

Connect Housing

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Heritage & Design Statement

Sustainability and Retrofit Improvements

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I. Introduction

This statement has been prepared by Martin Walsh Architectural in support of the application for Installation of secondary glazing to selected windows on multiple floors to match the existing system and the installation of insulated upstands around the existing loft to improve thermal performance and maintain continuity 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.

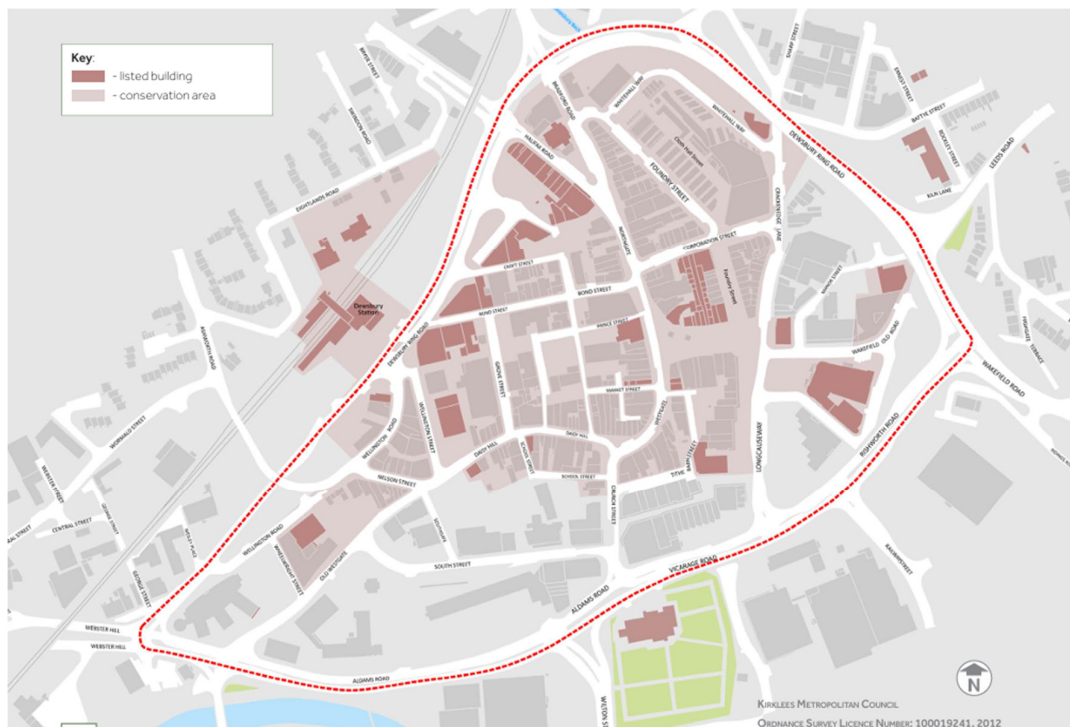


Figure 2 – Dewsbury Town Centre Conservation Area & Listed Buildings – Dewsbury Design Guide

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.

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.

2.3. Modernization

Over the last 30 years, since listing, 21 and 23 Bond Street have undergone a series of alterations to support their continued use and occupation. These works have included improvements to accessibility, the installation of signage and ventilation grilles, the formation of new window openings, remodelling of reception areas and alterations to facilitate office accommodation. More recent works have included the installation of artwork panels, improvements to external servicing and landscaping, and proposals for roof-mounted solar photovoltaic panels.

Alongside and amongst these works, measures have been introduced to improve the buildings' thermal performance, including secondary glazing and loft insulation. These interventions have enhanced energy efficiency while retaining the buildings' historic character and external appearance.

3. The Proposed Works

3.1. Secondary Glazing

Secondary glazing is currently installed to the majority of windows throughout 21 and 23 Bond Street. However a small number of windows do not have this secondary glazing.

The proposal is to install secondary glazing to these remaining windows using a system that matches the existing secondary glazing throughout the buildings.

The existing system comprises a slimline framed unit with vertically sliding sashes. The central meeting rail aligns with the historic window mullions and glazing bars, ensuring that the system is largely imperceptible from external viewpoints. The slim profile and lightweight construction

minimise the extent of fixings required to the internal window reveals and therefore limit intervention to the historic fabric.

The proposed secondary glazing will replicate the existing system in terms of appearance, operation and detailing, providing a consistent approach across the buildings whilst improving thermal performance and occupant comfort.

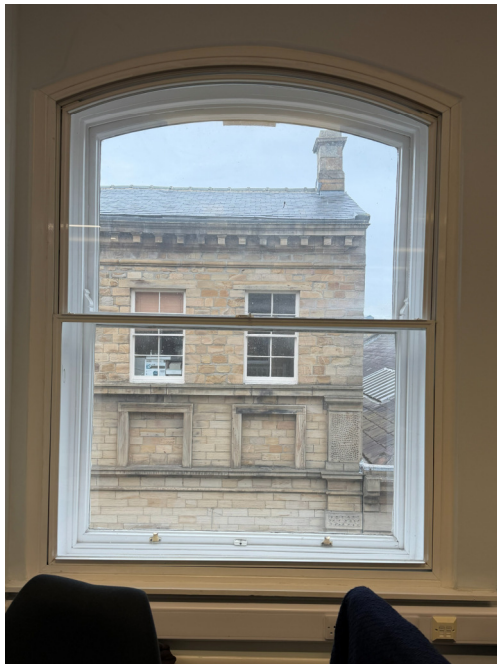


Figure 3- Existing secondary glazing installation demonstrating how the central meeting rail aligns with the historic window fabric and is largely imperceptible externally.



Figure 4 -Existing secondary glazing demonstrating the slimline frame profile and its discreet relationship with the historic window fabric.

3.2. Loft Insulation

The existing roof structure comprises the original historic roof trusses with later timber ceiling joists fixed beneath. Mineral wool insulation is currently installed between these later joists. A suspended ceiling is located approximately 500mm below the insulated roof void, with access provided via loft hatches located at ceiling level.

The existing arrangement creates a discontinuity within the thermal envelope at the loft hatches, resulting in localised heat loss.

To address this issue, insulated timber-framed upstands are proposed between the existing loft hatches and the existing roof insulation (located below the roof void). Additional insulation will be installed around and within the new upstands to maintain continuity of the thermal envelope.

The proposed works will be fixed to the later ceiling structure and will not require alteration or fixing into the historic roof trusses or other significant historic fabric.

The works will improve the thermal performance of the building whilst having a negligible impact on the significance of the listed buildings.



Figure 3 – Image looking through the loft hatch to the underside of the existing roof structure. The historic truss in dark wood and lighter wood being more recent interventions. Note the suspended ceiling system hangers and loft insulation packed between the joists.

4. Conclusion

The proposed works are limited in scope and relate solely to improving the thermal performance of the building. The works will not result in the loss of historic fabric and no direct intervention to significant historic elements is proposed. The secondary glazing and insulated loft hatch upstands are reversible measures that can be removed in the future without permanent harm to the historic fabric. As such, the proposals are considered to have no adverse impact on the historic fabric.