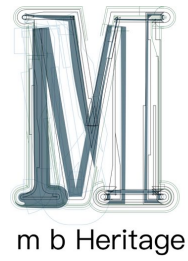


m b Heritage

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Built Heritage Statement (Draft)



The Wheelwright Centre
Dewsbury

Built Heritage Statement (Draft)

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1.0 INTRODUCTION

1.01 This Statement, prepared on behalf of MMR Construction Ltd, sets out an assessment of the potential impacts upon the built historic environment predicted to arise from the proposed conversion, to residential use, of the Kirklees College (Wheelwright Centre) building on Birkdale Road, Dewsbury, WF13 4HG. The extent of the relevant site is shown as Figure 1, below.



Figure 1: Site extent.

1.02 The existing building, originally built as part of the Wheelwright Grammar Schools, dates to the late 19th century with a number of later extensions and alterations. The building is not statutorily listed but the original building is considered to be a non-designated heritage asset holding architectural and historic interest in the local context. The site also falls within the Northfields Conservation Area, a designated heritage asset. The proposed development comprises the adaptive conversion of the original building to provide 65 no. residential apartment units.

1.03 This Statement considers the significance of the building and potential development impacts. It is structured to initially summarise the relevant policies and guidance at national

level which inform assessment and decision-taking in respect of the historic environment. It then describes the significance and heritage values of the site having regard to Historic England guidance and sets out national policy guidance central to the consideration of the development. This provides a baseline framework for the assessment of potential impacts.

- 1.04 In preparing the assessment of potential impacts regard is had to guidance contained within paragraph 189 of the National Planning Policy Framework (the Framework) which sets out the information requirements for proposals affecting heritage assets. It states that:

“In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

- 1.05 The Statement is structure as follows:

Section 2 – Policy and Assessment Guidance

Summarises the principal policy guidance at national level relevant to the development proposals and the approach taken to the assessment, including baseline data sources and criteria used.

Section 3 – Baseline Assessment and Scoping

Summarises baseline data and identifies those assets, both designated and non-designated, potentially affected by the development of the site.

Section 4 – Assessment of Significance and Development Impact

Provides an assessment of the heritage significance of those heritage assets potentially affected and considers potential development impacts upon this significance having regard to relevant national planning policy and guidance.

- 1.06 The Statement is based primarily on published and archival information. Site survey visits were undertaken during July 2019. Internal fabric was not inspected.

2.0 POLICY AND ASSESSMENT GUIDANCE

Legislative Background

- 2.01 The Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) sets out the principal statutory tests which must be considered by the decision-taker in the determination of any application affecting a listed building or conservation area.
- 2.02 Section 69 of the Act allows local planning authorities to designate conservation areas. These are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 72 requires that, in the exercise of planning duties by an authority, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.03 The duties imposed under the Act indicate that where harm to a conservation area or its setting is identified this is a matter to which great weight and importance should be attached in the planning balance.

National Policy and Guidance

- 2.04 The policies contained within the National Planning Policy Framework (2019), taken together, comprise the Government's view of what sustainable development should constitute in practice. The protection and enhancement of the built and historic environment is an over-arching environmental objective within the Framework (paragraph 8).
- 2.05 A heritage asset is defined within the Framework (Glossary) as:
- “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”*
- 2.06 Significance, for heritage policy, is defined in the Framework (Glossary) as:

“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- 2.07 In undertaking any heritage assessment, the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance in the national and local context. In considering heritage interest the Framework defines the nature of the particular archaeological interest a heritage asset may hold:

“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”

- 2.08 The Framework does not provide a definition of what constitutes architectural, artistic or historic interest. Guidance can however be derived from Paragraph 9 of Principles of Selection for Listed Buildings (DCMS March 2010) which provides definitions of architectural and historic interest in the national context:

*“**Architectural Interest.** To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

***Historic Interest.** To be of special historic interest a building must illustrate important aspects of the nation’s social economic, cultural or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”*

- 2.09 Further practical guidance informing the understanding of significance can be taken from Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (Historic England 2008). This sets out a heritage value driven approach to the assessment of significance. These values are inter-related and fall into four categories:

Evidential Value:	<i>The potential of a place to yield evidence about past human activity</i>
Historical Value:	<i>The ways in which past people, events and aspects of life can be connected through a place to the present</i>
Aesthetic Value:	<i>The ways in which people draw sensory and intellectual stimulation from a place</i>
Communal Value:	<i>The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory</i>

2.10 Conservation Principles advocates a systematic and consistent approach to the assessment of significance which is appropriate and proportionate in scope and depth to the decision to be made or the purpose of the assessment (paragraph 61). It sets out a number of stages to assessment which may not be applicable to all places to be assessed but which provides a framework through which heritage significance can be articulated:

- *Understand the fabric and evolution of the place*
- *Identify who values the place, and why they do so*
- *Relate identified heritage values to the fabric of the place*
- *Consider the relative importance of those identified values*
- *Consider the contribution of associated objects and collections*
- *Consider the contribution made by setting and context*
- *Compare the place with other places sharing similar values*
- *Articulate the significance of the place*

2.11 In any assessment, it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and, conversely, the contribution it may make to the significance of other assets. As regards setting this is defined by the Framework as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

2.12 The Framework indicates that, when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to an asset's conservation. Such weight should be given irrespective of the extent of potential harm identified (paragraph 193). For heritage policy 'conservation' is defined as:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

2.13 Paragraph 192 of the Framework states that, in determining planning applications, local planning authorities should take account of:

- *"The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness."*

2.14 Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Paragraph 195 indicates that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset, authorities should refuse consent unless it can be demonstrated that:

"The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss."

2.15 Where less than substantial harm is identified to the significance of a designated heritage asset the Framework advises, at paragraph 196, that authorities should weigh the public benefits of the proposal against the harm identified.

- 2.16 The Framework does not provide a definition of ‘substantial harm’ but National Planning Practice Guidance (NPPG) (accessed 16th August 2018) does consider the process of assessment and states that:

“Whether a proposal causes substantial harm will be a judgement for the decision-taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases It is the degree of harm to the asset’s significance rather than the scale of development that is to be assessed, the harm may arise from works to the asset or from development within its setting”.

