

**Heritage Statement**  
**in connection with proposed redevelopment 22 Station Road,**  
**Batley**

Prepared By

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## **1 INTRODUCTION**

### **Purpose and Format**

- 1.1 This Heritage Statement has been prepared to assess and inform proposals to convert 22 Station Road, Batley into residential apartment use. Owing to the listed nature of the building in line with the requirements of planning law and policy, care is needed to ensure the heritage significance of the building is not unduly harmed.
- 1.2 In essence the Heritage Statement assesses heritage significance and guides proposals for change in a manner that conserves significance. The approach adheres to the principle of 'intelligently managing change', which lies at the heart of national planning policy for conservation of the historic built environment.
- 1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'<sup>1</sup> and 'Conservation Principles, Policies and Guidance'<sup>2</sup> and in particular responds to the heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2021). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. In terms of local planning policy, Policy LP35 of the Kirklees Local Plan Strategy is of relevance and needs to be given the appropriate weighting.

### **The Author**

- 1.4 Ian Rowan, the author is a qualified Planning & Conservation Officer. With a background of over 30 years in Planning, Regeneration & Conservation, Ian holds a Masters Degree in Environmental Planning and a Post Graduate Diploma in Conservation & Regeneration, and has specialised in Conservation Planning since 2004.

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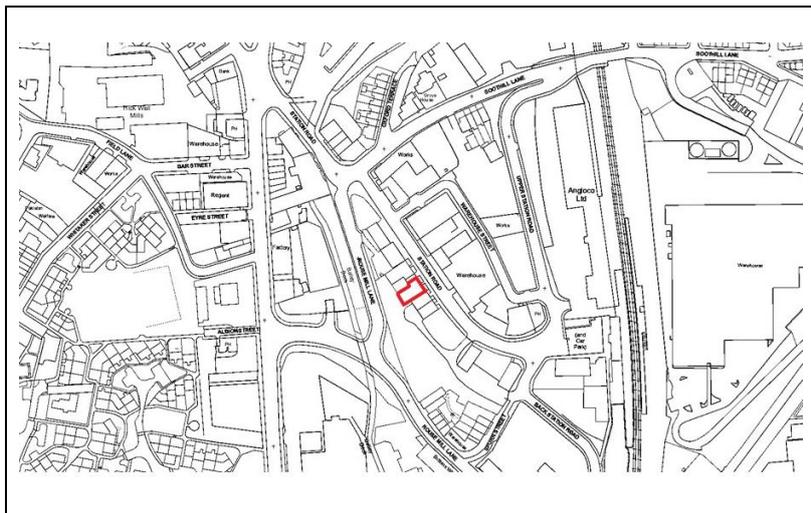
## Methods of Research and Investigation

- 1.5 Inspections of the site were carried out in February 2023 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon identifying and conserving heritage significance.

## 2 GENERAL DESCRIPTION

### Site Location

- 2.1 The proposals site is located at 22 Station Road, Batley. A site location plan is given below.



### Site Description & Brief History

- 2.2 The building, a late 19<sup>th</sup> Century 3 storey warehouse, currently vacant with a consent for residential conversion. It is located approx. 0.5 miles to the southeast of the centre of Batley and is to the west of Batley Station. It sits within its own small front curtilage and is of stone under hipped slate roof. Attached to the Grade II Listed No. 20 with an undercroft at ground floor, the buildings also form part of a group with No.

16 – 18 and 24 – 26.

- 2.3 The proposals building is a Grade II Listed Building, and is located within the Station Road Conservation Area, which contains a number of such Listed Buildings.
- 2.4 Historic maps showing the development of the site from the 1890s to the present day follow in figures 2 – 6. The building was constructed in the 1870s, first appearing on the 1894 Ordnance Survey map. Map regression confirms that the building has not been extended and has retained its original footprint.



