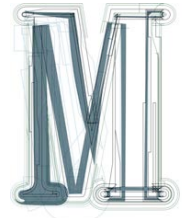


m b Heritage

Dewsbury Arcade  
Market Place  
Dewsbury  
WF13 1AB

Proposed Solar Photovoltaic  
Panel Installation

Built Heritage Statement



m b Heritage

Dewsbury Arcade  
Market Place  
Dewsbury  
WF13 1AB

Proposed Solar Photovoltaic  
Panel Installation

Built Heritage Statement

m b Heritage & Planning Ltd  
Leeds

E: [enquiries@mbheritage.co.uk](mailto:enquiries@mbheritage.co.uk)

## 1.0 INTRODUCTION

1.01 This Statement sets out an assessment of the potential impacts upon the built historic environment arising from proposals for the installation of new solar photovoltaic ('PV') panels at Dewsbury Arcade, Market Place, Dewsbury, WF13 1AB (the 'Site'). The proposals relate to a new panel installation within the rear, south facing, roof pitch of the northern section of the Arcade. These are to be the subject of an application for listed building consent to be submitted to Kirklees Council.

1.02 The extent of the Site, which centres on NGR: SE24627 21826, is shown at Figure 1.



*Figure 1: Site Extent*

1.03 The Dewsbury Arcade comprises numbers 23-25 Market Place and 14-16 Corporation Street with the interior comprising numbers 1-22 The Arcade. The building was constructed in 1899 (date stone) as a shopping arcade extending, on a tapering plan form, between Market place to the south and Corporation Street to the north. The two entrance blocks are in three storeys with flanking shop units and constructed in ashlar, sandstone and red brick with stone slate

and Welsh slate roof coverings. The proposed PV panels will be installed to the south pitch of the northern entrance building.

1.04 The National Heritage List for England ('NHLE') records the Dewsbury Arcade as a Grade II Listed Building (list entry number 1183688). Other NHLE records relate to the adjoining Grade II Listed numbers 18 and 20 Corporation Street (1313657), 27 Market Place (1134703), numbers 15, 17, 19 and 21 Market Place (1134702) and The Black Bull Public House (1183679). The Site also falls within the Dewsbury Conservation Area which was designated by the Council in 1981 and takes in the historic core of the settlement and later 19<sup>th</sup> and early 20<sup>th</sup> century civic and commercial expansion. As such, the proposed development will have the potential to impact upon the significance of the host building, a designated heritage asset, and the wider built historic environment. The nature and extent of this impact is assessed within this Statement.

1.05 The Statement is structured as follows:

**Section 1 – Introduction**

**Section 2 - Policy Context and Guidance**

Summarises the principal policy and best practice guidance relevant to the assessment.

**Section 3 – Baseline Assessment of Significance**

Sets out an overview of historic environment baseline information, including mapping information, relevant to the site. Identifies those heritage assets potentially affected by the development.

**Section 4 - Assessment of Significance and Development Impact**

Assesses the potential impact of the development proposal upon the significance of heritage assets falling within the vicinity of the site and where appropriate, makes recommendations on measures to remove or reduce any harmful impacts identified.

1.06 This Statement considers potential development impacts upon the built historic environment and does not assess archaeological potential.

## 2.0 POLICY AND ASSESSMENT GUIDANCE

### Statutory Context

- 2.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities, in the exercise of planning functions in relation to listed buildings. It states that:

*“In considering whether to grant planning permission which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 2.02 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty as respects conservation areas in the exercise of planning functions, indicating that *“with respect to any buildings or other land in a conservation area ..... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

### National Planning Policy Framework 2024 and Historic England Guidance

- 2.03 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (2024) (the Framework) (paragraph 8). It indicates that ‘great weight’ should be given to the conservation of designated heritage assets (paragraph 212) (and the more important the asset, the greater the weight should be), conservation being defined as *“the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”* (Annex 2: Glossary).
- 2.04 Significance, for heritage policy, is defined in the Framework (Annex 2: Glossary) as:

*“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

- 2.05 In undertaking any heritage assessment, the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance. Historic England Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets, 2019 (HEAN12), indicates that heritage assessments of significance should provide an impartial analysis of significance and the contribution of setting:

*“A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance.”*

- 2.06 Historic England Advice Note 12 (Statements of Heritage Significance) advocates a staged approach to decision-taking in applications affecting heritage assets:

1. Understand the form, materials and history of the affected heritage asset(s).
2. Understand the significance of the asset(s).
3. Understand the impact of the proposal on that significance.
4. Avoid, minimise and mitigate negative impacts in a way that meets the objectives of the National Planning Policy Framework.
5. Look for opportunities to better reveal or enhance significance.

