and, in conjunction with opening windows on the opposite side of each room, a natural stack effect is created. Simple opening windows will be provided to shallow plan rooms in other areas of the building.

The building will employ air source heat pump technologies as its primary source of heating.

**Construction Methods**

A delicate lightweight glulam timber frame structure is proposed for the pavilion building with masonry construction forming retained areas and lower ground floor spaces.

The planning policy context for this application comprises national planning policy (NPPF – July 2021 Update), Planning Policy Guidance (2014 onwards) and the statutory development plan for Bradford District. The proposed use for the site accords with the general policies of the Core Strategy DPD (2017) and is considered to align well with the function and management of the World Heritage Site. Key policies of the Core Strategy relating to heritage and design (EN5, EH3, DS1 and DS3) have informed the development of the proposal, alongside policy DS5 (residential amenity), DS2 (landscape design), DS5, EN5, EN7, EN8, and EN12.

The proposed building and its new high quality landscape is designed to enhance the setting of this prominent location within the World Heritage Site and to improve on the civic space / public realm of a site that currently has some functional value but is visually poor and does not make a positive contribution to the WHS or to the amenity of the village. The proposal has been fully considered as a garden landscape that brings back a greened setting to this part of the World Heritage Site in comparison to the utilitarian and visually poor tarmacked car park and ancillary visitor toilet facilities.

The proposed development will have a major positive impact on the attributes of the Outstanding Universal Value, enhance the contribution that the site makes to the Saltaire Conservation Area and preserve the significance of all adjacent listed buildings in their setting. In particular, the proposal has been intentionally designed to retain the visual openness of the landscape setting of Salts Mill and to provide an enhanced experience of the World Heritage Site by sinking two-thirds of the new accommodation into the site below a public garden roof terrace accessed at grade level from Victoria Road and increasing the greened foreground to the mill building.

This approach retains views across the allotment to Salts mill from Caroline Street, and enhances the public experience and understanding of the World heritage site from within a greened exhibition garden where all aspects of the model village ensemble and urban and industrial plan can be seen and interpreted. This accords with the presumption within the National Planning Policy Framework that new development within World Heritage Sites and within the setting of heritage assets should seek to enhance or better reveal their significance.

The new uses on the site accord with the intentions of Titus Salt as a philanthropic paternalist who advocated learning for all in high quality facilities for the local community. The development repeats an earlier use of the site as a place for learning (the Sunday School). Once operational, it will enable Shipley College to rationalise its existing estate, removing reliance on externally rented space and facilitating teaching in a fully accessible high quality learning environment. A benefit to the local community will be the consequential release of additional space in Victoria Hall for short term hire and increased revenue that supports the care of a key listed building.

The relocation of the Saltaire Collection to a larger and more publicly accessible and public fronting location supports their planned development as a museum and heritage hub, and creates an orientation focus for visitors to Saltaire with improved opportunities for heritage interpretation. The community classroom provides improved facilities for the educational programme of SWHEA and will be used by school groups visiting the village as well as for other Saltaire Collection heritage interpretation activities.

Replacement community toilets and an improved sequence of hard paved and soft landscaped civic areas will be a public benefit for local people and visitors to the area.

It should be noted that the site is within a minerals safeguarding area (sandstone) and therefore due consideration to extraction prior to development is required (Policy EN12 of the Local Plan) to be undertaken to ensure that natural resources are not sterilised by development. However in the context of the World Heritage Site, Conservation Area, adjacent listed buildings and the dense residential character of the immediate setting it is considered unviable to extract any such resources present in small quantities on the site. For further information please refer to the accompanying Phase 1 Land Contamination Assessment.

### Consultations and discussions

The following consultations and discussions took place during the design development for the project, including submission of a pre-application enquiry to Bradford Metropolitan District Council and to Historic England.

16 May 2022	Meeting with Historic England and BMDC WHS officer
19 May 2022	Presentation to Shipley Town Council councillors and Town Clerk to discuss WC block replacement and allotment boundaries
13 June 2022	Walk around on site with STC clerk and councillors, BMDC Estates and Property
21 June 2022	Meeting with BMDC Conservation officer and WHS Officer to discuss Stage 2.0 proposals and approach to form, massing, site strategy
13 July 2022	Saltaire WHS Steering Group client presentation on Stage 2.0 scheme
13 Sept 2022	Pre application enquiry submitted to BMDC and Historic England
18 Oct 2022	Written pre-application feedback from Historic England
17 Nov 2022	Public information event and feedback opportunity at Shipley College
29 Nov 2022	Meeting with Shipley Town Council re. toilets and allotments
30 Nov 2022	Presentation and Q&A to Caroline Street Allotment Forum
30 Nov 2022	Draft written pre-application feedback from BMDC
2 Dec 2022	Meeting with Historic England and BMDC Planning Officer, Conservation officer and WHS Officer to discuss ongoing design development
15 Dec 2022	Final written pre-application feedback from BMDC
16 Jan 2023	Presentation and Q&A to WHS Steering Group
22 Feb 2023	Meeting with Shipley Town Council
20 March 2023	Meeting with Historic England and BMDC
26 May 2023	Meeting with Historic England and BMDC
6 June 2023	Additional written pre-application feedback from Historic England

The project has been received positively by representatives from Shipley Town Council who have been supportive of the plans presented. Historic England confirmed in their formal written pre-application feedback that the proposed development responded positively to attributes of the Outstanding Universal Value of the WHS and that the development could therefore be accommodated in the setting in a way that protected or enhanced the OUV. HE also commented that the scheme could also enhance the conservation area and the setting of the listed buildings. HE made further comments about the importance of material choices and detailing with regard to the final quality of the building and about options for the design and language of the lantern form.

We tabled precedents of other buildings using engineered timber in sensitive settings in a meeting on 2 December 2022 and continued to develop the form of the lantern, which is an important aspect of our spatial, daylighting and ventilation strategy for the new building. The lantern reflects the campanile structures on the mill building and the vertical emphasis given axially to key institutional buildings in Saltaire. Additional feedback from HE welcomed the additional design development of the lantern and the simple, contemporary interpretation of classical proportions of the building and features such as the colonnade.

Bradford Metropolitan District Council officers have also commented without prejudice on the design approach and have said that the design process takes a reasoned and sensitive approach and the design has significant merit in how it has sought to achieve the balance between respecting historic character and producing a contemporary yet sensitive scheme.

We concur that the building requires a limited palette of materials and should include natural stone walling; and that attention to detail in construction assembly is essential. We will be continuing to develop the design detail to demonstrate the quality of materials and their assembly as the design process continues throughout 2023.

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