SADLER BROWN®
www.architects-group.com

The Principal
Northgate
Dewsbury
WF13 1DT

Heritage Statement

Dewsbury Revival Grant Scheme

December 2023

Document Control

Document Name 024 RP Heritage Statement

Revision	Author	Robin Parker	
	Status	**Date**	**Checked by:**
A	S2	December 2023	DD

Contents

1 Introduction

1.1 Dewsbury Revival Grant Scheme

1.2 Kirklees Local Plan

1.3 Historic England's Good Practice Guide

1.4 National Planning Policy Framework – NPPF

2 Proposal

2.1 Redevelopment of existing shopfronts

3 Assessment of Heritage Asset

4 Impact on Heritage Asset

4.1 Northgate and Kingsway Arcade Elevations

4.2 Ground Floor

4.3 Upper Floors

4.3 Roof

5 Conclusion

6 Appendix

6.1 Appendix A – Dewsbury Town Centre Conservation Area

6.2 Appendix B - Proposed Drawings

1 Introduction

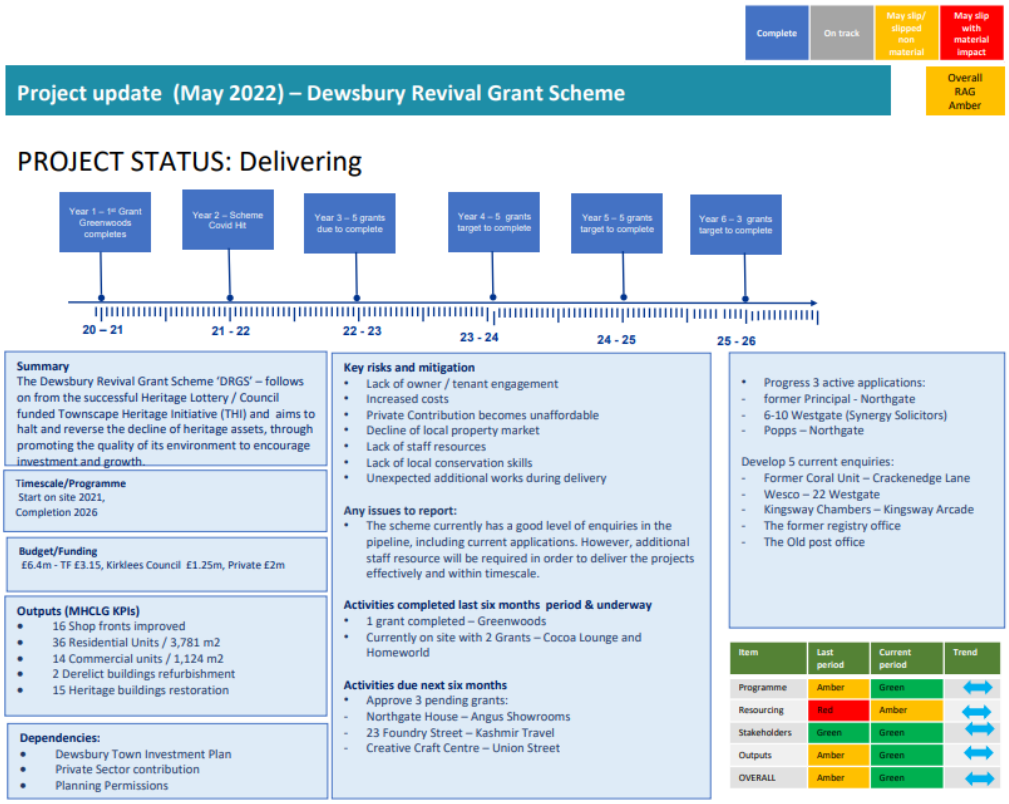
This statement has been prepared in support of a planning application for the redevelopment of ground floors for retail, specifically the renewal of the shopfronts, and redevelopment of the upper floors for residential and office use at the former pub 'The Principal' on Northgate, (16 – 22 Northgate and 9 Kingsway Dewsbury, as part of the Dewsbury Revival Grant Scheme. Application reference 2021/62/92360/E established the principal for the change of use of the ground floor to provide 3no. retail units and 2no. store areas.

The statement solely addresses the heritage issues related to the application, as the building is in the Dewsbury town centre Conservation Area.

It is a prominent corner building located on the corner of Kingsway Arcade and Northgate within the Dewsbury Conservation area, which is subdivided into characters zones. The building lies within the Northgate Character zone. The building shares the street scene with the Grade II, Former Co-Operative Society Building (Pioneer House) and the former Salem Methodist Church (Madni Mosque).