- 2.17 The NPPG also considers what is meant by the term ‘public benefits’ and states that:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (paragraph 7)” [Paragraph 7 is now replaced, in terms of broad principles, by paragraph 8 of the revised Framework]

- 2.18 Where development falls within the setting of heritage assets, the Framework indicates that authorities should look for opportunities for new development to enhance or better reveal their significance. Where proposals preserve those elements of setting that make a positive contribution to the asset (or which better reveal significance) they should be treated favourably (paragraph 200).

- 2.19 As regards the consideration of what constitutes the setting of a heritage asset the Framework (Glossary) provides the following definition:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

2.20 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

2.21 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19):

- Step 1- Identify which heritage assets and their setting are affected
- Step 2- Assess the degree to which these settings make a contribution to the significance of the heritage asset (s) or allow significance to be appreciated
- Step 3- Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4- Explore the way to maximise enhancement and avoid or minimise harm
- Step 5- Make and document the decision and monitor outcomes

2.22 The setting guidance provides a narrative framework for the consideration of potential development impacts upon the significance within setting, of individual heritage assets.

2.23 Local guidance relevant to the site is discussed in the next section.

3.0 BASELINE ASSESSMENT

3.1 A baseline assessment study has been undertaken in order to identify heritage assets within, and in proximity to the site, which may be potentially affected by the development proposals. This, as appropriate, identifies:

- Designated heritage assets including buildings statutorily listed as being of special architectural or historic interest, conservation areas, scheduled monuments and designated landscapes;
- Non-designated heritage assets including buildings or structures of local interest;
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets;
- The contribution of the site, as existing, to the significance and setting of the identified heritage assets; and
- The historical relationship of the site to the identified heritage assets.

3.2 The baseline assessment and identification of heritage assets has been compiled through reference to documentary and archival resources and field surveys. The following information has been reviewed in compiling the baseline set out below:

- The National Heritage List for England (NHLE)
- The National Record for the Historic Environment (NRHE)
- The West Yorkshire Historic Environment Record (WYHER)
- Historic mapping of the site and surrounding area;
- West Yorkshire Archive Office;
- Local Planning Authority documents, including relevant Conservation Area Appraisals

3.3 Having regard to the nature of the proposals and urban context of the site within the main built up area of Dewsbury, an initial scoping exercise has been undertaken to identify assets recorded on the NHLE, NRHE and WYHER falling within a 500m radius of the site. A gazetteer of records falling within this radius is included at Appendix 1 of this Statement. This provide the basis for an initial scoping assessment of potential development impacts.

Built Heritage Assets

- 3.4 A Gazetteer of historic environment records, held by the NHLE, NRHE and WYHER, falling within 500m of the site is included at Appendix 1.
- 3.5 The NHLE holds 4 records within the search area, each relating to a Grade II listed building. These include three mid-late 19th century Church buildings; the Church of St. Mark (list entry number 1134715), on West Park Street to the south-east of the site; Westborough Methodist Church (131653) on Brunswick Street to the west, and; Holy Trinity Church on Upper Road to the east. The Municipal Buildings (1183535) are located on Halifax Road to the south-east of the site and were originally constructed, in 1881, as the Dewsbury Infirmary. Each building is notable in adopting a Gothic revival style typical of the second half of the 19th century.
- 3.6 An initial scoping assessment of potential impacts upon these listed buildings is undertaken at Appendix 1. This concludes that, having regard to the nature of the proposals, distancing from the site, along with the extent of intervening built and landscape form, no impacts upon the significance, within the setting of these assets, will arise.
- 3.7 The Northfields Conservation Area takes in the late 19th century residential suburb of Dewsbury and includes St. Mark's Church as well a number of villa developments and terraced houses arranged on the principle streets of Birkdale Road, Oxford Road and West Park Street. The site, and areas of open space to the east, is located to the northern edge of the conservation area and the original Wheelwright building can be considered a positive contributor to significance.
- 3.8 The NRHE records a number of textile mills built in Batley and Batley Carr during the mid-late 19th century (monument number 946215, 946216, 946217). The former site of the early 20th century Dewsbury General Hospital (1074412) and Dewsbury Union Workhouse (1452143) to the north west of the site are also recorded. No impacts upon these sites or buildings will occur as a result of the proposed development.
- 3.9 The WYHER holds 3 records within the search area which cross reference the former Dewsbury General Hospital (PRN9479) and the listed St. Marks Church (PRN9503) and

Municipal Buildings (PRN9484), now part of the Kirklees College campus. No impacts upon these sites will arise from the proposed development.

- 3.10 Given the urban context of the site and the relatively contained nature of the development proposals, no impacts are anticipated upon built heritage assets falling beyond the initial search area.
- 3.11 On the basis of the initial scoping exercise, it is considered that potential development impacts will principally relate to those upon the significance of the Northfields Conservation Area and upon that of the original Wheelwright Centre building, a non-designated heritage asset. The nature and extent of these impacts is considered in the next section.

Historic Context and Map Regression

- 3.12 The 1st Edition Ordnance Survey plan, published in 1854 based upon a 1847-51 survey, shows the site as undeveloped and forming part of agricultural fields extending west from *Malkroyd Road*, now the Halifax Road (A638). At this point, settlement within Batley Carr to the east and Dewsbury to the south-east is relatively contained although the commencement of sub-urban expansion is illustrated by the construction of *Highfield House*, a detached villa residence set in extensive grounds to the north. To the north-east a ranged building is shown with “*tenters*” shown on land to the south indicating some industrial use, likely part of a farmstead. Footpaths traverse west from Malkroyd Road linking with Boothroyd Green and a number of outlying farm steadings.
- 3.13 The 1890 OS Town Plan shows the laying out of Birkdale Road to the south with limited development shown at *Glen Villa* and *St. Mark’s Terrace* to the south of the site. The building to the north east is shown as *Hill Head Farm*. The site itself remains undeveloped with earlier field divisions now removed. The 1894-95 OS plan, surveyed 1888-92, shows no changes to the arrangement of the site which sits within a large field extending west of Malkroyd Road and north of Birkdale Road. Victoria Crescent is shown as laid out to the west and higher density terraced housing is shown along West Park Street to the south.
- 3.14 The 1907 OS plan (revised 1905) indicates the construction of the School (dated 1892), annotated as the *Wheelwright Grammar Schools*, and clearly delineates the extent of the original building. This was constructed on a pavilion plan form with cross wing to the south-

west. Access is taken from Birkdale Road from the south and from Halifax Road from the north-east. Open land extends to the west, including a nursery ground, and east to the road-edge. The 1922 OS plan shows no significant changes to building arrangement or immediate land use.



