

HERITAGE STATEMENT

33 Union Street
Dewsbury
WF13 1AS

Proposal

Change of Use of First Floor from Storage to 2 No. Self-Contained Residential Flats (Use Class C3), and Insertion of a Door and Windows on Rear Elevation.

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1.0 INTRODUCTION

This statement accompanies an application for planning consent for the 'Change of use of first floor from storage to 2 no. self-contained residential flats (Use Class C3), and insertion of a door and windows on rear elevation. Full plans have been submitted as part of this proposal.

Guidance for heritage statements emphasises the need for the documents to be appropriate in length. The nature of the unit, which encompasses a number of distinct elements, the extent of the proposed works and the designation and surrounding architectural buildings have driven the length of this document.

This Statement is in relation to proposed works at 33 Union Street and 12-14 Bond Street in the Town Centre of Dewsbury. The property has been vacant for a long period of time at both ground and first floors. This application focuses on the upper floor of the building.

The site is located within the Dewsbury Town Centre Conservation Area and close to No's 18, 20 and 22 Bond Street which are Grade II listed buildings.

The heritage issue arising is the impact upon the significance (heritage interest and value) of the Listed Buildings. The scope and purpose of this report is to identify this significance and how the proposal affects it. The significance of the conservation area derives from its buildings and their relationship to each other along the historic pattern of streets and spaces.

2.0 PLANNING POLICY

The key theme of delivering sustainable development is at the core of all the policies and objectives in this document. Sustainable development incorporates not only an environmental role (protection of heritage and townscape assets of value), but also a social role (supporting the communities health and social needs) and economic role (contributing to building a strong, competitive and responsive economy by supporting growth and the provision of infrastructure).

There is a presumption in favour of sustainable development. This means approving development that accords with the development plan without delay (where the development plan is up to date) and (where the development plan is silent), granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.

‘Significance’ with regard to heritage assets is defined by the NPPF as: ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

Planning practice guidance identifies that substantial harm is a high test and may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. 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 works to the asset or from development within its setting.

When considering potential impacts, the **NPPF** provides the guidance below-;

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

KIRKLEES LOCAL PLAN - ADOPTED 2019

Policy LP35 of the Kirklees Local Plan sets out that 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.

3.0 SURROUNDING BUILDINGS AND CONSERVATION AREA

Application Site

The application site relates to a two storey terraced building positioned on the corner of Union Street and Bond Street in the Town Centre of Dewsbury. The ground floor consists of three retail units (Class E), whilst the first floor is used for storage for the uses at ground floor. The property as a whole has been empty and vacant for a number of years and in a poor state of repair.

The commercial units at ground floor have traditional timber shopfronts with recessed doors and large glazed shop windows. The shopfront to No.16 Bond Street is currently boarded up with glazing behind missing. The upper floor is of stone construction with evenly spaced sash windows with stone heads and stone banding.



Above: Image shows the corner location of the building facing Union Street and Bond Street with traditional shopfronts (shops now empty).

Although Bond Street and Croft Street have good continuity of built development on both sides of the narrow streets, within the secondary streets of the grid pattern, Oates Street and Union Street, areas of car parking and less continuity and integrity of built frontage creates a somewhat ‘backland character’, and the sense of being ‘behind’ the main street frontages of the Northgate, Westgate and Daisy Hill to the east and south.

The secondary streets of Oates Street and Union Street have a more backland character, incorporating car parking and service areas.

