

## Heritage, Design and Access Statement

Listed Building Consent Application

27 Market Place, Dewsbury, WF13 1AA

Grade II Listed – Listed 18/11/1977

### 1. Site and Heritage Context

27 Market Place is a Grade II listed building located in Dewsbury town centre. Regency in character and dating from the early 19th century, the building is constructed in stucco with a hipped slate roof. It comprises three storeys and a single bay, framed by quasi-Ionic pilasters, an entablature, and a blocking course at the first and second floor levels. The windows are modern casements with flat arches and a sill band, and the ground floor has been altered to accommodate modern shopfronts.

Historically, the building has served various commercial purposes, including as a public house known as The New Inn, and more recently as a casino shared with 25 Market Place prior to the closure of The Arcade. The building contributes positively to the character and historic fabric of Dewsbury's Market Place and Dewsbury Town Centre Conservation Area

### 2. Proposed Works

The proposed works are essential to address the building's current state of disrepair, both internally and externally, and to bring it to a condition suitable for future occupation, letting, or sale.

#### External Works:

- Removal of plaster from front and rear elevations
- Replacement of the current disrepaired roof
- Removal of the rear chimney and repointing of the front chimney
- Restoration of front elevation pilasters
- Replacement of lead flashing
- Flat roof infill and silt removal
- Repair of cornice decay on the front elevation
- Replacement of render on both front and rear elevations using lime-based systems
- Replacement of windows on both elevations
- Repair of stone sill on second floor rear window
- Replacement of shopfront tiling with age-appropriate sympathetic tiles
- Splice repairs and isolation of rafter ends
- Replacement of sections of gutter boards as require

#### Internal Works:

- Installation of ventilation to improve basement airflow
- Treatment of steel beams for corrosion
- Floor structure repairs following treatment for rot and beetle infestation
- Installation of compartment lining to the underside of floors
- Replacement of timber affected by mycelium
- Removal and reinstatement of ceilings with compartment ceilings
- Inspection and potential repair of joist ends
- Installation of new steps or stairs to address floor height differences
- Removal of non-stud internal partition walls

### 3. Design Principles and Justification

All proposed works will be carried out using materials and methods sympathetic to the building's Victorian heritage. The roof will be replaced with Welsh Blue Slate, in line with the building's listing description. The frontage plaster will be carefully removed to expose the substrate, and re-rendering will be undertaken using a weak natural hydraulic lime or non-hydraulic lime system. This will allow the building to breathe and accommodate minor movement, preserving the integrity of the historic fabric.

Windows will (if needed) be replaced with designs appropriate to the building's period, and shopfront tiling will be updated to reflect the building's original character. All interventions will not detract from the building's architectural significance.

### 4. Heritage Impact Assessment

The proposed works are designed to preserve and enhance the significance of 27 Market Place. By addressing structural and aesthetic issues using traditional materials and techniques, the project will safeguard the building's future while maintaining its contribution to the Dewsbury town centre conservation area.

The removal of inappropriate modern materials and the reinstatement of historically sympathetic features will improve the building's appearance and integrity. The works will not harm the building's special interest and are considered necessary for its continued use and preservation.

### 5. Access Considerations

There will be no changes to the shopfront access. The existing entrance arrangements will be retained, and access will be maintained throughout the works. While no specific improvements to disabled access are proposed due to the constraints of the historic structure, future opportunities to enhance accessibility will be considered where feasible.

### 6. Policy Context

The proposed works have been assessed against relevant national and local planning policy:

- **National Planning Policy Framework (NPPF)**  
Paragraphs 199–208 require that great weight be given to the conservation of heritage assets. The works proposed seek to preserve the building's special interest and enhance its contribution to the Dewsbury Town Centre Conservation Area.
- **Kirklees Local Plan Policy LP35 (Historic Environment)**  
LP35 requires proposals affecting heritage assets to conserve those assets in a manner appropriate to their significance. The use of traditional materials and techniques aligns with this policy.
- **Dewsbury Town Centre Conservation Area Appraisal**  
The works will reinforce the character and appearance of the conservation area by reinstating sympathetic features and removing inappropriate modern interventions.

## 7. Consideration of Alternatives

Several alternatives were considered:

- **Retention of Modern Materials**  
Rejected as these materials are incompatible with the building's historic fabric and are contributing to ongoing deterioration.
- **Partial Roof Repair Instead of Full Replacement**  
Discounted due to the extent of damage and risk of future water ingress. Full replacement using Welsh Blue Slate ensures long-term integrity.
- **Retention of Rear Chimney**  
Considered but dismissed due to structural instability and safety concerns (please see the justification for the chimney removal from the Technical Advisor.)

These alternatives were assessed against heritage impact and practicality, and the chosen approach represents the least harmful and most beneficial solution for the building's preservation.

## 8. Expanded Heritage Significance

27 Market Place is significant for its architectural and historic value:

- **Architectural Interest**  
Regency-style detailing, including quasi-Ionic pilasters, entablature, and cornice, contributes to its aesthetic value.
- **Historic Interest**  
The building reflects Dewsbury's commercial development in the early 19th century and its later adaptation for leisure uses, including as The New Inn public house and a casino.
- **Group Value**  
The property forms part of a coherent historic streetscape within Dewsbury Town Centre Conservation Area, contributing to its collective significance.

## 9. Consultation

Discussions regarding the proposed works are ongoing with Joanne Tansley and Sheena Campbell. Their feedback is being incorporated into the planning and design process to ensure compliance with conservation best practices and local authority expectations.

## Attachments

- Existing and proposed drawings
- Photographs of the building and affected areas
- Listing description
- Technical report regarding the roofing works and removal of the rear chimney