Figure 2 – 1894 Ordnance Survey Map

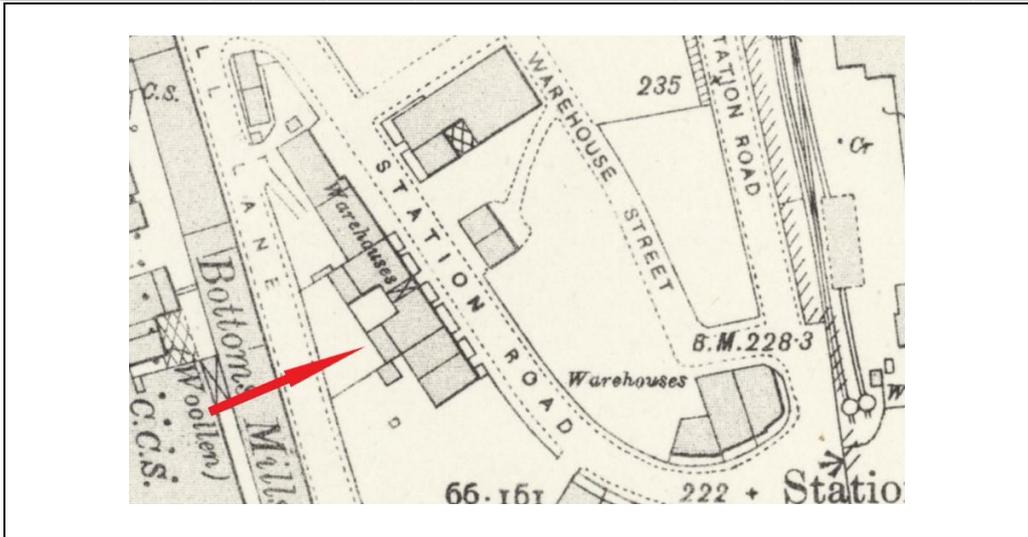


Figure 3 – 1907 Ordnance Survey

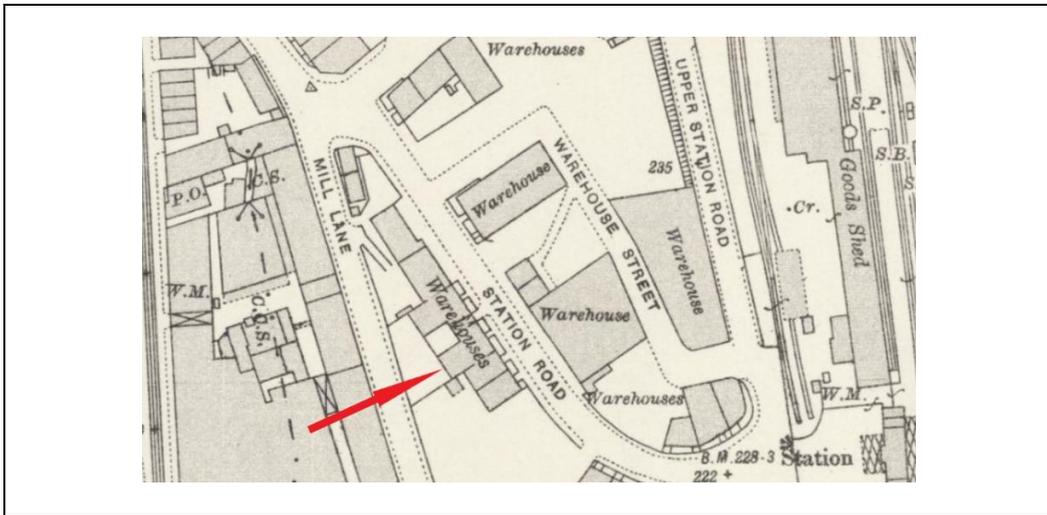


Figure 4 – 1922 Ordnance Survey



Figure 5 – 1933 Ordnance Survey

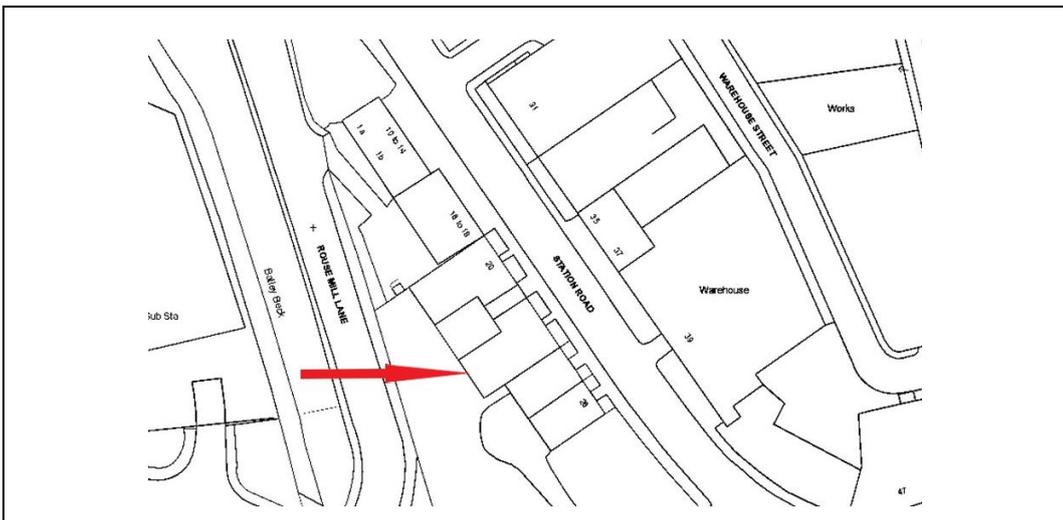


Figure 6 – Current Ordnance Survey

### Heritage Asset Designations

- 2.5 The building is Grade II Listed, and is also located within the Station Road Conservation Area, however, as there are no external works proposed there will be no impact upon the significance of the conservation area, and as such whilst considered initially, this has been discounted from this report. The Listing description is provided below.

