DEWSBURY MARKET

HERITAGE STATEMENT

DMTP-BDP-00-XX-RP-Z-00005

BDP.

Kirklees COUNCIL

Revision	Description	Date	Author	Checked
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I. INTRODUCTION

1.1 PURPOSE

BDP have been appointed to prepare a Heritage Statement in support of proposals to develop the current site of Dewsbury Market. It has been set out to align with the suggested structure provided by Historic England in their Advice Note 12[1]. As required by the **National Planning Policy Framework (NPPF) 2023[2]**, the purpose of this statement is to assess the nature, extent and importance of the current structures on the site and the contribution of the setting to their significance. It will also assess how they will be affected by the detailed design of the proposals and the overall impact.

Dewsbury Market is located in a conservation area. As such, a Heritage Statement is required by Kirklees Council (KC) Planning Department as a document to support the planning consent within a conservation area. This will address the potential impact that the proposed alterations to the market and development of the site will have on its wider historic setting. This statement has been prepared to identify the heritage assets, built heritage and historic landscapes. It is written in the context of relevant national and local heritage planning policy, notably the National Planning Policy Framework (NPPF) Section 16 'Conserving and enhancing the historic environment'.

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.*
(NPPF Paragraph 200).

The Heritage Statement's analysis and assessment of significance will be drawn from the assembly of research where available into the history and development of the site using photographic, map, archival and fabric evidence. It will include the analysis of archaeological, architectural, and historical significance of the assets. The amount of research will be considered proportionate to the nature and scale of the proposals.

Professional judgement has been used in the assessment of the buildings, site context, spaces and features which might be affected by the proposals. There follows an assessment of the impact of the proposed works on the significance of the identified assets and setting and details of any mitigation measures proposed.

The Heritage Statement has been framed by the following sources:

- National Planning Policy Framework (NPPF) December 2023
- Planning (Listed Buildings and Conservation Areas) Act 1990
- The National Heritage List for England (NHLE)
- Conservation Principles, Policies and Guidance. Historic England (2008)
- Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management, Second Edition (2019)
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets
- Historic Environment Good Practice Advice in Planning 3: Second Edition The Setting of Heritage Assets (2017)
- Dewsbury Conservation Area Appraisal
- Dewsbury town centre Strategic Development Framework 2018 & Delivery Programme
- Dewsbury Blueprint 2020
- West Yorkshire Archive Service (WYAS) Kirklees Archive Service, Huddersfield
- West Dewsbury, Kirklees, West Yorkshire: Historic Area Assessment. Historic England Research Report Series no. 180-2020

This Heritage Statement should be read in conjunction with the associated planning documents and drawings prepared by BDP's design team submitted in support of the proposals, with particular reference to the Design and Access Statement.

1.2 SCOPE AND NATURE OF THE PROPOSAL

The proposal relates to the Dewsbury Market site, located within the 'Market Character Area' of the Dewsbury town centre Conservation Area. The site is bounded by Crackenedge Lane and Whitehall Way to the east, Foundry Street to the west, and Corporation Street to the south. The site is bisected by Cloth Hall Street running centrally along a north-west to south-east axis. The site can also be viewed from the railway viaduct to the west as a result of its elevated position over this low lying area of the town. As such the area around the site is consequently busy with high levels of pedestrian and vehicular traffic and can be observed by train.

The subject site currently accommodates a number of buildings and structures:

- The Market Hall
- The Market Hall extension (the semi-open market)
- A series of late 20th Century stone buildings housing fish and meat blocks, offices and WCs
- The outdoor market stalls (the open market)

The project brief from the client is to further develop the existing Market Hall, semi-covered and open market to provide flexible space for shopping and leisure, meeting the needs of today's Dewsbury town centre. This has been highlighted in the **Dewsbury town centre Strategic Development Framework 2018 & Delivery Programme[3]** and the **Dewsbury Blueprint 2020[4]**.

The history of the site has been carefully examined by the design team in order to understand the opportunities that this can present to revitalise the market site. The development of the site will seek to respond to the constraints and opportunities of the significant historic character of the location set out within the **Dewsbury Conservation Area Appraisal[5]** for the town centre. By revitalising the site, it will ensure its ongoing maintenance and protection and a sustainable future.

1 https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/
2 https://www.gov.uk/government/publications/national-planning-policy-framework--2

3 https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/dewsbury-strategicdevelopment-framework.pdf)
4 https://www.kirklees.gov.uk/beta/dewsbury-blueprint/index.aspx
5 https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/dewsbury-town-centre.pdf

2. POLICY CONTEXT

2.1 APPLICABLE STATUTORY POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

The site lies adjacent to and therefore within the setting of a small number of listed buildings and structures and resides within the Dewsbury town centre Conservation Area. In determining planning and listed building consent, Section 66 of the Act requires the Local Planning Authority to *"have special regard to the desirability of preserving the building [asset] or its setting or any features of special architectural or historic interest which it possesses".* As such the Conservation Area Appraisal has been a valuable resource to ensure the special architectural and historic interest of the site is understood and preservation of the earliest structures is a key driver to the proposals.

National Planning Policy Framework (NPPF) 2023

The NPPF states that; *the purpose of the planning system is to contribute to the achievement of sustainable development.* It further goes on that in considering the current proposals in the context of the historic environment, local planning authorities should take into account;

the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.
(NPPF paragraph 196 c & d).

