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Thursday 9 October 2025

Heritage Impact Assessment
Property Ref: 23 Bradford Road, Dewsbury WF13 2DU

1.00 Introduction

1.01 This document has been prepared for the above property, in support of an application for Listed Building Consent for urgent works to demolish part of a wall and floors of an existing Grade II Listed Building and reconstruct the wall, as well as install new steel beams.

1.02 The application site is located to the north of Dewsbury Town Centre in Dewsbury, West Yorkshire. The area is predominantly commercial in nature.

1.03 A part of the roof to the rear of the building at 23 Bradford Road suffered collapse in August 2025. There is an urgent need to make the property safe, and the owner has been served notice to do so by Kirklees Building Control.

1.04 Some demolition works have already been carried out, but further work will require the erection of scaffolding. It is in the interest of the health of the building, that the wall and roof be reinstated swiftly, to preserve the building fabric and avoid further demolition.

1.05 Para. 192 of the NPPF sets out the grounds for the work, needing to be viable and consistent with the conservation of listed buildings.

1.06 This report will identify the heritage characteristics of the building and the impact of the proposals on the Heritage.

2.00 Existing Character Assessment

2.01 The existing building at 23 Bradford Road, is constructed from Masonry walls, timber beams and trusses, and natural slate roof covering.

2.02 Due to the property having fallen into a state of disrepair, the internal structural timber and floor boards have suffered extensive deterioration, and have partially failed and collapsed. This is also evident in historic surveys of the property.

2.03 The primary historic significance of the building rests in the front elevation along Bradford Road, in its natural stone detailing, proportions, and openings.

2.04 There is a pre-cast concrete floor connecting no. 23 to no. 25 Bradford Road, fronted by a roller shutter door. This is a later addition to the building and is not consistent with the original Victorian Architecture of the building and is harmful to its character.

2.05 The Details of the listing are as follows
Listing - No 23 Bradford Road
Listing Text
DEWSBURY BRADFORD ROAD
SB 22 SW (West side)
1/155 No.23
GV II
GV II Rag warehouse c.1860. Ashlar and coursed rubble with ashlar dressings. Slate roofs. East front, three storey, three bay, ashlar rusticated ground floor with central round headed doorway with keystone and a pair of panel doors with overlight. Either side are single round headed windows with keystones, now boarded. Above a moulded ashlar band, and three plain sashes in moulded surrounds, with flat hoods, the central window is topped by a segmental pediment. Above again a cill band and three pairs of round headed twin sashes in moulded surrounds. Above a moulded ashlar cornice. West front, four storeys, with four glazing bar windows to each floor.
Listing NGR: SE2440222177

3.00 Heritage Impact

3.01 This application seeks only to do works required to save the historic fabric of the building from further deterioration which are urgent in nature. A further application may be required for other works to bring the building back into use.

3.02 The primary aspect of the building holding historic significance and upon which the listing rests, is the front elevation. This will remain unchanged and the proposals will have no impact on this.

3.03 The loss of internal timber floors would in principle be harmful to the building's historic character, but the condition of the floors and their partial collapse means urgent works are required to stabilise the external walls and roof. The proposal seeks to achieve these through the introduction of steel beams to provide lateral restraint. New timber floors will then be installed over the new beams. This proposal has already been approved as part of the historic application for change of use to residential dwellings.

3.04 The loss of the original timber roof trusses would also be harmful to the character in principle. This is unfortunately unavoidable due to the condition of the trusses, having in parts collapsed, and elsewhere having suffered from rot. It is not viable to retain the existing trusses due to their level of deterioration. The proposed timber trusses will help tie the building structurally and enable the installation of a new roof covering, together ensuring the building is protected from further water ingress and deterioration. Any missing or damaged rainwater goods will be replaced with upvc alternatives.

3.05 In the interest of preventing further water ingress and harm, a new roof covering is required. The existing welsh natural slate will be repaired where possible, or removed and new welsh natural slate will be used.

3.06 The front elevation mortar and stone has suffered deterioration. This will be restored using lime mortar and matching stone where required, delivering an enhancement to the heritage asset.

3.07 Existing windows to the front elevation will be repaired and refurbished to restore the original character. Any new windows required will match the existing windows in material and style. To the sides and rear elevations, windows will be aluminum, as approved historically on the building.

4.00 Conclusion

4.01 The existing building, as a result of its deterioration, has suffered extensive harm and requires urgent works to stop further harm and make it safe.

4.02 The proposal seeks to rebuild part of the existing external wall and install new steel beams and timber roof trusses, as well as a new slate roof.

4.03 All of the work is urgent in nature to prevent further collapse as a result of the building's structural instability.

4.04 I trust that the information provided is sufficient to determine this application positively.