

HERITAGE STATEMENT

12-14 Bond Street, Dewsbury

Change of use of Retail Shop to 4 Flats with Associated Alterations

November 2024

Introduction

- 1.1 This Statement supports a planning application which seeks to change the use of a retail shop to form 4 flats with associated alterations.
- 1.2 The application site is situated in the Dewsbury Conservation Area. It is therefore necessary to ensure that this heritage asset is preserved or enhanced.
- 1.3 This Statement, as well as addressing design matters, also sets out the significance of the Conservation Area and an assessment of the proposal.

Site & Surroundings

- 1.4 The proposal relates to an end-terrace property at the corner of Bond Street and Union Street. It is a stone built property of modest proportions. The ground floor has a commercial frontage to both main elevations although these have been subject to alterations and are in a partly boarded and dilapidated condition.



Figure 1: View of Application Property (Google Maps)

- 1.5 The first floor retains its basic form, although this has also been subject to past unsympathetic alterations including a blocked up window in blockwork.

Conservation Area Special Character

- 1.6 The Dewsbury Conservation Area is centered on the town centre and is formed of a wide range of civic, retail and commercial buildings, typical of such a location.
- 1.7 The Dewsbury Conservation Area Appraisal provides further detail on the character and appearance of the area, highlighting the unity and integration of the built form. It splits the Conservation Area into five character areas with the application property being within the Western Character Area (5).
- 1.8 It highlights the narrow, steeply sloping streets and the predominant three and four storey buildings as providing a robust character with the consistent use of stone, bringing a unifying quality. The Conservation Area identifies various issues, including the many unused and derelict buildings.

Heritage Assessment

- 1.9 The proposed development would introduce residential uses in a building that has been used for retail purposes. This change in the use is considered to secure the long term use of the building which directly addresses one of the issues identified by the Council in the appraisal. The development does not result in any harmful impact on the mass and scale of the building as this would remain unaltered.
- 1.10 At ground floor level, the proposal would see the replacement of the commercial frontage with a traditional residential façade. This has been

sensitively designed with the ground floor windows broadly aligning in size and proportion with the respective first floor windows. The entrance doors to Bond Street are also proposed to be evenly spaced with the remainder of the elevation to be finished in matching stone. Additional windows are proposed at first floor level, but these would reflect the size and detailing of the existing windows at this level.



Figure 2: Proposed Front Elevation (Not to scale)

- 1.11 The windows are proposed to be of a similar style to the existing windows first floor windows which although formed of timber are of different styles and include a blocked up window. The proposal seeks a unified design which will be constructed in UPVC material. Given the widespread use of this material on surrounding buildings, this element of the proposal preserves the Conservation Area.
- 1.12 As the physical changes proposed are limited, they would have no harmful effect on the significance of the Conservation Area. The scale and massing of

the application property would remain unaltered, as would its existing traditional features and in this regard, it is considered the proposal preserves the significance of the Conservation Area.

- 1.13 Even if there was considered to be less than substantial harm to the heritage asset, this would be at a very low level given the nature of the proposal and it is considered that the public benefits of enabling the building to be brought into effective use would contribute to the attractiveness of the building and securing its long terms future, which would outweigh such harm, if it is considered to arise.

Conclusion

- 1.14 To conclude therefore, this proposal which comprises of a change of use with associated minor alterations to the property would not harm the significance of the Conservation Area. Even if there was considered to be harm, this would be outweighed by the public benefit set out, namely securing the long term future use of the building.
- 1.15 The development therefore is compliant with the relevant development plan policies and guidance, including Policy LP35 of the Kirklees Local Plan – Strategy & Policies, which requires development proposals to preserve or enhance the significance of a heritage asset. It also receives support from Chapters 12 and 16 of the National Planning Policy Framework.