

Connect Housing

CHBO-MWA-03-XX-RP-A-0001

Heritage & Design Statement

West Elevation Mural at 21/23 Bond Street

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I. Introduction

This statement has been prepared by Martin Walsh Architectural in support of the application for full planning & listed building consent for a mural at 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 of the area.

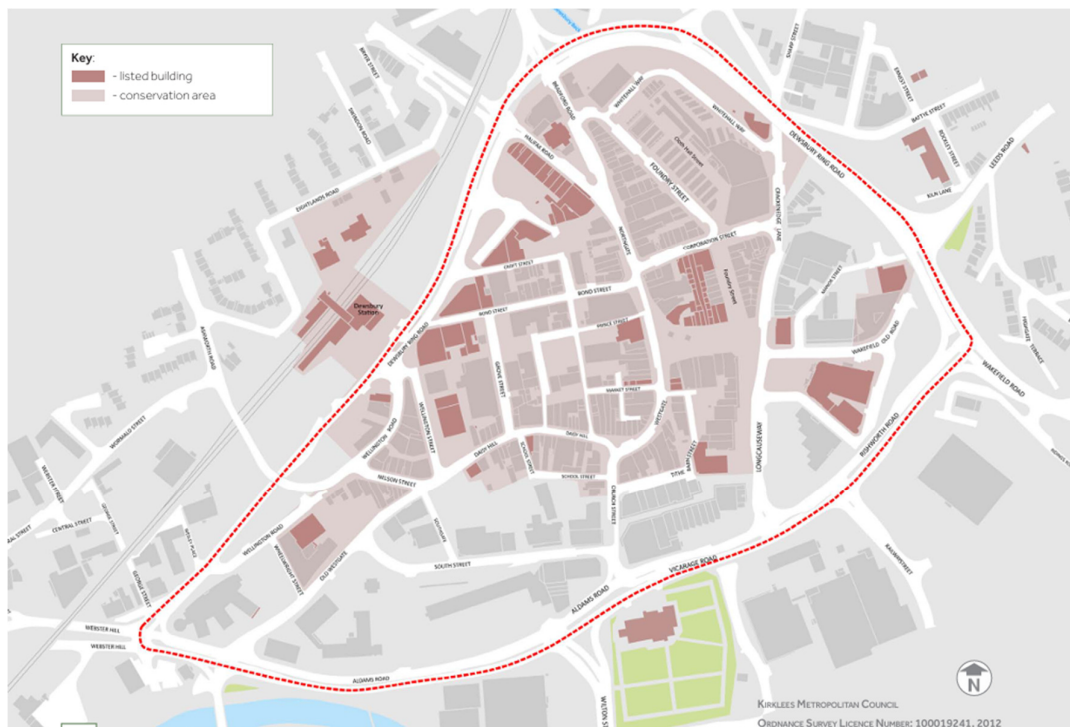


Figure 2 – Dewsbury Town Centre Conservation Area & Listed Buildings – Dewsbury Design Guide

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.

21 Bond Street History

21 Bond Street was listed 18th 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 Marriott as a warehouse and office for John Greenwood, Woolen manufacture in 1862 and that Dewsbury Grammar School Association leased and converted the building in 1884.

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

Further to the above The property has a notable association with arts and cultural activity through its former occupation by the Arts Council and its continued role as a venue for community and cultural uses. This association is expressed most visibly through the public artwork "Tapestries" by Lenny & Whale, installed on the side elevation of the building as part of the Dewsbury Creative Town programme. The artwork draws upon local people, architecture and urban textures, creating a visual record of the town's identity and reinforcing the building's cultural significance.

2.2. 23 Bond Street

23 Bond Street was listed 18th 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 adjacent elevation is not mentioned in either of the above documents.