- 2.07 Further guidance on the assessment process is provided in Historic England Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment, 2015 (GPAP2). This notes that if there is apparent conflict between the proposed development and the conservation of a heritage asset, consideration *may* need to be given alternative means of delivering the development which leads to a more sustainable result which reduces potential harm to significance. This process, reflected in HEAN12 advice, should be undertaken before weighing the public benefits of a proposal against any harm.

- 2.08 Paragraph 209 of the Framework advises that *“where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.”*
- 2.09 In considering the extent of harm, Paragraph 213 of the Framework states that any harm to, or loss of, the significance of a designated heritage (from its alteration or destruction, or from development within its setting), asset should require ‘clear and convincing justification’. Paragraph 214 indicates that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset (particularly those of higher significance), authorities should refuse consent unless it can be demonstrated that:
- “The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss.”*
- 2.10 The Framework does not provide a definition of ‘substantial harm’ but National Planning Practice Guidance considers the process of assessing harm, stating that:
- “Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework [.....] It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from the works to the asset or from development within its setting.”*
- 2.11 Whilst the Framework itself does not define ‘substantial harm’, guidance must be taken from relevant case law which includes the 2013 case of Bedford BC v SSCLG [2013] EWHC 2847 (Admin) in which the High Court held that in order for harm to designated assets to be considered substantial, *“the impact on significance was required to be serious such that very much, if not all, of the significance was drained away... One was looking for impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.”* The Bedford case sets a necessarily high threshold for a proposal to result in substantial harm, suggesting that there is little difference

in practical terms between the *substantial harm to*, and *the total loss of significance*, of a heritage asset.

2.12 Where *less than substantial harm* is identified to the significance of a designated heritage asset the Framework advises, at paragraph 215, that authorities should weigh the public benefits of the proposal against any harm identified.

2.13 Paragraph 216 indicates that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement should be taken having regard to the scale of any harm or loss and the significance of the heritage asset.

2.14 With regards to developments within conservation areas, paragraph 219 of the Framework states that:

*“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.”*

2.15 The Framework notes that not all elements of a conservation area will necessarily contribute to its significance (paragraph 220).

2.16 Case law has set out the clear requirement for decision makers to undertake a clear planning balancing exercise which weighs any alleged heritage harm against the public benefits of the proposals. This is an express requirement and a fundamental part of decision making involving designated heritage assets in accordance with Framework guidance.

2.17 High Court decisions in *R (oao CPRE Kent) v Dover District Council* [2016] EWCA Civ 936 and *R (oao Shasha) v Westminster City Council* [2016] EWHC 3282 (Admin) dealt with the duty to give adequate reasons. Together, they make it clear that there is an expectation for decision makers to ‘grapple with’ the complexities by properly considering and particularly provide

adequate reasons where a decision is taken not to accept professionally qualified evidence. This was further reinforced in August 2019 in the case of *Gare, R (On the Application Of) v Babergh District Council* [2019] EWHC 2041.

2.18 Individual elements which are perceived as ‘harmful’ cannot be distinctly considered from other elements which are ‘beneficial’. Those benefits need not relate solely to the physical alterations to the building itself, but may also include wider public benefits. Individual elements which are perceived as ‘harmful’ cannot be distinctly considered from other elements which are ‘beneficial’ when conducting a balancing exercise. Benefits need not relate solely to the physical alterations to the heritage asset itself or the wider conservation area, but may also include wider public benefits.

2.19 Public benefits include heritage benefits and the National Planning Practice Guidance provides the following examples:

- *“Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.*
- *Reducing or removing risks to a heritage asset*
- *Securing the optimum viable use of a heritage asset in support of its long-term conservation.”*

2.20 In any assessment, it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and the contribution it may make to the significance of other assets. As regards setting this is defined by the Framework as:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

2.21 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), *The Setting of Heritage Assets*, 2017). It indicates, at paragraph 9, that:

*“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”*

- 2.22 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19).

## 3.0 BASELINE ASSESSMENT

3.01 In order to understand the nature of the historic environment in the vicinity of the site and to identify any heritage assets likely to be affected by the development proposals, a baseline assessment study has been undertaken. This identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, scheduled monuments and conservation areas;
- Non-designated heritage assets, including buildings or structures of local interest; and
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets.