**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.***

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**Photographic Survey**

2.6 There follows a selection of photographs showing the relevant features of the site.



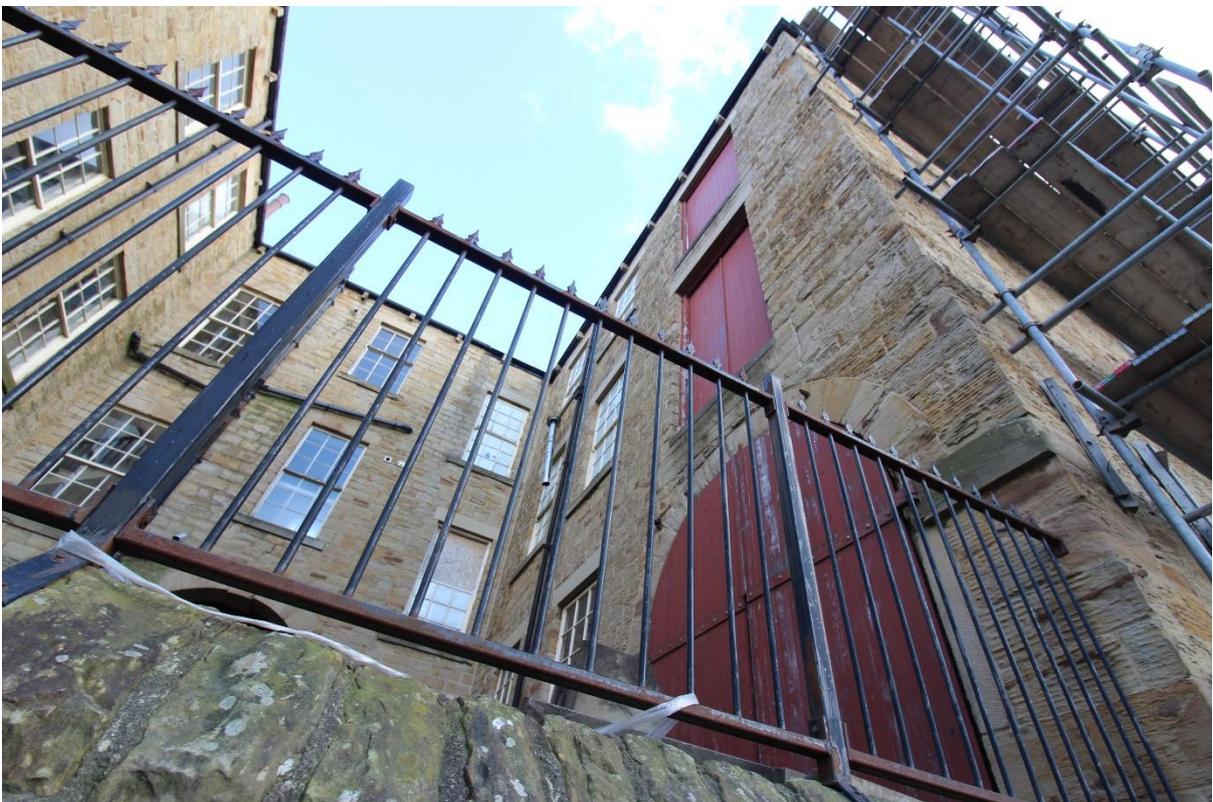
*Plate 1 – Front Elevation*



*Plate 2 – Rear Elevation*



*Plate 3 – Partial Side View*



*Plate 4 – Partial Side View*



*Plate 5 – Ground Floor Left Hand Room*



Redacted

*Plate 6 – Ground Floor Left Hand Room*



*Plate 7 – Ground Floor Right Hand Room*



Redacted

*Plate 8 – Ground Floor Right Hand Room*



*Plate 9 – Entrance Hallway*



Redacted

*Plate 10 – Entrance Vestibule*



*Plate 11 – Staircase From Ground Floor*



*Plate 12 – Ground Floor*



*Plate 13 – Ground Floor*

Redacted



*Plate 14 – Staircase from 1<sup>st</sup> Floor*



*Plate 15 – 1<sup>st</sup> Floor Rear*



*Plate 16 – 1<sup>st</sup> Floor Rear*



*Plate 17 – 1<sup>st</sup> Floor Front, Right Hand Bay*

Redacted



*Plate 18 – 1<sup>st</sup> Floor Front, Central Bay*



*Plate 19 – 1<sup>st</sup> Floor Front, Left Hand Bay*



*Plate 20 – 2<sup>nd</sup> Floor Rear*



*Plate 21 – 2<sup>nd</sup> Floor, Rear*



*Plate 22 – 2<sup>nd</sup> Floor, Front, Right Hand Bay*



*Plate 23 – 2<sup>nd</sup> Floor Front, Central Bay*



*Plate 24 – 2<sup>nd</sup> Floor Front, Left Hand Bay*

### **3 Heritage Appraisal**

#### **Introduction**

- 3.1 The following heritage appraisal adheres to guidance published by Historic England (2008) and relates specifically to the requirement contained in Paragraph 194 of the National Planning Policy Framework (2021), given in extract below:
- 3.2 *“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. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*
- 3.3 The appraisal begins by identifying the potential range of heritage values attributed to the site in its spatial context, before evaluating these values and expressing them concisely within a ‘statement of significance’. This statement is then used as a basis for assessing the design of new proposals and ensuring that conservation of significance has been prioritised.