1.1 Dewsbury Revival Grant Scheme

Formerly the Dewsbury Townscape Heritage Initiative. Dewsbury Townscape Heritage Initiative (THI) was originally a five-year Heritage Lottery Fund (HLF) regeneration programme which started in July 2013. This has now been extended as the Dewsbury Revival Grant Scheme (DRGS). Project update:-



https://democracy.kirklees.gov.uk/documents/s46679/Plan%20on%20a%20page%20-%20Dewsbury%20Revival%20Grant%20Scheme.pdf

It is delivered in partnership with Kirklees Council and aims to:

- Preserve and enhance certain key buildings located within the Conservation Area, through grant assistance.
- Stimulate economic activity through creating a quality environment.
- Raise awareness of Dewsbury's heritage through training and education.

1.2 Kirklees Local Plan

The Kirklees Local plan replaces the former UDP and sets out the principles that the council expects to be followed in the submission of a planning application in Kirklees. The guide hopes to promote:

- High standards of design.
- High quality public spaces.

- A sustainable town centre.

How this is achieved is set out in the Dewsbury Design Guide.
https://www.kirklees.gov.uk/beta/planning-applications/pdf/dewsbury-design-guide.pdf

The Kirklees Unitary Development Plan was superseded by the Local Plan on 27th February 2019.

Section 11 of the Local Plan specifically covers design.

1.2.1 Policy LP24- Quality of design, heritage, building materials, shopping, access, and crime prevention

The policy states:

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

… the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.

1.2.2 Policy LP 25- Advertisement and shopfronts

The policy states:

Shop fronts, signs and advertisements make a significant contribution to the character and local identity of the district's town centres.

1. The development of new or replacement shop front units and display of advertisements will only be permitted if they satisfy the following criteria:

a. the design is consistent with the character of the existing building in terms of scale, quality and use of materials.

b. proposals respect the character of the locality and any features of historic, architectural, cultural or other special interest.

c. the shop fascia is designed to be in scale, in its depth and width, with the façade and street scene of which it forms part.

2. Proposals for the alteration of existing shop fronts or installation of new shop fronts and display of advertisements on a Listed Building or within a Conservation Area should preserve or enhance the character and appearance of the building, the area in which it is located and any features of architectural or historical interest. Existing traditional shop fronts shall be retained and restored unless exceptional circumstances apply. Proposals for new shop fronts and advertisements must be of a high standard of design and be appropriate in style, scale and materials to the building and its setting.

1.2.3 Policy LP35- Historic Environment

The policy states:

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 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.

1.3 Historic England's Good Practice Guide

This statement has been prepared according to the principles set out Historic England's Guidance Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment sets out information to enable local planning authorities make well informed and successful decisions.

It covers areas such as:

- Assessing significance
- Finding appropriate expertise and information
- Recording and archiving
- Assessing the proposals
- Unauthorised works to designated assets.

1.4 NPPF

The relevant section of the current National Planning Policy Framework (updated 2021) is section 16. Conserving and enhancing the historic environment.

Relevant paragraphs are:

Paragraph 189

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 194

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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 197
In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

2 Proposal

As previously stated in the introduction, the subject of this application is the replacement of the existing shop fronts and development of the upper floors of 9, 12 – 20 Northgate, Dewsbury. Change of Use of the existing ground floor has been permitted under Planning Permission 2021/92360.

Condition 3 of this permission:

'Notwithstanding the approved plans, this permission relates only to the change of use to 3 commercial uses; a coffee outlet, restaurant and takeaway and 2 no. storage units and does not permit any external alterations as shown on 'proposed ground floor conversion plan' reference 2/A dated 05/05/21. All external alterations and works will be subject to a further planning application.'

2.1 Redevelopment of the building and shopfronts

The proposed refurbishment and reuse of The Principal will help reinforce the main objectives of the Dewsbury Heritage Action Zone. The building was formerly a public house but is currently unused.

This application will allow the conversion of ground floor to provide the retail units for local businesses and the upper floors to provide residential and office units.

It also proposed the replacement shopfronts will be in keeping with the original. The proposed works will bring shop fronts to their original state, when they were first installed. The works show a sympathetic design, which will enhance and bring the building back to its original shopping era. This will preserve and enhance of the character of the Northgate street scene. The shop fronts on the Kingsway elevation will enhance and preserve the character of the Kingsway arcade. The stone stall riser will provide support to the timber shop fronts and establish a common sympathetic material in keeping with surrounding shop fronts on Northgate.

The Dewsbury Design Guide states the following in General Principle 7: Improving Unsympathetic Shop Fronts:

When new shop fronts are proposed in existing buildings that have been unsympathetically altered in the past, they should be replaced in an appropriate manner that reflects the character of the original building. This may mean uncovering period features hidden by later additions or in others it may require a total redesign.

The principles of the guide seeks to replace unsympathetic shop fronts that don't take account of the host building and restore the character of existing buildings.

