Jade3 Architecture Ltd

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Job reference: 2026 enquiry 74

Address: 17 Wellington Road
Dewsbury WF13 1HF

Date: 8-11-2026

Extra notes: **heritage report**
change of use from vacant offices(Ec use) on ground floor to form 4no 1bed apartments(C3 use)

1. INTRODUCTION

This Heritage Statement has been prepared in support of a full planning application for the change of use of the vacant ground-floor office accommodation at 17 Wellington Road, Dewsbury, to provide 4no self-contained one-bedroom apartments for one person. The property is a Grade II listed building, constructed circa 1855 as a textile (wool) warehouse. It represents an important surviving example of Dewsbury's nineteenth-century commercial and industrial heritage and is recognised by Historic England for its special architectural and historic interest.

The building occupies a prominent corner position at the junction of Wellington Road and Wellington Street, directly opposite Dewsbury railway station and within the Dewsbury Town Centre Conservation Area. The upper floors have already been converted into residential accommodation, whilst the ground floor, which has most recently been used as offices, is currently vacant over several months now prior to our client purchased it.

The proposed development seeks to secure the continued beneficial use of the building by converting the remaining ground-floor accommodation into 4noindependent residential apartments.

The purpose of this Heritage statement is to:

- Identify the historical development and architectural characteristics of the building.
- Establish the significance of the listed building and its contribution to the surrounding conservation area.
- Assess the potential heritage impact (if any) arising from the proposed conversion.

- Demonstrate how the proposed development can preserve the building's special architectural and historic interest.
- Explain the benefits of securing a sustainable and viable future for the building through its continued adaptation.
- The heritage eassessment has been prepared having regard to the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the adopted Kirklees Local Plan.

2. HERITAGE DESIGNATION AND HISTORICAL BACKGROUND

17 Wellington Road is included on the National Heritage List for England as a Grade II listed building. Historic England List Entry No. 1480902

The official listing describes the property as:

- A textile (wool) warehouse of 1855, with later alterations.
- The building was constructed during a significant period of industrial and commercial expansion in Dewsbury.
- During the nineteenth century, Dewsbury became nationally recognised for its textile manufacturing and processing industries, particularly the production of shoddy and mungo.
- These industries involved the recycling and processing of waste woollen materials into reusable textile fibres and products.

The development of the railway in 1848 was instrumental in supporting the expansion of the town's textile economy. The railway enabled the movement of raw materials, manufactured goods and textile products to wider national markets. The establishment of substantial commercial warehouses close to the railway station formed an important part of this economic development.

17 Wellington Road was constructed around 1855 and is one of the early surviving examples of this type of commercial warehouse in the Wellington Road area. Historic England records that the building was likely occupied by Samuel Smith, a woollen and blanket manufacturer, during the 1850s. Its original fixtures included a hydraulic press, suggesting that the building was used for packing and shipping as well as storage. The building subsequently accommodated other commercial occupiers. In 1897, the Dewsbury Reporter newspaper moved into the premises and purchased the building outright in 1905.

The newspaper continued to occupy the building for many decades, becoming an established part of its history. The building remained associated with the newspaper into the twenty-first century, including the celebration of its 150th anniversary in 2008. This sequence of uses illustrates the continuing commercial importance of the building and its ability to accommodate changing functions over its lifetime. The building was subsequently adapted for office and residential use, demonstrating its continuing capacity for beneficial reuse.

3. ARCHITECTURAL DESCRIPTION

The building is a distinctive nineteenth-century warehouse, constructed in buff sandstone with a slate roof. It has an unusual roughly triangular plan, with a prominent curved western side and a principal entrance facing north. The building is of three storeys above a basement and occupies a prominent position at the junction of Wellington Road and Wellington Street.

Its architectural design is particularly noteworthy because it adopts a Classical architectural language more commonly associated with prestigious commercial premises than ordinary storage buildings.

The principal architectural characteristics include:

3.1 Principal Entrance Elevation

The north-facing entrance forms a particularly important feature of the building. The curved entrance bay incorporates a substantial Doric door surround, with columns supporting an entablature decorated with triglyphs, metopes and other Classical detailing. The entrance was originally designed to create an impressive approach and communicate the commercial standing and quality of the business operating within the warehouse.