3.02 To inform the baseline assessment the following information sources have been reviewed:

- The National Heritage List for England (NHLE)
- The Historic England Research Record (HERR)
- The West Yorkshire Historic Environment Record (HER)
- Historic maps of the site and surrounding area.

3.05 Baseline data and background information is summarised below.

### **Historic Environment Baseline and Scoping Assessment**

#### **Designated Heritage Assets**

3.06 The Arcade, Dewsbury is recorded on the NHLE as a Grade II Listed Building and was added to the list in 1985 with an enhance listing description issued in 2021 which consolidated three previous individual listings. A copy of the full identifying description is provided as Appendix 1. In summary the reasons for designation given by the record state:

*The Arcade, Dewsbury, constructed in 1899 to designs by Albert Holmes Kirk, is listed at Grade II for the following principal reasons:*

*Architectural interest:*

*+ The building's restrained Renaissance styling and refined detailing creates distinguished and dignified principal elevations onto Market Place and Corporation Street;*

*+ It was designed by the notable local architect Albert Holmes Kirk who has a number of listed buildings to his name;*

*+ The interiors retain numerous original and early features, including an elegant cast-iron glazed roof over the arcade walkway, timber shopfronts with integral display cases and tripartite and canted oriel windows above, tiled shop entrance floors, moulded door and window architraves, panelled doors, most original stairs, some cast-iron fireplaces and built-in cupboards, and a first-floor trapdoor with a hoist winch beam in one of the shops.*

*Historic interest:*

*+ It is a good example of a late-C19 shopping arcade that continues a retail tradition first imported from the Continent in the early C19.*

3.07 The NHLE records a number of Grade II listed buildings neighbouring the Site and these are summarised below:

**Numbers 18 and 20 Corporation Street**

**Grade II Listed Building**

**List Entry Number 1313657**

Shop and office building constructed in the late 19<sup>th</sup> century and added to the statutory list in 1977. In three storeys with attic and built in ashlar with hipped slate roof. Located immediately to the east of the northern Arcade entrance (NGR: SE24633 21846).

**27 Market Place**

**Grade II Listed Building**

**List Entry Number 1134703**

Early 19<sup>th</sup> century shop in the Regency style, added to the list in 1977. In three storeys, single bayed, and built with a stucco façade under hipped slate roof. To the east of the southern arcade entrance (NGR: SE24641 21798).

## **29 Market Place**

### **Grade II Listed Building**

**List Entry Number 1300461**

Early 19<sup>th</sup> century shop with later alterations turning the corner onto Foundry Street. Added to the list in 1977. In three storeys built in ashlar, originally stucco finished, and with hipped slate roof. Continues number 27 to the east of the Site (NGR: SE24646 21800).

## **Numbers 15, 17, 19 and 21 Market Place**

### **Grade II Listed Building**

**List Entry Number 1134702**

Row of mid-19<sup>th</sup> century shops in an Italianate design with later alterations. Added to the list in 1977. Built in three storeys in ashlar with grey slate roof. Located to the west of the southern Arcade entrance (NGR: SE24624 21792).

## **The Black Bull Public House**

### **Grade II Listed Building**

**List Entry Number 1183679**

Public House constructed in the early 20<sup>th</sup> century and turning the corner onto Northgate. Added to the list in 1977. In a distinct Arts and Crafts style in two storeys and built in ashlar with tiled roof. To the west of the southern Arcade entrance (NGR: SE24614 21798).

- 3.08 The Site is located within the Dewsbury Town Centre Conservation Area, a designated heritage asset for the purposes of assessment. The Conservation Area was designated by the Council in 1981 and takes in the historic core of the settlement within the Ring Road containing the predominantly Victorian town centre and examples of commercial, civic and industrial architecture.
- 3.09 The Council published a draft Conservation Area Appraisal in 2007. This identifies a number of character areas, placing the Site in Character Area 1: Town Centre. It notes that the Market Place, Town Hall and Long Causeway form a significant series of connected urban spaces which are both historic and current and defined the town centre of Dewsbury. The three built sides of the Market Place have a consistent and continuous building line which provides a strong edge to the space with buildings generally in three storeys with roofs set behind a parapet wall. The Market Place is identified as a 'successful urban space' with an important vista identified across the space to the east and west. The Dewsbury Arcade is identified as an

‘individual incident building of note’ holding particular heritage merit and/or locational impact.

