

Nelson Street. Dewsbury

Design, Access & Heritage Statement

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1 | Introduction

The Applicant

Your Housing Group is a registered social housing landlord providing safe, affordable homes to people at every stage of life.

Owning and manage more than 29,000 properties across the North, offer homes for social rent, affordable rent, shared ownership, outright sale, and private rent. Through their passion for housing, more people have a safe place to call home.

1.1 The Brief

The purpose of this document is to support the planning application submitted to Preston Council on behalf of Your Homes Group, for window replacements at:

Nelson Street,-- Dewsbury

The purpose of these proposals is to improve the weather tightness and façade performance of the building by replacing the original windows with like for like replacements to match the in-situ style and materials to: -

- To maintain its structural integrity
- Protect the features of the external façade and interiors from weather damage
- Improve the thermal efficiency of the building to meet the council's carbon reduction agenda and reduce fuel poverty
- Reduce the frequency and necessity of ongoing maintenance.
- Prolong the lifetime of the building

This document provides insight into the Design and Access aspects of the proposed alterations as well as an overview of the application site, its physical context and relevant planning policies and explains how this has informed the design response which has been developed in accordance with the associated design codes and respective legislation, guidance and other supporting material submitted for approval.

The statement ends with a supporting summary which sets out the key reasons why the proposals are considered an appropriate form of development for the site.

Your Housing Group focuses on four 'whats' and five 'hows' to ensure they can fulfil their vision, and provide safe, affordable homes in comfortable environments, with services that meet the needs and expectations of all our residents and stakeholders.



2 | Property, Surrounding Area & Planning History

This chapter provides a description of the site and its characteristics, and consideration of the local context in terms of key features, land use, built form, building structures and accessibility where applicable.

2.1 Property

The application property comprises a Grade II listed late nineteenth-century commercial and residential building located on Nelson Street within Dewsbury Town Centre. The building is constructed in sandstone ashlar and is arranged over three storeys beneath a pitched slate roof.

The principal elevation is defined by a strongly vertical composition incorporating pointed-arched window openings with hood moulds, characteristic of the Gothic Revival influence typical of late Victorian commercial architecture within Dewsbury. The façade exhibits rock-faced stonework with finely detailed surrounds, contributing to its architectural interest and robust townscape presence.

The ground floor comprises a later twentieth-century shopfront insertion. The upper floors retain original timber sliding sash windows set within the arched openings. Original timber entrance doors serving the upper floor residential units are also retained. The building forms part of a cohesive Victorian terrace and makes a positive contribution to the character and appearance of the street.

2.2 Site Location

The property is situated within Dewsbury Town Centre and lies within the designated Dewsbury Town Centre Conservation Area. The surrounding streetscape is characterised by late nineteenth-century commercial and civic buildings constructed predominantly in sandstone ashlar, reflecting the town’s expansion during the textile and heavy woollen industry period.

Nelson Street forms part of the planned Victorian urban grid that developed west of the historic Market Place. The building contributes to the strong enclosure of the street and reinforces the vertical rhythm and material consistency that defines this part of the Conservation Area.

2.3 Conservation Area

Dewsbury Town Centre Conservation Area is recognised for its well-preserved Victorian commercial and civic architecture associated with the town’s industrial prosperity during the nineteenth century. The Conservation Area Appraisal identifies the consistency of ashlar stone façades, slate roofs and vertically proportioned fenestration as key characteristics. The application property contributes positively to the Conservation Area through:

- Its consistent use of sandstone ashlar
- Its pointed-arched window detailing
- Its retention of original fenestration pattern
- Its contribution to group value within the terrace

The building reinforces the historic urban grain and townscape integrity identified within the Appraisal.

2.4 Planning Context

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be given to the desirability of preserving a listed building or its setting.

Paragraphs 199–208 of the National Planning Policy Framework (NPPF) require that great weight be given to the conservation of designated heritage assets. Where harm to significance is identified, this must be clearly justified and weighed against public benefits.

The building is a designated heritage asset of statutory importance, and its architectural interest derives primarily from its external façade composition, detailing and materiality.

