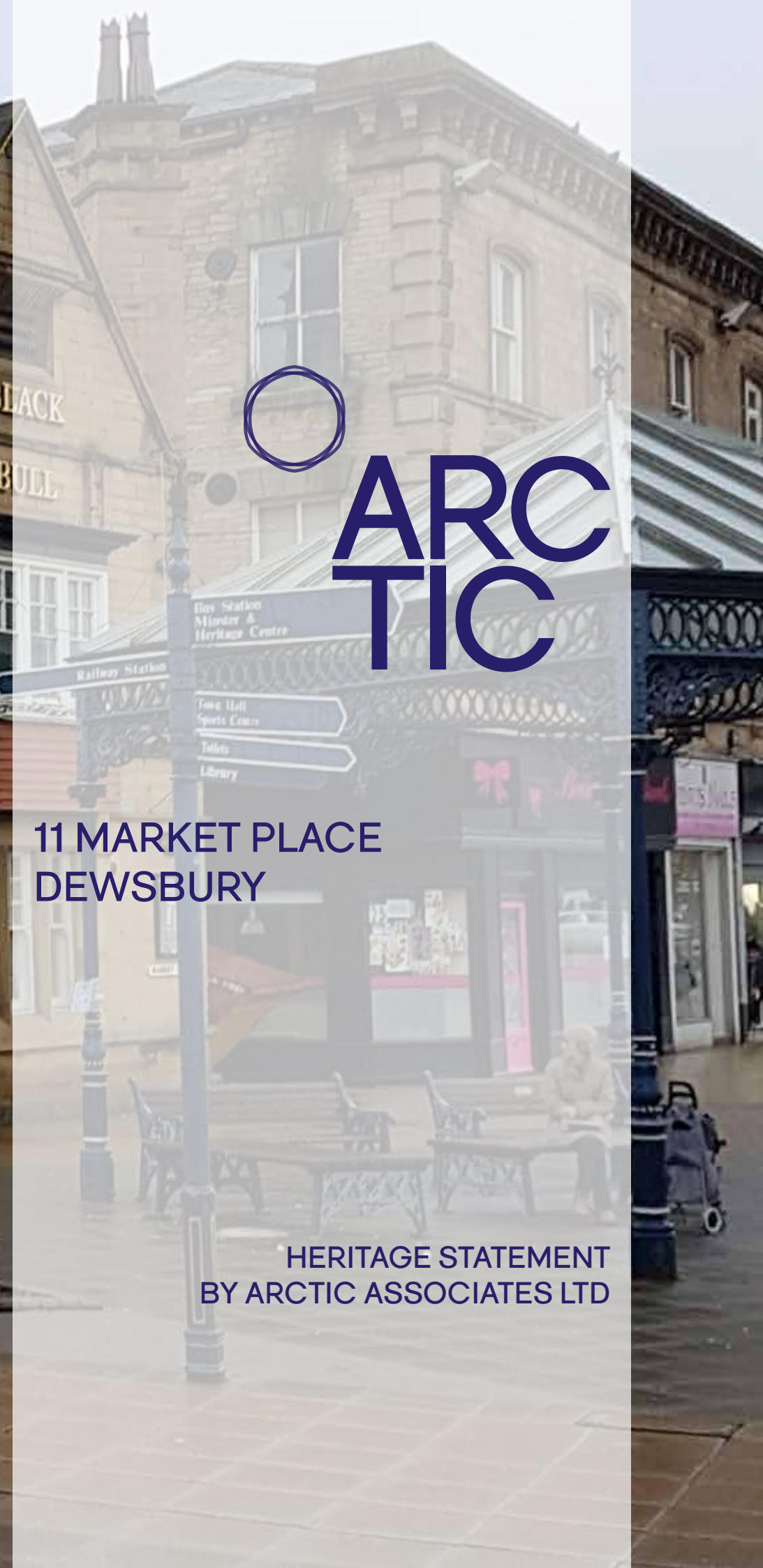




ARC TIC

11 MARKET PLACE
DEWSBURY

HERITAGE STATEMENT
BY ARCTIC ASSOCIATES LTD





CONTENTS

- Introduction & Planning Consisderations 3
 - Site Location 4
 - Site Description 5
 - Historical Maps 6
 - Historical Plans 7- 9
- Existing and Proposed Basement Plans 10
- Existing and Proposed Ground Floor Plans 11
- Existing and Proposed First Floor Plans 12
- Existing and Proposed Roof Plans 13
- Property Description and Features 14
- Photographic Survey – External Features 15-16
- Photographic Survey – Internal Features Ground Floor 17
- Photographic Survey – Internal Features First Floor 18-19
- Proposed Development and New Use 20



INTRODUCTION AND PLANNING CONSIDERATIONS

The site at 11 Market Place, Dewsbury is occupied by a Grade II listed Public House building of special architectural or historic interest and falls within the Dewsbury Town Centre Conservation Area. There are further listed buildings within the surroundings, including the adjoining Kingsway Arcade.

The National Planning Policy Framework (NPPF) has been carefully considered, and the purpose of this heritage statement is to satisfy paragraph 128 which states, *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting'.*

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 indicates that *'special regard shall be given to the desirability of preserving a listed building or its setting'.*

Section 72(1) of the same Act states that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas'.*

The NPPF requires professionals to consider the impact proposed development may have on sustaining and improving the economic, social and environmental landscapes of the existing locality.

With this in mind this statement, will focus on highlighting the significance of the these aspects of of the framework ;

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Requiring Good design
- Conserving and enhancing the historic environment

'Dewsbury Design Guide' supplements the NPPF Core Strategy by encourage sustainable high quality design and development in the Dewsbury town centre area. The town centre design guide highlights 5 Character Areas of which 11 Market Place falls into the Northgate/ Westgate/ Market Place Area.

The guide summarises the Local Authorities aims for sustainability in this particular area through the encouragement of developments that will allow for the:

- Maintenance of active ground floor uses on main streets
- Support/reintroduce 'living above the shop'.
- Building improvements to reinforce character.
- Reduced impact of traffic to improve pedestrian environment

This redevelopment with the support of the THI will endeavour to include all of these aspects as a driving force for the design strategy.

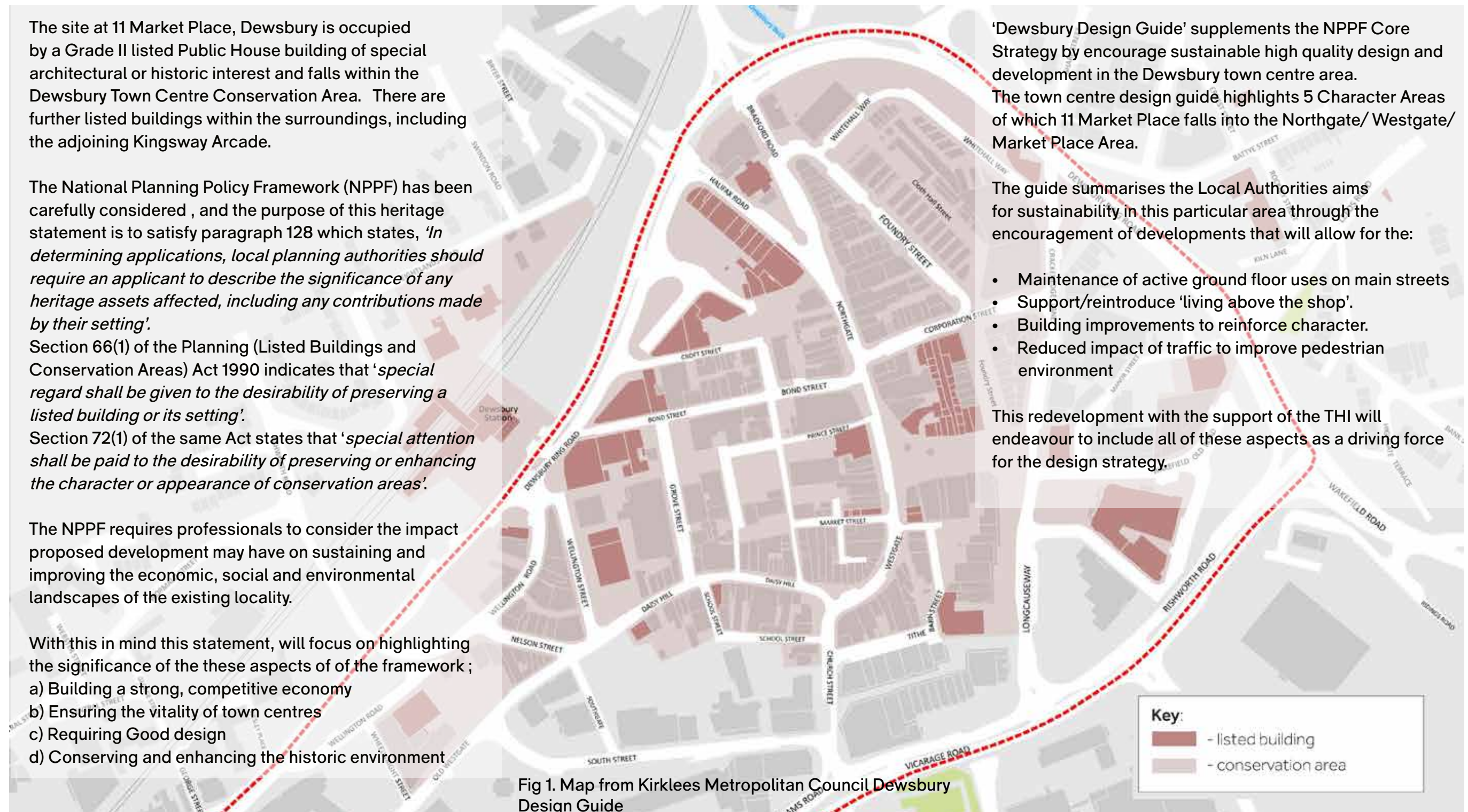


Fig 1. Map from Kirklees Metropolitan Council Dewsbury Design Guide



SITE LOCATION

This Heritage statement is in support of the planning application to restore and refurbish an existing early 20th Century Public House creating a new more accessible entrance, modernised toilet facilities and large professional kitchen to service a new restaurant and first floor function space.