### **Non-Designated Heritage Assets**

- 3.10 The HER holds records in relation to the listed buildings summarised above. These records include the Arcade, Dewsbury (MWY20018) with the record noting that:

*The Arcade in Dewsbury town centre was constructed in 1899 to designs by Albert Holmes Kirk (1840-1920) of John Kirk & Sons, under instruction by Mr Knowles, Chairman of the Dewsbury Board of Guardians. Buildings were demolished from Corporation Street through to Market Place to make way for the arcade, which was constructed in stages as the demolition progressed. The southern block fronting onto Market Place was due to be demolished last to create a southern entrance into the arcade, but the building fabric suggests that it is likely that the plans were changed and an earlier building was retained, altered and refronted instead.*

- 3.11 Other records relate to the Black Bull Public House (MWY11709), 16-18 Market Place (MWY20223), and 26 Market Place (MWY20225). The HER also records the site of the Town Mill (Maister Birkby Mill) (MWY11077), now over-built, which was constructed to the north east of the Market Place, and the site of the Market Cross (MWY1658) which was demolished in 1852.

### **Historic Context and Mapping Record**

- 3.12 Settlement in Dewsbury is recorded pre-conquest with the Parish including Huddersfield and Bradford and maintained ecclesiastical importance throughout the medieval period with a monastery likely on the site of the current parish church. The cloth trade was an important element in the growth of the town and the market was opened in the 14<sup>th</sup> century for local clothiers. The town grew from a population of around 4,000 in 1801 to 30,000 by the end of the century reflected the industrial growth of the settlement, further stimulated by the construction of rail links in the 1840s. Towards the end of the century, extensive new shopping streets were developed, replacing earlier buildings, and this was accompanied by new civic buildings, including the Town Hall (1889).

- 3.13 The Ordnance Survey (OS) Town Plan of 1852 (Figure 3.1), surveyed 1851, shows the Site prior to the construction of the Arcade. Whilst partially overbuilt, it largely falls with yard areas set to the rear of buildings fronting onto Market Place, Northgate and Foundry Street. Corporation Street had not been laid out by this point and the northern boundary of the Site is shown as adjoining the Queen's Foundry (Iron and Brass) and a narrower road known as New Bridge Street.



Figure 3.1: 1852 Town Plan

- 3.14 The 1894 OS map (Figure 3.2) shows the construction of a number of outbuildings to the east side of the Site with the Market Place frontage defined by two narrow buildings. The northern section remains shown as yard space adjoining New Bridge Street.
- 3.15 The Arcade was constructed in 1899 with buildings between New Bridge Street/Corporation Street demolished to provide space although buildings fronting onto Market Place may have been retained and refronted. The Arcade was built to designs by Albert Holmes Kirk (1840-1920) of the practice of John Kirk & Sons for the Dewsbury Board of Guardians. The practice designed a number of buildings in Dewsbury including the Dewsbury Infirmary/Municipal Buildings (Grade II – 1183535) in 1881.



Figure 3.2: 1894 OS Map Extract

- 3.16 The Arcade is first shown on the 1907 OS map (not reproduced) with the glazed cast iron roof to the internal arcade units shown extending to the northern front of the building onto Corporation Street. The northern entrance building is shown more clearly on the 1922 OS map which also highlights the extent of clearance and redevelopment of land to the north, including the widening of Corporation Street, and east of Foundry Street.