Above the entrance are carefully detailed window surrounds, including an architraved first-floor window with a consoled cornice and a second-floor window with an architraved surround. A moulded sill band and modillioned eaves cornice complete the architectural composition.

3.2 Wellington Road and Wellington Street Elevations

The east and west elevations are similarly detailed and comprise a series of regularly arranged bays. The ground-floor openings incorporate arched surrounds, while the upper floors retain the characteristic window proportions and architectural detailing of the original building. The use of buff sandstone, regularly coursed

stonework and contrasting surface treatments gives the building a strong architectural identity. All external facades are being retained in this change of use and are unchanged.

3.3 Materials and Construction

The building is principally constructed of buff sandstone, with a slate roof. The masonry is an important part of its architectural character, providing both durability and an appropriate sense of permanence associated with nineteenth-century commercial buildings. The original timber sliding sash windows, including examples with distinctive glazing arrangements, also contribute towards its architectural interest.

3.4 Subsequent Alterations

The official listing identifies several alterations that have occurred during the building's lifetime.

These include:

- The blocking of former loading entrances.
- Alterations to basement openings.
- The insertion of modern entrance doors.
- The introduction of modern internal stair arrangements.
- The enclosure of columns and insertion of suspended ceilings below structural beams.

The replacement of a substantial proportion of the original windows with uPVC units around 2015. The listing also records that some original timber sash windows have survived. These alterations illustrate the extent to which the building has evolved to accommodate changing commercial requirements. Nevertheless, its principal architectural composition, sandstone elevations, Classical entrance and overall historic form remain recognisable and continue to express its original commercial function.

4. ASSESSMENT OF HERITAGE SIGNIFICANCE

The significance of 17 Wellington Road derives from a combination of its architectural design, historical associations, industrial context and relationship with the surrounding historic townscape. Its significance can be assessed under the following headings.

4.1 Architectural Significance – High
Historic England identifies the building as a very early example of a small-scale urban palazzo warehouse. This is particularly important because it represents a regionally distinctive building type associated with Dewsbury's textile industry during the peak of its commercial prosperity. The building's Classical entrance elevation and architectural detailing distinguish it from more utilitarian warehouse structures.

The imposing entrance was deliberately designed to impress visitors and communicate the status and quality of the goods and business contained within. Its sandstone construction, curved entrance bay, Doric columns, Classical entablature, decorative stonework and carefully composed elevations make a significant contribution to its architectural interest. The survival of these external architectural characteristics is a key element of the building's special interest.

4.2 Historical and Industrial Significance – High
The building provides important physical evidence of Dewsbury's nineteenth-century textile industry. Dewsbury became the national centre of the shoddy and mungo industry during the second half of the nineteenth century. These processes involved the recycling of waste woollen textiles into reusable fibres, representing an important early form of industrial recycling.

The warehouse system developed alongside the railway and enabled textile manufacturers and merchants to store, inspect, package and distribute their products to national markets. 17 Wellington Road formed part of this commercial infrastructure. Its association with Samuel Smith, a woollen and blanket manufacturer, and its subsequent long occupation by the Dewsbury Reporter provide additional historical interest. The building therefore illustrates both the commercial prosperity of the town's textile industry and the subsequent evolution of its business community.

4.3 Townscape Significance – High
The property occupies a prominent corner position at the junction of Wellington Road and Wellington Street, directly opposite Dewsbury railway station. Its distinctive curved entrance elevation, substantial sandstone construction and Classical architectural treatment provide a strong visual presence within the surrounding townscape. The building forms part of a wider collection of historic commercial and warehouse premises associated with the development of Dewsbury's textile industry. Its relationship with the railway station is particularly important because the railway

provided the transport infrastructure which supported the development of these warehouses. The building therefore makes a positive contribution to the historic character and appearance of the Dewsbury Town Centre Conservation Area.

4.4 Group Value – High

Historic England expressly identifies the building's strong group value with neighbouring historic former warehouses and the railway station. These buildings share functional and historical associations with Dewsbury's textile industry.

Together, they provide an understanding of how the town developed around textile manufacturing, storage, trading and railway distribution. The relationship between these buildings contributes to the wider historical significance of the Wellington Road area. The continued retention of 17 Wellington Road therefore has importance beyond its individual architectural interest.

4.5 Overall Significance

Having regard to the above, the building is considered to possess high architectural and historic significance as a Grade II listed heritage asset. Its principal significance derives from its early warehouse typology, distinctive Classical architecture, association with Dewsbury's textile industry and its contribution to the historic commercial townscape.