Figure 1- Historic image of shopfronts from Northgate

Figure 2- Existing shopfronts to Northgate

Figure 3 – Existing shopfront to Northgate from the north

Figure 4 – Existing shopfront to Northgate from the south

Figure 5 – Existing shopfront to Northgate/Kingsway Arcade looking towards the market place

Figure 6 – Existing shopfront to Northgate/Kingsway Arcade looking towards the market place

Figure 7 – View from Kingsway Arcade towards Northgate

3 Assessment of Heritage Asset

This application is for the redevelopment of the former public house 'The Principal' and work to the shopfronts and upper floors within the conservation area.

The asset is an existing building of stone, part brick construction over three storeys, with a slate roof over. This building has been vacant for several years and was last used as a Public House (Principal). The building is showing signs of dilapidation.

The building has a stone façade, with stone façade pillars on the Northgate elevation, separating the original shops. The stone projecting eaves have stone block modillions under, showing a defined eaves feature. A prominent feature of the building is the balcony, with Juliet railing on the corner at first floor level. The Bay windows on the first floor levels provides a unique feature of the building. The corner location of the building provides a significant historical/ architectural significance within the street scene of Northgate/Kingsway Arcade.

The Dewsbury Conservation Area Appraisal provides full details into the conservation designation and can be found on the Kirklees Council website (https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/dewsbury-town-centre.pdf).

The town centre Conservation Area covers most of the area within the Dewsbury Ring Road. The appraisal states; "*the special interest of this Conservation Area is that it provides a particularly important example of a Victorian town centre with fine examples of its commercial, civic and industrial heritage within an area that has suffered less from redevelopment than many other towns*.

The appraisal identifies five character areas and the subject to this application is located within '*Northgate*', (3) a character area "*encapsulated by the triangular space formed by the fork of Northgate and Foundry Street*." In particular, the glazed retail arcades, Queensway and Kingsway Arcades, have been identified as an attractive feature which cut through the urban blocks linking Northgate with the market area (2).

The Principal is located in character area 3 – The Northgate character area.

Figure 4.1 Location of Principal Character Areas

Key

1: Market Place/Town Hall Character Area
1A - Market Place; 1B - Town Hall; 1C - Long Causeway

2: Market Character Area

3: Northgate Character Area

4: Westgate/Daisy Hill Character Area

5: Western Character Area
5A - Bond St/Croft St: 5B - Nelson St/Library: 5C - Station/County Court

The red circle above indicates the location of The Principal in the Northgate Character Area on the extract from the Dewsbury Conservation Area Appraisal.

From the western end of the Market Square, Northgate and Westgate lead north and south respectively. A triangular space, created by the forking of Northgate and Halifax Road, forms the focal part of this part of the town centre, and the heart of Character Area 3 - Northgate.

A main issue of many of the buildings within the Principal Character Areas is the ground floor level with recent shopfronts and signage distracting form the historic nature of the buildings.

The Conservation Area Appraisal states:

A particular concern throughout Dewsbury town centre Conservation Area is the removal of the Victorian shop fronts and their replacement with inappropriate designs and materials, and the use of garish and inappropriate signage on the shops. The overall impact of these changes has a significant influence on the local heritage townscape and detracts from the appearance of the setting of the historic buildings.

This is an issue faced by a number of buildings along Northgate. Some of the shopfronts have been improved under the Dewsbury Revival Grant Scheme – see the work done to 28 – 30 Northgate under planning application 2017-93984.

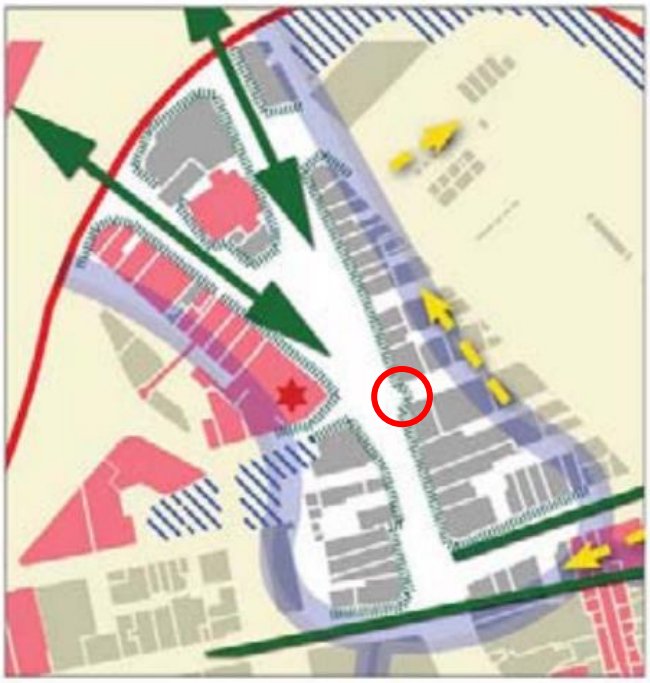


Fig. 4.4 Northgate: Urban Design Characteristics

KEY

- Conservation Area boundary
- Character area boundary
- Listed Buildings
- Important views into / out of conservation area
- Important vistas within conservation area
- Car parking, diminishing street scene
- Landmark buildings
- Elevations containing street scene

Again, The Principal is indicated by the red circle on this extract of the Dewsbury Conservation Appraisal. This shows its importance of its elevation to the street scene along Northgate.