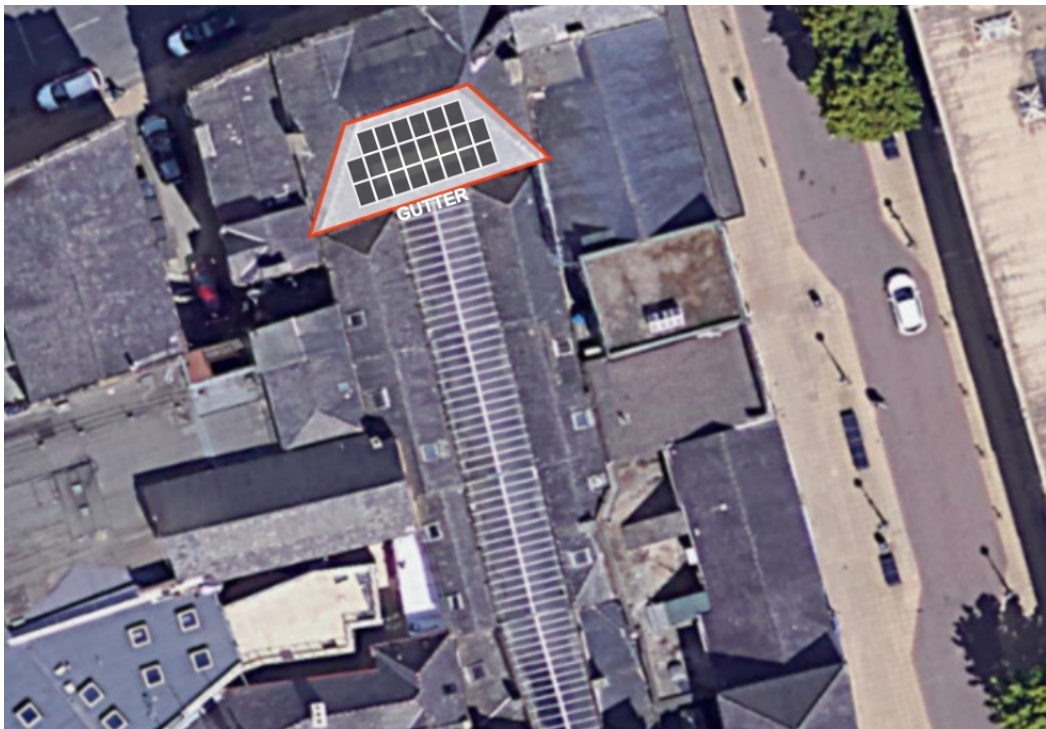
Figure 3.3: 1922 OS Map Extract

- 3.17 Subsequent 20<sup>th</sup> century mapping shows no significant changes to the Site. The original architectural character of the block within which the Arcade is located, bounded by Market Place, Northgate, Corporation Street and Foundry Street, remains clearly legible although modern shopfronts have been installed to the majority of retail units at ground level.
- 3.18 The Arcade became largely vacant by 2011, reflecting declining retail footfall and lack of investment, and was closed in 2016. It was purchased by the Council in 2020 and is currently undergoing extensive refurbishment as part of a town centre investment plan. The refurbishment has been funded by the National Lottery Heritage Fund, the Council and the West Yorkshire Combined Authority and the Arcade is anticipated to reopen in Autumn 2025.
- 3.19 Consent was granted for the refurbishment works in 2022 (reference 2021/65/9319/E) and included the renovation of the roof to the northern entrance building. The approved works included the stripping back of roof coverings, the repair and replacement of supporting timber structure and installation of installation. All existing slates were to be removed and stored for later re-use. These works are currently in progress. A Conservation Management Plan for the Arcade, and covering refurbishment works to the adjoining 18-20 Corporation Street, was published in January 2023 (BDP and Kirklees Council. 2025).

## 4.0 ASSESSMENT OF DEVELOPMENT IMPACT

### The Proposed Works

- 4.01 The proposed works will comprise the installation of solar PV panels to the south pitch of the roof to the northern entrance building. The installation will consist of 22 panels arranged in three rows of 8 by 8 by 6 panels set within the pitch of the roof. The layout of the panels is shown at Figure 4.1.



*Figure 4.1: Solar Panel Layout*

- 4.02 The panels will be mounted in trays fixed to batons attached to the roof rafters with flashing installed to the margins with the reinstated slate roof covering. The panels will be finished in a black coating in order to reduce visual impact. Further technical details of the installation are included within the supporting documentation to be submitted with the listed building consent application.

### Assessment of Impact

- 4.03 The northern entrance to the Arcade was constructed in 1899 and is in three storeys with attic, arranged in three bays fronting onto Corporation Street. The design is in a neo-classical Renaissance style built in ashlar with stone decorative detailing. A central round arched entrance rises to one- and one-half storeys with a stone carved motif “The Arcade” above and symmetrical flanking bays with shopfronts at ground level. Architectural quality is of high order and the buildings forms part of a significant frontage of late 19<sup>th</sup> century retail and commercial buildings including the Grade II Listed 18 and 20 Corporation Street to the east.
- 4.04 The Arcade retains architectural and historic interest in the national context, reflected in its listing at Grade II and is a positive contributor to the significance, or character and appearance of the Dewsbury Conservation Area. This contribution is predominantly reflected in the visual contribution of the two entrance blocks, both well represented at street level from Corporation Street and Market Place. The shared settings of the The Arcade and neighbouring buildings, including designated assets to the west and east are also strongly positive.
- 4.05 The roof to the north entrance building has a ‘cranked’ hipped profile and historically has been over-covered in a Welsh slate, formerly punctuated by horizontal skylights to the north and south pitches. The north roof pitch is set back from a stone parapet wall, the pitch to south falling flush with the rear brick façade of the entrance building (Figure 4.2).