#### **Heritage Values**

- 3.4 The following appraisal of heritage values is concerned with identifying those heritage values which establish heritage significance and which might be affected by emerging proposals for change. The values are distilled under the following headings: *evidential value; historic value; communal value; aesthetic value.*

#### **Evidential Value**

- 3.5 Historic England (2008) suggests that *“Evidential value derives from the potential of a place to yield evidence about past human activity.”*

- 3.6 The building presents physical evidence of a late 19<sup>th</sup> Century industrial warehouse, retaining much of its original external fabric. The building is readily interpretable as original, it demonstrates the architectural fashion of the time, namely an opulent grand Victorian example of wealth and power, and the use of local stone demonstrates the fashion of the time. The front elevation is most readily interpretable, whilst to the rear the building is constructed of a rusticated stone rather than Ashlar as to the front, without the splendour of the detailing in terms of stone quoins, cill bands, pedimented windows etc. The rear does however provide evidence of its industrial use in terms of the large taking in doors on all 3 floors.
- 3.7 Internally the building yields some more moderate evidential value. It is connected to No. 20, and further investigation may yield evidence of a link over the undercroft at 1<sup>st</sup> or 2<sup>nd</sup> floor level, although there is no particular visible evidence to corroborate this. On the ground floor, a link to the adjacent building, (No. 24), has been provided, presumed to be a later intervention into the building, whilst an original fireplace exists. The location of the extant chimneys, (both internally and externally), provide solid evidence of the original power source to the building, and suggests that the offices were original to the building, given that a warehouse would not normally require the use of fireplaces. The staircase from the ground floor is rather ornate and presumed original, whilst at the upper floors this becomes less so, suggesting later additions.
- 3.8 The internal plan form of the building has been altered via the scheme approved in 2021, and the apartments have impacted upon this to some extent.