4 Impact on Heritage Asset

The overall heritage asset in this case is the Dewsbury town centre Conservation Area. Specific to this site is the region identified as 'Northgate' and the Kingsway Arcade which make up the character of this area that the Conservation Area is designed to protect.

The former Principal pub is considered a 'Heritage Asset' as it is one of the structures within the Conservation Area. A description of the work is necessary to describe the impact as part of this application. Details are:

4.1 Northgate and Kingsway Arcade Elevations

Proposed work includes:

- Existing poor quality timber window frames to be removed.
- Existing timber cladding and signage to be removed.
- Existing timber cladding to the existing columns to be carefully removed.
- New column/pilaster details to the existing columns/pilasters. Details to be reviewed and agreed with Kirklees planning following removal of the existing timber cladding.
- New signage panels to be agreed with Kirklees planning following removal of the existing and site review.
- New timber framed shopfront and glazing system to ground floor level. Details to be sympathetic and agreed with Kirklees planning following removal of the existing and site review.
- New internal perforated shuttering to be installed to shopfronts.
- Install new awnings boxes and awnings where possible.
- New entrance doors to the entrances to the three new shop units and the proposed accommodation to the upper floors. Timber panelled entrance glazed doors - hardwood 'Sapele' New . Colour scheme to be confirmed. Install solid brass ironmongery to doors, door handles, hinges, escutcheon, kick plates, concealed door closers.
- First floor windows to be refurbished and painted in off-white RAL-9018.
- Second Floor windows to be refurbished and painted off-white RAL-9018.
- Replace/refurbish existing rainwater pipe with new black cast iron downpipe.

Existing features are currently hidden by later additions. Once these later features have been removed it is intended to work with Kirklees to finalise the details based on the principles laid out in the Dewsbury Design Guide. Proposal for the work to the shop fronts is indicated on drawings 024(PL)016, 024(PL)018 and 024(PL)019

4.2 Ground Floor

Proposed work includes:

- Removal of existing fixtures, fittings, partitions and walls.
- New stair to upper floors from Kingsway Arcade.
- New internal walls.

See drawings 024(PL)010 and 024(PL)017 for details of the proposed fitout.

4.3 Upper floors

Proposed work includes:

- Removal of existing fixtures, fittings, partitions and walls.
- New stair from 1st to 2nd floor.
- New internal fixtures, fittings, partitions and walls to form new residential and office units.
- Refurbishment/replacement of existing windows.

See drawings 024(PL)011 and 024(PL)012 for details of the proposed fitout.

4.4 Roof

Proposed work includes:

- Refurbishment of roof to be in blue slate to match existing following site review to established required works.
- Replace roof window, size, type and style to match existing following site review to established required works.
- Relining of parapet gutters to be in lead following site review to established required works.

5 Conclusion

We feel the development has been well considered and that it would be of great benefit to Dewsbury town centre to preserve and enhance the existing building within the Conservation Area. The proposed works will bring shop fronts to their original state, when they were first installed. The works show a sympathetic design, which will enhance and bring the building back to its original shopping era. This will preserve and enhance of the character of the Northgate street scene. The shop fronts on the Kingsway elevation will enhance and preserve the character of the Kingsway arcade features.
The upper floor apartments will provide high quality town centre living accommodation with good access to local shops, facilities, and transport links. It is also proposed to provide work units providing easily accessed office space close to local commerce and transport links.