*Figure 4.2: South roof of the northern entrance building (Jan. 2025)*

- 4.06 The rear pitch of the entrance block is at relatively high level and is not visible from public areas at street level or from within the public thoroughfare within the Arcade itself. The proposed solar PV installation will be similarly screened from public vantage points and will not impact upon the significant views towards the frontage of the Arcade from Corporation Street and Market Place. The works will also not alter the positive contribution made by the building to the significance of the Dewsbury Conservation Area or neighbouring designated heritage assets.
- 4.07 The works will require the removal of the original Welsh slate covering (the slates are currently in storage during renovation works to the roof structure) although this will allow the new panels to be seated lower, reducing the visual profile of the installation. The use of a black finish to the panels will reflect the tonal quality of the roof and will further reduce any potential visual impact. Having regard to the current refurbishment works to the roof, it is not considered that the use of baton fixings, subject to detailing, will not significantly impact upon fabric.
- 4.08 Having regard to the longer-term removal of the roof slates below the position of the new panels a minor degree of harm, assessed as less than substantial, can be identified through impact upon original fabric. This impact has been mitigated through the design of panels in terms of comparatively low profile and finished colour and the temporary/reversible nature of the installation. It is recommended that the roof slates requiring removal are stored within the Arcade building for potential future re-use.
- 4.09 Having regard to the visual enclosure of the location of the installation, no significant impacts are assessed upon the character or appearance of the Dewsbury Conservation Area, or upon the significance within setting of neighbouring listed buildings.
- 4.10 The harm identified to the Grade II Listed host building is assessed as less than substantial and minor in extent, particularly given the reversibility of the works. Having regard to Framework guidance, the installation will form part of the wider refurbishment works to the Arcade which will bring the building back into active use and restore its architectural character. These works are a clear public benefit and the specific works for the solar PV installation will be bring further sustainability benefits. These public benefits are considered to be sufficient to

outweigh the minor extent of harm identified in accordance with guidance contained within paragraph 215 of the Framework.

- 4.11 It is recommended that further discussions regarding the detailing of the installation are undertaken with local planning authority officers. On the basis of the above assessment, it is considered that the works can be brought forward consistent with Framework guidance and the provisions of the 1990 Act.

---

## REFERENCE SOURCES AND BIBLIOGRAPHY

Ministry of Housing Communities and Local Government. 2024. National Planning Policy Framework  
National Planning Practice Guidance

Historic England. 2017. Historic Environment Good Practice Advice in Planning, Note 3 (Second  
Edition), The Setting of Heritage Assets

Historic England. 2015. Historic Environment Good Practice Advice in Planning 2, Managing  
Significance in Decision-Taking in the Historic Environment

Historic England. 2019. Advice Note 12, Statements of Historic Significance, Analysing Significance in  
Heritage Assets

### Internet Sources

<https://vads.ac.uk>

[www.heritagegateway.org](http://www.heritagegateway.org)

[www.visionofbritain.org.uk](http://www.visionofbritain.org.uk)

## **APPENDIX 1**

### The Arcade, Dewsbury Listed Building Description

# The Arcade, Dewsbury

Listed on the National Heritage List for England. [Search over 400,000 listed places](#)

(<https://historicengland.org.uk/listing/the-list/>)

## Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1183688**

Date first listed:**03-Jul-1985**

Date of most recent amendment:**14-Dec-2021**

List Entry Name:**The Arcade, Dewsbury**

Statutory Address 1:

**23-25 Market Place, 1-22 The Arcade & 14-16 Corporation Street, Dewsbury, WF13 1AB**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

### [Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

### [Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address:

**23-25 Market Place, 1-22 The Arcade & 14-16 Corporation Street, Dewsbury, WF13 1AB**

The building or site itself may lie within the boundary of more than one authority.

District:**Kirklees (Metropolitan Authority)**

Parish:**Non Civil Parish**

National Grid Reference:**SE2462121827**

## Summary

Shopping arcade, 1899, by Albert Holmes Kirk of John Kirk & Sons.