Conservation Area

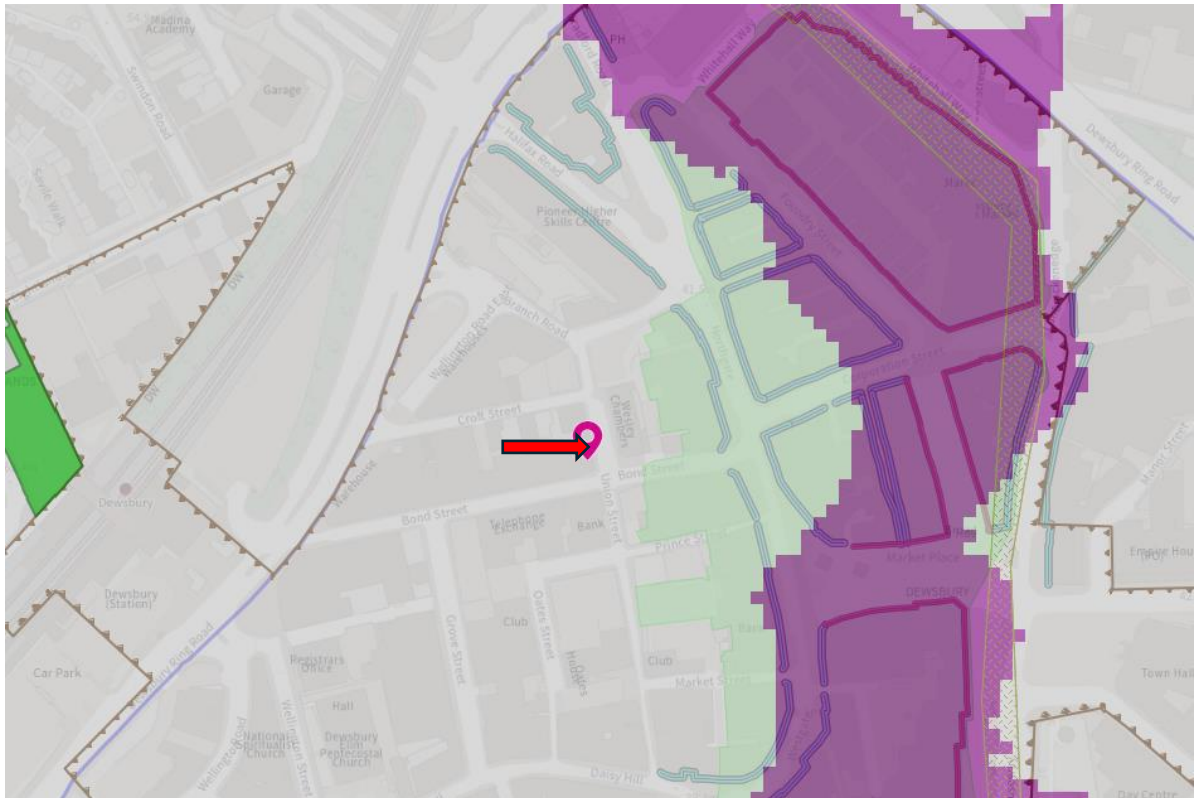
The Dewsbury Conservation Area was designated in March 1981 and includes most of the historic core of the town. It covers almost 11 hectares and contains approximately 280 pre-1939 buildings – of which 57 are Listed as of Architectural or Historic Interest. Bond Street/ Coft Street.

The Dewsbury Conservation Area is located within the town centre and includes most of the area inside the Inner Ring Road including the traditional retail commercial core and markets of Dewsbury. The Super Output Area within Dewsbury East ward, that includes and surrounds the Conservation Area, is ranked as having an Index of Multiple Deprivation within England’s worst 4%. The permanent population within the Conservation Area is probably less than one thousand people.

This core part of the character area provides the connection to the heart of the town centre- Market Place and Northgate. It includes the principal warehouse and office buildings constructed in the 19th century, which are symbolic of the wealth and prosperity that the textile industry brought to the area of Dewsbury at that time.

The A638 Dewsbury Ring Road, also known as Wellington Road, passes adjacent to, and through, the area and forms a highway dominated setting to this edge of the conservation area and town centre as a whole. The three and four storey elevations of the buildings fronting onto the highway are of sufficient scale and presence to hold their own in this context and provide a very robust built edge to the area.

Although the Conservation Area has a very large number of significant historic buildings and townscapes, currently some of the area has a general run-down appearance that is primarily due to the difficulties of the local economy. The consequent lack of maintenance, empty properties and poor-quality new development and repairs detracts from the undoubted heritage qualities.



Above: Town Centre Conservation Area with proposed site indicated.

Listed Buildings

18 Bond Street – Grade II.

Warehouse, 1871, for Simon Crawshaw Jr to designs by John Kirk & Sons, now (2022) a takeaway and residential flat above. C19 Italian Renaissance style

18 Bond Street was constructed in 1871 as a warehouse for Simon Crawshaw Jr and was built to the designs of the local architects' firm of John Kirk & Sons. Crawshaw & Sons were leather merchants who sold leather goods and also specialised in currying, which is the dressing, finishing and colouring of leather hides to make them strong, flexible and waterproof. They also produced drive belts for machinery and had a belting factory on nearby Union Street in Dewsbury town centre.