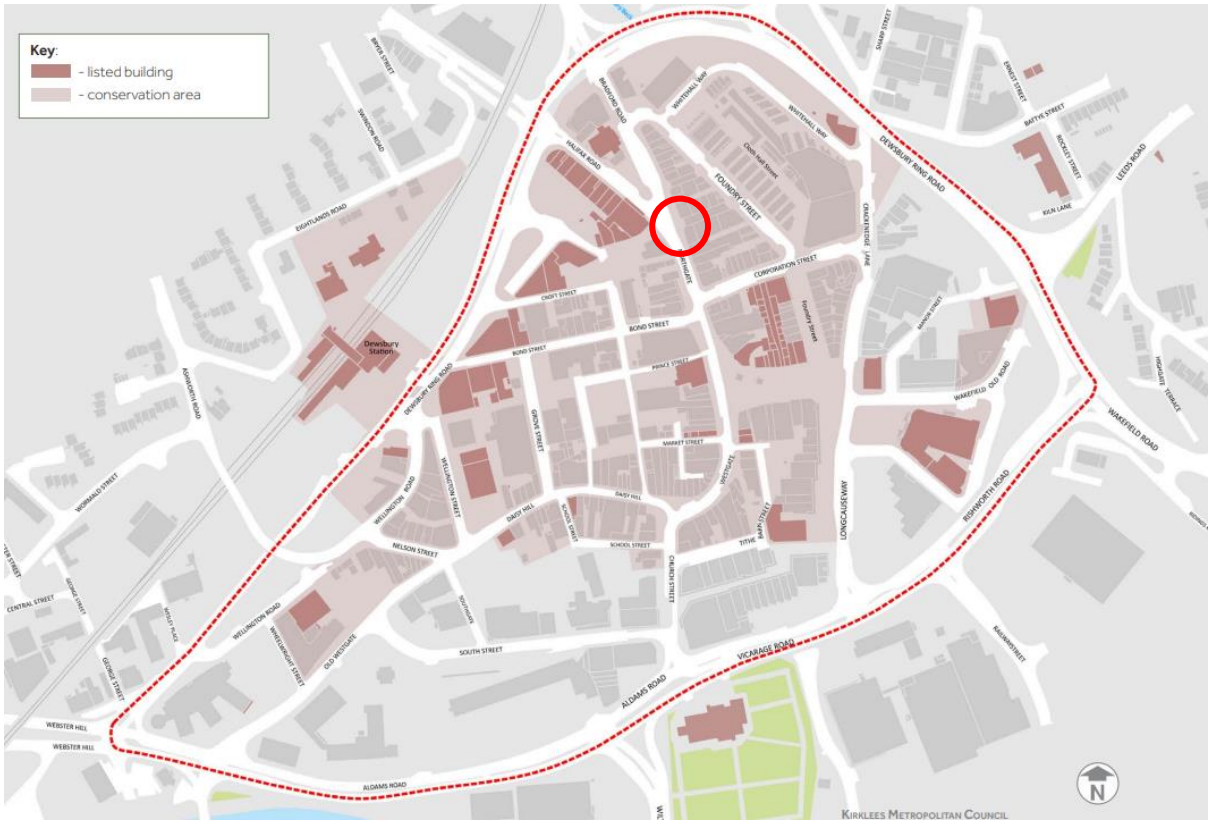
The design will:

- Improve the building fabric.
- Provide new well-proportioned and well considered shopfronts that are in keeping and sympathetic to the character of the Victoria arcade and Northgate. These would replace the tired existing ones with new and authentic ones. The current ones are ill proportioned and made of materials incongruous to a building of this age and location.
- Replace tired shopfronts with traditionally designed hardwood timber shopfronts and stone pilasters.
- Repair existing upper-level windows and rainwater goods.

The design embraces the principles and meets the criteria of the Dewsbury Conservation Area Appraisal, as well as satisfying the requirements of the Kirklees Local Plan, and we would hope the proposal will stimulate economic activity through the creation of a quality environment.