2.3. Historic Maps

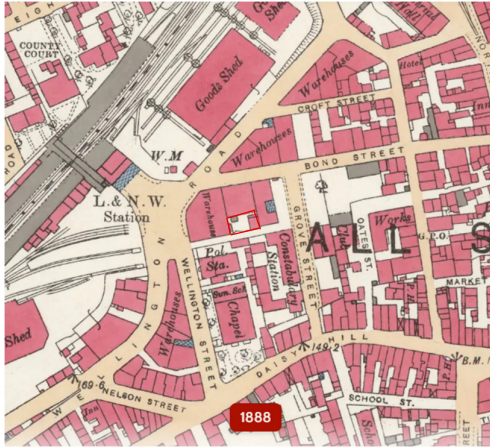


Figure 4 – 1888 Map of the site



Figure 5 – 1915 Map of the site



Figure 6 – 1938 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. Note the structures within the site boundary.

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. Buildings opposite the site were constructed during this time which have since been altered. Note the structures within the site boundary.

Figure 6 shows a 1938 map of the site. The majority of structures within the site boundary have now been removed except the largest one against the west elevation.

2.4. 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)
- Demolition of existing garages and erection of bike store, including resurfacing of parking area, introduction of landscaping with bin store and associated works (Listed Building within a Conservation Area) 2026/62/90896/E
- Installation of Solar PV panels onto the roof 2026/62/91377/E (target decision date 15th July 2026)

As set out above, the listed building has undergone both internal and external modernisation, some within the last few months of the time of writing.



Figure 7— View of 21 Bond Street from Grove Stret. Note the artwork of 2023 to the right of the elevation.



Figure 8- The west gable of 21 Bond Street

3. The Proposed Works

3.1. The proposed works

The principle of introducing a mural to this elevation is the subject of this application. The preparation of a detailed artwork design prior to establishing the acceptability of such an intervention in planning and heritage terms would be premature. Accordingly, this application identifies the proposed extent and location of the mural only, allowing the Local Planning Authority to consider the principle of the works and, if considered acceptable, to secure details of the final artwork through an appropriately worded planning condition.

The final mural design, colour palette, paint specification and method of application shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

It is proposed that the mural will be executed using a breathable mineral paint system suitable for application to historic masonry substrates. The final paint specification and application methodology will be agreed with the Local Planning Authority to ensure compatibility with the historic fabric and to safeguard the moisture permeability of the wall construction.

The proposed mural presents an opportunity for a high-quality artistic intervention that will positively contribute to the character and appearance of the building and the wider conservation area. It is anticipated that the commissioned artwork will be of significant artistic merit, providing visual interest and cultural value whilst respecting the architectural and historic significance of the host building. Subject to the approval of the final design, the proposal has the potential to enhance the townscape and reinforce the area's cultural identity.



Figure 8 - Precedent image of a mural



Figure 9- Precedent image of a mural

3.2. Impact on 21 Bond Street

The proposed intervention is confined to the west-facing gable elevation of the building. This elevation is a secondary facade and does not contain architectural detailing, historic ornamentation, openings, or features that contribute significantly to the special architectural or historic interest of the listed building.

The elevation has already been subject to a number of modern interventions, including the application of non-breathable render finishes at ground-floor level and the installation of various security fixtures and fittings. These alterations have introduced contemporary elements to the elevation and have altered its historic character. The proposed mural would therefore be applied to an elevation that has already accommodated modern change and adaptation.

The proposal does not involve the removal or alteration of historic architectural features, and no structural works are proposed. The intervention is limited to the application of a mural to the existing brickwork surface. It is proposed that the artwork will be executed using a breathable mineral paint system suitable for historic masonry substrates, ensuring compatibility with the performance characteristics of the wall and avoiding the introduction of impermeable coatings.

As the detailed design, colour palette, paint specification and method of application will be subject to approval by the Local Planning Authority through a planning condition, the authority will retain control over the final appearance of the intervention and its relationship to the significance of the listed building.

It is acknowledged that the introduction of a large-scale mural would alter the visual appearance of this elevation. However, given that the works are confined to a secondary elevation that has already been subject to modern interventions, and that the final artwork will be subject to approval by the Local Planning Authority, any impact upon the significance of the listed building would be limited. The proposal is therefore considered likely to result in less than substantial harm at the very lowest end of the spectrum.