The Grade II Listed former Black Bull Public House is recorded under list entry no. 1183679 by Historic England. The property is located in the Town of Dewsbury West Yorkshire, The property is within 9.3 miles of the City of Leeds, 9.1 miles from the City of Bradford and 6.5 miles from the City of Wakefield.



Fig 2. Aerial view of site: 11 Market Place highlighted in red.

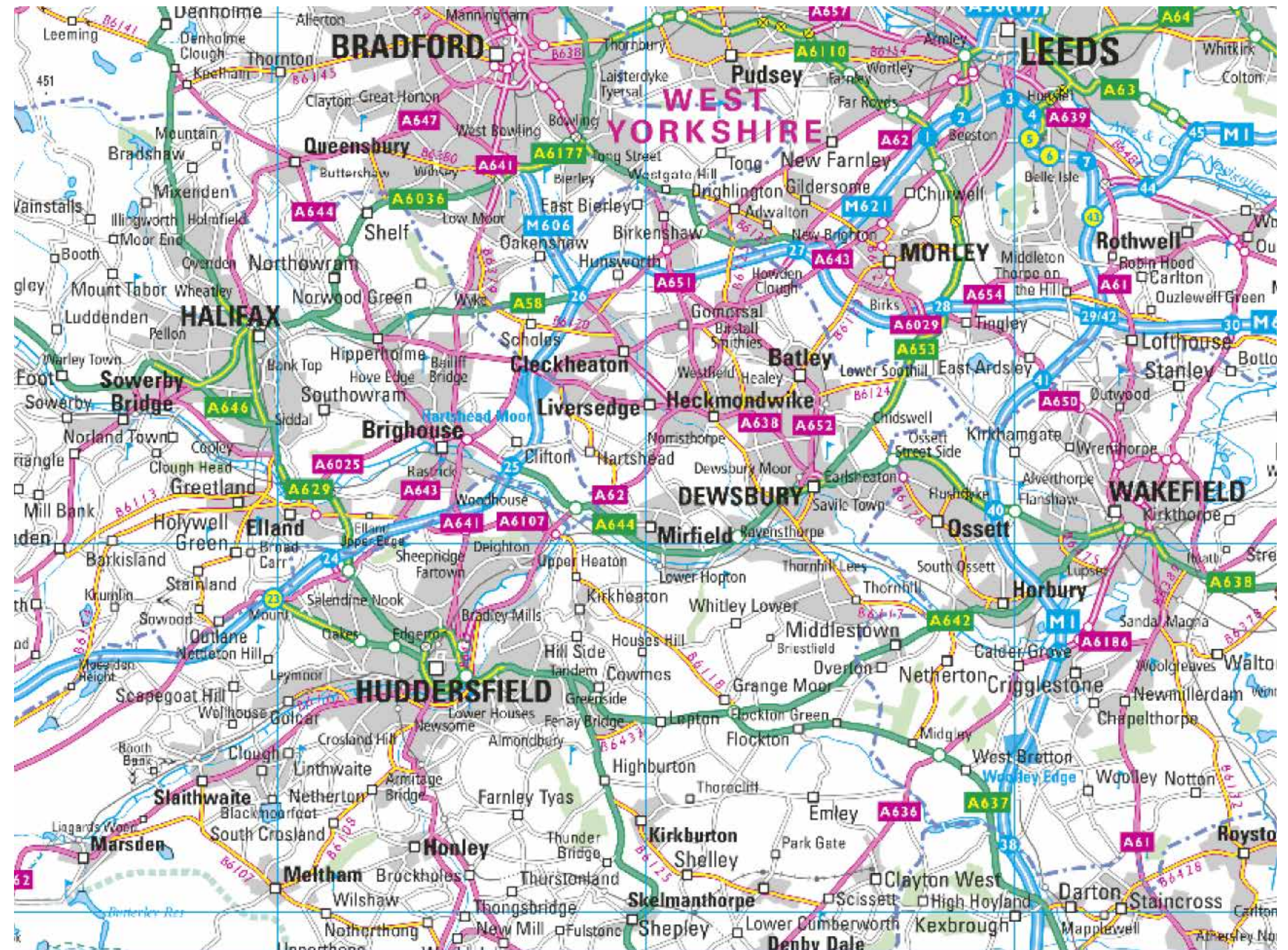


Fig 3. OS Map of Dewsbury indicating the proximity of other cities and towns in West Yorkshire nearby.



SITE DESCRIPTION



Fig 4. North View showing Market Place



Fig 5. East View



Fig 6. South View



Fig 7. West View

The Public House situated in the Town Centre of Dewsbury is approximately 0.2 miles from the A638 Dewsbury Ring Road. This 1980's highway was introduced to divert increased traffic and created effective vehicular and parking management on the outskirts of the town offering easy pedestrian access within the centre. Other significant historical buildings include the train station located to the west and the Town Hall to the south east both within close proximity of 11 Market Place.

The Public House is positioned within the main shopping centre on the corner of Market Place and Northgate. The property is a substantial stone built arts and crafts style public house. To the east end of the is the 1899 glazed roof Kingsway Arcade also serving as an important land mark and known to be the town's first shopping mall currently closed.