Materials and built form for alterations and additions to the market site will be carefully considered as part of the proposals to introduce welcome additions to the Conservation Area. The proposals will seek to limit removals to lower significance of detrimental structures.

It will be clear that development within or adjacent to heritage assets will have some impact on their fabric or setting, and that it could be either beneficial or harmful. The fundamental design objective is to ensure that the balance of the impact on the heritage asset is demonstrably beneficial, minimising any negative impact on its significance. Consequently, development works are required to be justified by clear and convincing evidence of the impact;

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
(NPPF paragraph 206).

Regarding development in Conservation Areas it states;

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
(NPPF paragraph 212)

Not all elements of a Conservation Area…will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area… should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area...
(NPPF paragraph 213).

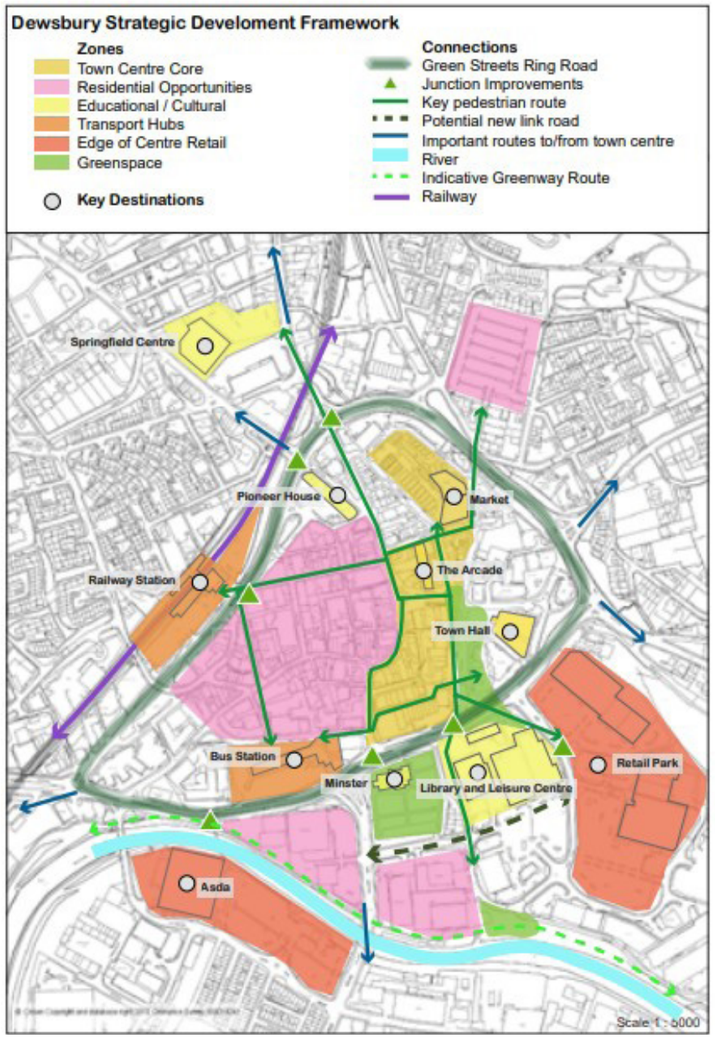


Figure 1: Geographical expression of the SDF, Dewsbury Strategic Development Framework 2018 & Delivery Programme

2.2 APPLICABLE LOCAL POLICY

Dewsbury town centre Strategic Development Framework 2018 & Delivery Programme (SDF)

The SDF presents a 25 year vision for the town centre. It identifies the Market as a key opportunity, whose strength lies in its size and importance to the town but whose weakness lies in the current declining state of retail. Within its key points it states:

Dewsbury Market will continue to be a key part of the town centres unique retail and leisure offer, but will need to change if it is remain vibrant and sustainable in the future.

The aims are to consolidate and improve Dewsbury Market by reconfiguring both the open/semi-open market and the Market Hall.

Dewsbury Blueprint

The Blueprint *is a 10-year plan that seeks to honour the heritage of this beautiful town and build on recent investments.* It will deliver a programme of development that will provide the Dewsbury community with improvements that will drive a greater footfall in the town centre.

It will seek to create a 'Shopper's town'.

The town will benefit from a consolidated retail offer, with significant investment in Dewsbury's famous market, to transform it into a flexible space for both shopping and leisure.

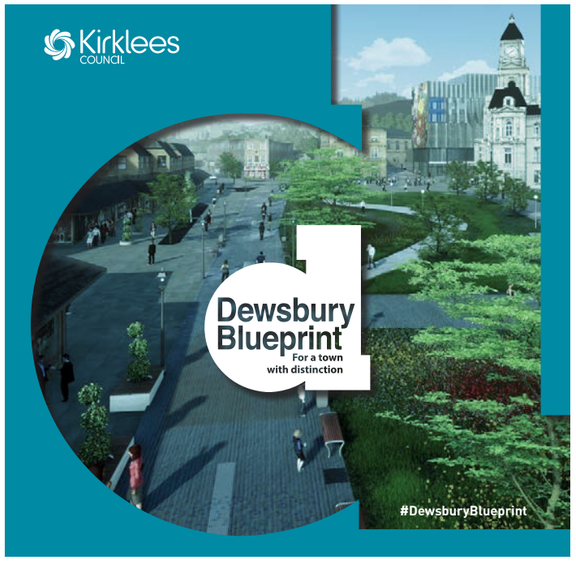


Figure 2: Kirklees Council's Dewsbury Blueprint

3. INFORMATION GATHERING

3.1 DESIGNATION RECORDS

Dewsbury is a historic minster and market town in the Metropolitan Borough of Kirklees in West Yorkshire. Located in Dewsbury's town centre, the subject site for the market development lies within the setting of 3 No. Grade II listed buildings and is part of the wider 'Market character area' of the town centre Conservation Area.