Figure 2: Original building footprint. Based on 1907 OS plan.

- 3.15 The 1938 OS plan shows the extension of the building, as a single storey wing, to the south of the school building, which is now annotated as *Wheelwright Grammar Schools (Boys)*. A detached building is also indicated to the north of the main building block. Playing fields are annotated to the north and east of the building. Hill Head farm is no longer shown to the north of the site. To the north-west the *Wheelwright Grammar School (Girls)* building is shown as constructed and accessed via Wheelwright Drive, formally a track/footpath, running to the south of the curtilage to Highfield House.
- 3.16 The 1955 OS plan shows additional extension and alterations to the rear of the School building. A tennis court is shown to the north-west of the main block. By the time of the 1969-72 OS plan a new annex building is shown as constructed to the north with linking block on the site of the earlier detached structure. Two new detached buildings are shown

to the west of the main block. During the 1980s and larger extension block was constructed to the rear of the main building.

3.17 The Wheelwright Grammar School was closed in 1974. The building was occupied from 1990 by the Batley School of Arts, a campus of Dewsbury College, latterly Huddersfield Technical College and then Kirklees College since 2008.

3.18 Copies of selected OS mapping are included as Appendix 2.

4.0 ASSESSMENT OF SIGNIFICANCE AND DEVELOPMENT PROPOSALS

The Proposed Development

4.1 Details of the proposed development, to be submitted as an application for Full Planning Permission, are set out within a Design and Access Statement (Beckwith Design Associates Ltd. 2019) and plans and particulars prepared by the project architects. In summary, the development comprises:

- The demolition and clearance of the later 1960s northern extension and link to the original school.
- The refurbishment and internal alteration of the remaining buildings to provide 65 no. 1, 2 and 3 bed apartments.
- The provision of 82 car parking spaces, include electric vehicle charge points.
- External works are to be minimal and relate to:
 - The reinstatement of a former arched opening to the ground floor north bay of the principal elevation
 - The installation of new external timber escape doors within existing openings
 - The refurbishment of the existing main entrance through replacement of later door and glazing inserts with new full height glazed entrance doors with acid edged glazing above with “The Wheelwright Apartments” motif
 - The replacement of glazed roof coverings to the 1980s-rear extension with grey slate
 - Rationalisation of window and door openings to the ground floor courtyard elevation of the 1980s-rear extension
 - The removal of the disabled access ramp and handrail, along with fire escape door, to the south side of the single storey gymnasium block.

Provision of a new ramped access, with mild steel railings to the north side of the block

- Replacement of a number of door openings with window openings to the rear ranges.
- The replacement of existing window inserts with new, double glazed and insulated units. Details to be confirmed but it is anticipated that these will match original framing.
- Details of any additional external works to 'make good' exposed fabric will be confirmed following demolition of the northern extension block.

4.2 A copy of the current proposed layout is included at Appendix 3. Details of proposed internal arrangement were not finalised at the time of writing. It is recommended that an full assessment of internal fabric and proposed works be undertaken prior to development commencing.

Potential Development Impacts

4.3 As noted in Section 3, it is considered that the proposed development will impact upon the significance of the host building, a non-designated heritage asset and upon the significance, or character and appearance, of the designated Northfields Conservation Area. The nature and extent of these impacts, based upon a consideration of proposed external works, is considered below.

The Wheelwright Grammar Schools Building

4.4 The main building was constructed in around 1891 (date stone) on a broad pavilion plan form with a double-piled range with cross-wings to the north and south. The building is 2-storeys with demi-basement and constructed in a coursed stone with ashlar detailing set under a grey slate roof with later terracotta ridge tiles. The principal elevation is in 7 bays with bays 1 and 7 projecting forward as gables with stone table closings. The central bay also breaks forward with gable, similarly closed, rising above the principal entrance. The end bays have three quarter height canted bay windows with decorative and blank panels and flat leaded roofs. The central bay has a stepped entrance with double doors with decorative

pointed arched surround and engaged pilasters. The building adopts a relatively restrained (reflecting the simpler architectural treatment towards the end of the 19th century) neo-Gothic style.

- 4.5 The south elevation of the original building is more simply presented in 5-bays with advanced gable to a cross wing to the west, comprising bay 2. Windows have simple stone architraves with stone mullions and transoms. An external stone stack terminates the range to the west and is a later 20th century addition. The south range was extended at 3-storeys to the south during the 1920s and 1930s with a single storey hipped roof return to the east of the range added as a gymnasium. The 3-storey range reflects the architectural character of the original building with closed gable end with steep pitch and adopts similar paired and tri-partite window openings with stone surrounds. Part of the east façade is now obscure by a later flat roofed extension. The single storey building is distinct in terms of architectural treatment with full height window openings and recessed hipped roof covering set back from parapet. Both additions are constructed in a similar stone with grey slate roof covering.
- 4.6 The linked extension to the north was constructed in the 1960s and adopts a post-modern style with distinct scale and massing to the original building. The building is constructed in a stone 'brick' with flat roof covering with recessed casement window openings and timber cladding panels. The linking block is relatively light weight with glazed and timber cladding.
- 4.7 The 3-storey 1980s-extension to the west is more sympathetic to the original scale and massing of the building and is similarly constructed in a course stone with grey slate roof covering. The building is double-piled with a central ridged skylight and leaded valley gutter. The north and south facing elevations are stepped at each floor with mono-pitched slate and glazed roof coverings. The range is terminated at the west by a gabled cross-wing with single storey extension and glazed mono-pitch roof covering.
- 4.8 The historic setting of the building remains evident with open land, formerly playing fields, retained to the west and north although now unmanaged. This openness is significant in allowing views from Halifax Road onto the principal façade of the building which occupies a higher position within the landscape. Areas of woodland and tree belts to the rear, west, of the building provide an attractive backdrop in views from the east and provide enclosure to the historic demise of the building along Birkdale Road and Halifax Road. Drive access from Halifax Road, with retained stone piers and wrought iron gates are retained. Similar stone

piers are retained at the Birkdale Road entrance although now have later steel gates. Low stone boundary walling with capping, along with the stone retaining wall to the north, defines the extent of the former School site and remains significant in illustrating the historic curtilage boundary. Whilst these largely fall outside the site they remain important elements contributing to the significance, within setting, of the building.