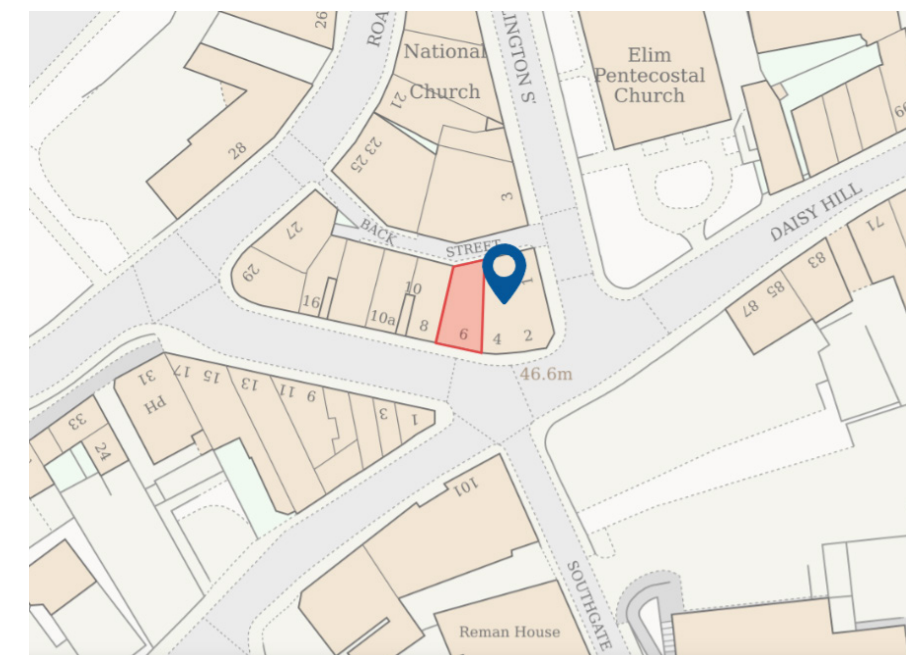
2.5 Planning History

The building retains much of its historic external character. The ground floor shopfront appears to be a later twentieth-century alteration. The upper floors retain original timber sash windows and entrance doors. There is no record of significant alteration to the principal elevation fabric.

2.6 Official List Entry

The building is listed at Grade II for its special architectural interest as a late nineteenth-century sandstone ashlar commercial building exhibiting Gothic Revival detailing. The listing highlights the rock-faced stone façade, pointed-arched window openings with hood moulds and strong vertical articulation.

The architectural interest is principally derived from the external façade composition and detailing which contribute to the character of Nelson Street and the wider Conservation Area.



Site Location Plan (Plan Extracted From Planning Portal)

2.7 Policies / Legislation

In relation to this application the following relevant policies apply:

Decent Homes Standard

The Decent Homes Standard ensures homes are safe, in reasonable repair, and provide modern facilities. Key elements, such as windows and doors, are usually replaced after around 30 years or sooner if decayed, improving energy efficiency, comfort, and safety while maintaining modern living standards.

National Planning Policy Framework (NPPF) 2021:

Section 16 of the NPPF requires heritage assets to be conserved in a manner appropriate to their significance (Paragraph 189). Paragraph 197 highlights the importance of sustaining and enhancing significance and allowing viable uses consistent with conservation. The proposed works comply with these principles by providing like-for-like replacements for windows and doors that preserve the building's character while improving thermal performance and energy efficiency.

Dewsbury Local Plan (2022)

HD1 – Heritage Assets: Preserve or enhance significance.

HD2 – Listed Buildings: Alterations must retain special architectural interest.

HD3 – Conservation Areas: Development must respect character and use appropriate materials.

Nelson Street Conservation Area SPD

The SPD emphasises the retention of historic features and like-for-like replacement. The proposed windows replicate original detailing, retain stone heads and cills, and use traditional timber sections, preserving the area's character; this includes proposed external doors. The proposals meet the requirements of the NPPF, the Liverpool Local Plan, and the Conservation Area SPD, preserving heritage significance while discreetly improving thermal performance and durability.