For the purposes of this Heritage Statement regarding significance and impact, due to the contained nature of the proposed development, consideration of a study area has been given to the identified character area of the town centre conservation area and local setting of this site. The adjacent character areas are not considered in detail as visual connection and associated setting implications are limited.

Designated and non-designated heritage assets

Listing[1] *marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations.* (Historic England)

- **Grade I** buildings are of exceptional interest and high heritage significance/ cultural value
- **Grade II*** buildings are particularly important buildings of more than special interest and high heritage significance/cultural value
- **Grade II** buildings are of special interest and medium heritage significance/ cultural value
- **Conservation Areas** and **high quality locally listed buildings** represent medium heritage significance/cultural value.
- **Locally listed buildings of modest quality** in their fabric or historical association represent low heritage significance/cultural value.

As part of the design proposals, due consideration will be given to the wider historic setting of the market site and the effect of the proposals on neighbouring assets and overall character of the Conservation Area. The level of impact by the proposed development may vary across the heritage assets, therefore professional judgement and proportionality will be applied to the assessment.

Utilising the National Heritage List for England (NHLE)[2] there are three nationally designated listed buildings within the immediate context of the market site and one Conservation Area.

Asset: **Station Hotel**
Grade: **II**
List entry number: **1183512**
Listed: **18 Nov 1977**

Asset: **18 and 20, Corporation Street**
Grade: **II**
List entry number: **1313657**
Listed: **18 Nov 1977**

Asset: **14 and 16, Corporation Street**
Grade: **II**
List entry number: **1183500**
Listed: **18 Nov 1977**

Asset: **Dewsbury Town Centre**
Type: **Conservation Area**
Designated: **March 1981**

Asset: **Dewsbury Market Hall**
Heritage Category: **Certificate of immunity**
Certificate of Immunity Number: **1464998**

For the Market Hall a **Certificate of Immunity** was issued under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, as the Secretary of State does not intend to list this building or these buildings to which the notice relates for the period set out below.

Start Date of Certificate: **09-Oct-2020**
Expiry Date of Certificate: **08-Oct-2025**

Statutory Address: **Cloth Hall Street, Dewsbury, West Yorkshire, WF13 1QE**

Nonetheless, to understand the history and evolution of this important market the West Yorkshire Archaeological Advisory Service 'Historic Environment Record' (HER) was consulted and the following relevant record was found.

Primary Record Number 7077[3]
Common Name: **Wood Street Market Hall/Cloth Hall Dewsbury**
Site type: **Commercial**
Period: **Early 20th Century (1901-1932)**
Site Type and Period:
CLOTH HALL 1904
MARKET HALL 1904

Wood Street Market Hall of 1904.
Dewsbury Market Hall was constructed in 1904 to the designs of the Borough Engineer, Henry Dearden (1851-1930). Previously the town's market had been held in Market Square. Permanent market stalls were installed later, along with clerestory windows, and at some point between 1907 and 1922 a single-storey single-bay extension was added on the north side, with three further bays added in the inter-war years. A glazed canopy was added to the main market hall building in the mid-C20 and external shutters were added in the early C21.

Covered market hall, 1904, by Henry Dearden, with later additions and alterations.
MATERIALS: cast-iron and steel structure with some timberwork and glazing. Mainly slate roof coverings. Attached to the north side are four later covered bays with an irregular angled plan.

EXTERIOR: the market hall is double-height and has a four-bay ridge and furrow roof, the northern pitches of which are all glazed like the glazed north lights of weaving sheds and factories. The roof, which has dormer ventilators and hips to the east and west end elevations, is supported by cast-iron columns with Corinthian capitals, above which is a cast-iron and timber frieze with rosette relief decoration and a plain fascia with modern gilded relief lettering to the east, south and west sides that reads 'DEWSBURY MARKET'. The market hall was originally open-sided with just a covered roof, but later outward-facing stalls have since been arranged around the edge of the building, along with a glazed canopy that was added in the mid-C20. The canopy wraps around three sides (the fourth - northern - side is set within a later extension and does not have a canopy) and also has retractable canvas awnings. Above the canopy and in-filling the gap below the girder is a row of clerestory-style glazing. Due to a sloping ground level from west to east there are two rows of glazed panels at the eastern end of the building.

Attached to the north side of the market hall, and lying parallel to it, is a pre-1922 single-bay, single-storey range with a glazed pitched roof. The range's gable ends each incorporate a curved chord with what appears to be a later girder below. The space between the chords and gable apex is filled by glazed panels with slender, decorative cast-iron mullion and transoms arranged in arched lights and with scrollwork to the spandrels. Sat atop the gable apex is cast-iron cresting. Three further bays of varying length were added on the north side in the later 1920s/ early 1930s, all in a similar style but with fully glazed gables, more simply detailed ironwork, deep timber fascias and modern roller shutters; the two northernmost ranges are slightly wider and are set at an angle. Historic map evidence indicates that the ranges also had completely glazed roofs originally, but the glazing on the southern pitches has since been replaced by slate coverings, and mid-C20 projections have been added to three sides.