## Reasons for Designation

The Arcade, Dewsbury, constructed in 1899 to designs by Albert Holmes Kirk, is listed at Grade II for the following principal reasons:

Architectural interest:

\* the building's restrained Renaissance styling and refined detailing creates distinguished and dignified

principal elevations onto Market Place and Corporation Street;

\* it was designed by the notable local architect Albert Holmes Kirk who has a number of listed buildings to his name;

\* the interiors retain numerous original and early features, including an elegant cast-iron glazed roof over the arcade walkway, timber shopfronts with integral display cases and tripartite and canted oriel windows above, tiled shop entrance floors, moulded door and window architraves, panelled doors, most original stairs, some cast-iron fireplaces and built-in cupboards, and a first-floor trapdoor with a hoist winch beam in one of the shops.

Historic interest:

\* it is a good example of a late-C19 shopping arcade that continues a retail tradition first imported from the Continent in the early C19.

## History

The Arcade in Dewsbury town centre was constructed in 1899 to designs by Albert Holmes Kirk (1840-1920) of John Kirk & Sons, under instruction by Mr Knowles, Chairman of the Dewsbury Board of Guardians. Buildings were demolished from Corporation Street through to Market Place to make way for the arcade, which was constructed in stages as the demolition progressed. The southern block fronting onto Market Place was due to be demolished last to create a southern entrance into the arcade, but the building fabric suggests that it is likely that the plans were changed and an earlier building was retained, altered and refronted instead.

## Details

Shopping arcade, 1899, by Albert Holmes Kirk of John Kirk & Sons, restrained Renaissance style.

**MATERIALS:** ashlar, coursed sandstone and red brick with sandstone-slate and Welsh slate roof coverings, glazed cast-iron arcade roof.

**PLAN:** The Arcade is approximately 62m long and is aligned north-south, with a north entrance block

on Corporation Street and a south entrance block on Market Place; the arcade narrows slightly at its southern end. It has a linear plan with shop units to each east and west side and larger shops at the north and south ends. Attached to each flanking side are earlier C19 buildings at the southern end and late-C19 buildings at the northern end.

#### EXTERIOR:

**CORPORATION STREET (NORTH) ENTRANCE:** at the north end of The Arcade is an entrance block with an ashlar front elevation facing onto Corporation Street; this forms the north entrance to The Arcade. The entrance block is of three-storeys plus attic, and of three bays, with gabled outer bays and moulded stringcourses between the floor levels, including one that incorporates the sills of the second-floor windows. To the centre of the ground floor and rising through the first-floor level is a large, one-and-a-half storey, keyed round-arched opening that leads into the main body of the arcade. The arch is corbelled and above the opening is carved relief lettering set between stringcourses incorporating a carved scrolled and floriated shell motif; the lettering reads: 'THE ARCADE'. Flanking the opening are two shopfronts with pedimented and corbelled pilasters, deep signage fascias (partly hidden by modern shop signage), and modern glazing and entrance doorways. At second-floor level above the arcade opening are paired cross windows set within a shared surround with a raised head incorporating relief numerals with the date '1899'. The two outer bays are symmetrical and project forward slightly. Both have an eight-light mullioned and transomed canted oriel window to the first floor and a six-light mullioned and transomed window to the second floor with a carved frieze above. At the top of the elevation is an eaves cornice and topping each outer bay is a Dutch gable with carved scrolled decoration, segmental pediment, ball finials, and a tall two-light mullioned window containing plate-glass sashes. The northern entrance block's roof has Welsh slate coverings and is hipped roof behind the gabled bays, with tall chimneystacks to the east and west hips. The entrance block's rear elevation rises above the roof of the arcade and is in red brick. Paired blocked-up windows exist to each bay on the first and second floors.

**MARKET PLACE (SOUTH) ENTRANCE:** the three-storey southern entrance block facing onto Market Place is also of three-storeys plus attic and is similarly styled to that to the north, although slightly narrower in width and with a few stylistic differences. The south elevation is constructed of ashlar and is also of three bays with gabled outer bays, but here the Dutch gables are treated differently to those at the northern end with triangular pediments and carved volutes. The ground floor has later

shopfronts flanking the central round-arched entrance opening, which like the north entrance block has relief lettering above that reads: 'THE ARCADE', but here the carved decoration above is more ornate, and to the second floor is a single cross window. The outer bays' upper windows are in the same style as those to the north end (those to the right bay have multipaned leaded glazing with stained-glass Art Nouveau motifs), but on this south side each gable at the top of the elevation has a cross window. The southern entrance block has a pitched roof with sandstone-slate roof coverings and a truncated ridge stack at the western end. The rear elevation is constructed of coursed sandstone with windows of varying size (mostly containing sashes) to the first and second floors, including one that has been shortened, one that contains earlier multipaned sashes, and at least one with an exposed sash box.