6 Appendix

6.1 Appendix A – Dewsbury Town Centre Conservation Area

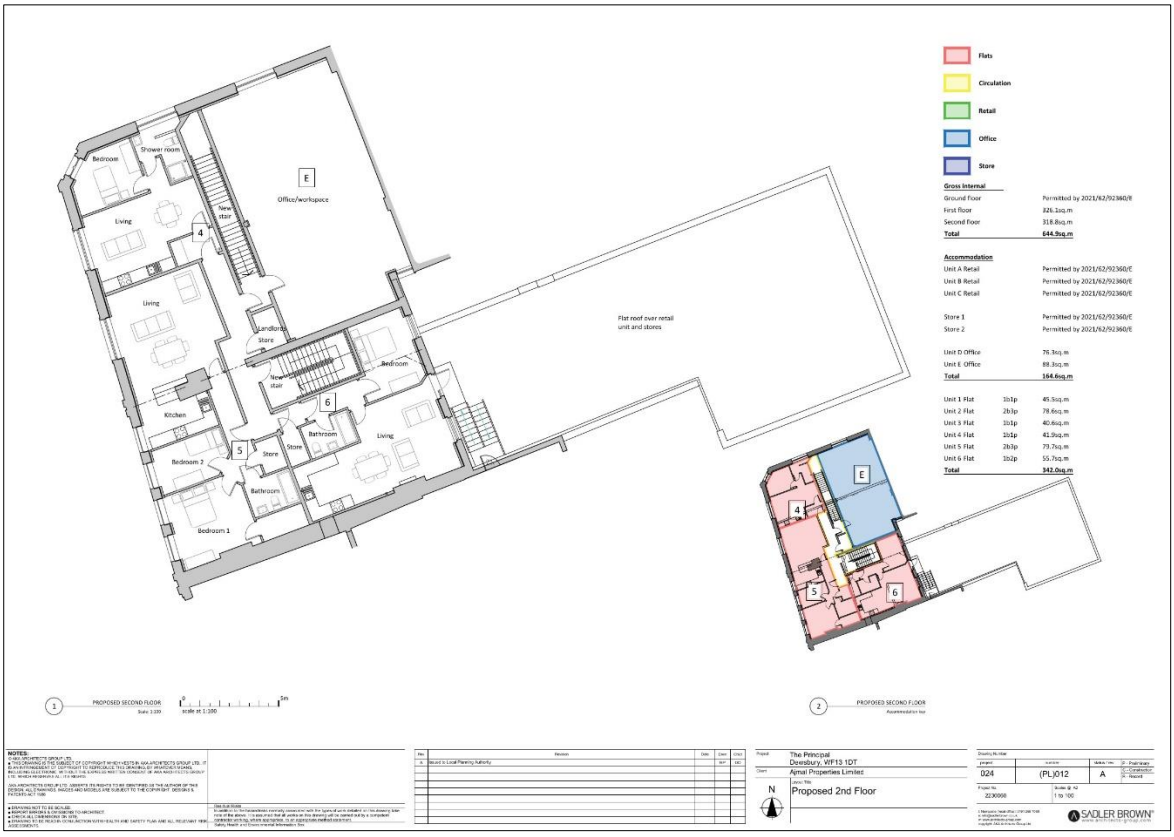


6.2 Appendix B – Proposed Drawings

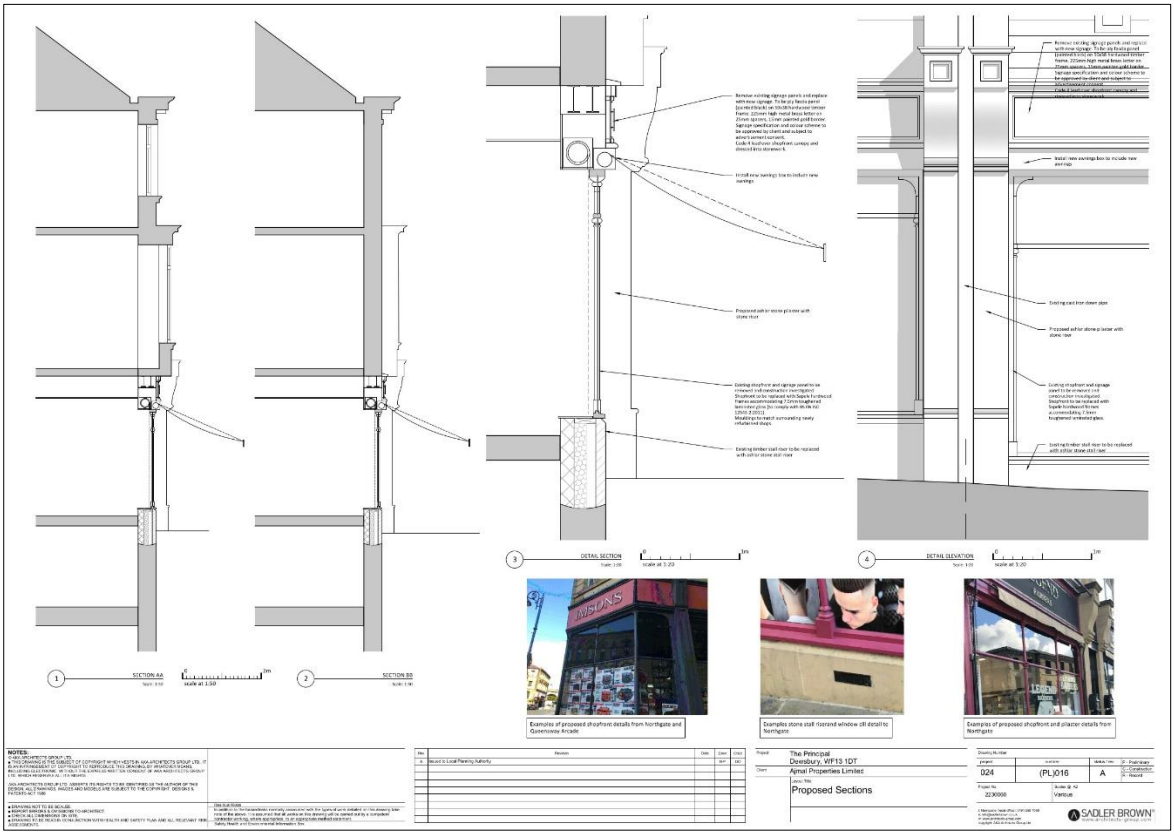