INTERIOR: internally the main market hall has a cast-iron and steel roof structure composed of arch-braced, collared cast-iron trusses with pierced quatrefoil decoration, tie rods and an additional steel tension system. The roof structure is supported on tall and slender cast-iron columns with Corinthian capitals. At ground-floor level rows of later timber market stalls have been inserted, which are separated by narrow walkways, over which are lantern arches. The later northern ranges all have simpler roof structures composed of steel trusses and supporting girders; the chords and struts to the trusses in the three northernmost ranges are much thicker than those to the range immediately adjacent to the main market hall. The market stalls are a mixture of timber and steel constructions.
(Historic England Advice Report 2020)

In 2020 Historic England decided not to list this building and issued a certificate of immunity.

Despite not being listed, this building is considered to be a high quality building of some special architectural and historic interest that makes a positive contribution to the conservation area. This will be taken into account when considering the impact of the proposals in relation to potential change within the setting.

1 https://historicengland.org.uk/listing/what-is-designation/listed-buildings/
2 https://historicengland.org.uk/listing/the-list/
3 Description text: Historic England, 2020. 'Dewsbury Cloth Hall Advice Report'



Figure 3: Location plan of the market and adjacent Heritage Assets in the context of the subject site. Blue triangles denote nationally listed buildings, red shading represents Dewsbury Market.
© Crown Copyright. Ordnance Survey 100024900 I © Historic England.
https://historicengland.org.uk/listing/the-list/map-search

3.2 PLANNING HISTORY

A series of planning applications have been recorded relating to Dewsbury market and its environs dating back to 1986. This provides an important context to the scale of previous proposals approved for the building and works within a Conservation Area.

Plan Ref	Proposal
86/05004	CHANGE OF USE FROM SHOP TO FORM TAKE-AWAY/ SNACK BAR UNIT 22, DEWSBURY MARKET HALL
87/04592	ENCLOSURE OF MARKET STALL UNIT 109, DEWSBURY MARKET HALL
91/05134	ERECTION OF FASCIA SIGN UNIT 36, DEWSBURY MARKET HALL
91/05135	FITTING OF ROLLER SHUTTER TO FRONT AND SIDE ELEVATION AND INSTALLATION OF NEW SHOP FRONT UNIT 36, DEWSBURY MARKET HALL
93/02683	ERECTION OF CANOPY OVER WALKWAY TO SHOPS DEWSBURY MARKET
2006/92271	ERECTION OF PULL OUT CANOPIES, REPLACE FASCIAS, NEW CANOPIES TO CUSTOMER AISLES ON OPEN MARKET AND ALTERATIONS TO STALLS ON OPEN MARKET (WITHIN A CONSERVATION AREA) DEWSBURY MARKET
2008/93733	ERECTION OF EXTENSIONS, ALTERATIONS AND REFURBISHMENT (WITHIN A CONSERVATION AREA) DEWSBURY MARKET
2009/90038	CONSERVATION AREA CONSENT FOR DEMOLITION OF TOILET BLOCK INCLUDING DEMOLITION OF ATTACHED STALLS AND COMPLETE DEMOLITION OF FLAT ROOFED TIMBER STRUCTURE HOUSING 3 TRADERS SITUATED NEXT TO THE PROPOSED DEMOLISHED BUILDING DEWSBURY MARKET

The early proposals reviewed were modest in scope and largely related to change at an incremental level to individual units to address changes in circumstances. From 2006 more extensive change has been approved as part of the sustained development of the popular market attraction within the town centre to improve its amenity.

3.3 HISTORICAL RESEARCH

'Conservation Principles Policies and Guidance'[1] describes the importance of understanding the *'fabric and evolution of the place'* in order to assess heritage significance and impact. The study of historic maps across key periods of a site's evolution helps demonstrate how the past has shaped the present landscape, and the key buildings and structures that have survived as a result of their significance. This historical development in turn provides a useful baseline from which to make a proportionate assessment of the heritage assets and subject site's contribution to the characterisation of place.

Dewsbury Market

Dewsbury is understood to have Roman origins and there are records of an established settlement in Saxon times. The legibility of medieval street patterns indicate its mercantile beginnings. According to the Gazetteer of Markets and Fairs in England and Wales to 1516, Edward II granted nearby Thornhill its market charter in 1317[2] which is considered to be the origins of Dewsbury Market. The market relocated to Dewsbury in the Middle Ages cementing its status as a West Yorkshire market town, but an epidemic of the Plague in 1583 resulted in its closure. It was not until 1740 that it was re-established by the Duke of Leeds, recognising its importance to the life of the town, held at that time in Market Place.

During the later decades of the 18th Century and early decades of the 19th Century, like much of the north of England, Dewsbury benefited from the growth of the textile industry, notably through the recycling of wool. The Industrial Revolution's steam-powered looms facilitated the increased production of Shoddy and Mungo leading to rapid expansion throughout the Heavy Woollen District. Despite the dramatic topography of the surrounding hills, the Calder Valley landscape provided opportunities for the improvement of transport links with the development of roads, river and canal and the arrival and expansion of the railway, and later tram lines. As a result, the town became a centre for trade, elevating its reputation and generating the commercial development of fine merchants premises in Market Place. In 1829 a Market Cross was erected in Market Place, but was demolished in 1853 as it was deemed to obstruct market activities.

