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Job reference: 2024 enquiry 51

Address: Land off Bretton Street, Dewsbury

Date: 14-5-2025

Extra notes: **Heritage report statement**

New build Egiii use class circa 2340sqm ground floor footprint plus first floor 70sqm (overall 2410sqm) with 9m high to eaves, associated 16no car parking and service area

Design statement

This heritage report statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

Introduction

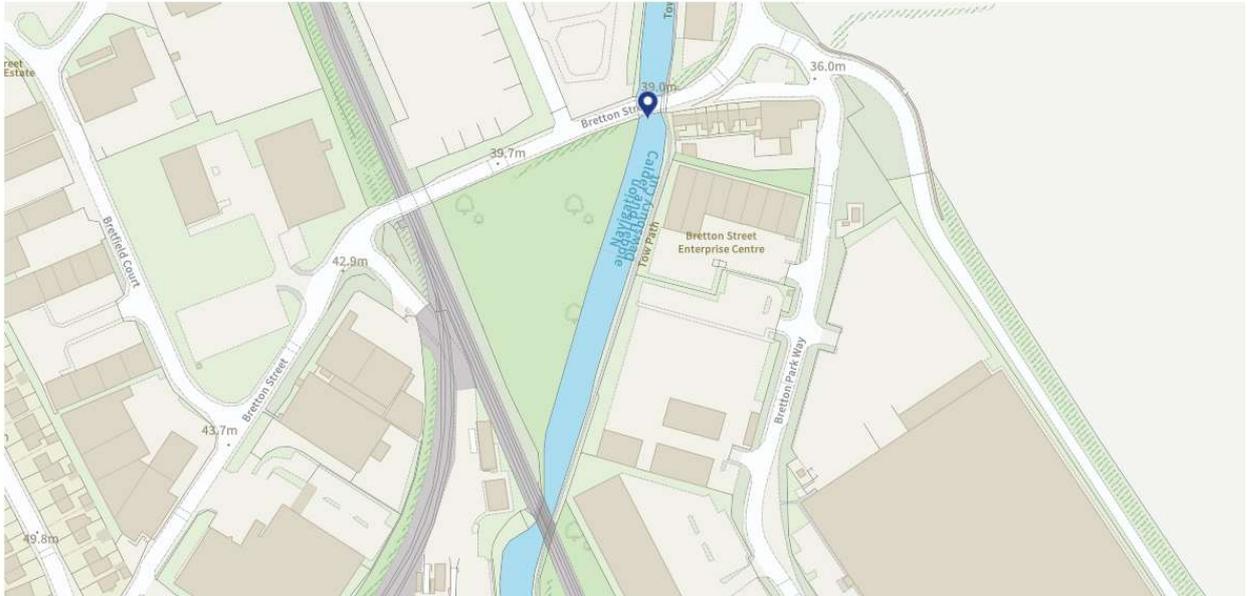
Our client has asked Jade3 to assist with full planning application for a new build Egiii use class (circa 2340sqm ground floor footprint plus first floor 70sqm overall 2410sqm, ie circa 25930sqft) with 9m high to eaves, associated 16no car parking and service area at land off Bretton Street, Dewsbury.

An outline planning application reference no2004/60/94817/E2 was granted on 24-3-2005 for the erection of B1, B2 and B8 units (now similar to Eg(i-iii) use class) but obviously had been lapsed. The vehicular site access was approved in principle. However, this application have taken the vehicular site access as a precedent principle and develop the proposal to suit.

Assessment of Significance

The NPPF recommends that, in determining applications, local councils should require applicants to describe the **significance** of any heritage assets affected, including any contribution made by their setting.

The **significance** of heritage assets is assessed from their physical presence, archaeological, architectural, artistic or historic interests and their setting as follows.



Map showing the grade 2 listed bridge over Calder and Hebble Navigation Dewsbury Cut



Photos showing the grade 2 listed bridge

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Details

DEWSBURY CB BRETTON STREET SE 22 SE (Dewsbury) SE 2509 2030

3/8 Bridge over Calder and Hebble Navigation 23/1/80 (Dewsbury Cut)

Grade II

Canal bridge. Dated 1878. Dressed stone piers and abutments. Wrought iron beams with date. Flat span. Wrought iron railings of Gothic arcading in 2 tiers. Stone sides with string and rounded copings to parapets, terminating in round piers. Round-arched brick vaulted passage for towpath, on east bank, with cut voussoirs.

Listing NGR: SE2506420305

Proposals

As can be seen, the proposal is of good design and certainly adds a **positive contribution and significance** back into the local character and distinctiveness of the area.

The proposal is considered to be modern and does not affect the heritage of the Bridge over Calder and Hebble Navigation visually. As mentioned in the design and access statement, the proposed industrial unit is necessary for the vacant land. In fact, it creates a better visual improvements and appearance to the existing vacant land and the immediate area. Basically, it provides a practical and active re-use for the currently vacant and disused land, where it promotes regeneration and employment.