The external architectural composition is particularly important. The internal significance requires consideration of the surviving original structural and architectural fabric, which should be established through a site inspection and review of the existing building before works are finalised.

5. CONTRIBUTION TO THE DEWSBURY TOWN CENTRE CONSERVATION AREA

The property is situated within the Dewsbury Town Centre Conservation Area. The surrounding area retains evidence of the town's historic commercial and industrial development, including former warehouses, commercial buildings and the railway infrastructure which supported the textile industry.

17 Wellington Road makes a positive contribution to the conservation area's character and appearance through its:

- Historic nineteenth-century origins.
- Distinctive sandstone construction.

- Classical architectural composition.
- Prominent corner position.
- Relationship with neighbouring former warehouses.
- Historical association with the railway and textile trading.

The building is an important component of the historic streetscape and contributes to the architectural diversity and local distinctiveness of the conservation area. The proposed conversion will retain the building's established external form and principal architectural composition. Accordingly, the development will not require the loss of any of the principal external façade characteristics which contribute towards the conservation area's significance.

6. EXISTING USE AND PREVIOUS PLANNING HISTORY

The building has undergone several changes of use throughout its history. Its original warehouse function was followed by newspaper and other commercial uses, including office accommodation. The upper floors have already been converted into residential apartments, demonstrating the building's ability to accommodate modern residential use. The ground floor has most recently been used as offices but is currently vacant for many months now. An earlier planning approval, reference 2015/90702, related to the conversion of part office accommodation to 2no residential flats and retaining the front portion being the offices and had lapsed and not implemented..

The current proposal represents a revised approach to the remaining ground-floor accommodation, seeking to convert the entire ground floor to provide 4no self-contained one-bedroom apartments for one person. Although the earlier approval does not provide an extant planning entitlement, it remains relevant historical context. It demonstrates that residential use has previously been contemplated within the building and that the proposed development represents a continuation of its established adaptation rather than an entirely new use. The building was listed in 2023, after the earlier planning exercise. The current proposal therefore recognises the need to assess the works against the building's present statutory heritage designation.

7. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal seeks to change the use of the vacant ground-floor office accommodation to provide 4no self-contained one-bedroom apartments for one person. The conversion will utilise the existing building footprint and structural

arrangement. No increase in the height or footprint of the building is proposed. The principal external architectural composition, including the sandstone elevations, Classical entrance and existing window arrangements, will be retained.

The internal arrangement will be adapted to provide independent residential accommodation, including:

- Living and kitchen facilities.
- Separate bedroom accommodation.
- Private bathroom facilities.
- Appropriate internal circulation.
- Storage and ancillary residential facilities.
- The layout will be designed to make effective use of the existing floor area and window positions.
- The detailed internal interventions will be identified on the submitted existing and proposed drawings.
- The preferred approach is to retain significant historic fabric and minimise unnecessary intervention.

8. ASSESSMENT OF THE IMPACT OF THE PROPOSED DEVELOPMENT

The principal consideration is whether the proposed conversion would preserve the architectural and historic interest of the listed building. The Heritage assessment distinguishes between the change of use itself and any physical internal alterations required to facilitate that use.

8.1 Impact on the External Elevations

The external elevations are among the most significant elements of the building. The sandstone construction, Classical entrance, decorative detailing and overall architectural composition are central to its special interest. The proposal does not seek to alter the building's height, footprint or principal architectural form. The existing external elevations will be retained. No unnecessary alterations to the sandstone masonry, Classical entrance features or historic architectural detailing are proposed. The proposal will therefore preserve the principal external characteristics which contribute to the building's architectural and townscape significance.

8.2 Impact on Internal Historic Fabric

The internal arrangement will require adaptation to provide 4no independent residential units. However, the introduction of residential partitions and associated

facilities does not necessarily result in unacceptable harm to a listed building. The extent of intervention must be considered against the significance of the actual fabric affected.

The existing building has already undergone internal alterations, including the insertion of modern partitions, ceilings and stair arrangements, as recorded within the Historic England listing. The proposed works will seek to utilise existing altered areas wherever practicable and avoid unnecessary removal of significant historic fabric. Original structural elements, columns, beams and other features of architectural or historic interest have been retained wherever possible.