### **Historical Value**

- 3.9 Historic England (2008) suggests that - "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*"

- 3.10 The building conserves an element of Batley's historic past and conveys a sense of the township that existed in the 19<sup>th</sup> Century. The building therefore has some illustrative historic value through its ability to depict images of the past, in particular its links to the industrialisation of the town through the growth of textiles. The relatively intact nature of the front elevation still provides some notable historic value. The ornate style of the building provides historic value as a building of some importance in the area, owned by a family or company of some wealth.
- 3.11 The grand nature and boldness of this style of architecture demonstrates the opulence of the time and the Victorian penchant for the elaborate, to demonstrate wealth and power. The building is illustrative of an important period in the growth of Batley in the late Victorian era, on the back of manufacturing and industry flourishing in the area and the wealth of the occupants around Station Road. The advent of the railways in the mid-19<sup>th</sup> Century no doubt gave prominence to the area and gave rise to the development of the warehouse here; an alternative to the Turnpike Road provided an opportunity for the warehouse industrialists to showcase their wares, and it is plausible that the building was used as a rag warehouse<sup>3</sup>. The arrival of the railway would have been a defining factor in the construction of the proposals building and its neighbours, therefore yielding some historic value.
- 3.12 Internally there is little in terms of historic value and there is no evidence to suggest there are any important historical associations.

### **Communal Value**

- 3.13 Historic England (2008) suggests that: "*Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*"
- 3.14 As a building in long term private ownership it will yield some limited communal value. The best conserved buildings in the area can provide a

source of shared community pride and despite their condition, they will yield communal value for this reason.

- 3.15 Industrial buildings can provide a sense of communal value for people who have relatives who have worked in the industry. Due to the decline in the manufacturing industry as generations pass, the buildings become the last link to the person, and to the industry for which the area was renowned, being an important part of local community identity. Likewise, they can be a symbol of when the United Kingdom was a powerful manufacturing industry and provide community pride.
- 3.16 Its Grade II Listed status, and its prominence as a landmark historic building within the town centre can provide a source of shared community pride. This building will provide some sense of local pride as a building of national importance as well as its value as an integral part of the town centre.

### **Aesthetic Value**

- 3.17 Historic England (2008) suggests that: "*Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.*"
- 3.18 The building holds some notable aesthetic value, partly in terms of its size and scale, but also within the materials and classical design features. Architectural embellishment is provided through the grand design, utilising Ashlar stone, quoins, pedimented architraves and the corbelled cornice at roof level. There is an element of classical balance to the buildings front façade, whilst the fenestration is different to each floor, the ornate value of this is greatly acknowledged and valued.
- 3.19 Internally, aesthetic value is limited to the staircase to 1<sup>st</sup> floor, door and window architraves along with window cupboards to the ground floor, which also contained deep recessed cills. Original skirting boards also exist, but these are nothing of any rare or particular architectural value.

### **Statement of Significance**

- 3.20 Having assessed the heritage values associated with the site in its spatial context, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.
- 3.21 The proposals building is a Grade II Listed Building located on Station Road Batley. Of late 19<sup>th</sup> Century origin, it was originally warehouse accommodation.
- 3.22 The building possesses a range of heritage values, the most important of which relates to the frontages of the building, which make a contribution to the historic streetscape and represent the authenticity of the building. Its classical features retain a high degree of authenticity, and make a major contribution to the visual quality and historic interest of the area.
- 3.23 There is evidential value provided through the retention of the external features of the building, whilst internally much of this value has been lost through removal of features, the exception being the staircase at ground floor to 1<sup>st</sup> floor.
- 3.24 Historic value is provided, mainly through the front elevation and its contribution to the historic streetscape and to the evolution of the centre, whilst there are similar levels of communal value contained within the building given its previous use. Its use as a rag warehouse provides some historic value, being built as a holding point for rags arriving by train, or the warehouse may have been used to show textiles to arriving merchants.
- 3.25 Aesthetic value is high, especially externally at the front elevation, the sides and the rear being more functional in their aesthetics. The building sits within the setting of the conservation area and makes an aesthetically

pleasing contribution to the streetscape. Internally aesthetic value is lower. The absence of any particular features originally given its functional use is apparent, however the staircase and fireplace add some value, whilst the architraves and skirting boards make a small contribution.

