

## **Connect Housing**

---

CHBO-MWA-01-XX-RP-A-0001

---

## **Heritage Statement**

---

Sustainability and Retrofit Improvements at 21  
Bond Street

Connect Housing  
21 Bond Street  
Dewsbury  
WF13 IAX



Firth Buildings  
99-103 Leeds Road  
Dewsbury  
WF12 7BU

01924 464342

[www.martinwalsh.co.uk](http://www.martinwalsh.co.uk)

**Document Control**

Document Name: CHBO-MWA-01-XX-RP-A-0001

Title: HERITAGE STATEMENT

Code: MWA-D01-B

<b>Revision</b>	<b>Status</b>	<b>Prepared By</b>	<b>Approved By</b>	<b>Issue Date</b>	<b>Comments</b>
PI	S2	DH			Issued for Planning

## Contents

1. Introduction.....	1
2. History and Context .....	2
2.1.    The Site.....	2
2.2.    21 Bond Street History.....	2
2.3.    23 Bond Street.....	3
2.4.    Field House, 15 Wellington Road, Dewsbury.....	3
2.5.    Historic Maps .....	4
2.6.    Planning History.....	5
3. Impact of the proposed Works.....	6
3.1.    Impact on 21/23 Bond street.....	6
3.2.    Impact on the conservation area.....	7
4. Conclusion.....	7

## I. Introduction

This statement has been prepared by Martin Walsh Architectural in support of the application for Full planning & listed building consent for Solar Panels on the roofs of 21/23 Bond Street.



Figure 1 – Site Location

This Heritage Statement follows the legislation and guidance issued by the Government and Historic England and with the National Planning Policy Framework (NPPF) paragraph 207:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...”*

## 2. History and Context

### 2.1. The Site

21/23 Bond Street is situated in the historic Warehouse District in Dewsbury. A development of this character in the area dates between 1860 and 1870 when the sale of railway land created a flurry of construction activity. With new railway links between Leeds and Manchester, Dewsbury saw a boom in commercial development, leading to high quality buildings being constructed that housed goods that were distributed worldwide.

The Warehouse District of Dewsbury contains the largest proportion of listed buildings in the Town Centre and reflects the architectural and historical value.

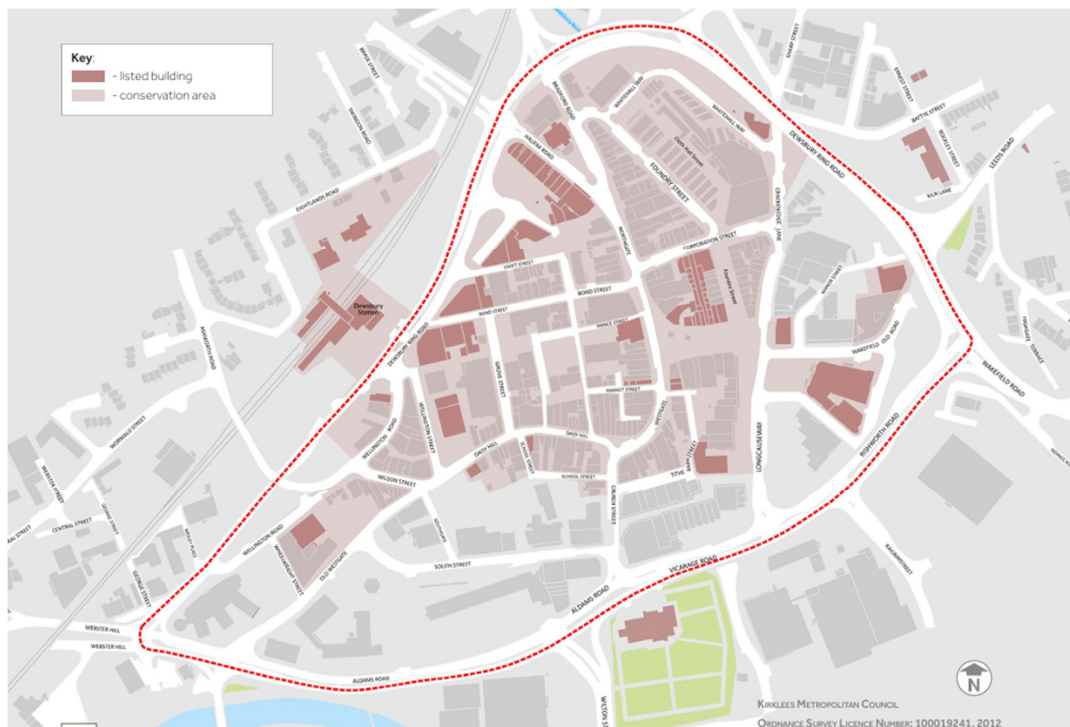


Figure 2 – Dewsbury Town Centre Conservation Area & Listed Buildings – Dewsbury Design Guide

The West Dewsbury, Kirklees, West Yorkshire: Historic Area Assessment 2020, goes into great detail in regards to the warehouse district, with the character and charms highlighted. This application is regarding the addition of solar panels onto the roof of 21/23 Bond street. No comments or mention of the Roofscape was noted in this document.

### 2.2. 21 Bond Street History

21 Bond Street was listed 18<sup>th</sup> Nov 1977 (Listing number 131650). The listings description notes: Commercial building, in modified Italian style. Late C19. Ashlar, rusticated to ground floor. 4 storeys with cornice between and to eaves. 4 bays. Wide, round-arched entrance with panelled double door and large enriched keystone. Round-arched ground floor windows each with apron,

and carved head as keystone. 1st floor windows are elliptical-headed, 2nd and 3rd floor windows are segmental-headed, all with vermiculated keystones.