Any such limited harm would be outweighed by the public benefits arising from the creation of a high-quality artistic work, including enhancement of the public realm, increased cultural interest, contribution to local distinctiveness, and the opportunity to bring visual interest and artistic engagement to Dewsbury.

3.3. Impact on the conservation area

The visibility of the proposed mural is relatively limited within the wider conservation area. The west-facing gable is principally experienced from the cobbled public right of way that connects Wellington Street and Grove Street. This route is not situated on the primary pedestrian movement corridor between the railway station and the town centre and is therefore encountered predominantly by local residents and visitors who choose to explore the area beyond the main commercial streets.

As a consequence, the mural would not form a dominant feature within the principal approaches to the town centre, nor would it affect key views of the conservation area. The gable is experienced primarily at close range within the intimate character of the passageway, although limited oblique views are also available from the adjacent courtyard.

The existing elevation comprises a substantial expanse of relatively plain brickwork with limited architectural articulation. The proposal therefore presents an opportunity to activate an otherwise inactive facade and to introduce visual interest into a space that is currently transitional in nature. By enhancing the experience of this secondary route, the mural has the potential to transform a functional passage into a distinctive and memorable part of the townscape.

The proposal seeks to contribute positively to the sense of discovery associated with this part of the conservation area. The route already possesses a unique character through its narrow proportions, traditional cobbled surface and informal pedestrian use. The introduction of a high-quality artwork would reinforce this character, creating a local landmark and point of interest that rewards exploration while remaining subordinate to the principal historic streets and buildings that define the significance of the conservation area.

Whilst the proposal would introduce a contemporary element into the historic environment, it is considered that any resulting harm to the significance of the conservation area would be less than substantial and at the very lowest end of the spectrum. This limited harm would be outweighed by the public benefits associated with the creation of a high-quality piece of public art, including enhancement of the public realm, increased cultural engagement and a positive contribution to the vitality and attractiveness of the town centre.

The proposal is therefore considered to preserve the character and appearance of the conservation area and has the potential to enhance its significance through the delivery of a carefully designed and locally appropriate artistic intervention.

4. Conclusion

The proposed mural represents a carefully considered artistic intervention on a secondary gable elevation of the listed building that has already accommodated modern change and adaptation. The proposal would not result in the loss of historic fabric and would activate a substantial area of otherwise plain brickwork within a discreet part of the conservation area. Through the creation of a high-quality artwork, the proposal has the potential to contribute positively to the character of the cobbled pedestrian route between Wellington Street and Grove Street, reinforcing its distinctive sense of discovery and enhancing the experience of the public realm.

Having regard to the significance of the listed building and the conservation area, the proposal is considered unlikely to give rise to any material harm to the physical fabric of the heritage asset. Whilst the introduction of a mural would alter the appearance of the elevation, any impact upon the significance of the listed building and conservation area is considered likely to be limited and,

if identified by the Local Planning Authority, would fall within the category of less than substantial harm. Any such harm should be weighed against the public benefits arising from the proposal.

In reaching this conclusion, it is also relevant to recognise the building's more recent association with arts and cultural activity through its former occupation by the Arts Council and the continuing presence of publicly accessible artwork within its setting. The "Tapestries" installation on Grove Street, commissioned as part of the Dewsbury Creative Town programme and supported through Arts Council funding, demonstrates an established precedent for high-quality contemporary public art contributing positively to the character and vitality of the town centre. The proposed mural would continue this tradition of artistic engagement, adding a further layer to the site's evolving cultural significance while remaining respectful of its historic and architectural interest.

Subject to the approval of the final artwork, colour palette and paint specification, the proposal is considered to accord with the heritage objectives of the National Planning Policy Framework and Policy LP35 (Historic Environment) of the Kirklees Local Plan, which seek to conserve heritage significance, reinforce local distinctiveness and support proposals that deliver wider public benefits.