ARCADE: the main body of the arcade, which runs between the entrance blocks, has a glazed roof flanked on each east and west side by two-storey shop ranges, which have pitched roofs with hips at the northern end where they meet the Corporation Street block. Some of the roofs incorporate later inserted glazed skylights.

INTERIOR: internally the arcade consists of a double-height central walkway with a sandstone-flag floor and shops to each side. Due to a changing ground level the arcade has a slightly inclining floor as you travel from south to north. The arcade's roof is glazed and supported by cast-iron, round-arched frames with floriated and foliated pierced decoration carried on carved corbels and with pendant lantern lights. Coffered ceilings exist to the sections of arcade passing through the entrance blocks, along with large first-floor shop windows to each east and west side.

The arcade's timber shopfronts are separated by pilasters in the same style as those to the external north entrance block and all have sandstone stallrisers. Each has a recessed doorway on the northern side (some retaining their original geometric-patterned, coloured tiled floors) with a glazed door, pediment over the door, and a panelled ceiling above. The shopfront windows incorporate slender mullions, and also transoms to the upper part to form a row of upper lights, and on the north side of each doorway is a glazed display case. To the top of the shopfronts is a signage fascia and above each pilaster is a later cast-iron bracket with a further modern oval-shaped hanging sign. To the first floor above the shopfronts are alternate tripartite windows and canted oriel windows; all containing sashes, including two-over-two sashes to the centre lights, and carved aprons to the tripartite windows. The oriel windows each have a later panelled planter attached below.

The shop units are interspersed with a number of open doorways (one of the doorways has a split door) accessing narrow part-stone, part-timber stair flights leading up to some of the first-floor rooms; one of the doorways on the eastern side has been glazed in and the stair replaced in timber with a doorway knocked through into the neighbouring shop unit on the south side. Some of the shop units have additional timber stairs up to the first floor (some appear original, and some are later insertions), and some have openings and walls knocked through into neighbouring units. The units have concrete floors on the ground floor and timber floorboard floors above. Walls are back to bare brick in places, but some lath and plaster wall partitions and ceilings remain. Moulded door and window architraves and skirtings survive, along with some three and four-panel doors of mainly late-C19 date. One of the units on the eastern side has a first-floor trapdoor with a hoist winch beam above, and another unit has a modern steel RSJ lintel above one of the oriel windows.

The shop units contained within the entrance blocks at the north and south ends of the arcade are larger and have generally been modernised. The shop unit in the north-east corner has later inserted openings in its eastern wall on the upper floors, which have since been blocked up, and the second-floor space, which spans over the north arcade entrance, has been opened up. Early-mid C20 veneer panelling and an in-built cast-iron radiator line an internal stair. An enclosed attic stair accesses the roof space, which has queen post roof trusses and a blocked-up passageway that originally connected into the north-west unit's attic. The north-west shop unit has parquet flooring to the ground floor and a later stair.

The ground-floor interior of the south-east unit fronting onto Market Place was not inspected, but it is understood to have been modernised and now forms part of a larger unit shared with the neighbouring property at 27 Market Place. The upper floors of the south entrance block retain four-panel and plank and batten doors, substantial chimneybreasts, some sections of moulded cornicing, and some cast-iron fireplaces and built-in cupboards. There are multiple stair flights of varying date, including a stair on the eastern side with a sinuous balustrade interrupted by a later partition wall (the lower flight has been replaced), and a stair on the western side with mostly missing balusters. There are some wide floorboards at the rear of the block, a large internal multipaned window to the second floor, and what appears to have been a rear loading door that has been converted into a shorter window when the arcade was built. The attic contains two visible earlier timbers behind a partition, further suggesting that an earlier building has been altered. The rest of the roof timbers appear to be

late C19 in date.

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**340755**

Legacy System:**LBS**

## Sources

### Other

Mention of The Arcade's construction in the Batley News, 5 August 1899, page 5

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 27-Mar-2025 at 20:12:15.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900. © British Crown and SeaZone Solutions Limited 2025. All rights reserved. Licence number 102006.006.

**End of official list entry**