21 Bond Street is discussed in further detail in the West Dewsbury, Kirklees, West Yorkshire: Historic Area Assessment. This document provided further information including that it was designed by Charles Henry Mariott as a warehouse and office for John GHreenwood, Woolen manufacture in 1862 and that Dewsbury Grammar School Association leased and converted the building in 1884.

It should be noted that the roof is not mentioned in either of these documents.

### 2.3. 23 Bond Street

23 Bond Street was listed 18<sup>th</sup> Nov 1977 (Listing number 131650). The listings description notes: Large commercial building in Classical style. Late C19. Ashlar. 3 storeys, 7 bays, with cornice between floors and pilaster strips between bays supporting heavy moulded eaves cornice on large paired brackets. Wide entrance with fanlight and broad segmental pediment on 3 large enriched consoles. In the tympanum is a shield with carved foliage decoration. Ground and 2nd floor windows are segmental-headed with long vermiculated keystones and have aprons. 1st floor windows are round-arched with similar treatment.

23 Bond Street is discussed in further detail in the West Dewsbury, Kirklees, West Yorkshire: Historic Area Assessment. This document provided further information including that the building was already in existence when 21 Bond street was drawn.

It should be noted that the roof is not mentioned in either of the above documents.

### 2.4. Field House, 15 Wellington Road, Dewsbury.

This adjacent listed building is nearing completion following the planning application 2019/92963 Erection of additional storey and conversion of building to provide 23 self-contained apartments and A3 use in basement and part of ground floor (Listed Building within a Conservation Area). This warehouse building like 21 and 23 bond street has undergone modernisation. A key addition to this modernisation was the removal of the existing slate roofs and multiple pitches and the addition of a mansard style flat roof.



Figure 3 – Artistic Impression of the under construction 15 Wellington Road with new roof.

## 2.5. Historic Maps



Figure 4 – 1888 Map of the site

Figure 4 shows a map of Dewsbury in 1888. The map shows the warehousing units and surrounding infrastructure with the railway station to the northwest of the site. 21 and 23 Bond Street is constructed as well as the other listed buildings surrounding it.



Figure 5 – 1915 Map of the site

Figure 5 shows a 1915 map of the site. The map shows that there was not a lot of change in this area since 1888. Building opposite the site were constructed during this time which have since been altered.

## 2.6. Planning History

The site has been subject to the previous planning applications:

- Listed Building consent for alterations to entrance to allow disabled access (92/04665)
- Listed Building consent for erection of non illuminated projecting sign and installation of 2 no. louvred aluminium ventilation grilles (2001/91288)
- Alterations to existing window and formation of 3 new window openings (2004/92650)
- Listed Building consent for formation of new window openings, internal remodelling of reception space (2004/92736)
- Listed building consent for internal and external alterations to form offices (2015/91377)
- Listed building consent for erection of mandala artwork panels to the gable end (2023/92391)

As set out above, the listed building has undergone both internal and external modernisation, including the introduction of a contemporary curtain walling system to the east elevation (Grove Street).



Figure 6 – View of 21 Bond Street from Grove Street

### 3. Impact of the proposed Works

#### 3.1. Impact on 21/23 Bond street

The existing roofs consist of multiple pitched roof forms, reflecting the building's historical development and subsequent extensions. The roof slates appear to be original natural stone slates, with the exception of one roof slope, which is finished in a modern grey slate. There are currently multiple roof penetrations, including vent pipes, rooflights, service ducts, and access ladders.

It is proposed that the photovoltaic (PV) array is located on the south-facing roof slopes, and within areas where sufficient continuous roof space exists to accommodate the installation.

The PV panels would be installed using a mounting system and would therefore sit above the existing slate finish. There would be no alteration to, or loss of, historic fabric, which would remain in situ and unaffected by the proposed works.



*Figure 7 – The existing roofs of 23/21 Bond street. Note the modern glazing.*

### 3.2. Impact on the conservation area

The topography of the land, height of buildings and narrow streets in the warehouse district means you never get a view of the roofs from ground level within the conservation area. Resulting in no visual impact when you are in the conservation area.



Figure 8 – 21 Bond street viewed from Grove Street.



Figure 9 – 23 Bond street viewed from the throughfare between Grove Street and Wellington Street.

## 4. Conclusion

The proposal is considered in the context of Policy LP26 (Renewable and Low Carbon Energy), which supports the delivery of renewable energy schemes where they are appropriately sited and do not give rise to unacceptable impacts on heritage assets or the wider character of an area.

The panels are proposed to be located on the south-facing roof slope, which is considered appropriate in terms of maximising energy generation and importantly is also above the secondary elevations (opposite side of the buildings highlighted characteristics in the Historic Area Assessment). In assessing visual impact, it is noted that the site lies within a tightly enclosed urban grain characterised by narrow streets and relatively tall buildings, which is a defining and

positive characteristic of the warehouse conservation area. This form restricts street-level views of the roofscapes.

It is also material that the surrounding context includes a degree of existing modernisation and architectural alteration, including the adjacent Field House, 15 Wellington Road, which features a modernised roof form, and 21 Bond Street itself, which incorporates modern curtain walling and contemporary façade interventions. These elements indicate that the immediate townscape is not wholly static in character and contains a degree of modern architectural expression alongside historic fabric.

Having regard to this context, and the siting of the proposed panels on a roof slope that is not readily visible from public vantage points, it is considered that the development would result in no material harm to the character or appearance of the conservation area.