Where new partitions are required, their position and construction has been designed to minimise physical intervention and avoid damaging significant historic fabric (if any). Any removal of original fabric or alteration to historic structural elements will be clearly identified and assessed as part of the Listed Building Consent submission.

8.3 Impact on the Building's Historic Function

The original commercial warehouse function is an important aspect of the building's historical significance. However, the building has already undergone several changes of use since its construction in the nineteenth century. Its subsequent occupation by the Dewsbury Reporter and later office and residential uses demonstrate its continuing adaptation to changing commercial and social requirements.

The proposed residential conversion will not remove the building's ability to be understood as a former textile warehouse. Its original architectural composition, external materials, entrance features and historic relationship with the surrounding commercial townscape will remain evident. The proposal therefore represents a continuation of the building's historical evolution rather than an attempt to recreate or disguise its original use.

8.4 Impact on the Conservation Area

The proposed development will retain the existing building and its contribution to the surrounding conservation area. There is no proposed increase in building mass, no additional height and no alteration to the established external architectural composition.

The residential use will provide an active and beneficial use for the vacant ground floor. The proposal will therefore preserve the building's positive contribution to the conservation area's character and appearance.

9. JUSTIFICATION FOR THE PROPOSED ADAPTIVE REUSE

Historic buildings are often dependent upon finding viable and sustainable fresh uses to secure their long-term maintenance and preservation. The continued vacancy of the ground-floor accommodation does not provide the building with an active use or contribute towards its long-term management. The proposed conversion offers an opportunity to bring the vacant ground floor back into beneficial fresh occupation.

The provision of 4no apartments will extend the established residential use of the upper floors and create a coherent use for the remaining ground-floor accommodation. The development will also provide additional housing within a sustainable town-centre location, close to public transport, local services and everyday amenities.

The proposal makes use of the existing building rather than requiring demolition and replacement construction. This is consistent with the wider principles of sustainable development and the conservation of historic buildings through appropriate adaptation. The applicant considers that a carefully designed residential conversion provides a realistic and sustainable means of securing the continued use and maintenance of the property.

10. HERITAGE POLICY AND LEGISLATIVE FRAMEWORK

The application has been assessed against the relevant statutory duties, national planning policies framework (NPPF) and adopted local planning policies.

10.1 Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66(1)

In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority must have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses. The proposed development has been designed to retain the building's principal architectural composition and minimise intervention in significant historic fabric.

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Section 16(2)
In considering an application for Listed Building Consent, the Local Planning Authority must have special regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest which it possesses. The detailed internal works will be assessed against this statutory duty through the accompanying Listed Building Consent application, where required.

10.2 National Planning Policy Framework (NPPF) – September 2026
The NPPF recognises heritage assets as an irreplaceable resource and requires their conservation in a manner appropriate to their significance.

The following policies are particularly relevant.
Policy HE4 – Securing the Conservation of Heritage Assets
Policy HE4 requires development proposals affecting heritage assets to secure a use consistent with their conservation, avoid harm wherever possible and ensure that any harm is supported by clear and convincing justification.

The proposed development provides a beneficial use for vacant accommodation within an established historic building. The conversion will retain the existing building envelope and seek to preserve its significant architectural and historic fabric. The proposal is therefore consistent with the objective of securing the conservation of heritage assets through appropriate and sustainable use.

Policy HE5 – Assessing Effects on Heritage Assets
Policy HE5 requires applicants to provide an assessment of the significance of affected heritage assets and the potential effect of the proposed development upon that significance.

This statement provides an assessment of the building's architectural, historical, industrial and townscape significance. It identifies the principal elements which contribute to its special interest and considers the potential effect of the proposed conversion. The level of assessment is proportionate to the importance of the Grade II listed building and should be read alongside the submitted existing and proposed drawings.

Policy HE6 – Proposals Affecting Designated Heritage Assets
Policy HE6 requires substantial weight to be given to the conservation of designated heritage assets.

Where a proposal would cause harm to the significance of a designated heritage asset, that effect must be weighed against the public benefits of the development. The policy recognises that securing the long-term reuse of a vacant or underused listed building can constitute an important public benefit. The current proposal seeks to secure the continued beneficial use of the building by providing 4no additional homes and bringing vacant accommodation back into occupation. The extent of any heritage harm must be assessed against the detailed physical works rather than the change of use alone.