Ground floor plan – drawing 024(PL)010

First floor plan – drawing 024(PL)011

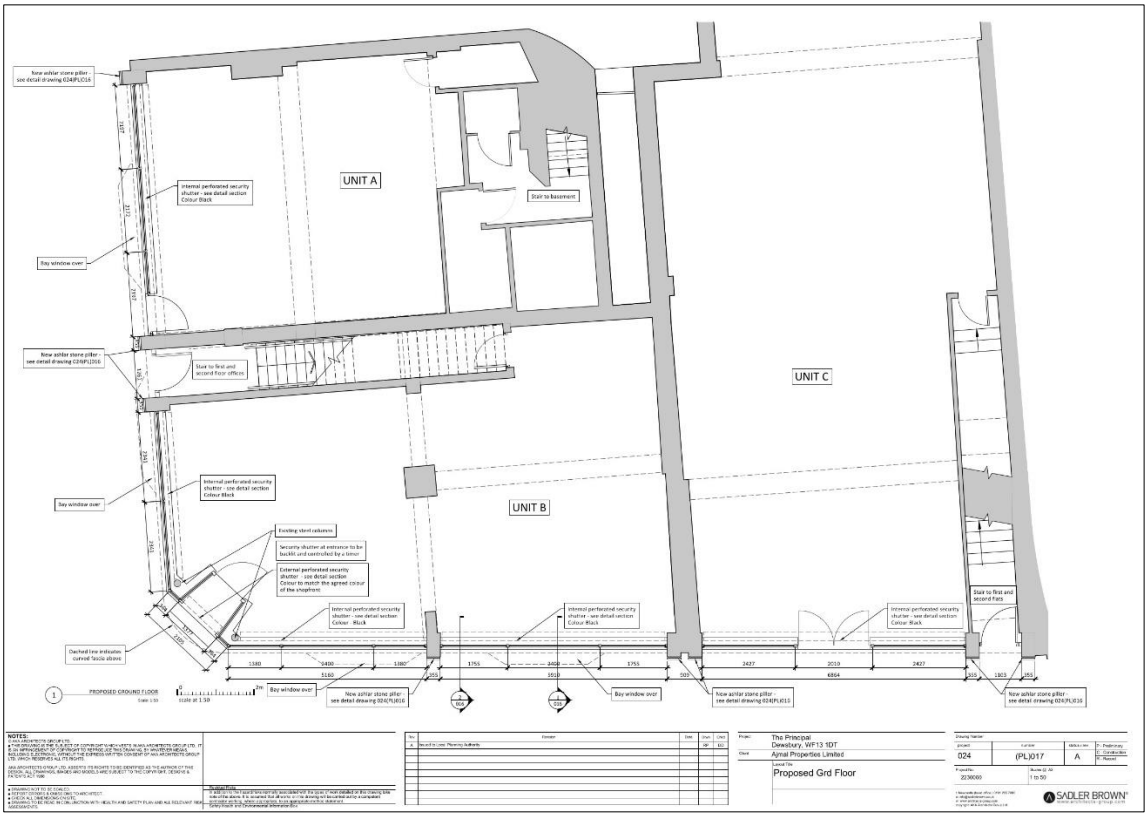
Second floor plan– drawing 024(PL)012



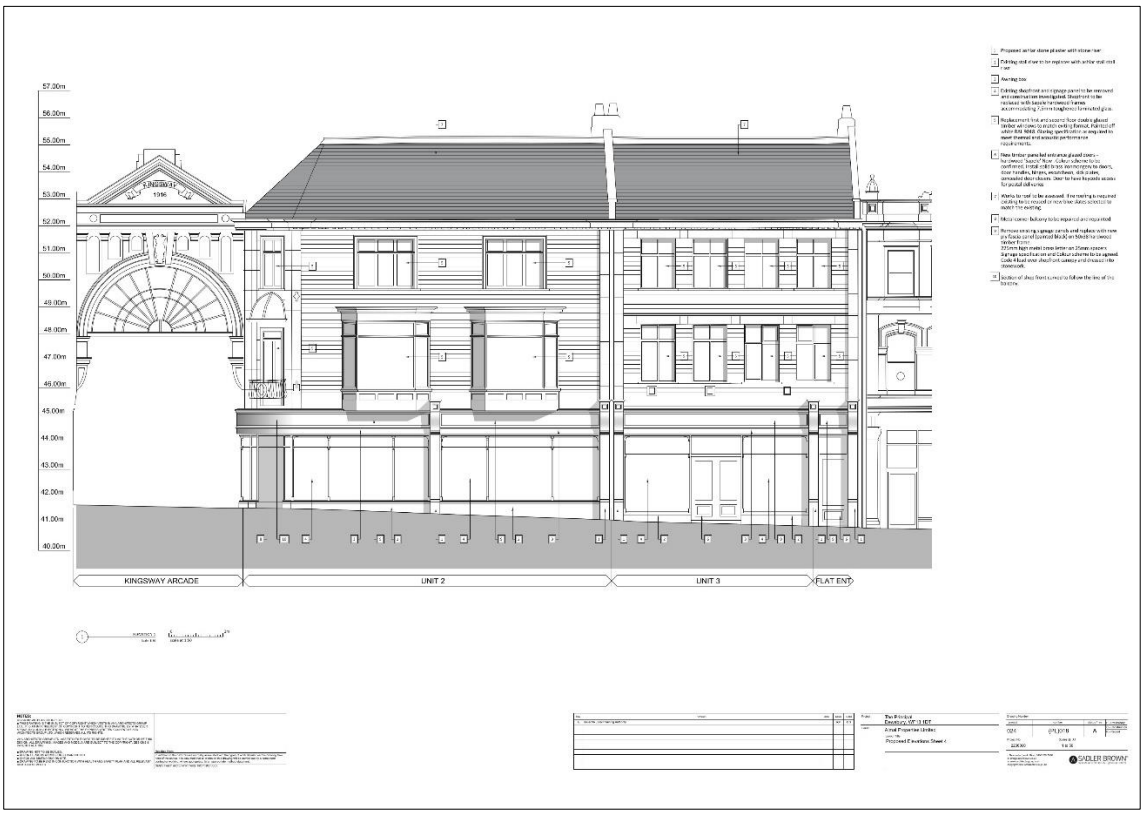