HISTORICAL SITE MAPS



Fig 8. Map 1855

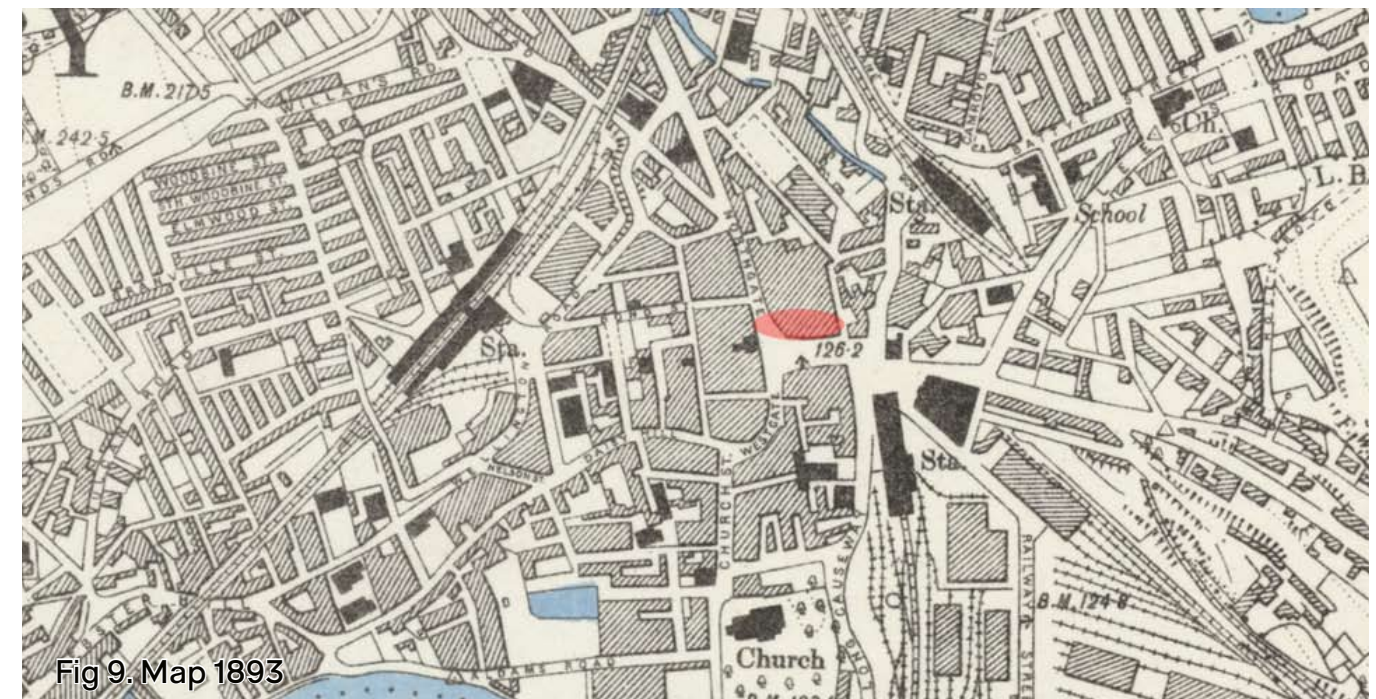


Fig 9. Map 1893

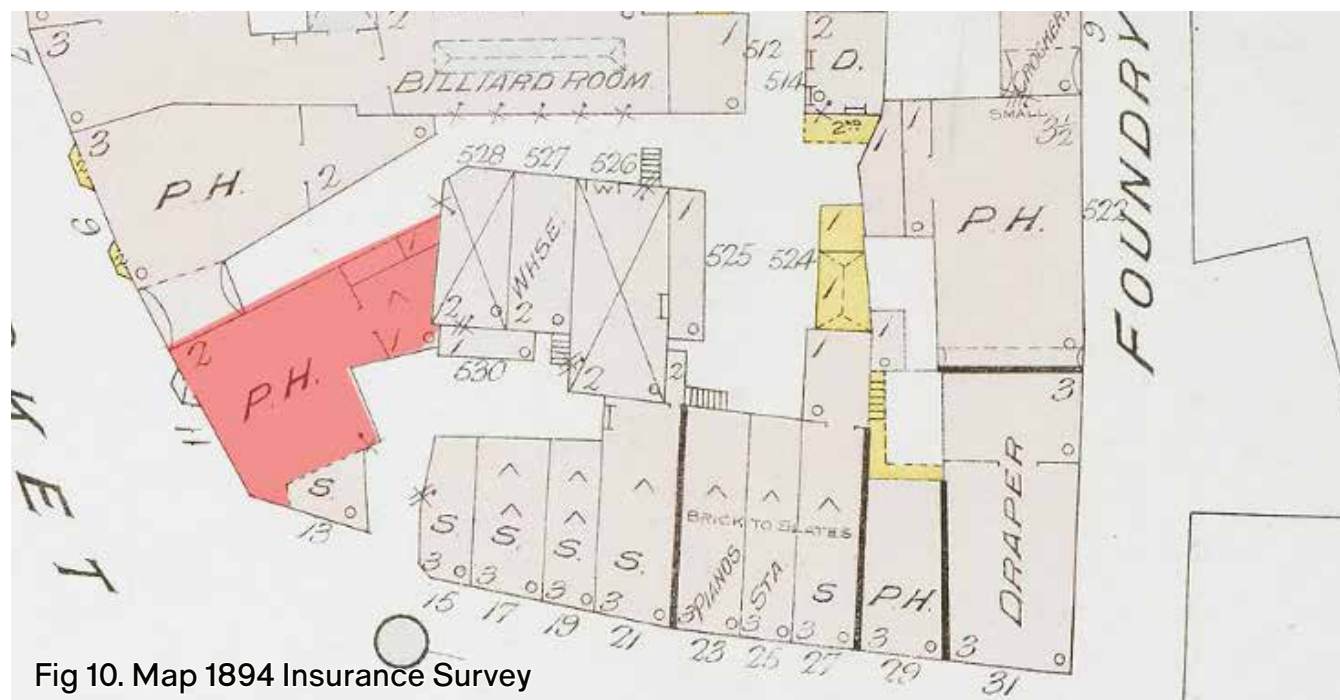
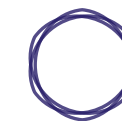


Fig 10. Map 1894 Insurance Survey

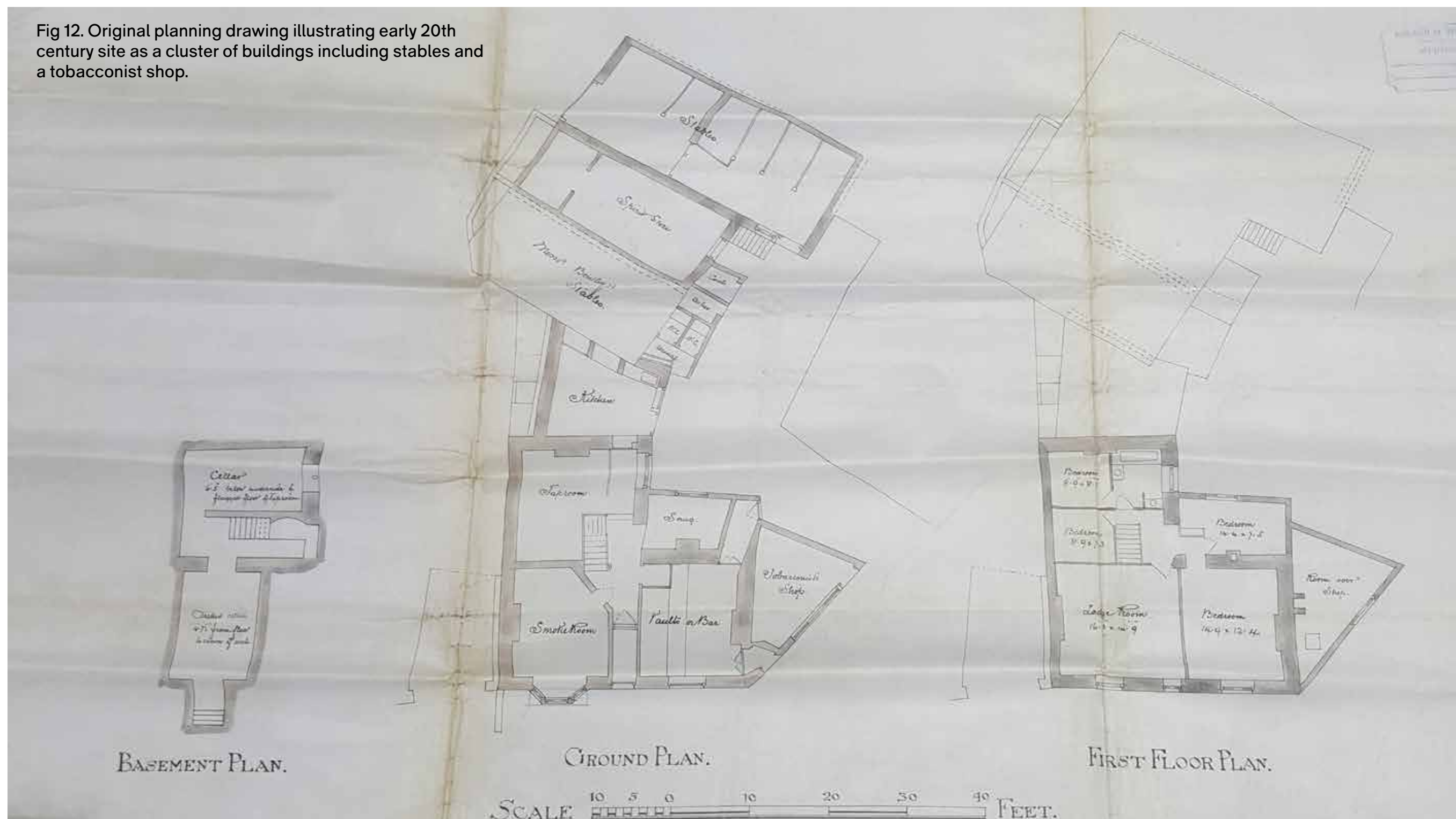


Fig 11. Map 1948



HICTORICAL PLANS

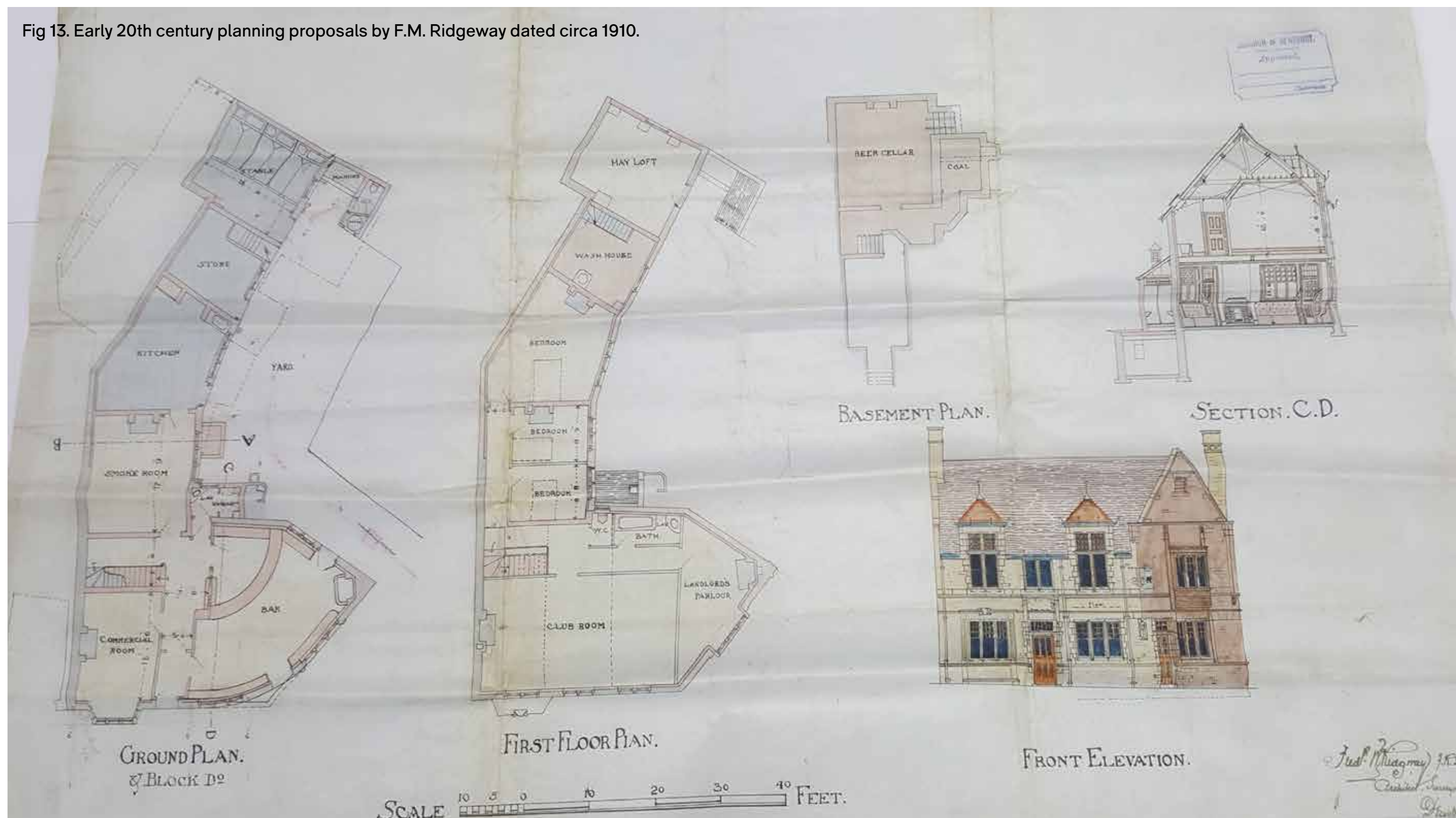
Fig 12. Original planning drawing illustrating early 20th century site as a cluster of buildings including stables and a tobacconist shop.