- 4.9 The former Wheelwright Grammar Schools building retains architectural and historic significance in the local context. The principal façade of the original building remains legible and, whilst later extensions and alterations during the 20th century have masked, to some degree, original plan form they hold a degree of significance in illustrating the incremental development and growth of the School during the 20th century. The extensions to the building in the 1930s and 1980s adopted a massing and material treatment broadly sympathetic to the character of the original building. The northern extension and link block tends to be a more negative element and contrasts sharply in terms of massing, roof form and window treatment.
- 4.10 Whilst retaining some decorative detail, notably to the central bay projection and porch surround, the building is otherwise relatively simply presented. Architectural treatment is largely derivative, coming towards the end of the Victorian neo-Gothic period and shows no significant innovation in terms of plan form or elaboration. As such, it is not considered to hold sufficient architectural interest to merit statutory listing in the national context. It does however hold sufficient heritage value, within the fabric of the original 19th century building, to be considered a non-designated heritage asset worthy of retention. As discussed below, the building is also a positive contributor to the significance of the Northfields Conservation Area.
- 4.11 The proposed demolition of the northern block, constructed during the 1960s, will not impact upon the architectural values of the buildings. The block retains no substantive heritage value and detracts from, and competes with, the significance of the principal range of the original building in views from the west and north. Subject to satisfactory detailing to the fabric exposed by the demolition it is considered that this will provide an opportunity to secure enhancement.
- 4.12 The proposed external works are relatively minor in extent and, importantly, will retain the architectural quality and balance of the principal elevation. The refurbishment of the existing

windows and doors, along with rationalisation of rainwater goods, will improve aesthetic appearance. Subject to detailing of new window and door inserts the overall appearance of the building will be improved. Later buildings are part of the incremental development of the School during the 20th century and are broadly in keeping with the scale, massing and material treatment of the original building. No substantive changes to these buildings are proposed and as such the external works will have a neutral impact.

- 4.13 Overall it is considered that the proposals will provide benefit in securing an adaptive re-use of the building, with minimal external alteration. The heritage values retained by the original 19th century building will be enhanced through refurbishment and the demolition of the 1960s-northern block will enhance and open out the setting of the building. No harm to significance is identified and the proposals are considered to be consistent with Framework policy guidance.

Northfields Conservation Area

- 4.14 The Northfields Conservation Area takes in an area of late 19th century sub-urban expansion to Dewsbury. Land use is predominantly residential with a number of retained villa developments and terraced housing along Halifax Road, Oxford Road, West Park Street and Birkdale Road. It includes significant religious and educational buildings, the latter including the Wheelwright building, with landmark buildings such as St. Mark's Church. The extent of tree cover along streets and within building plots is an important element to the visual character of the area.
- 4.15 The Wheelwright Centre building is a key landmark building within the conservation area with significant views onto the original building available from Halifax Road, Wheelwright Drive and in the approach along Birkdale Road. The open space to the east of the building is a significant space in opening out these views and boundary walling and tree planting are important streetscape elements, illustrating the historic demise of the former School. These elements, along with the principal 19th century building, are positive contributors to the character and appearance of the conservation area.
- 4.16 The proposed demolition of the 1960s-block will remove a built element which, at best, makes a neutral contribution to the significance of the conservation area. As such no harm will arise and the removal of the building will enhance and open out the significance of the

original School building. The proposed external works will not impact upon the contribution of the building to the character and appearance of the area and the refurbishment works will improve the aesthetic quality of the building. The proposed use is compatible with the predominantly residential character of the conservation area.

- 4.17 Overall it is considered that the proposed development will not give rise to harm to the significance of the Northfields Conservation Area. It will provide benefits in securing the future use of the building and in enhancing the visual character of the site.

5.0 CONCLUSIONS

- 5.1 This Statement, prepared on behalf of MMR Construction Ltd, has considered potential impacts upon the built historic environment arising from the proposed residential conversion of the Wheelwright Centre buildings on Birkdale Road in Dewsbury. The building comprises a non-designated heritage assets retaining architectural and historic interest in the local context. It also falls within the Northfields Conservation Area, a designated heritage asset, and is a positive contributor to significance.
- 5.2 The principal impacts of the proposed development, comprising partial demolition and adaptive conversion to provide 65 no. apartments, will be upon the retained significance of the host building and upon the character and appearance of the Northfields Conservation Area. Whilst a number of designated and non-designated heritage assets fall within the vicinity of the site no other impacts upon the setting of these buildings is identified given distancing, intervening built and landscaping form and the limited external impact of the proposed works.
- 5.3 The demolition of the northern block to the original 19th century building, constructed in the 1960s and holding no heritage value, will not give rise to harm to the significance of the Wheelwright building or the appearance of the conservation area. It provides opportunity to secure enhancement to the setting of the building and will improve the quality of important views from the west, allowing the significance of the principal façade to be better appreciated. The proposed external works to the retained buildings are minimal and will remove later unsympathetic additions and alterations. The works will improve the aesthetic character of the building and enhance its contribution to the appearance of the conservation area.
- 5.4 Overall it is considered that, subject to detailing of matters such as window and door treatment, the proposed works will not give rise to harm to the retained significance of the original 19th century Wheelwright building or that of the Northfields conservation area. Further assessment and recording of internal fabric is recommended prior to development commencing.
- 5.5 On this basis it is considered that the proposed development is consistent with Framework policy guidance and the statutory duty set out within the 1990 Act.

REFERENCES AND BIBLIOGRAPHY

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HE. 2008. Conservation Principles