In 1862 a Royal Charter constituted the Municipal Borough of Dewsbury and by 1880 and into the early 20th Century its expansion reached its industrial and commercial peak as illustrated on the plans of 1893 and 1907. A number of civic buildings were completed including the Town Hall in 1889, the Baths and Library in 1896 and a new covered Market Hall in 1904 at the junction between Corporation Street and Foundry Street. In 1937 the open market relocated from Market Place and the adjoining streets to connect with the covered market site. The plans of 1954 and 1990 show the market developing toward its current configuration.

The 21st Century has seen the economic decline of northern townships with the closing of the mills and reduced footfall on the street. This has however resulted in much of the historic townscape conserved and provides the opportunity for heritage-led regeneration. The market continues to be a popular landmark within the town and a driver for its revitalisation, voted 'Britain's Best Market' in April 2007.

1 https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/
2 https://archives.history.ac.uk/gazetteer/yorks.html

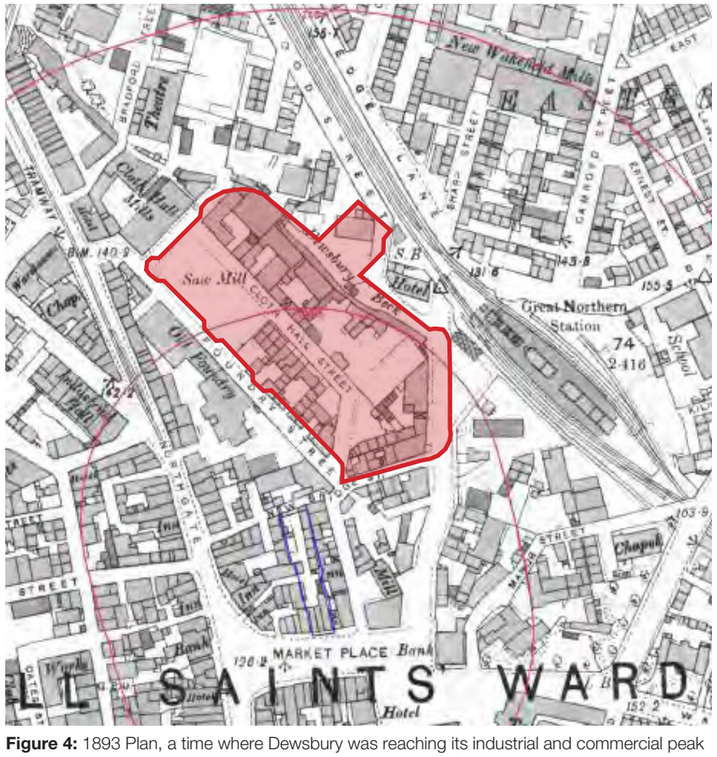


Figure 4: 1893 Plan, a time where Dewsbury was reaching its industrial and commercial peak *(Watts. The Arcade Building Inspection Report, February 2020)*



Figure 5: 1907 Plan, a period of civic development including the new covered Market Hall *(Watts. The Arcade Building Inspection Report, February 2020)*

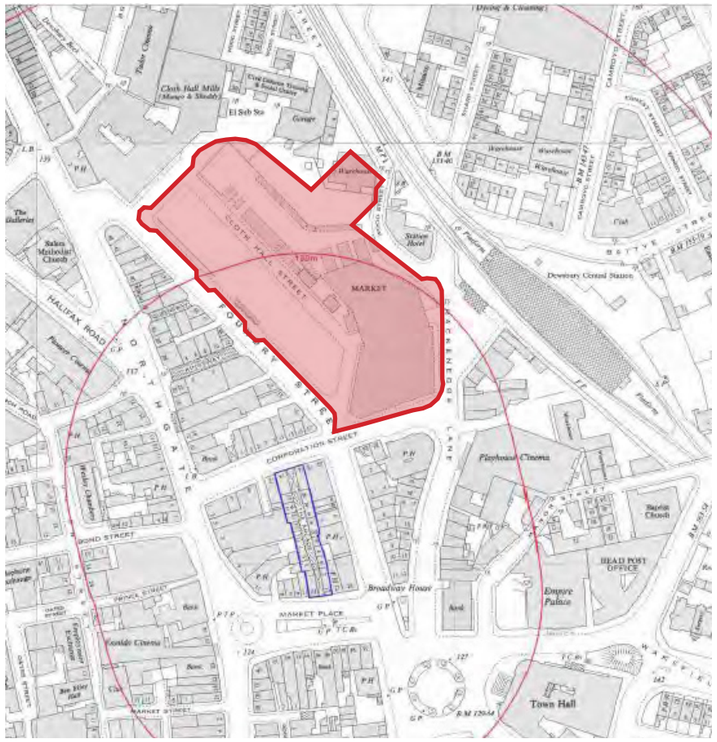


Figure 6: 1954 Plan, the covered market has been extended and includes the open market *(Watts. The Arcade Building Inspection Report, February 2020)*