MATERIALS: rock-faced millstone-grit 'bricks' with ashlar dressings to the front elevation, red brick with ashlar dressings to the rear elevation, and slate roof coverings.

EXTERIOR: externally the building is tall and relatively narrow and is of three bays and three storeys plus basement with a hipped roof that is hidden from view when viewed from the ground. Due to the sloping ground level of Bond Street the basement is partially visible to the front and there is a raised ground floor.



20 Bond Street – Grade II

Former warehouse, now (2022) offices, 1862 with later alterations, by Charles Henry Marriott for the woolstapler Matthew Grandidge. C19 Italian Renaissance style.



20 Bond Street was constructed in 1862 as a warehouse for Matthew Grandidge, a woolstapler (a dealer who buys wool, sorts and grades it, and sells it on to a manufacturer), to designs by Charles Henry Marriott, a local architect and surveyor. Grandidge also commissioned a neighbouring building at 22 Bond Street five years later, which was designed by another local architect, William Thornton.

From 1866 until the completion of the new town hall in 1889 the building was used as the Borough Offices, which housed the officials, such as the Borough Surveyor, and their departments, and it was also used for hosting Town Council meetings. In the late C19 part of the ground floor was converted into a shop and a shopfront was added. In more recent times the building was occupied by the Mid Yorkshire Chamber of Commerce in the latter part of the C20, and it has been a solicitor's office since 2003/2004.

MATERIALS: rock-faced millstone-grit 'bricks' with ashlar dressings to the front elevation, mellow red brick with ashlar dressings to the rear, and coursed millstone grit to the west return. Slate roof coverings.



EXTERIOR: externally the building is of a wide four bays and three storeys plus basement with a half-hipped roof that is hidden from view when viewed from the ground. Due to the sloping ground level of Bond Street the basement is partially visible to the eastern half of the front elevation and the eastern half of the building has a raised ground floor.



4.0 PROPOSAL IMPACT

The significance of the application building derives primarily from its historical role which was of at least early 19th century origin. This core part of the character area provides the connection to the heart of the town centre. It includes the principal warehouse and office buildings constructed in the 19th century, which are symbolic of the wealth and prosperity that the textile industry brought to the area of Dewsbury at that time.

The proposal is for the change of use of the first floor to two self-contained residential flats. The ground floor would be retained as existing, commercial/shops. The principle of the proposal is favourable as it returns the vacant upper floors of the building to active, sustainable use.

The works associated with the change of use are minimal. None of the works would affect the external envelope of the building to the front and side and therefore have a potential effect upon the conservation area. The external changes are minimal and to the rear less important rear elevation, as such the external changes would have no effect upon the character of the area because they are unseen.

It has been demonstrated in this report that the property's principal contribution to the conservation area is made by its front elevation. This will remain unchanged. Minor changes at the rear will occur, separate bin storage and cycle storage would be provided in the rear yard area. The rear elevation is glimpsed only and do not form part of the key views which establish the character and appearance of the conservation area. Owing to this and the minor nature of the works, their effect will not be harmful.

It is considered the change of use would help maintain and regenerate this prominent corner plot of Bond Steret and introduce a continued use for the site to ensure that it is an attractive place to live, work, play and visit. If not supported concerns are raised that the upper floors may remain disused and unoccupied.



The public benefits of the change of use and occupation of the site for the future would have a positive but neutral impact on the building itself and the application should therefore be supported.

5.0 CONCLUSION

In conclusion, the application would not harm the character or appearance of the street scene, Conservation Area or the setting of the heritage assets and listed buildings. Overall, it is considered the proposed development would put an existing part empty property back into a suitable and viable use complementing the original building and would overall have a neutral impact on the buildings appearance and character of the area. This would in turn benefit the mentioned heritage assets.

The application therefore accords with Policies DM1, P2 and P3 of the adopted Core Strategy, Policy BE/17 of the UDP and the NPPF, in addition to Sections 66 and 72 of the 1990 Act.