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APPENDIX 1

GAZETTEER OF HISTORIC ENVIRONMENT RECORDS

NATIONAL HERITAGE LIST FOR ENGLAND

SCOPING ASSESSMENT OF DESIGNATED HERITAGE ASSETS WITHIN 500m OF SITE CENTRE

List Entry Number	Name	Address	NGR	Designation	Description
1134715	Church of St. Mark	West Park Street	SE23913 22364	Listed Building Grade II	Gothic revival church, built 1862-5 by James Mallinson.
<p>Scoping Assessment No direct impacts. The Church of St. Mark is a prominent landmark building located to the south of West Park Street at its junction with Halifax Road. The building adopts a striking neo-gothic architectural style with prominent tower and the immediate openness to the setting of the building to the road frontage allows the significance of the building to be appreciated. The tower is an important element in significant views from Wheelwright Drive across the open space to the east of the Wheelwright Grammar Schools building. The site is an element in these views and the original building contributes positively to the heritage values retained within it.</p> <p>The proposed development will not impact upon key views towards the Church tower. Given the minimal external works proposed no development impacts are anticipated.</p>					
1183535	Municipal Buildings	Halifax Road	SE24165 22247	Listed Building Grade II	Former Dewsbury Infirmary in Gothic revival style. Dated 1881, architects Kirk & Son.
<p>Scoping Assessment No direct impacts. The former Dewsbury Infirmary building occupies a prominent and elevated site on Halifax Road to the south-east of the site. The clock tower is a prominent landmark feature in views along Halifax Road.</p> <p>The site is some distance from the listed building and does not form part of the setting to it. Given this, and the minimal external works proposed, no development impacts are anticipated.</p>					
1183807	Holy Trinity Church	Upper Road	SE24139 22829	Listed Building Grade II	Gothic revival church, built 1841 by R.D Chantrell, with later additions.
<p>Scoping Assessment No direct impacts. The Holy Trinity Church is located on Upper Road to the north-east of the site. The building is relatively small and given distancing, and the extent of intervening built and landscape form, has no inter-visibility with the site. Given this, and the minimal external works proposed, no development impacts are anticipated.</p>					

1313653	Westborough Methodist Church	Brunswick Street	SE23254 22461	Listed Building Grade II	Methodist church, Gothic revival style, dated 1876.
Scoping Assessment No direct impacts. The Westborough Methodist Church is located to the south-west of the site at the junction of Brunswick Street with Green Lane. The Church tower is a prominent local landmark although has no inter-visibility with the site given the extent of intervening built form and landscape/woodland enclosure to the east of the Wheelwright building. Given this, and the minimal nature of external works proposed, no development impacts are anticipated.					

NATIONAL RECORD OF THE HISTORIC ENVIRONMENT

RECORDS WITHIN 500m OF SITE CENTRE

Monument Number	Common Name	NGR	Record Type	Description
946215	Staincliffe Low Mills	SE22 SW177	Building	Textile mill built in Batley in the mid-late 19 th century
946216	Carr Top Mills	SE22 SW178	Building	Textile mill built in Batley Carr in the 19 th century
946217	Spa Field Mill	SE22 SW179	Building	Textile mill built on Upper Road in the mid-late 19 th century
1074105	Dewsbury and District General Hospital	SE22 SW78	Building	Grade II listed building, as Municipal Offices. Originally built as a general hospital 1881-3 to designs by A.H. Kirk.
1074412	Dewsbury General Hospital	SE22 SW79	Monument	Founded as the Dewsbury and District General Infirmary and opened in 1883. Rebuilt in 1927-32 on a pavilion plan with detached nurses home. Closed by 1993.
1452143	Dewsbury Union Workhouse	SE22 SW304	Building	Union Workhouse built in 1854. Architects were Henry Francis Lockwood and William Mawson. Workhouse and workhouse chapel have been demolished but other associated buildings form part of the present day (2007) Dewsbury and District Hospitals facilities.
1132274	St. Mark's Church	SE22 SW81	Building	Grade II listed building. Anglican church of 1862-5 by James Malinson.

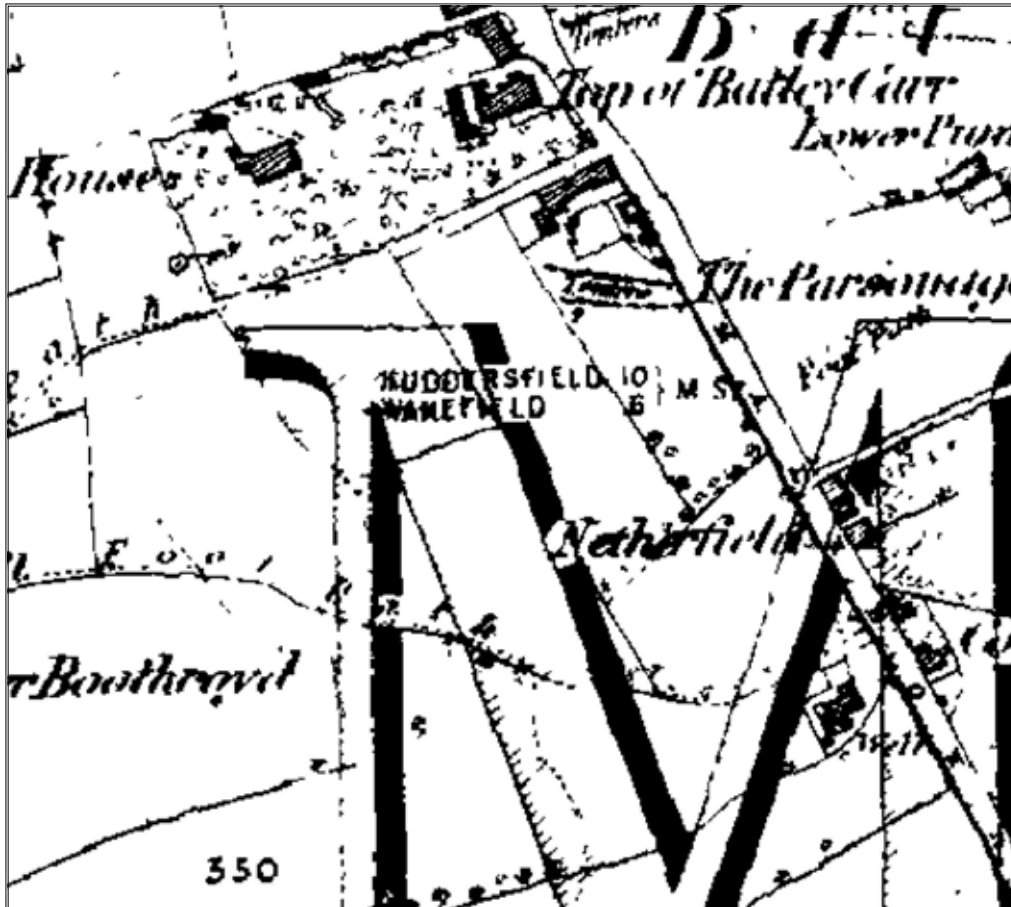
WEST YORKSHIRE HISTORIC ENVIRONMENT RECORD

RECORDS WITHIN 500m OF SITE CENTRE

Record Number	Common Name	NGR	Record Type	Description
PRN9484	Boothroyd Buildings, Dewsbury College	SE24165 22247	Building	Grade II listed building, as Municipal Building. Original constructed as the Dewsbury Infirmary. Dated 1881. Listed building consent granted in 2000 for conversion to provide 37 apartments. <i>Thornborrow, P.H. 2000. Historic Buildings Consultation Report: Boothroyd Building, Dewsbury College.</i>
PRN9479	Dewsbury General Hospital (Demolished)	OS Sheet 247NE	Monument	Dewsbury General Hospital, constructed at some point between 1905 and 1931. No longer present. <i>Thornborrow, P.H. 1992. Dewsbury General Hospital</i>
PRN9503	St. Mark Church	SE23913 22364	Building	Grade II listed building. Gothic revival church dated 1862-5. Became redundant during the 1990s.

