

HERITAGE STATEMENT

22-215 Oxford Road, Gomersal, BD19 4PY

July 2026

Introduction

This Heritage Statement has been prepared in support of a planning application relating to 212–215 Oxford Road, Gomersal, West Yorkshire. The purpose of this statement is to assess the historical and architectural significance of the site and its surroundings and to evaluate the potential impact of the proposed development upon designated and non-designated heritage assets in accordance with the National Planning Policy Framework (NPPF).

The statement has been prepared following a desk-based assessment of publicly available historical records, mapping information, local heritage data and an appraisal of the site's relationship with the wider historic environment.

Site Location and Context

The site is situated on Oxford Road within the historic settlement of Gomersal, a village with origins extending back to the Anglo-Saxon period. Gomersal forms part of the Heavy Woollen District of West Yorkshire and contains a number of historic buildings, former textile-related properties, places of worship and residential structures reflecting its agricultural and industrial heritage.

Oxford Road represents one of the principal historic routes through Gomersal and is characterised by a mixture of traditional stone-built properties, Victorian and Edwardian development, later twentieth-century infill development and a number of heritage assets of varying significance. The wider area contains several designated heritage assets including the Grade II* listed Red House, the Grade II listed Gomersal Public Hall and Grove Congregational Church.

The application property forms part of an established frontage development along Oxford Road and contributes to the character of the local streetscape through its scale, form and relationship with neighbouring buildings.

Historical Development

Gomersal developed initially as a small agricultural settlement before expanding significantly during the eighteenth and nineteenth centuries through the growth of the textile industry and associated coal mining activities. By the mid-nineteenth century the village contained numerous mills, chapels, schools and substantial residential properties occupied by merchants and industrialists.

The Oxford Road corridor became one of the principal routes through the settlement and saw gradual development of residential terraces, commercial premises and civic buildings. Historic mapping indicates a pattern of incremental development typical of West Yorkshire villages during the Victorian and Edwardian periods.

The character of the area today remains heavily influenced by this historic pattern of development, with traditional stone construction, pitched roofs, vertically proportioned openings and strong building lines along the highway.

Heritage Significance

The Application Property

The building is not understood to be statutorily listed and is not known to possess individual architectural or historic significance sufficient to warrant designation as a heritage asset in its own right.

The principal heritage value of the property derives from its contribution to the established streetscape of Oxford Road and the wider historic character of Gomersal. The building forms part of the evolution of the settlement and contributes to the visual continuity of development along the highway.

Conservation Areas and Listed Buildings

A review of available heritage records indicates that there are designated heritage assets within the wider locality, including listed buildings associated with the historic core of Gomersal. These assets derive their significance from their architectural quality, historical associations and contribution to the historic development of the village.

Due to the established built form along Oxford Road, intervening development and the separation distances involved, the application site forms a limited component of the setting of these designated heritage assets.

Assessment of Impact

The proposed development has been designed to respect the scale, form and character of the existing building and surrounding area.

The proposals would:

- Retain the established pattern of development along Oxford Road.
- Preserve the existing character and appearance of the streetscape.
- Avoid adverse impacts upon the significance of nearby listed buildings.
- Maintain the historic grain and urban form of the settlement.
- Utilise materials and detailing sympathetic to the surrounding built environment where practical.

The proposal does not involve the demolition of a designated heritage asset and would not result in harm to the significance of any listed building, conservation area or other identified heritage asset.

Any visual changes arising from the development would be localised in nature and would be experienced within the context of an already developed urban frontage. The proposal therefore preserves the significance of heritage assets within the vicinity and maintains the character of the historic environment.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework requires local planning authorities to consider the impact of development upon the significance of heritage assets.

Having regard to Paragraphs 205–215 of the NPPF, the proposed development is considered to preserve the significance of nearby heritage assets and their settings. No harm has been identified and the proposal is therefore consistent with national heritage policy objectives.

Conclusion

The application site forms part of the historic settlement of Gomersal and contributes to the character of Oxford Road through its established presence within the streetscape.

The proposed development has been designed to respect the historic character of the area and would not adversely affect the significance, setting or appreciation of nearby heritage assets. The proposal preserves the historic environment, maintains the character of the locality and accords with the heritage objectives of the National Planning Policy Framework.

It is therefore concluded that there are no heritage reasons why planning permission should not be granted.

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July 2026