HISTORICAL PLANS

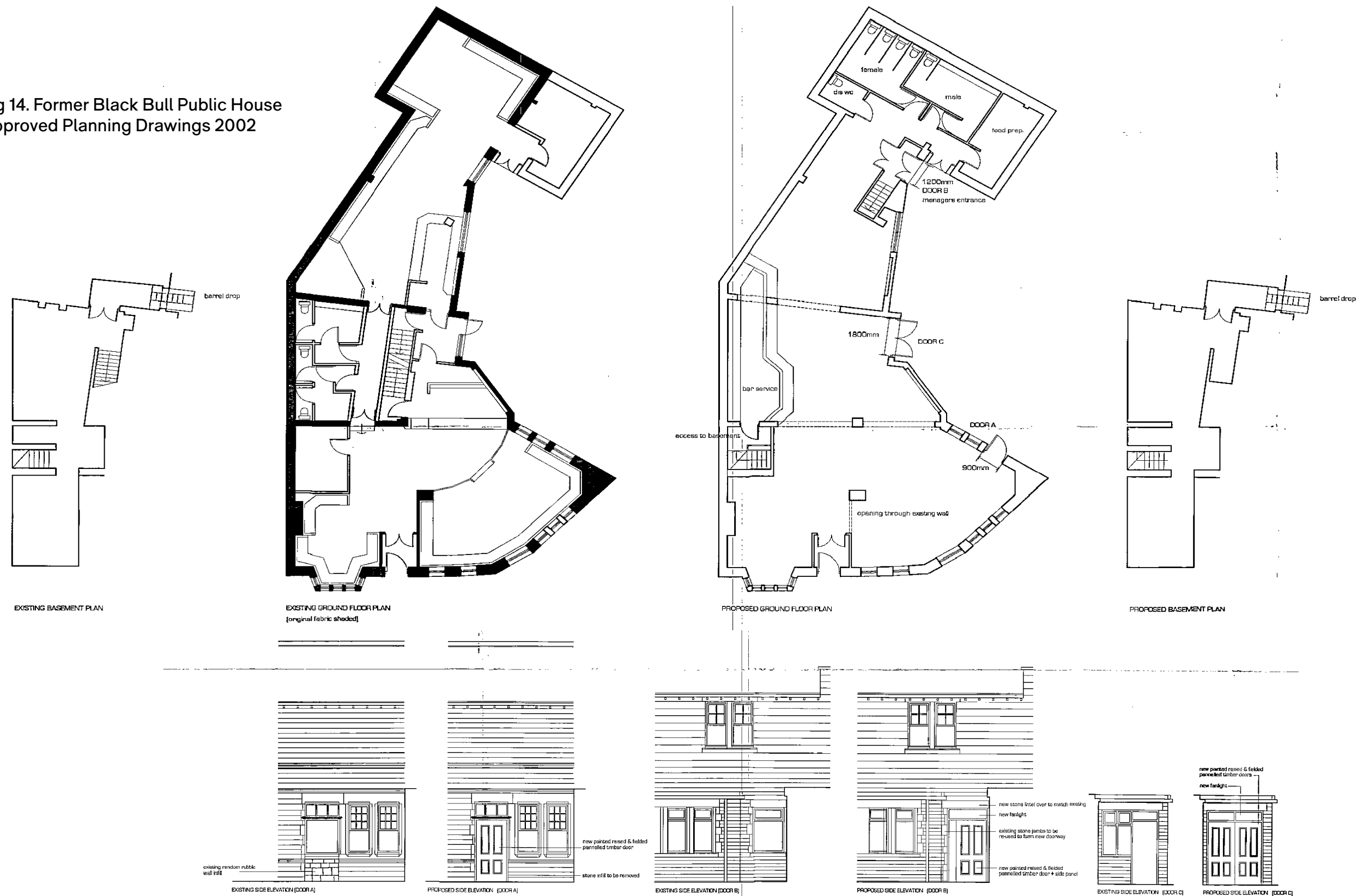
Fig 13. Early 20th century planning proposals by F.M. Ridgway dated circa 1910.





HISTORICAL PLANS

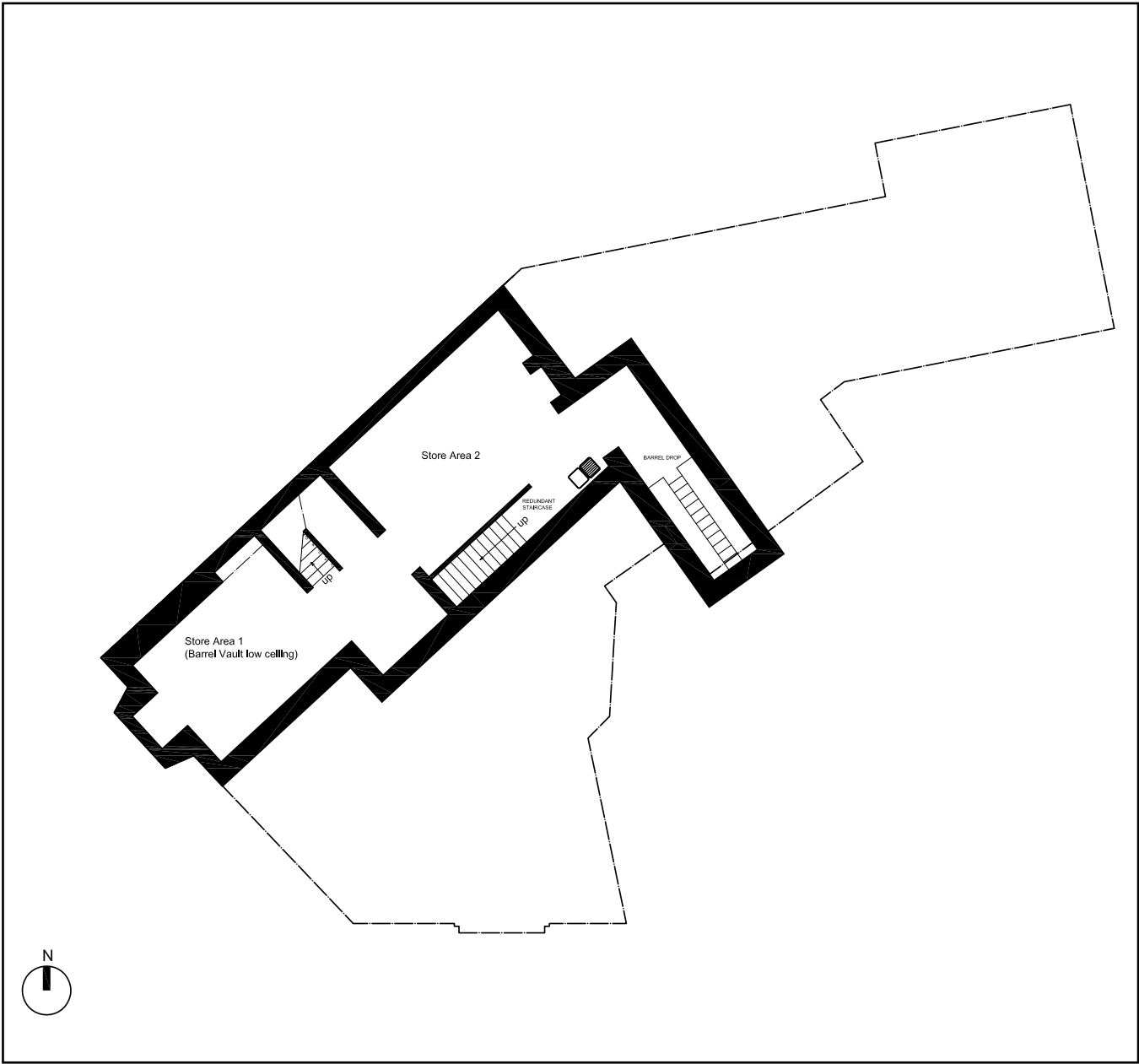
Fig 14. Former Black Bull Public House
Approved Planning Drawings 2002



