Heritage Impact Assessment

21 Bond Street, Dewsbury



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1 Introduction

This Heritage Impact Assessment (HIA) is in support of the application for Listed Building Consent to erect one-to-three 1500mm x1500mm composite panels on the end elevation of 21 Bond Street, a Grade 2 listed building within the Dewsbury Town Centre Conservation Area.

This HIA is in compliance with legislation and guidance issued by the Government and Historic England and in particular National Planning Policy Framework (NPPF) paragraph 194, which states:-

"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…."

2 History of Dewsbury

This HIA does not intend to provide a historical assessment of the town as a whole but provide a basis, through the development of this part of the town, to understand the significance of the building and how this is affected by the proposal.

The development of this character area dates between 1860 and 1870 when the sale of railway land created a flurry of construction activity. Tied to the development of the railway, with links to Leeds and Manchester, the area and town overall saw a boon in commercial development. This boon led to high-quality buildings being constructed that housed goods that were supplied across the world.

21 Bond Street is situated in what is considered to be the "Warehouse District" of the town and this terminology comes from the Historic England Research document "West Dewsbury, Kirklees, West Yorkshire: Historic Area Assessment" (Research Report Series no 180-2020). This is shown in this document as a 'character area'. and is defined as:-
"…typified by a strongly planned street layout and imposing 19th Century textile warehouses addressing Wellington Street and the railway station."

The Warehouse District contains the largest proportion of listed buildings in the town centre which reflects the special architectural and historic interest the buildings have.

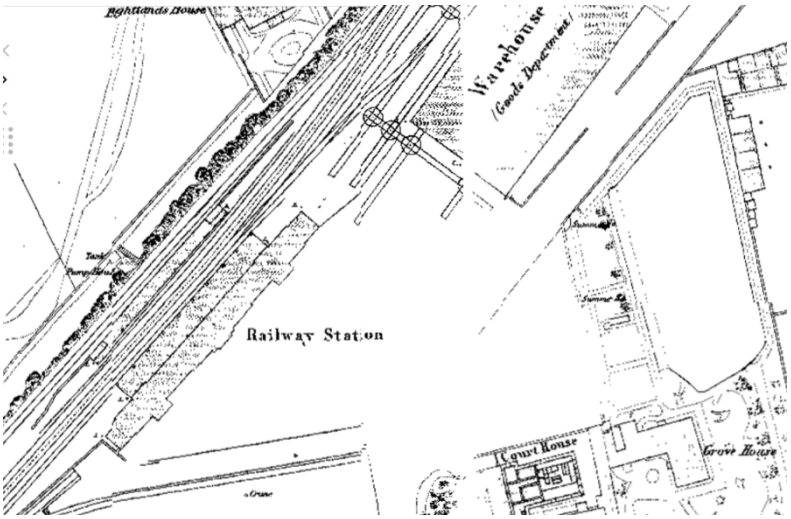
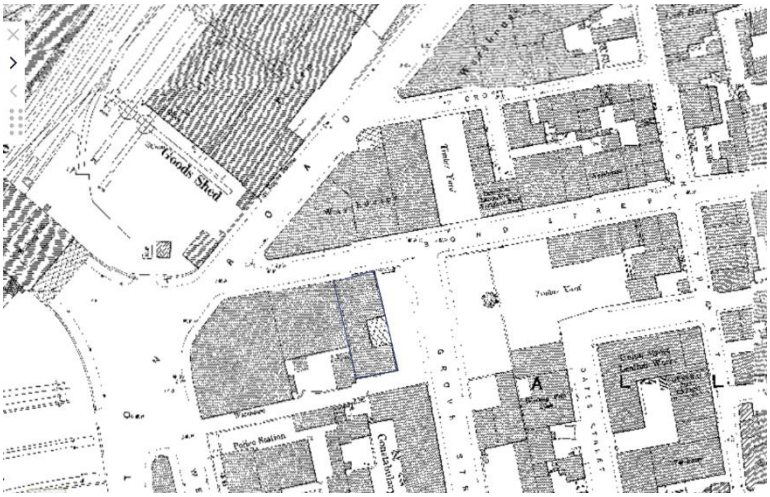


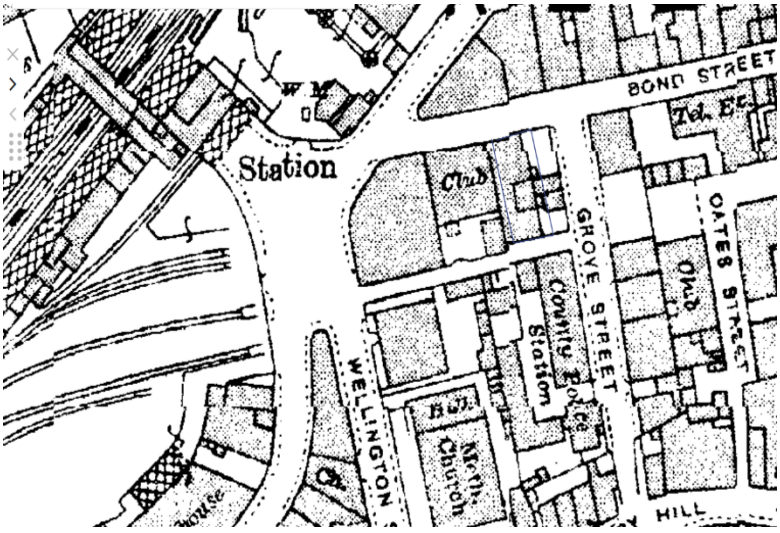
Figure 1 shows the area circa 1850, which is dominated by railway warehousing and associated infrastructure. The rear of Grove House formed of what appears to be garden structures can be seen and the basis of Bond Street which leads onto what is now Branch Road. As yet, whilst the roads have been laid out, no construction has taken place.