3.26 In essence the significance of the building is contained within its evidential, historic and aesthetic values, mainly externally, however there is some evidential value contained internally.

	Evidential	Historic	Communal	Aesthetic
External	High	High	High	High
Internal	Moderate	Moderate	Moderate	Moderate

Redacted

## **4 Analysis of the Proposals**

### **General Principles**

- 4.1 General guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2021). The framework establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the assessment of the new scheme. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

### **Summary of the Proposals**

- 4.2 The proposals involve the conversion of the building to residential accommodation, previously approved under Re: 2019/62/93755/E. The proposal under scrutiny will involve the introduction of stud wall partitions to alter the ground floor layout of living accommodation, and the insertion of an internal door into an existing wall. Externally to the rear, new stairs previously approved will be reorientated at 90°. These changes are necessitated by access constraints to the rear of the site and to ensure safe access and egress for fire safety purposes.
- 4.3 Sketches of the proposed amendments are provided below in Figures 7 & 8 below. The proposals have been developed giving due consideration to the buildings listed status and the desire to bringing the space back into practical, active use.

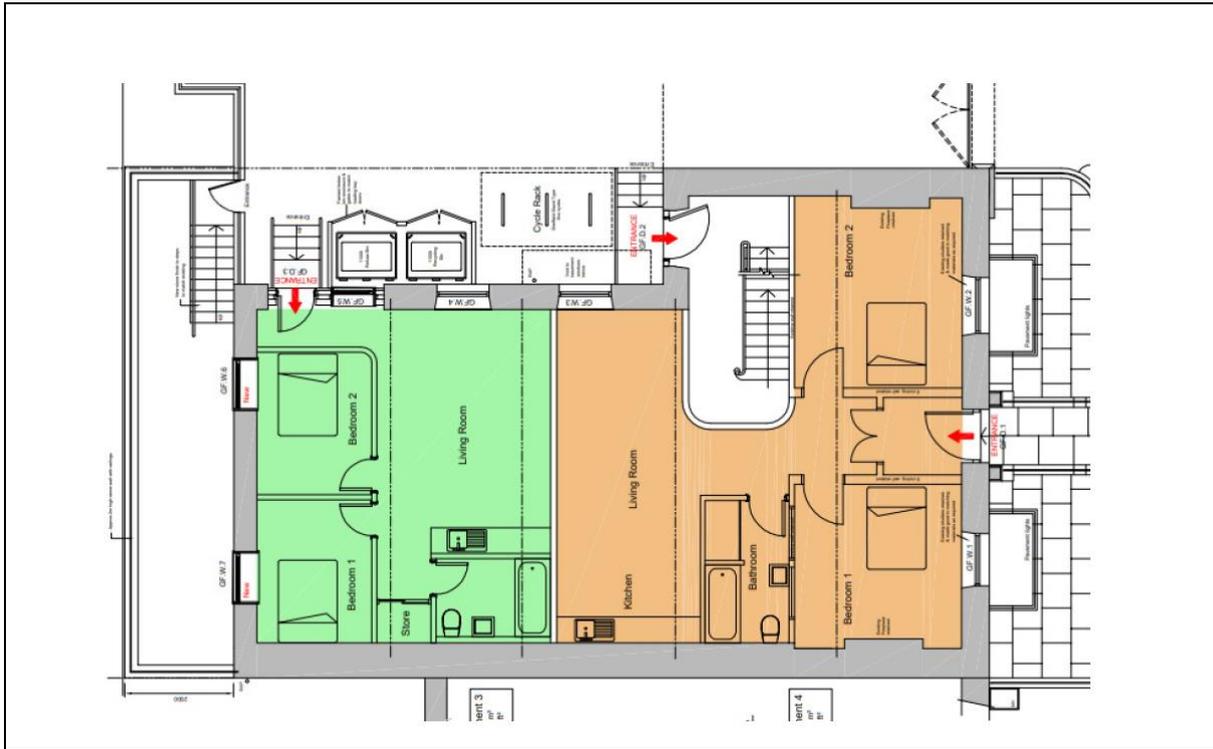


Figure 7 – Approved GF Plans (2019/62/93755/E)