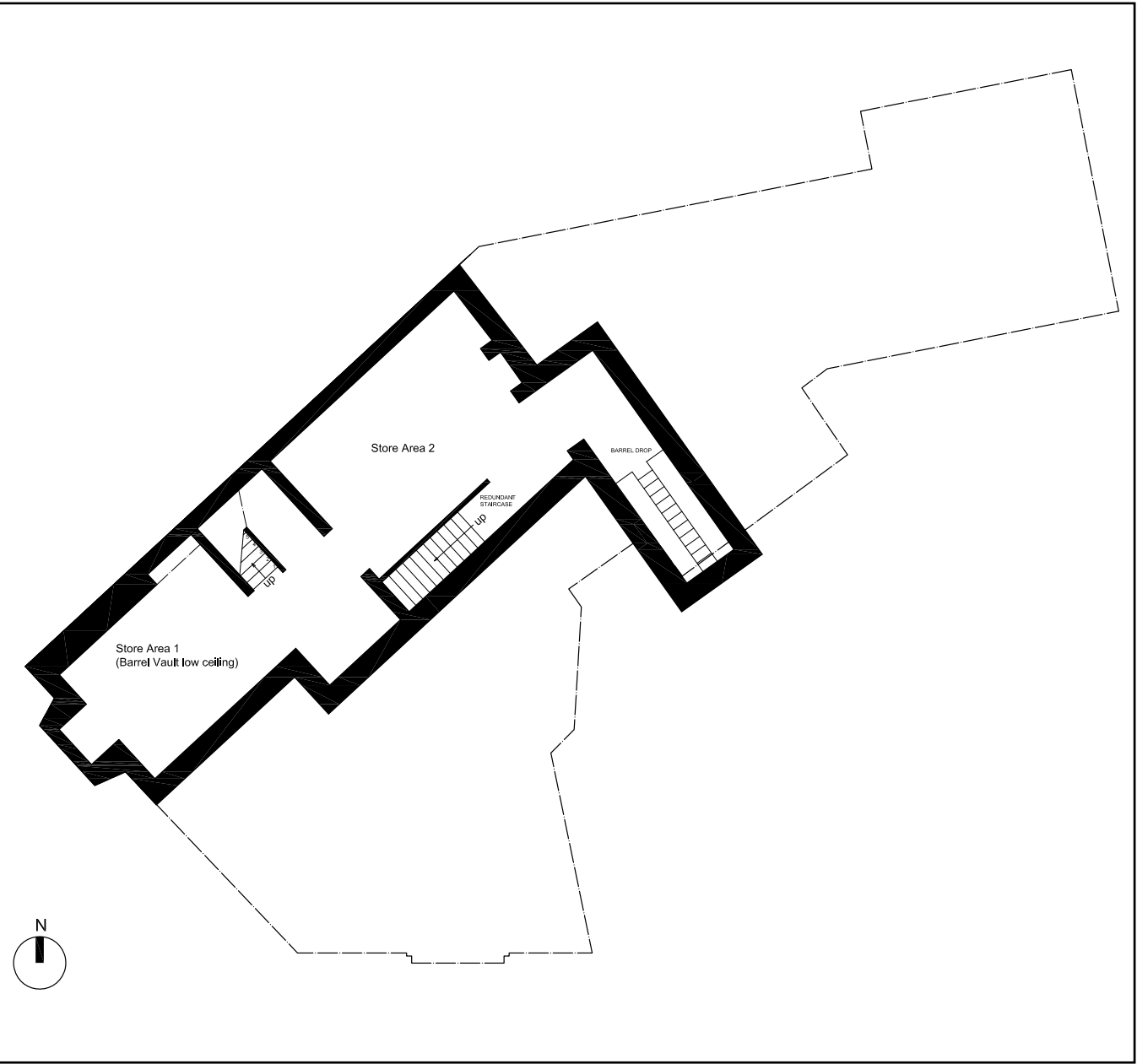


BASEMENT PLANS

EXISTING BASEMENT



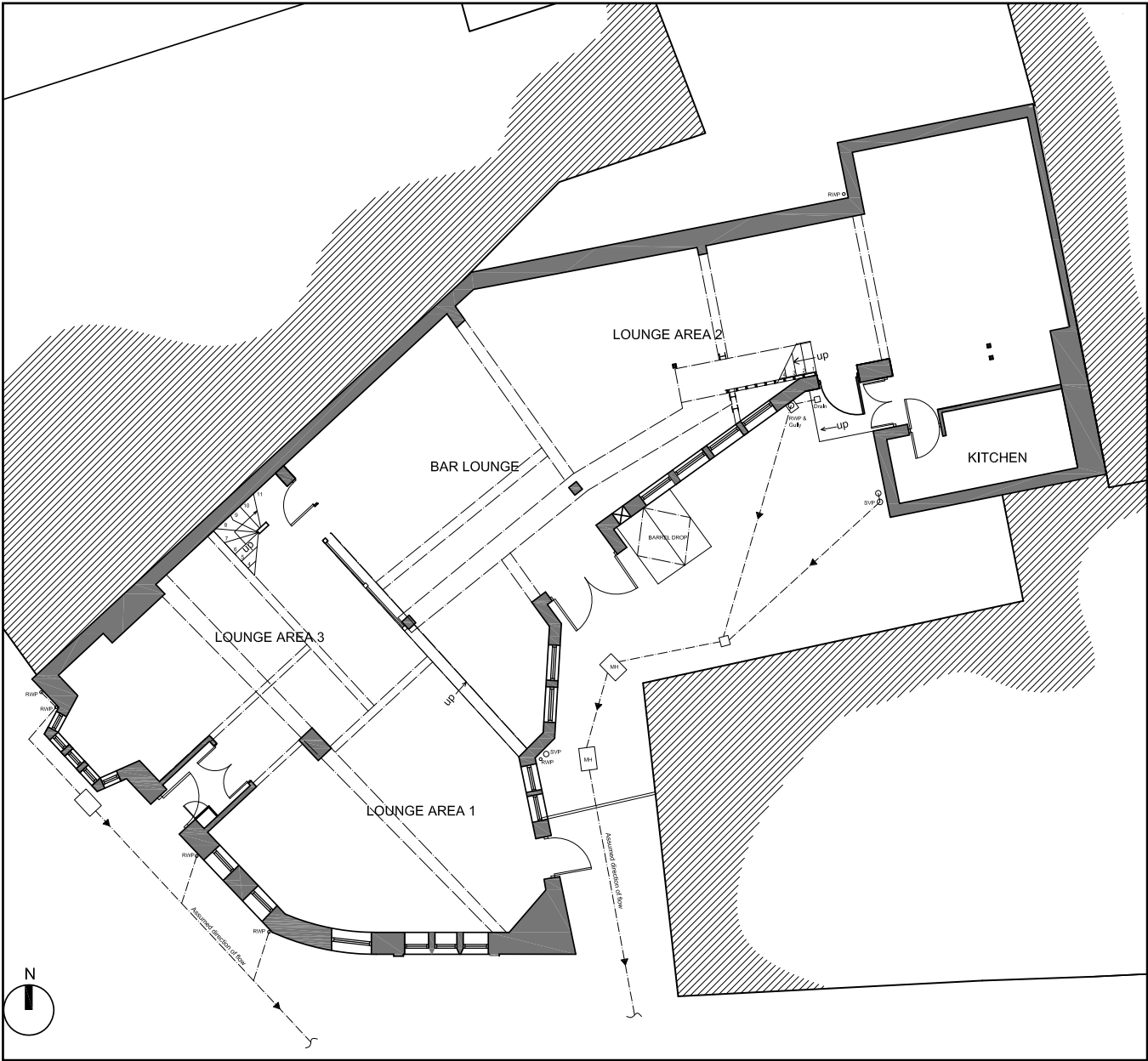
PROPOSED BASEMENT



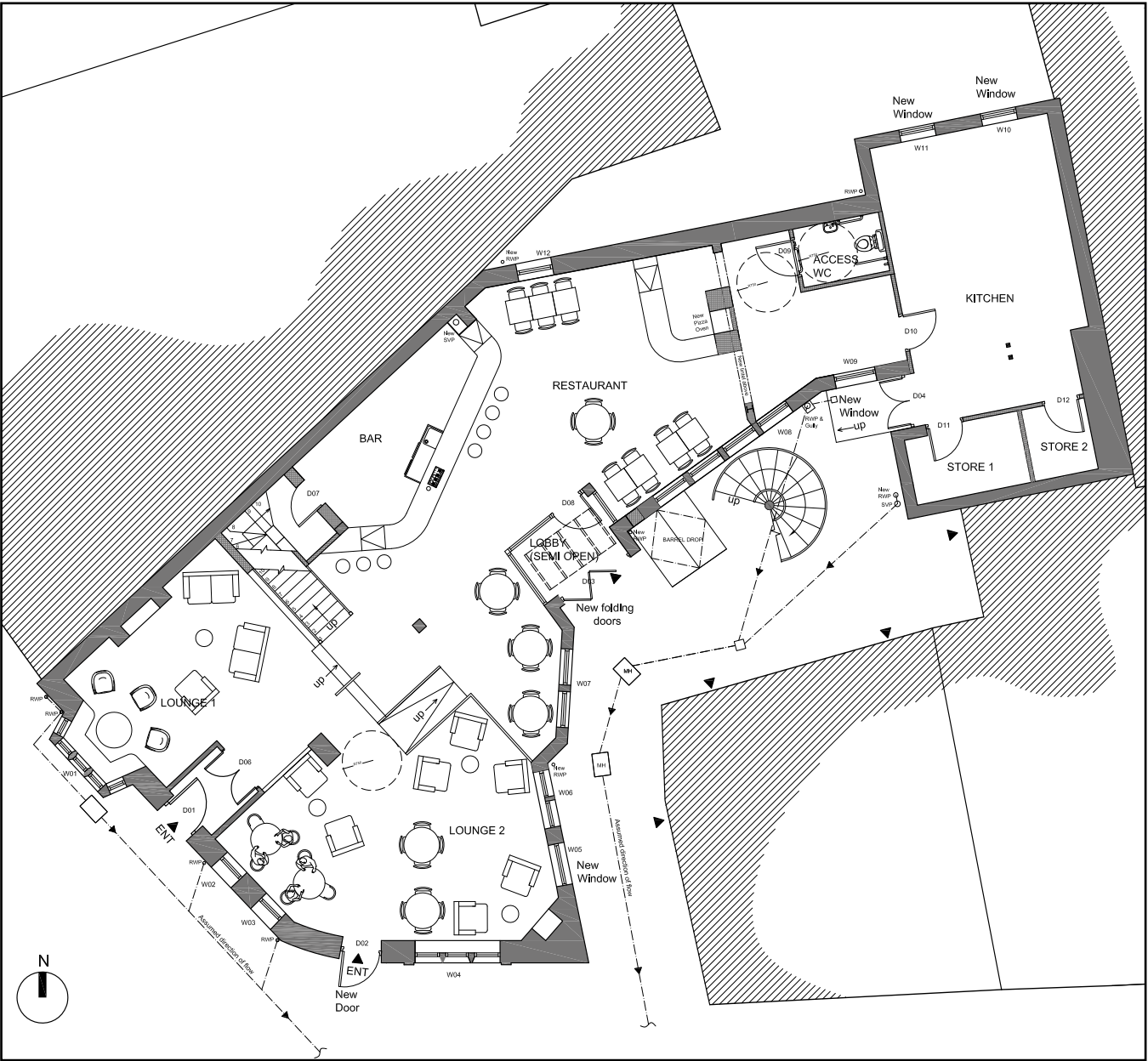


GROUND FLOOR PLANS

EXISTING GROUND FLOOR



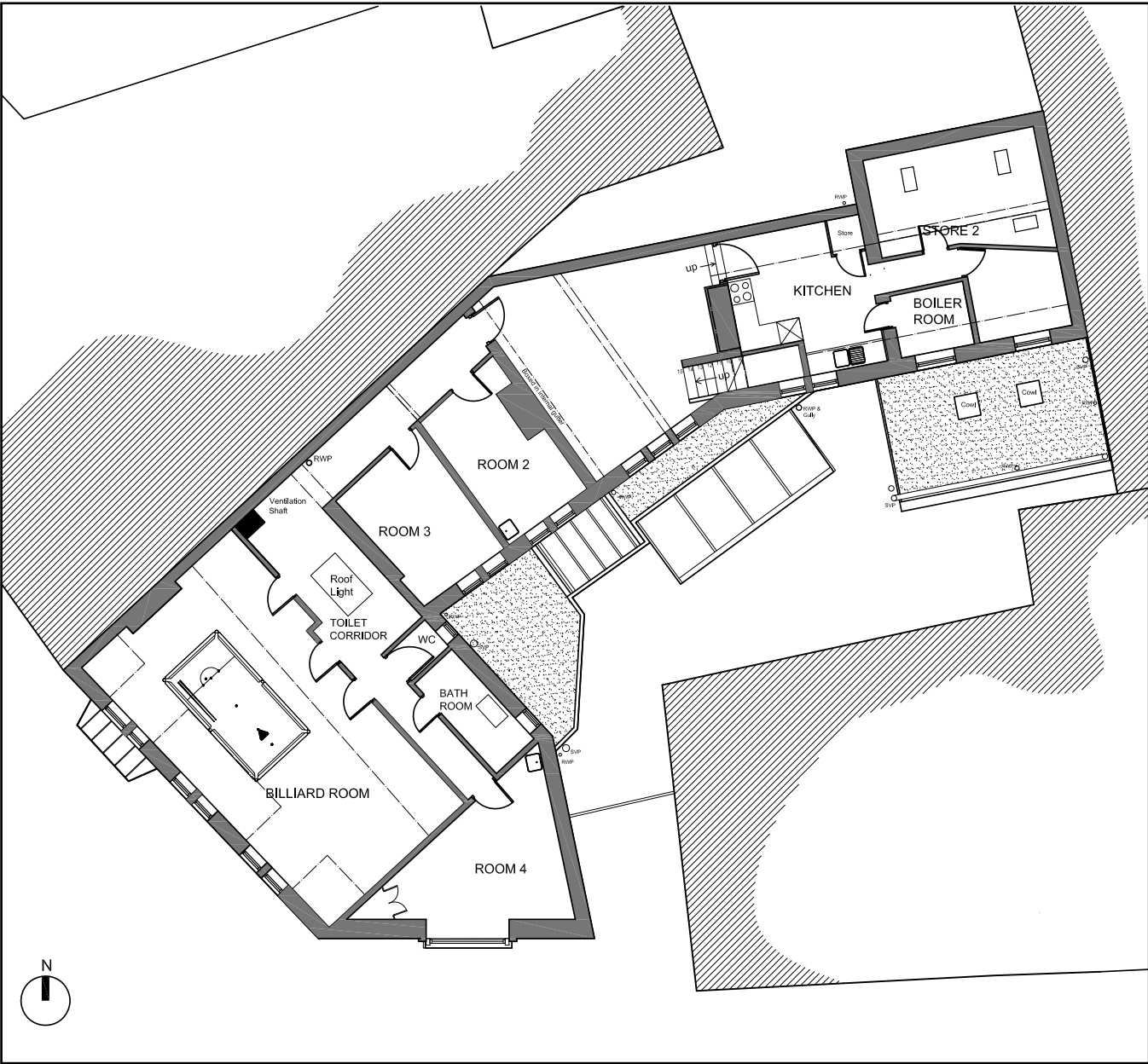
PROPOSED GROUND FLOOR



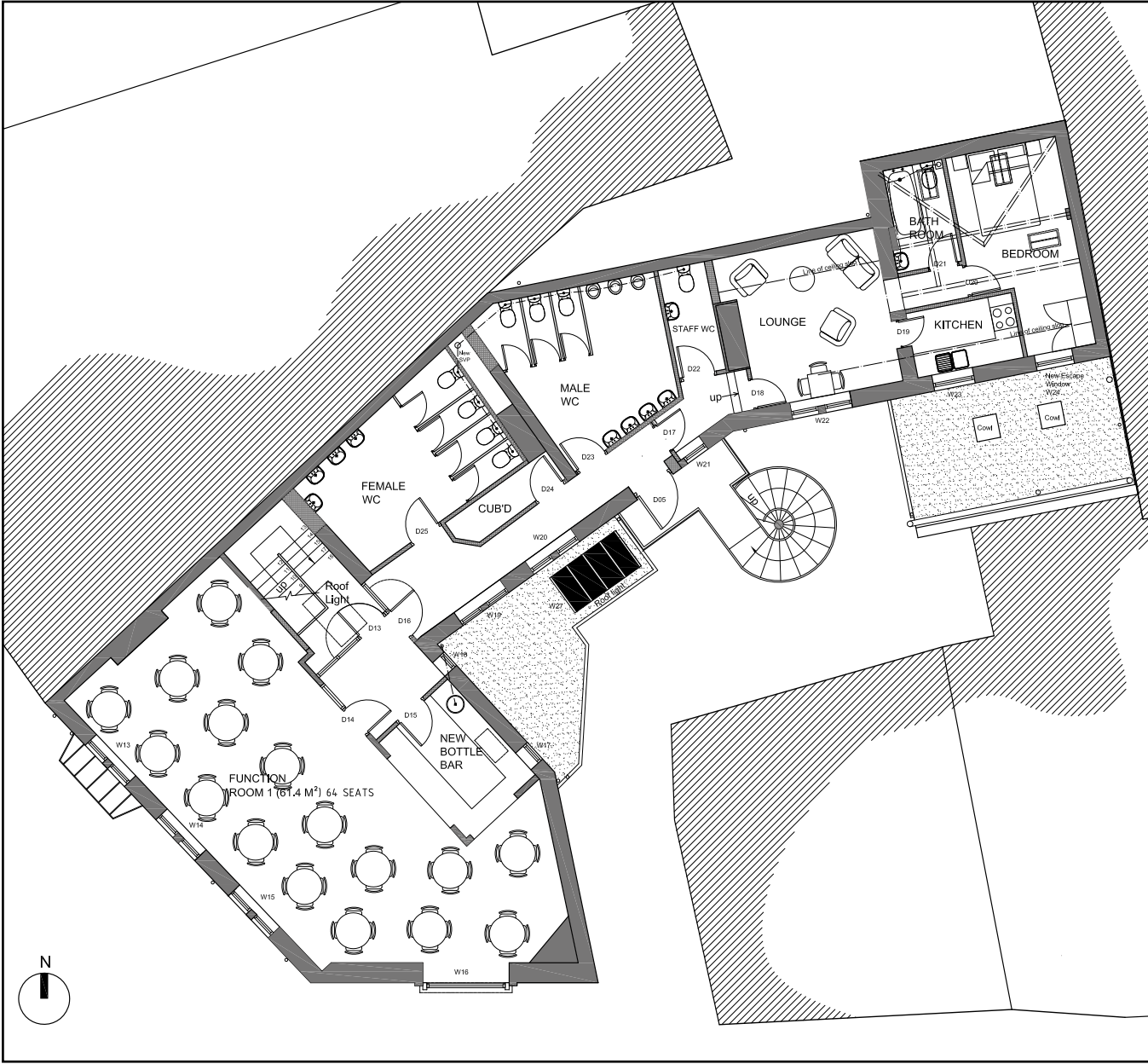


FIRST FLOOR PLANS

EXISTING FIRST FLOOR



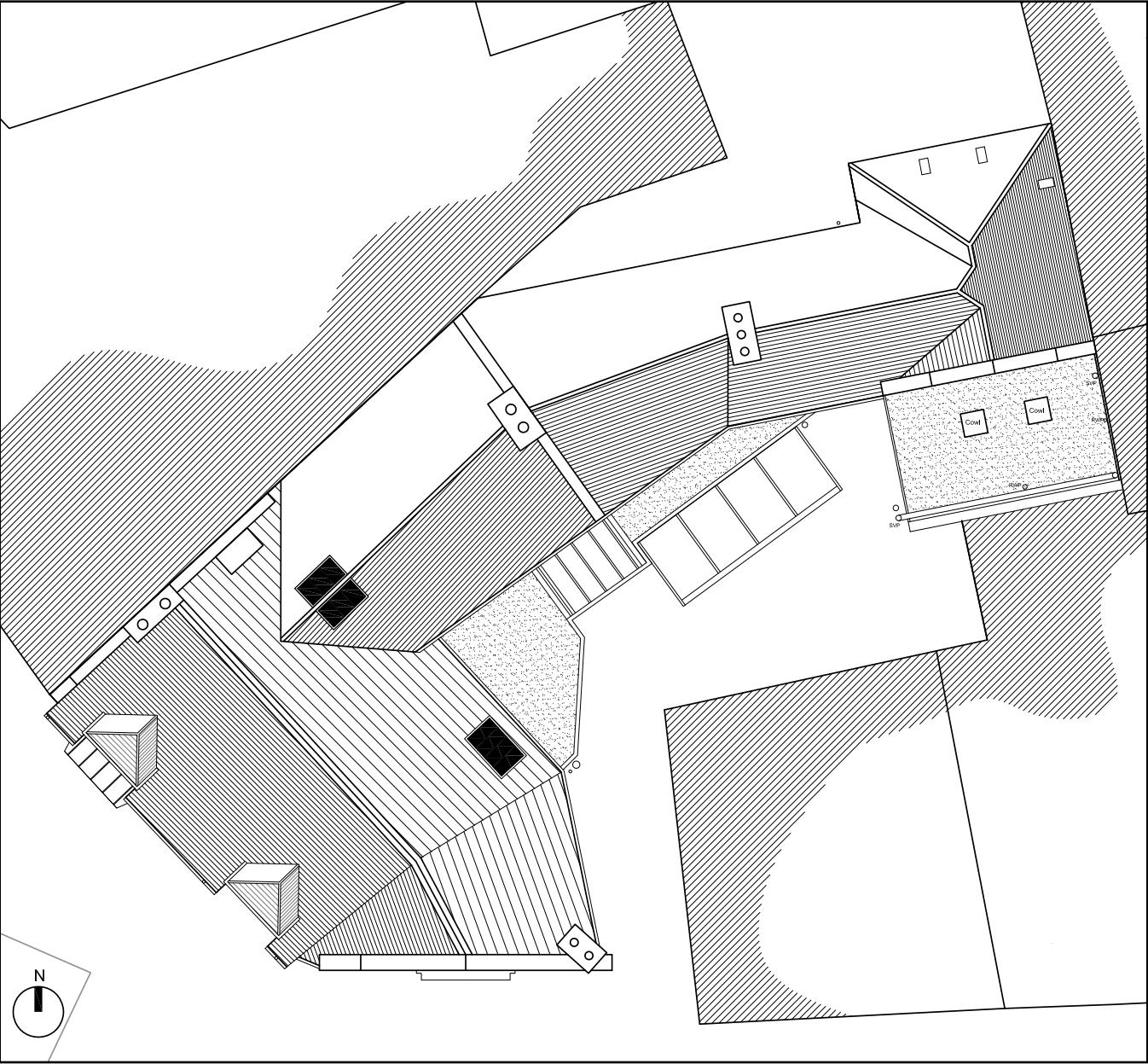
PROPOSED FIRST FLOOR



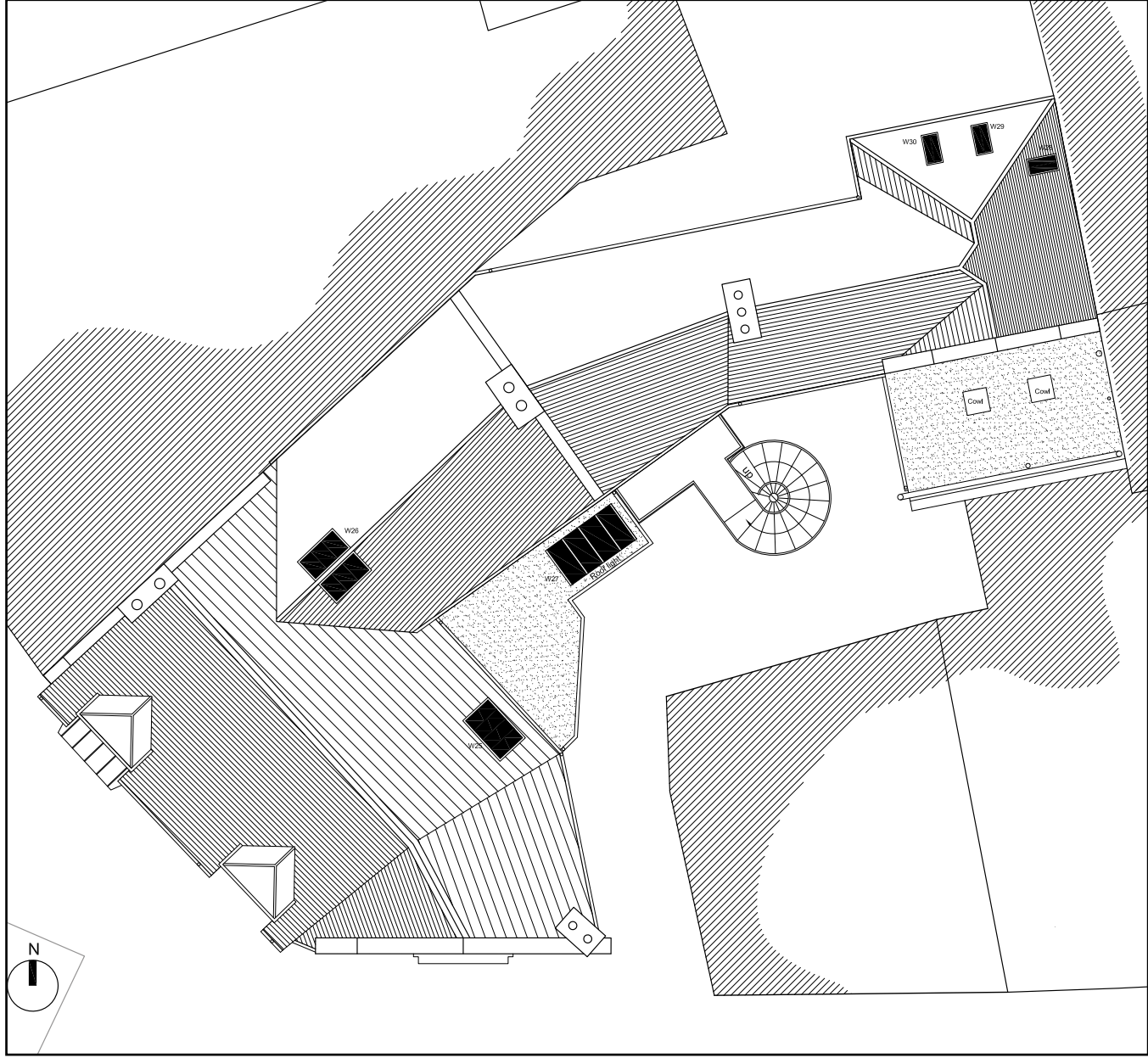


ROOF PLANS

EXISTING ROOF



PROPOSED ROOF





PROPERTY DESCRIPTION AND FEATURES

This two storey three bay building curves around a corner site constructed in Ashlar stone Arts & Crafts style and having steeply pitched roofs, tiled to the front and slated to the rear with 2 no. elongated hipped dormers. There are tall stone chimneys with original pots. The property has an elaborate cartouche over the door with pilaster strip decorations on the gable wall. The first floor overhangs to the right with a well carved grotesque, animal-human corbel. All windows are in good condition and will be retained and restored. To the rear is the ancillary accommodation including kitchen and toilets.

There is evidence of previous exterior alterations to the building these being documented on the Kirklees Planning Portal. Access to the building is as original with other secondary doors bricked up and reinstated over the years.