Figure 1:OS map 1850



This remained the case throughout the 1850s until the early 1860s. The Town Plan of 1890 shows the area fully constructed, almost entirely as it is today with the exception of the railway goods warehouse and some later buildings towards the town centre. Grove House is no longer, and Grove Street has been constructed. 21 Bond Street is shown as a ‘C’ shaped building.

Figure 2: OS map 1890



Until the early 1930s, the area did not change although the ‘infill’ appears to have been more fully infilled and of more solid construction, but this was not confirmed. However, a row of single-storey structures was completed with an end elevation to Grove Street. Being of brick construction the buildings are still present and are presently used as stores with the appearance of ‘garaging’. There has been little change since.

Figure 3: County Map 1933

3. 21 Bond Street



21 Bond Street was designed by Charles Marriott in 1862 for woollen manufacturer John Greenwood.

Like most of the buildings, it is of an Italian style of architecture and is four stories in height which are separated by a cornice up to the eaves level. The front onto Bond Street is of Ashlar, rusticated to the ground floor, like the majority of the buildings in this area, the elevation to Bond Street is well detailed, with decorative cornices to all floors, reducing in detail as you progress through to the eaves cornice which is well carved. The heads of the ground floor buildings are carved with 'faces' which are attributed to the architectural carver John Schofield. Who these faces represent is unknown. The side (end elevation) is of rough stone of varying sizes brought to course. There are numerous examples of the end elevation being of rough stone with an ashlar front, which could be a sign of cost reduction but also that it was anticipated further development would occur. However, it is considered that the open space to what is now Grove Street was always intended to be so possibly due to the plot size.

4. The Proposal

Listed Building Consent is sought for the erection of one-to-three 1500mm by 1500mm vinyl-covered composite panels which will display pieces of artwork as shown on the supporting document attached as Appendix 1. The panels will be arranged vertically and set back from the front elevation by around 2m. By setting the panels back the end of the ashlar will be exhibited and will not harm the significance of the front elevation. The panels will be attached to the wall by the use of 12mm stand-off fixings, fixed into the mortar beds, as shown in Appendix 1. These panels are only temporary though, with a possibility of being removed in two years, and once removed the mortar beds will be repointed where the panels have been affixed to the wall.

5. Impact Assessment

In terms of significance, the main area is the front elevation, due to the use of materials, design, setting and its contribution to the street scene (group value with the other listed buildings). That is not to say that the end elevation has no significance, it has, and this comes from the use of materials and being the end

‘block’ to the main elevation. However, this elevation has been altered with the insertion of modern windows with new heads and sills. Equally, the previous infill has continued up to full height with modern glazing. Due to the dimensions of the panels, the method of fixing and its temporary nature, it is felt that the significance has not been harmed to a great degree.

6. Conclusion

It is felt that the proposed works do not cause substantial harm to the building’s significance, and it is suggested that the harm is “less than Substantial” as defined in the NPPF. Paragraph 202 states that:-

“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, where appropriate, securing its optimum viable use.”

It is suggested that the amount of harm is minimal and as such the balance with the public benefits can equally be minimal. The public benefit of the proposal is increasing interest in the town as a place to shop, visit and stay which would improve the local economy. The proposal is part of a wider set of schemes to improve the appearance of the town and as such the balance of public benefit is met.







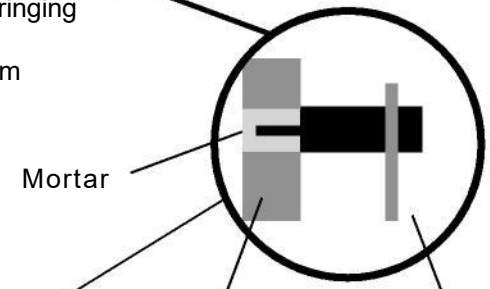
12mm stand-offs

1500mm square vinyl covered composite panel



Stand-off fixings

An indication of visual style a bringing together of photographic imagery, textures, and colours collected from across Dewsbury town centre.



Mortar

Wall

Vinyl wrapped Composite panel

Tapestries - suggested installation method

Three 1500mm x 1500mm vinyl covered composite panels fixed into the mortar of the gable end of the Connect Housing building on Bond Street, using eight 12mm diameter stand-off fixings per panel, drilled and plugged into the mortar