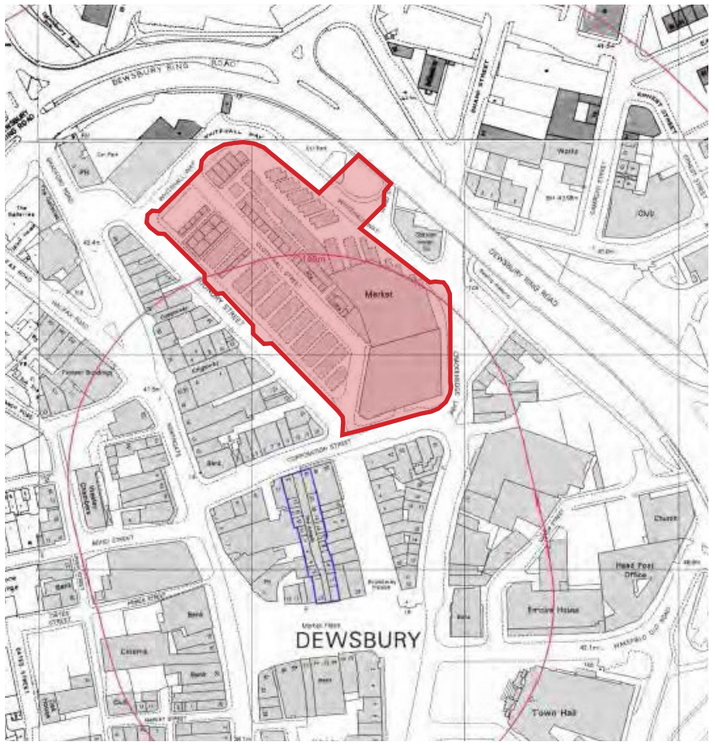


Figure 7: 1990 Plan, the market largely in its current configuration and arrival of the ring road *(Watts. The Arcade Building Inspection Report, February 2020)*



Figure 8: Site clearance on Foundry Street in advance of the construction of the new Market Hall. [Photograph]. At: Mirfield Archive *(https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery)*



Figure 9: Market Day in its previous home near the Town Hall on Market Place in the 19th Century. [Photograph]. At: Mirfield Archive *(https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery)*



Figure 10: The new Market Hall constructed in 1904 prior to later expansion and relocation of the Open Market. [Photograph]. At: Mirfield Archive *(https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery)*



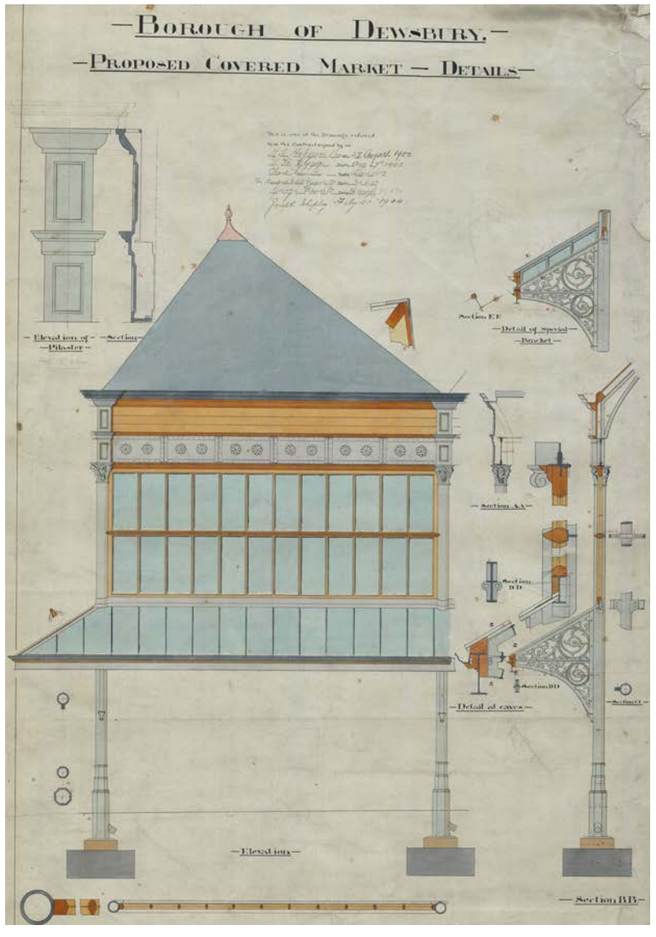
Figure 11: Market Day in its current home on Cloth Hall Street in the 20th Century.
The original Market Hall is the oldest part of the market at the rear of the view. In response to its popularity it was expanded with the introduction of the attached semi-open Market. Later still, the open market arrived comprising individual trader timber stalls with corrugated metal roofs.
The Fish Block, Meat Block, Toilets and Market Offices complete the later development of the market site. [Photograph]. At: Mirfield Archive *(https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery)*