A vehicle width passageway is formed by the east side of the building perpendicular to Market Street. The courtyard is formed by a modern boarded timber and metal gate fitted between the pub and the adjacent shop. A barrel drop within the courtyard adjacent to the rear south facing wall has been retained. Late 20th century flat roof extensions have been built with a mixture of concrete Artstone and original stonework. The largest flat roof area is on the southeast corner of the building creating a kitchen extension. At first floor level the main east elevation is stone with steep Welsh slate roof.

Internally the ground floor is set out on two levels and few of the original characteristics remain. However, two open fireplaces have been retained.

The former billiard room at first floor level boasts a high ceiling with exposed painted timber trusses and an original open feature fireplace. A further fireplace is located in the smaller adjoining room.

Windows

Wherever possible the timber painted sash window frames are to be refurbished and made fully operational. Where repairs or replacement are needed they will be done to match the existing window frames. For the new escape window of the landlord's bedroom the frame will copy the appearance of the adjacent window but made to be fully compliant for Building Regulations as a means of escape.

The bay window on the ground floor will be modified to receive new slimline double glazed units within slender metal steel casement frames and openers. The new casements will be fitted within the existing stone openings.

Doors

New hardwood external doors are to be provided throughout the refurbishment works and the propose designs are will reflect the original drawings by FW Ridgeway. Clear width openings will ensure new doors comply to Building Regulations providing an accessible building. The new south elevation entrance door will match the original design replacing the existing window with door. The redundant escape doors to the yard area will be blocked up with stone to match the building in colour, texture and coursing height. Where the new first floor fire escape window is to be located the existing triple light window opening will be modified to accommodate a new part glazed door to match the new main entrance at ground floor level.

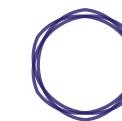
By replacing the existing double escape doors at ground floor into the yard it will be possible to install a folding fully glazed set of aluminium doors creating a semi open space for smoking and vaping.

Rooflights

All existing rooflights are to be refurbished and maintained within the new design layout for the first and ground floors. Where glass slates are located, new slimline double glazed conservation rooflights will be installed. These are primarily in the landlord's flat and have been enlarged to provide more natural light to the rooms.

King Post Truss

By modifying the truss bottom cord it will be possible to bring into full use the first floor store area as a part of the new landlords flat. The proposed augmentation of the truss will allow greater use of the space whilst retaining all the truss elements with the exception of the bottom cord. By finishing the new steelwork with a intumescent paint finish an honest intervention will re-purpose the space benefitting the building use.



PHOTOGRAPHIC SURVEY

EXTERNAL FEATURES



Fig 15. Front elevation with stone squint bay



Fig 16. South elevation with tiled box bay first floor window



Fig 17. Corner chimney stack to first and ground floors



Fig 18. Feature stone above front bay retained after theft

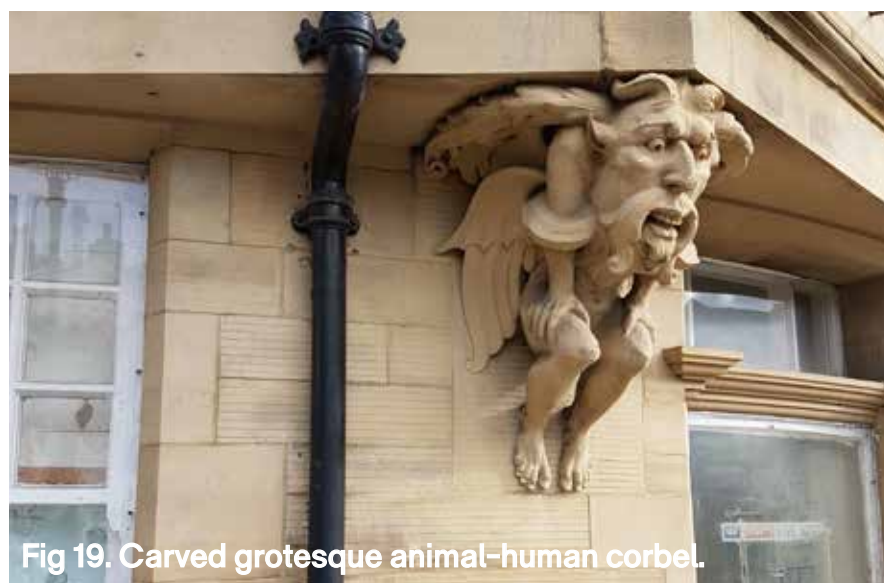
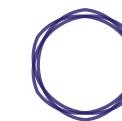


Fig 19. Carved grotesque animal-human corbel.



Fig 20. Elaborate cartouche over door



PHOTOGRAPHIC SURVEY

EXTERNAL FEATURES



Fig 21. Secondary exit from ground floor lounge area 1 to be blocked up. Steel protection barrier to be removed and damaged stone detail replaced



Fig 22. Ground floor fire exit and barrel drop



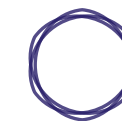
Fig 23 Shared yard area with glass reinforced canopy to be removed



Fig 24. Rear slate roof and defective guttering



Fig 25. Flat roof over kitchen area



PHOTOGRAPHIC SURVEY INTERNAL FEATURES - GROUND FLOOR



Fig 26. Existing doors to be modified



Fig 28. Window on Market Street to be reinstated as door



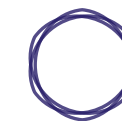
Fig 29. Split level lounge & bar areas to be made accessible



Fig 27. Bulls-eye window to be reinstated



Fig 30. Existing ceiling mould and cornice to be retained



PHOTOGRAPHIC SURVEY

INTERNAL FEATURES - FIRST FLOOR



Fig 31. Existing first floor windows to lanlandlords flat



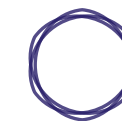
Fig 32. Gable end window



Fig 33. King post roof truss to be modified



Fig 34. Partition walls to stores to be removed.



PHOTOGRAPHIC SURVEY

INTERNAL FEATURES – FIRST FLOOR



Fig 35. Billiard room



Fig 36. Tall first floor dormer windows main front elevation



Fig 37. Bay window in room 4 to be retained



Fig 38. Rooflight to first floor bathroom to be retained

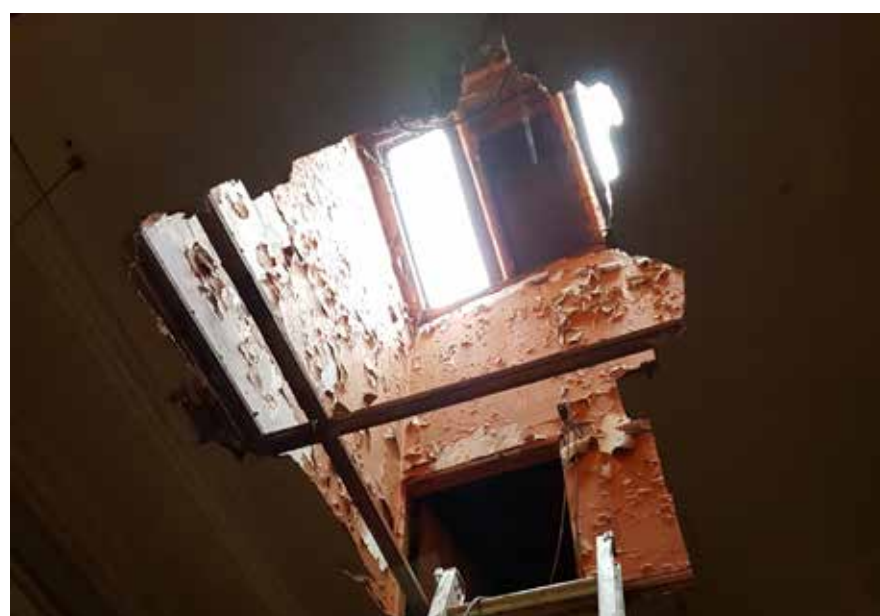


Fig 39. Feature rooflight and well in corridor



Fig 40. Fireplace to room 4 to be retained



PROPOSED DEVELOPMENT AND NEW USE

In an environment where the rate of empty properties is increasing and social clubs, local pubs and other community gathering places are closing, our clients believe this is a unique opportunity to bring the building back to its former use.

The aim is to create a smart and welcoming relevant environment by improving and enhancing the quality of one of Dewsbury's heritage buildings.

Wherever possible the external original features will be retained and reinstated. Where necessary re-pointing with suitable lime mortars will be used and damaged stonework will be replaced. New roof coverings will be applied and all windows and doors refurbished. A building condition report commissioned by Mood Developments Ltd is included with this application and identifies the like for like repairs and reinstatement of the building fabric. By appointing an Architect Accredited in Building Conservation (AABC) the proposed works will be carried out using current conservation techniques.

The reinstatement of blocked up doors with the addition of a fire escape balcony and stair will provide an improved overall fire escape strategy.

Internally a ramped access to the upper bar level for disabled users will also be introduced and will allow the use of a fully accessible WC.

Mood Developments have experience of creating unique and successful public house premises in other conservation areas and desire to include the following in this scheme:

- Sensitivity to the fabric of the building allowing for easy reversal and evolution to suit varying tenants
- An on site landlord allowing for improved security to the premises
- Real Ales
- Offering a family friendly environment restaurant facility
- Increase connectivity with other business in the vicinity by the introduction of a function room to the first floor offering services and facilities relevant to the space
- Private lettable function room

Fig 41. Background image of seating area to The Doghouse recently completed by Mood Developments