This Heritage statement has been written in order to provide a heritage assessment of the proposal and site in relation to the inclusive architecture, design features and surrounding buildings especially on the external facades and interior spaces. This heritage assessment has been undertaken to ensure that the external proposal, prevents the inappropriate redevelopment of buildings or site and any subsequent negative visual impact on the Conservation Area, especially adjacent to the existing grade 2 listed Bridge over Calder and Hebble Navigation Dewsbury Cut.

As explained earlier, there are no physical features existed on the existing Bridge over Calder and Hebble Navigation that would be harmed.

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The proposed industrial unit is site far away from the bridge and is also visually screened by existing perimeter landscape. More likely that the proposal will provide an external improvement to the vacant land which will revitalise and preserve the longevity of the area and act as a catalyst for others to follow.

ASSESSMENT OF SIGNIFICANCE

Description of significance of heritage asset Basic information

Evidential value

The proposal relates to the vacant and disused land that is overgrown. There is a need to revitalise the vacant land to avoid further overgrowth. The land has been vacant for many months but felt a facelift is necessary, hence creating a new industrial unit.

Historic value

The Bridge over Calder and Hebble Navigation is a grade 2 listed structure and constructed around dated 1878. The bridge has dressed stone pins and abutments with wrought iron beams with date and flat span. The wrought iron railings of Gothic arcading in 2 tiers with stone sides with string and rounded copings to parapets, terminating in round piers. Round-arched brick vaulted passage for towpath, on east bank with cut voussoirs.

Aesthetics value

Since the land remained vacant and discussed for many years, to do nothing will allow it to fall further into an eyesore with overgrown and unkept vegetation. Therefore the positive decision for the redevelopment with an industrial unit will improve the aesthetics value of the area and beyond.

Statement of significance

Our clients should be applauded for their effort in bringing a new lease of life to the vacant and disused land. As such, there is no conflict with **local plan policies which** will add a positive physical and visual contribution positively on the attractiveness and character of the wider Area. It will preserve the characteristic and setting of the area and beyond and also respect the adjacent grade 2 listed bridge structure.

Contribution of the setting adds to that significance.

The proposed industrial unit would respect the architectural qualities and materials of the surrounding buildings including the existing grade 2 listed bridge structure and contribute positively to area. Based on all of the above, the heritage significance and contribution as a result of the proposed industrial unit is very low.

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ASSESSMENT OF IMPACT ON SIGNIFICANCE

Heritage Impact Assessment

Impact of industrial unit proposal on **significance** has been established above, and the existing grade 2 listed bridge is noted for its external heritage contribution to the setting of the area.

Mitigation of any harm

There will be no real visual impact or harm, positive or negative, on the social or economic context of the area. The proposal is considered to be in accordance with the nature of the other properties and also sympathetic to the area including the existing grade 2 listed bridge structure.

The proposal incorporates the use of complimentary traditional materials in the construction but expressed in a modern and contemporary manner. The proposal is considered to be very low significance and not harm the historic character or setting of the grade2 listed bridge structure.

JUSTIFICATION OF BUILDING WORKS

Public benefit of the development

The industrial building is justified with low significance to the existing grade 2 listed bridge structure. They provides regeneration and employment and therefore the redevelopment contributes to public benefit.

Summary

The application site lies adjacent to a Grade II listed bridge, which is a designated heritage asset of local and national significance. In accordance with the **National Planning Policy Framework (NPPF) paragraphs 199–202** and **Policy LP35 of the Kirklees Local Plan**, a heritage impact assessment has been undertaken to ensure the proposal does not harm the setting and significance of the listed bridge structure and are preserved.

The proposed industrial unit has been sensitively designed and sited to avoid any direct physical impact on the existing grade 2 listed bridge. The scale, massing and materials of the development have been carefully considered to ensure they do not dominate or detract from the bridge's historic character or setting. New and existing landscaping and boundary treatments will further soften the visual relationship between the new proposed industrial building and the heritage bridge asset.

The **significance** of the building draw on the architectural, historical and aesthetical interests of its character and setting along Bretton Street. The character and setting

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is defined by its siting within the streetscape of the Area. The proposal provides a **positive visual contribution** to the streetscene that creates a sense of place, character and the setting.

The proposed 25,930 sqft industrial unit at Bretton Street, Dewsbury, fully accords with national and local planning policies, including provisions relating to sustainable economic development, employment land use and good design. The scheme has also appropriately addressed heritage considerations through a dedicated heritage statement confirming that no harm will arise to the adjacent Grade II listed bridge.

Given the site's strategic location, the sustainable reuse of brownfield land and the economic and employment benefits it offers, the proposal represents sustainable development and should be approved accordingly. The heritage statement concludes that the development will cause **no harm** to the existing listed bridge structure or its setting and the significance of the heritage asset will be preserved in accordance with statutory duties and policy guidance.

It is considered that the proposal meets with the relevant Kirklees local plan and National Planning Policy Framework (NPPF). The proposal will not create any visual harm to the adjacent grade 2 listed bridge and provides a positive visual contribution to this heritage asset through the regeneration and employment needed to readapt this vacant and disused land back into positive use and providing a practical fresh use to this otherwise vacant land.

REDACTED

Michael Chow BA Arch, Dip Arch, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner
for and on behalf of Jade3 Architecture Limited