2.8 Heritage Significance

The building's significance derives from:

Its late nineteenth-century architectural character.

The sandstone ashlar façade and rock-faced detailing.

The pointed-arched window openings and hood moulds.

The vertical fenestration rhythm.

The retention of original timber sash windows and entrance doors.

Its group value within the Victorian terrace.

2.9 Impact Assessment

The proposed replacement of original timber sash windows and entrance doors will result in the loss of historic fabric. This constitutes a degree of harm to the significance of the listed building.

However:

The external architectural appearance of the building will be preserved in full.

The façade composition, proportions and detailing will remain unchanged.

All new elements will replicate the existing design precisely.

Stonework and structural fabric will remain unaffected.

The works will improve thermal efficiency and acoustic performance.

The proposals will support the long-term sustainable residential use of the upper floors managed by a housing provider.

Improved environmental performance will enhance the building's long-term viability and maintenance.

The identified harm is limited to the loss of original fabric and does not extend to visual or compositional harm. The level of harm is therefore considered to be less than substantial in NPPF terms.

The long-term sustainability, improved environmental performance and secure ongoing residential use of the building are considered to provide public benefit that outweighs the limited harm identified.



Extract from Kirklees Metropolitan Council Interactive Map - Nelson St Conservation

3 | Proposed Development

This chapter provides a summary of the key design components of the development proposals.

3.1 Design & Scope

New double-glazed timber sliding sash windows will be installed into the existing openings throughout. The design and style will replicate the existing in terms of frame section size and detailing. All replacement units will be fitted with glazing bars and finished in white to match the existing. The positioning of the frames within the openings will also match the current external condition, with an approximate 100mm reveal.

In addition, the existing external doors will be replaced with new timber units to replicate the historic design as closely as possible. This includes matching proportions, profiles, and detailing, with double-glazed panels where present. Ironmongery and glazing will be sensitively specified to reflect the original character, and all new doors will be finished in a colour to match the existing.

3.1.1 Existing Condition

Windows

The principal elevation retains original late nineteenth-century painted timber sliding sash windows set within pointed-arched stone openings with hood moulds. The existing sashes maintain the historic glazing bar arrangement, horn detail, frame depth and reveal position consistent with the architectural character of the building.

A visual inspection indicates that the windows are in mixed condition. Localised areas of timber decay are evident, particularly to lower rails and cills. Weathering to paint finishes, minor joint separation and operational inefficiencies are present. Several units exhibit draught infiltration and reduced thermal performance typical of single-glazed historic joinery.

Whilst some elements may be capable of repair, the cumulative condition of the window set, combined with long-term management requirements for a multi-occupancy residential building, has informed the proposed approach.

No alteration to the stone surrounds, mullions, hood moulds or structural openings is proposed.

Resident feedback further highlights these issues, with occupants reporting that the windows are very difficult to open and cannot remain held open safely. Significant draught ingress has been reported throughout, contributing to heat loss and increased energy consumption. Damp and mould are recurring issues during the winter months, with some still present at the time of the survey visit.

Doors:

The upper floor residential access doors are original painted timber panelled doors consistent with the late Victorian character of the building. The doors remain structurally sound but show surface weathering, draught ingress and limitations in security performance.

The original door proportions, panel configuration and moulded detailing contribute to the architectural composition of the principal elevation

Ground Floor Shopfront:

The ground floor shopfront is a later twentieth-century alteration and does not form part of the original historic fabric identified within the statutory listing description. The shopfront is not the subject of alteration under this application unless otherwise shown on submitted drawings

3.1.2 Proposed

Windows

All existing principal elevation sash windows are proposed to be replaced with new painted timber sliding sash units constructed to replicate the existing design precisely.

The replacement windows will:

- Maintain identical opening sizes.
- Retain the existing glazing bar layout and bar thickness.
- Replicate horn detail and mould profiles.
- Match existing frame depth and set-back within the reveal.
- Incorporate slim-profile heritage double-glazed units.
- Preserve the visual appearance of traditional putty-faced glazing.
- Retain the vertical emphasis and rhythm of the façade.