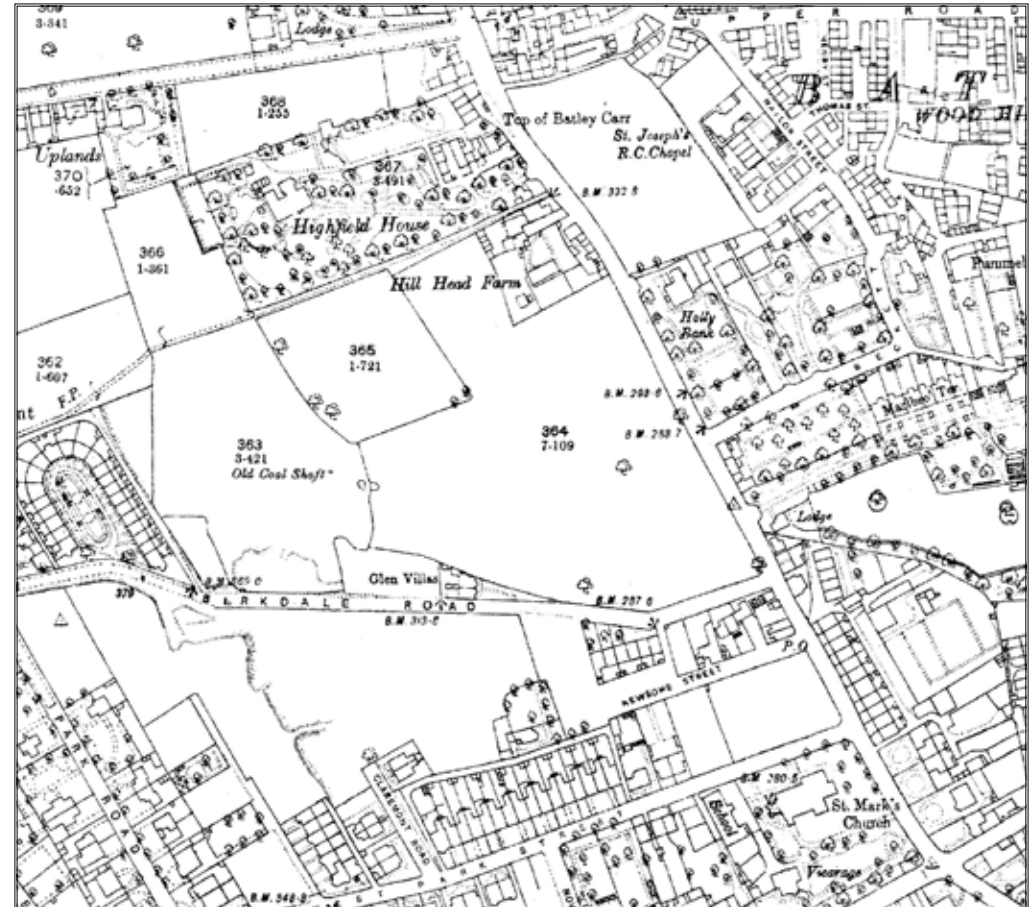
APPENDIX 2

HISTORIC MAPPING



OS 1854-55 (1:10560)

Site falls with a series of linear fields to the west of Halifax Road



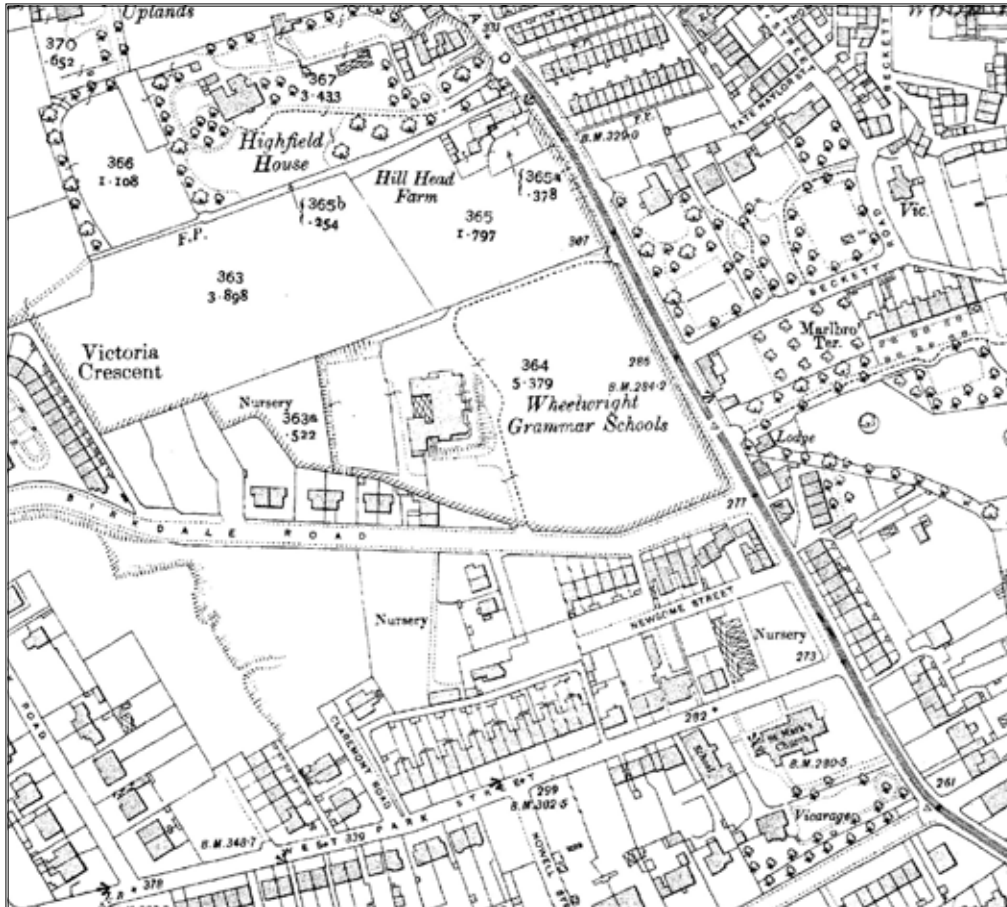
OS 1894 (1:2500)

Birkdale Road now laid out. Site falls with a larger field to the west of Halifax Road. Survey would have pre-dated the publication of the map and the Wheelwright Grammar Schools building is known to have been constructed by this point.

