



Introduction

This Heritage Statement is written in support of a full planning application for the conversion of former Auction House located at 20 Station Road, Batley WH17 5SU into residential use, on behalf of the applicant, Wilkinsons Developments Ltd. The aim of the statement is to demonstrate that the applicant has a clear understanding of the heritage asset and to confirm the likely impact of the proposals on the building.

In March 2015, the Government released a series of documents as replacements for PPS 5, namely:

Historic Environment Good Practice Advice in Planning Note 1
Historic Environment Good Practice Advice in Planning Note 2
Historic Environment Good Practice Advice in Planning Note 3
Making Changes to Heritage Assets Advice Note 2

These documents set out information to help planning authorities make well informed local plans, provide useful information on repairing, restoring and altering heritage assets and guidance on managing change to implement historic environment policies in the National Planning Policy Framework.

Identification

The building forms part of a terrace along the Western Edge of Station Road in Batley and comprises of one half of a former warehouse building known as 20 and 22 Station Road which was subsequently split at some point after construction.

20 Station Road is Grade II Listed, which English Heritage confirm as meaning “*of special interest warranting every effort to preserve them. Over 90% of all listed buildings are in this grade.*” It was first listed on 17 April 1978, entry number: 1184116. The listing reads:

Warehouse buildings. Circa 1870. Dressed stone with ashlar dressings and rusticated quoins. Slate roof with moulded eaves cornice with blocking course, on large console brackets. 3 storeys with cornice to ground floor and 2nd floor sill band. 8 bay symmetrical facade, the central 2 bays breaking forward with round arched carriage entrance and paired 1st and 2nd floor windows. The 3 bays to left and right consist of central doorway with panelled double door, tapering pilaster surround and round false arched head with vermiculated spandrels and dropped keystone. Round arched window to each side with architrave and deep keystone. Round arched 1st floor windows have architrave dropped keystone and cornice over. 2nd floor window are square headed with shouldered surround.

The carriage entrance leads to small courtyard, to each side of which is round arched entrance, various loading doors and industrial casements.

A copy of the listing is appended to this statement.

The building is in the Station Road Batley Conservation Area, first designated in 1987 and enlarged in 2006. The local authority appraisal for the area confirms that Station Road was the centre of commercial development between 1854 and 1894 because of the growth in the textile trade. There are 33 Listed building within the conservation area and these define the local character, capturing the glamour and wealth of Batley during it's heyday.

Nature of Significance



The building is significant because of its former existence as a woollen warehouse, built in circa 1870. It is one of several warehouses built on Station road to serve the textile industry. Architectural styles differ, although it was common for buildings to be in the style of Renaissance Venetian Palazzi to reflect the fact that Venice was at the forefront of the textile industry at the time.

Primarily, the significance can be seen in the well-detailed elevations and staircases with cast iron balustrades.

Extent of the Fabric that holds significance

Significant elements of the building are:

- Elevations in courtyard and facing Station Road including original windows
- Staircase with cast iron balustrade
- Limited areas of original cornice/coving at Ground Floor

The building interior appears to have been altered over time and little remains of any original features. The second floor has been converted into ancillary residential use at some point and appears to have suffered from damp and condensation problems.

Level of importance of the interest

The building is Grade II Listed, which means that the building is of special interest, warranting every effort to preserve it. Furthermore, the building is a surviving example of purpose woollen warehouses that were built when Batley thrived as a textile destination. The former owners, Dale Wood & Co have vacated the premises and since then, the building has remained vacant despite extensive marketing and thus the building is starting to fall into a state of disrepair.

Impact on the Heritage Asset

Because of the lack of interest in the building for commercial use and in response to the increasing number of residential conversion projects in this area, it is considered that the most appropriate use for the building is now residential. To implement a residential conversion, the building will need be reconfigured internally. The proposals will therefore have a positive impact on the heritage asset as they will see that the building is sensitively restored and its long-term future secured as encouraged by para 134 of the NPPF which states;

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

The conversion and re-occupation of this building will allow the principle frontages as mentioned in the listing to be enhanced and sustained, with the traditional character of the building being restored. This will subsequently lead to the improvement of the appearance of the building, as well as bringing more people to the area and enhancing the vitality and viability of Station Road. In turn, this will have a positive impact on other buildings in the area, and lead to an overall improvement in the character of the area. The impacts on the building can be summarised as follows:

- Creation of small lightwell inside courtyard, not seen from Station Road
- Removal of wall in basements
- Replacement of loading doors with timber infill and windows, designed to retain appearance of doors
- Removal of non-original staircase from ground to first floor
- Alterations to walls at first floor



- Removal of non-original walls and fittings at second floor
- Creation of smoke shaft through floors and out at roof level in discreet location
- Addition of secondary double-glazing system
- New window openings to rear elevation.
- New walls to create the accommodation

These proposals will not lead to any harmful impacts on this or any of the surrounding heritage assets. The proposed works when considered within the wider context of the surrounding area are an improvement to the existing street scene. The development proposals amount to 'less than substantial harm' as set out by para 134 of the NPPF, and will accord and intimately enhance the character and appearance of the Listed building as well as the Conservation Area.

Opportunities to enhance the Heritage Asset

These proposals will improve the appearance of the area by bringing the building back into a viable alternate use. When considered within the wider context of the surrounding area, these proposals amount to an improvement to the existing street scene and will have a positive impact on the nearby heritage assets.

Conclusions

The building is in poor condition having not been occupied or maintained for several years. This is having a detrimental impact on the appearance of the outside of this Listed Building, and subsequently the whole site. These proposals relate to the conversion of the existing building, with no major changes proposed to the external appearance of the principle elevation, other than the improvement and maintenance. The scheme will not only bring the disused buildings back into use, but will significantly improve the appearance of the site.

Heritage Statement
Change of Use from Class B8 (Storage) to Class C3
(Residential)
20 Station Road, Batley WF17 5SU
June 2020
Page 4

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Appendix 1
Listed Building Entry



20 AND 22, STATION ROAD

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1184116

Date first listed:

17-Apr-1978

Statutory Address:

20 AND 22, STATION ROAD

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [**1184116.pdf**](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 22-Jun-2020 at 12:41:15.

Location

Statutory Address:
20 AND 22, STATION ROAD

The building or site itself may lie within the boundary of more than one authority.

District:
Kirklees (Metropolitan Authority)

National Grid Reference:
SE 24812 23834

Details

SE 22 SW BATLEY MB STATION ROAD (west side) 4/57 BATLEY

17.4.78 Nos. 20 & 22

G.V. II

Warehouse buildings. Circa 1870. Dressed stone with ashlar dressings and rusticated quoins. Slate roof with moulded eaves cornice with blocking course, on large console brackets. 3 storeys with cornice to ground floor and 2nd floor sill band. 8 bay symmetrical facade, the central 2 bays breaking forward with round arched carriage entrance and paired 1st and 2nd floor windows. The 3 bays to left and right consist of central doorway with panelled double door, tapering pilaster surround and round false arched head with vermiculated spandrels and dropped keystone. Round arched window to each side with architrave and deep keystone. Round arched 1st floor windows have architrave dropped keystone and cornice over. 2nd floor window are square headed with shouldered surround.

The carriage entrance leads to small courtyard, to each side of which is round arched entrance, various loading doors and industrial casements.

Listing NGR: SE2481223834

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

340963

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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