No changes are proposed to the pointed-arched stone openings or hood moulds. The proposed slimline double glazing will significantly improve thermal and acoustic performance while preserving the external character of the building.

External Doors

The existing timber entrance doors are proposed to be replaced with new painted timber doors replicating the original panel configuration, moulding detail and proportions.

The replacement doors will:

- Match the existing door leaf thickness.
- Replicate panel profiles and raised mouldings.
- Retain the existing opening size.
- Preserve the architectural relationship between door and stone surround.
- Improve security performance.
- Enhance weather sealing and environmental efficiency.

The visual appearance of the principal elevation will remain unchanged.

The principal entrance door and any secondary timber doors will be replaced with high-quality hardwood units designed to reflect the scale, proportions and detailing appropriate to the building’s classical composition.

Replacement works will include door leaves and frames where necessary to ensure structural integrity and durability. Ironmongery, hinges, handles and letterplates will be selected to complement the character of the building.

Where original fanlights survive, they will be retained and refurbished. Where replacement is required, new units will replicate existing form and detailing. Glazed panels within the doors will incorporate double glazing to improve performance while maintaining visual consistency.

Overall, the proposals represent a coordinated and sensitive renewal of fenestration across the building, improving performance and longevity while maintaining its architectural character and contribution to the Conservation Area.

3.1.3 Existing Images



Existing Elevations (Front)



Existing Doors



Existing Elevations (Rear)



Existing Windows

3.2 Impact of the Proposals

The building is a Grade II listed heritage asset whose significance derives primarily from its sandstone ashlar façade, Gothic Revival detailing, vertical fenestration rhythm and contribution to the wider Victorian terrace.

The existing windows and entrance doors form part of the building’s historic fabric and therefore contribute to its significance.

The proposed replacement of these elements will result in the loss of original timber fabric. This constitutes a degree of harm to the significance of the listed building.

However,

-The architectural composition of the façade will be preserved in full.

-All replacement joinery will replicate the existing design exactly.

-No alteration to masonry openings, stone surrounds or decorative detailing is proposed.

-The visual character of the building will remain unchanged.

-The proposals support the long-term sustainable use of the upper floors as residential accommodation.

-Improved thermal and acoustic performance will enhance the building’s viability and ongoing maintenance.

The harm identified is limited to the loss of historic joinery fabric and does not extend to visual or compositional harm. The level of harm is therefore considered to be less than substantial in accordance with Paragraph 202 of the National Planning Policy Framework.

When weighed against the public benefits of securing the long-term sustainable use, environmental performance and effective management of the building, the proposals are considered to be justified.

4 | Conclusion

The application property is a Grade II listed late nineteenth-century commercial and residential building which makes a positive contribution to the architectural character of Nelson Street and the wider Dewsbury Town Centre Conservation Area. Its significance derives primarily from its sandstone ashlar façade, Gothic Revival detailing, vertical fenestration rhythm and cohesive townscape presence.

The existing timber sash windows and entrance doors form part of the building’s historic fabric and therefore contribute to its overall significance. The proposed works will involve the replacement of these elements on a precise like-for-like basis, replicating their proportions, detailing, glazing bar arrangement, reveal depth and architectural relationship with the stone surrounds.

The proposals do not involve alteration to the masonry openings, stone detailing, façade composition or architectural character of the building. The visual appearance of the principal elevation will remain unchanged.

It is acknowledged that the replacement of original timber joinery results in the loss of historic fabric and therefore gives rise to a degree of harm. However, that harm is limited to fabric loss and does not extend to visual, compositional or townscape harm. The identified harm is considered to be low and constitutes less than substantial harm in accordance with Paragraph 202 of the National Planning Policy Framework.

The works will deliver improved thermal performance, enhanced acoustic performance appropriate to a town centre location, and long-term durability suited to the ongoing management of the building as residential accommodation. These improvements will support the building’s continued viable use and ensure its sustainable future.

In balancing the limited level of harm against the public benefits of environmental improvement, enhanced building performance and secured long-term occupation, the proposals are considered to be justified and compliant with the statutory duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant national policy.

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