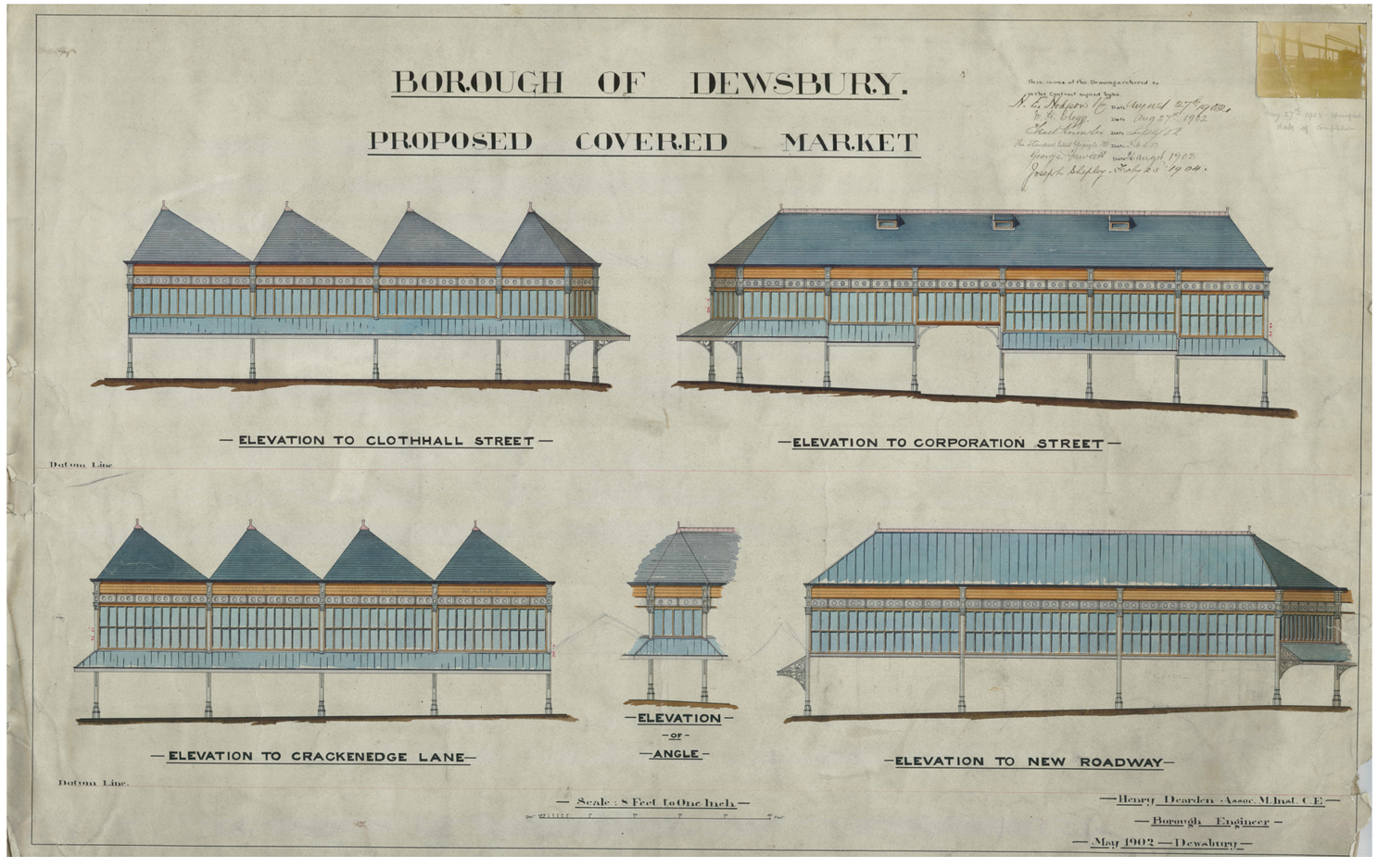
3.4 MARKET HALL

Original Covered Market Hall

The client has been able to provide images of the 1902 original drawings to the design of the Borough Engineer, Henry Dearden for the new covered Market Hall. The double-height market hall was originally open sided with just a roof, clerestory glazing and a glazed canopy to three sides of its perimeter at mid height. It had a simple material palette of cast iron and steel, timber, slate and glazing. The design appears influenced by industrial mill architecture featuring north light roof pitches to its four-bay ridge and furrow roof, characteristic of Victorian weaving sheds and factories.

These drawings set the baseline for the earliest fabric and the original design intent for the building. This has been used to inform the opportunities for change and possible constraints. The approach will be to strip back the later accretions of the 20th Century that do not enhance the positive qualities of the building.