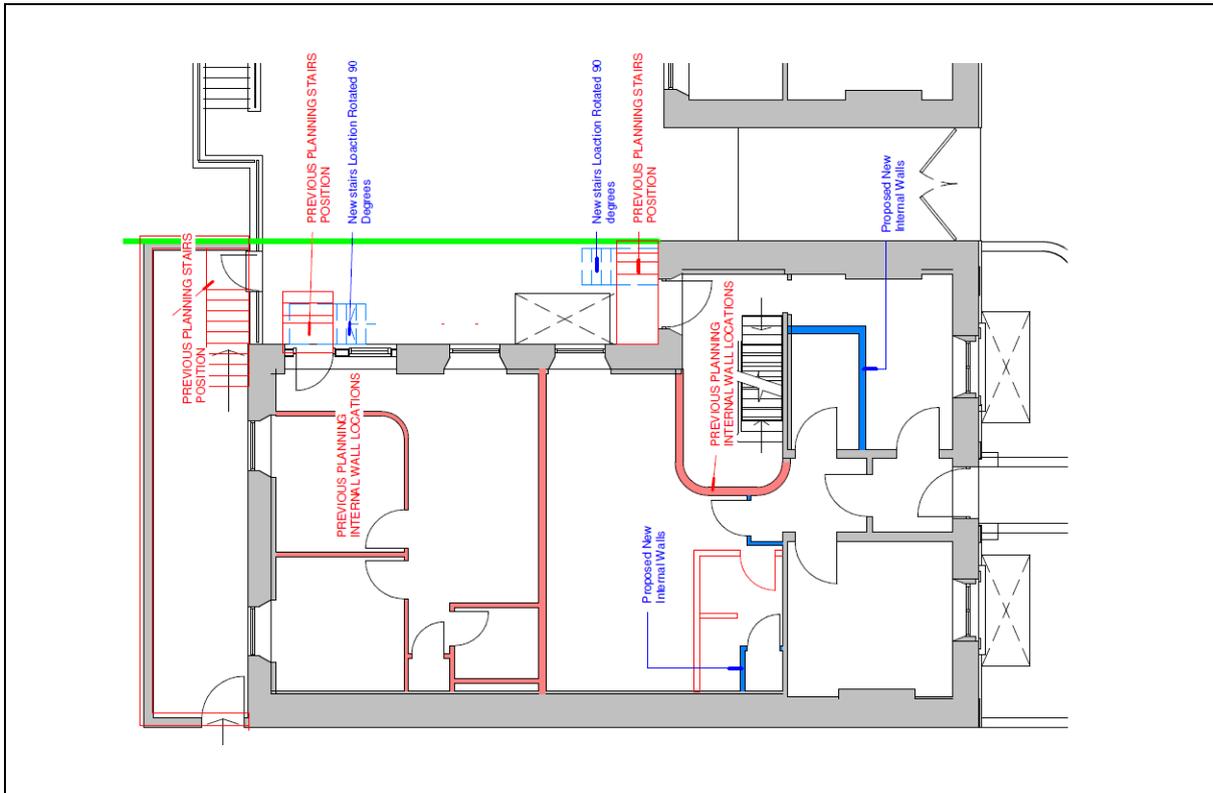


Figure 8 – Proposed GF Plan

### **Analysis of the Proposals: National Planning Policy Framework**

4.4 As discussed earlier, Section 16 (Conserving and enhancing the historic environment) of the NPPF (2021) considers heritage planning and identifies the following key drivers in the decision making process:

- *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.*

4.5 The NPPF unifies the overall approach to planning in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation may play a crucial role. Securing sustainable development is the primary driver, and in the heritage context this relies on maintaining active use, (long term), in a manner that seeks to limit potential harm to significance.

4.6 In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the NPPF heritage policy drivers listed above.

4.7 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation -***

The primary heritage values and significance of the building are relatively unaffected by the proposals. The repurposing for residential accommodation has previously been agreed through the planning system,

impacting upon the plan form of the building, (works partially complete). The proposal is to open up the right-hand office by creating a door from the vestibule into the office, and therefore allow for access through to the stairs.