Historical Map Series

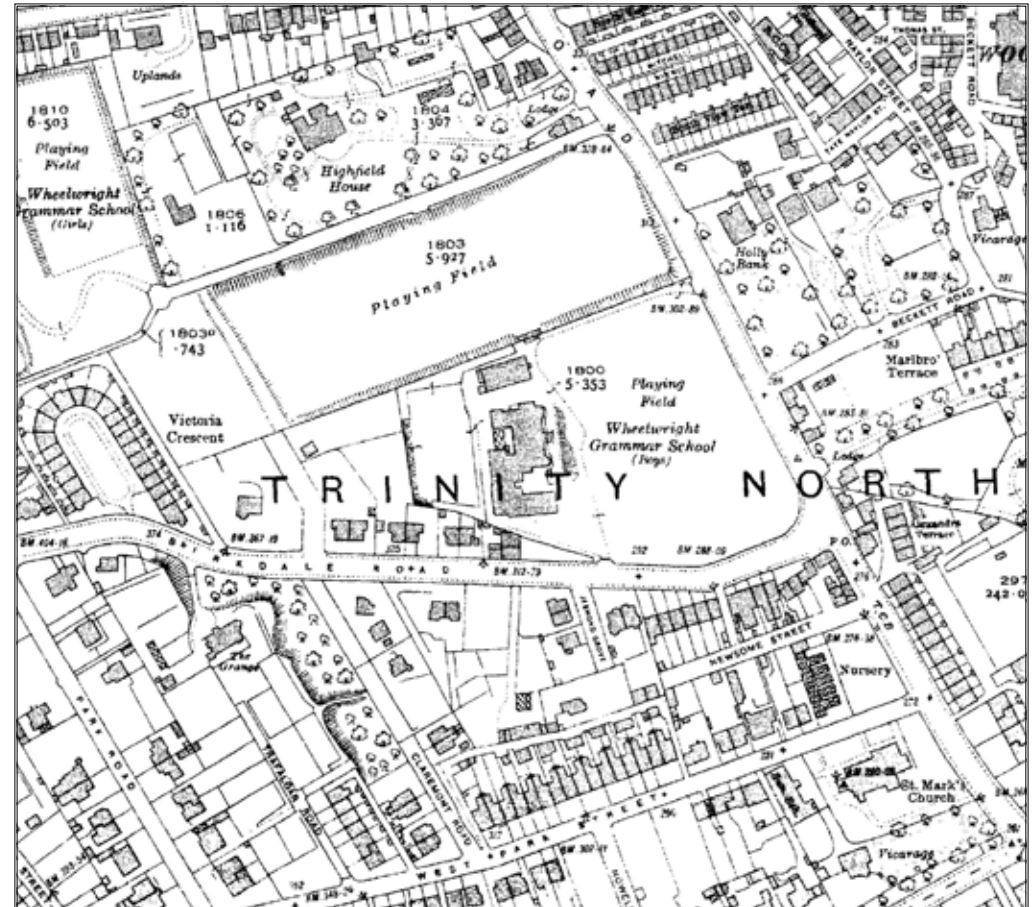
CLIENT: MMR Construction Ltd
 SITE: The Wheelwright Centre, Dewsbury
 PROJECT: Built Heritage Statement

OS Mapping (c) Crown Copyright and Landmark Information Group 2019



OS 1907 (1:2500)

Wheelwright Grammar Schools building now shown. Plan indicates original layout with covered yard area shown to rear. Embanking to the building and site boundaries clearly shown.



OS 1933-38 (1:2500)

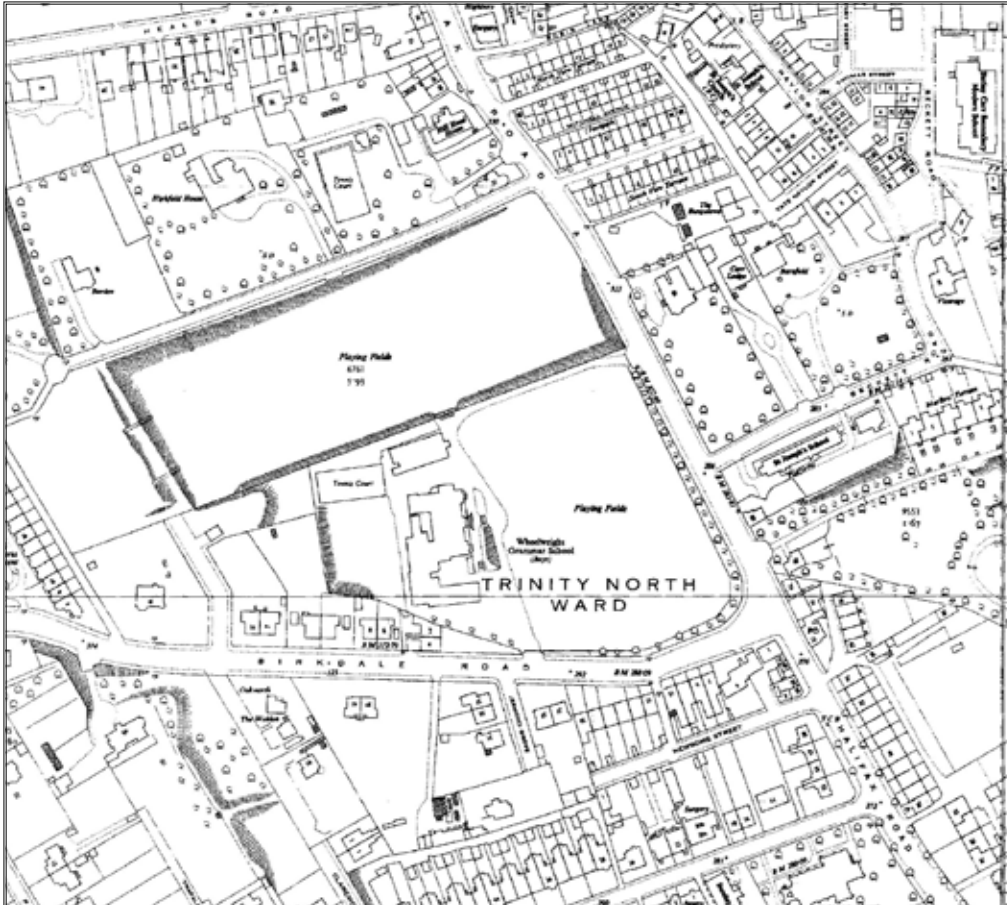
Extension now shown to the south of the original buildings. Playing fields indicated to the north and east. The Wheelwright Grammar School for Girls is shown as constructed to the north-west with Wheelwright Drive constructed.