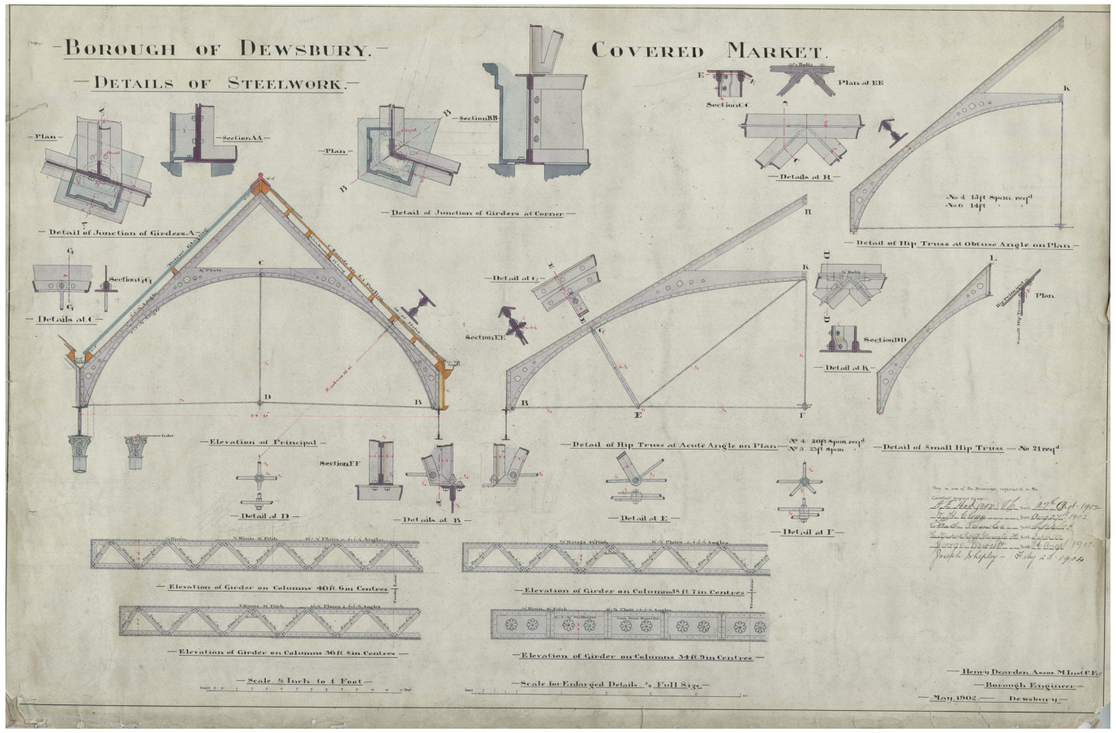


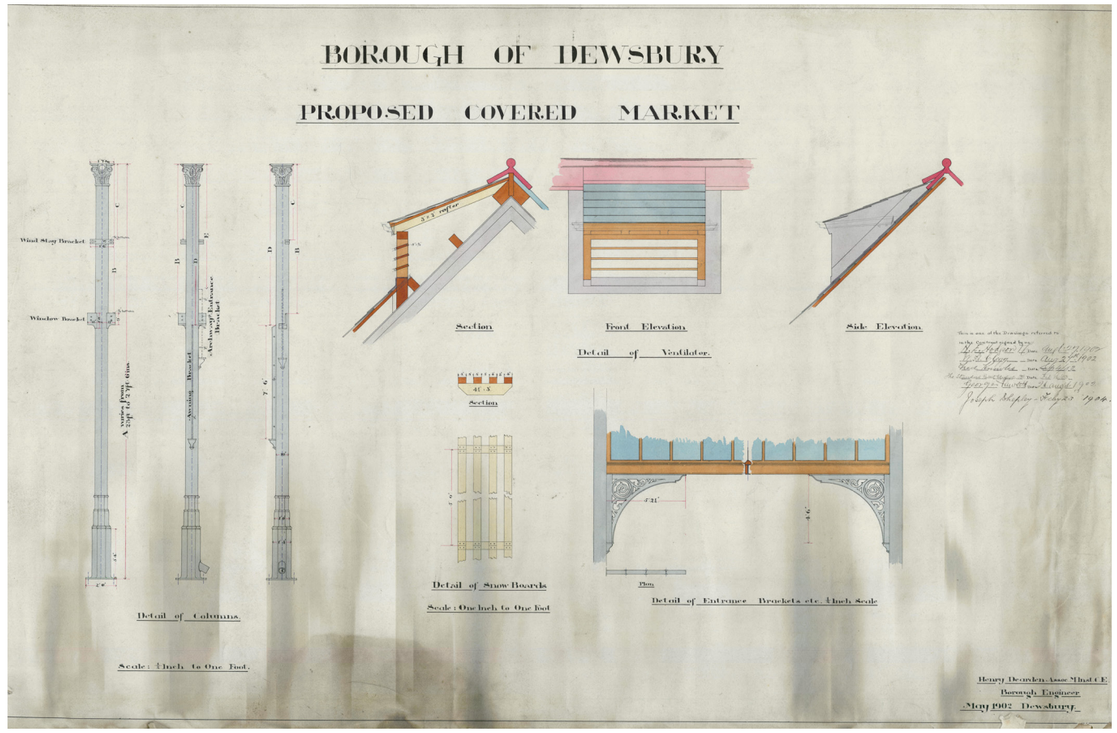


Figures 12 and 13: Images of original plans of the covered market to the design of the Borough Engineer, Henry Dearden, May 1902. [Photograph]
At: Kirklees Council and WYAS

The detail drawings illustrate the ornamental detailing to the cast ironwork which is typical of Victorian market halls. Corinthian capitals crown the cast iron columns which set the building out in a grid across a series of four covered bays. A cast iron and timber frieze with rosette relief sits above the clerestory glazing and below the horizontal timber boarded fascia between the pilasters. Similarly the cast iron brackets exhibit highly decorative foliated open-work.. Timber dormer ventilators are incorporated within the roof structure to ensure a continuous air flow.

The intricate level of detailing to all facets of the building including primary structural members is to be celebrated. Proposals for new interventions are to be detailed and specified to be sympathetic with the fine qualities of the remaining conserved and restored early fabric.





Figures 14 and 15: Images of details of steelwork and ventilators for the covered market to the design of the Borough Engineer, Henry Dearden, May 1902. [Photograph]
At: Kirklees Council and WYAS