- 4.8 This will also involve insertion of stud walls, altering the plan form of this part of the building. This is a minor intervention in terms of the size and scale of the building, ensuring the key drivers of significance are maintained, and indeed enhanced by ensuring the external envelope, which contains the highest significance, is secured due to a viable development. The impact of internal works is negligible in terms of the heritage values of the building, given the lack of significance internally. Much of the works are reversible should future owners wish to revert the building back to its original form and this conversion will sustain the heritage asset and bring the vacant floorspace back into active use.
- 4.9 ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*** – The building is a feature of the Station Road Conservation Area and streetscape and contributes to the architectural and historic qualities of the place. Maintaining active use is the key to conserving and sustaining this positive contribution, and the proposals under scrutiny are specifically designed for this dual purpose. The provision of residential accommodation within an area so close to the town centre and station makes a contribution to sustainability whilst also introducing a residential population can also contribute to the vitality and viability of the town centre.
- 4.10 ***The desirability of new development making a positive contribution to local character and distinctiveness*** – The proposal is to redevelop a building which is vacant and underused and bring it back into long term viable use. Local character and distinctiveness will be retained externally where significance is high.

4.11 Paragraph 199 of the NPPF states:

***"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting."***

In this instance, and as demonstrated through the appraisal of heritage values and critical assessment of the proposed scheme, the works do not impart harm upon the significance of the building and the primary heritage values of the building are conserved. Vacancy impacts upon the building, and the nature of the proposed changes can help halt further decline rather than damage, whilst the changes impact upon areas of the building where significance is lower and previous change has occurred.

#### **Analysis of the Proposals: Local Planning Policy**

4.12 In terms of local planning policy, Policy 16 of the Central Lancashire Core Strategy, Policy LP35 of the Kirklees Local Plan Strategy is of relevance and states:-

##### ***Policy LP35 Historic environment***

*1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:*

*a. the nature of the heritage asset prevents all reasonable uses of the site;*

*b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*

*c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*

*d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.*

*3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.*

*Consideration should be given to the need to:*

*a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*

*b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;*

*c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed*

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*on the back of the wealth created by the textile industry as expressions of local civic pride and identity;*

*d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;*

*e. accommodate innovative design where this does not prejudice the significance of heritage assets;*

*f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted*

4.13 It has been demonstrated within this report that the proposal does not unduly impart harm upon the significances of the listed building. As stated, the change is directed to areas where significance is relatively low, and where previous change has occurred. The proposal will ensure that the building is repurposed, and its key significance, i.e. its external envelope, which contains historic, evidential, communal and aesthetic value is not unduly affected. These key areas of significance will continue to retain their significance; historic and evidential value will be retained as the building will be conserved and enhanced externally, similarly its aesthetic value will be appropriately enhanced. Once repurposed and in full use, communal value will be maintained as the building will be a key part of the historic environment to be appreciated. The building will be secured for the future by the repurposing, and will ensure its significance as a part of the textile industry will still be interpreted and valued. As such the relevant parts of this policy are duly complied with and satisfied.

## 5 Summary & Conclusions

- 5.1 This heritage statement has explored the potential impact of the redevelopment of a Grade II Listed Building, located within the Station Road Conservation Area. Originally a warehouse, the altered late 19<sup>th</sup> Century building has been vacant and recently been approved for residential conversion.
- 5.2 As shown throughout this statement, the proposals acknowledge the significance of the building as a nationally protected building. The external envelope of the building is of the highest importance and change to the building is directed to the internal areas where levels of significance are less and where change has been approved and occurred. Internal alterations will change the plan form through the introduction of a stud wall in the office, and insertion of a door into the vestibule / office wall. Given the relatively low significance attached to the internal areas, the impact will not unduly cause harm.
- 6.3 The proposals satisfy national and local heritage planning policy, and represent what in the context of the NPPF is described as sustainable development, and as such the proposal is wholly supportable.

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1 Clarke, K, *Informed Conservation*, Historic England 2003

2 Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

3 RCHM England, *Yorkshire Textile Mills 1770 – 1930*, HMSO 1992