Historical Map Series

CLIENT: MMR Construction Ltd
 SITE: The Wheelwright Centre, Dewsbury
 PROJECT: Built Heritage Statement

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OS 1956 (1:2500)



OS 1966-71 (1:2500)

Linked extension now shown to the north with additional buildings laid out to the west (these removed following the 1980s rear extension)

Historical Map Series

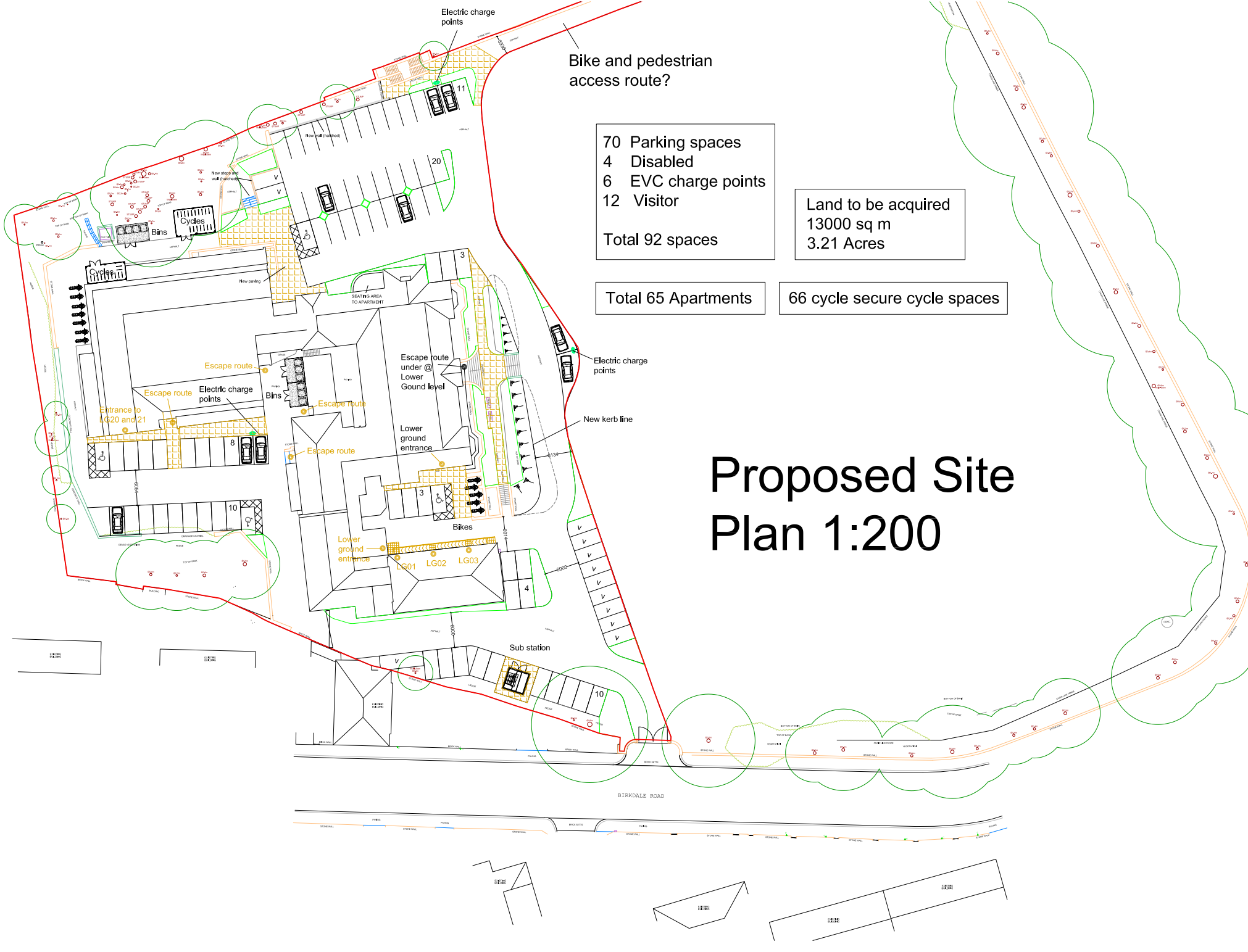
CLIENT: MMR Construction Ltd
SITE: The Wheelwright Centre, Dewsbury
PROJECT: Built Heritage Statement

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APPENDIX 3

PROPOSED SITE LAYOUT



70 Parking spaces
 4 Disabled
 6 EVC charge points
 12 Visitor
 Total 92 spaces

Land to be acquired
 13000 sq m
 3.21 Acres

Total 65 Apartments

66 cycle secure cycle spaces

Proposed Site Plan 1:200

NOTES:
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 Do not scale from this drawing, use listed dimensions only.
 If the Contractor requires any clarification, please refer to the drawings or call the Contractor immediately. It is the Contractor's responsibility to ensure compliance with the Building Regulations and all other applicable laws.
 This drawing is to be used for information only. It is not intended to be used for construction.
 The drawing is to be read in conjunction with the EPC and other drawings and schedules.

KEY:-
 Site Boundary



THE STUDIO 31 THE SQUARE BIRKDALE BIRKDALE	THE STUDIO 31 THE SQUARE BIRKDALE BIRKDALE	CLIENT
Dewsbury Developments Ltd		
LOCATION: Wheelwright Center, Birkdale Road, Dewsbury WF13 4HG		
PROJECT: Residential Development		
DRAWING TITLE: Site Plan		
SCALE: 1:200	DRAWN: RP	DATE: 2019
CHECKED: RP	DRAWING NO: 321MMR-P-01	