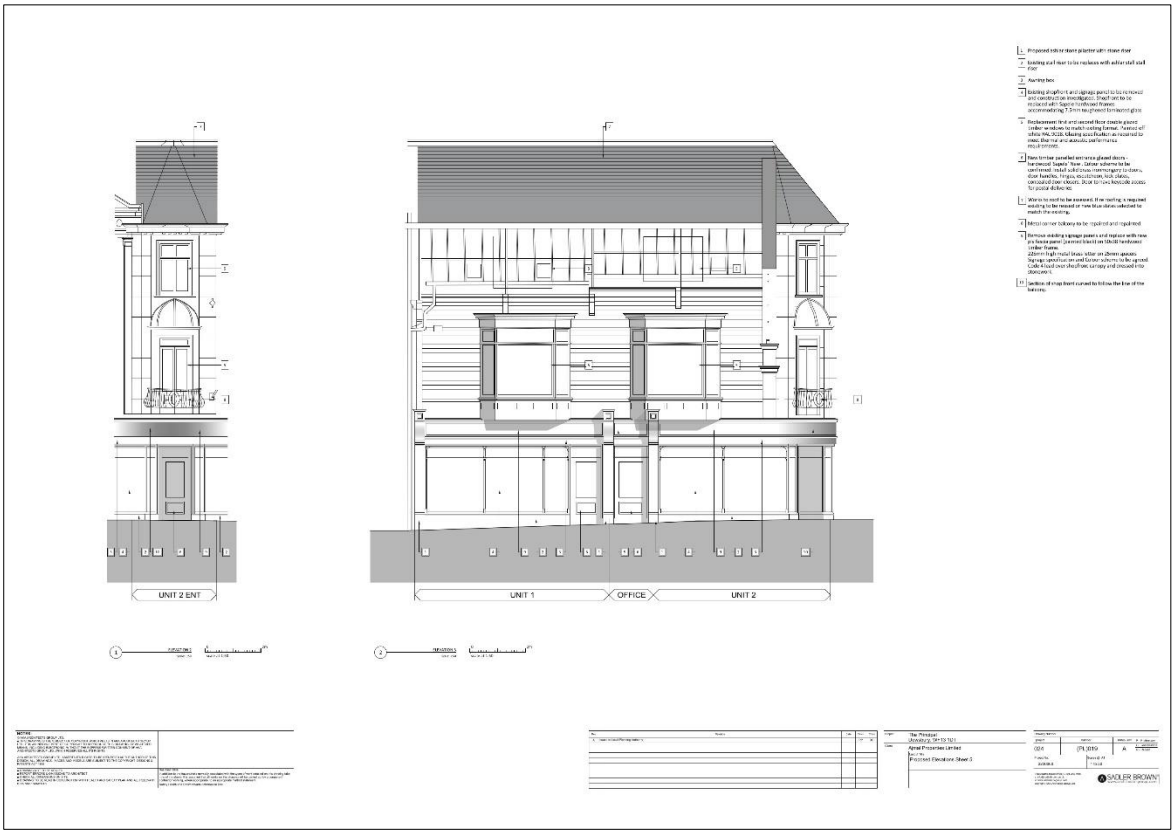
Elevation Detail– drawing 024(PL)016



Ground floor plan– drawing 024(PL)017



Elevation– drawing 024(PL)018



Elevation– drawing 024(PL)019