10.3 Kirklees Local Plan – Policy LP35: Historic Environment
Policy LP35 of the adopted Kirklees Local Plan provides the principal local policy framework for development affecting heritage assets. The policy seeks to ensure that development proposals affecting designated heritage assets preserve or enhance their significance.

Where proposals are likely to result in substantial harm or loss, the policy requires the demonstration of substantial public benefits which clearly outweigh that harm. The proposed development seeks to preserve the building's principal architectural characteristics and secure its continued beneficial use. The conversion will retain the building's external composition and seek to minimise intervention in significant historic fabric. The proposal is therefore intended to accord with the conservation objectives of Policy LP35.

10.4 Kirklees Local Plan – Policy LP24: Design
Policy LP24 promotes high-quality design which respects and enhances the character of the townscape, heritage assets and surrounding environment. The proposed conversion will retain the established external form and architectural composition of the listed building and is unchanged.

The internal layout will be designed around the existing building structure and significant columns. The proposal seeks to achieve an appropriate balance between the functional requirements of residential accommodation and the conservation of the building's architectural character.

10.5 National Planning Policy Framework– Sustainable Development
The NPPF also supports the effective use of existing buildings and previously developed land, alongside the delivery of additional housing.

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The proposed development will provide 4no additional homes within an established town-centre location without requiring demolition, additional building mass or expansion of the existing footprint. The reuse of the existing building will also avoid the environmental impacts associated with unnecessary demolition and replacement construction.

11. PUBLIC BENEFITS AND HERITAGE CONSERVATION

The proposed development provides a number of public and wider benefits which should be considered as part of the overall planning balance.

11.1 Securing the Long-Term Use of a Listed Building

The conversion will bring the vacant ground-floor accommodation back into beneficial fresh use occupation. An active and sustainable use can support the continued maintenance and long-term preservation of the building.

11.2 Additional Housing Provision

The development will provide 4no additional one-bedroom homes within Dewsbury town centre. This will contribute towards the local housing supply shortage and make efficient use of an existing vacant former office accommodation.

11.3 Regeneration and Town Centre Vitality

The proposed residential use will increase the number of residents living within the town centre. Residents will support local businesses, services and amenities, contributing towards the continued vitality of the area.

11.4 Sustainable Reuse of Existing Building Fabric

The proposal retains the existing building façade rather than requiring demolition and replacement. This avoids unnecessary construction waste and the environmental costs associated with new-build development.

11.5 Continued Conservation of Historic Character

The proposal will retain the building's principal architectural features, external materials and historic relationship with its surroundings. The continued occupation of the property will provide an opportunity for its ongoing maintenance and conservation. These benefits should be considered alongside the detailed assessment of the proposed physical works and any identified heritage impact.

12. MITIGATION AND CONSERVATION MEASURES

The following principles will guide the proposed works:

- Retain the existing sandstone elevations and principal architectural composition.
- Preserve the Classical entrance and its associated decorative detailing.
- Avoid unnecessary alterations to existing window openings and historic masonry.
- Retain significant internal structural and architectural features wherever practicable.
- Minimise the removal of original building fabric.
- Use appropriate materials and traditional detailing for necessary repairs.

Ensure that new internal partitions and services are installed in a manner which minimises harm to significant historic elements. Avoid inappropriate modern finishes or installations which would adversely affect the building's character. Coordinate all works requiring Listed Building Consent with the Local Planning Authority.
Record any significant historic features uncovered during the works and seek appropriate conservation advice before alteration or removal.

13. CONCLUSION

17 Wellington Road is an important Grade II listed building and a significant surviving example of Dewsbury's nineteenth-century textile warehouse architecture. Its significance derives from its distinctive small-scale urban palazzo warehouse form, Classical entrance elevation, sandstone construction and its association with the town's historic shoddy and mungo industry.

Its relationship with neighbouring warehouses and Dewsbury railway station further reinforces its historical and townscape importance. The proposed development seeks to convert the vacant ground-floor former office accommodation into 4no self-contained one-bedroom one person apartments, extending the established residential use of the upper floors. Its principal external architectural composition will be retained, and the internal design will seek to minimise intervention in significant historic fabric.

The building has already undergone several changes of use and internal adaptations during its lifetime. The proposed residential conversion represents a continuation of this historic evolution and provides an opportunity to secure a beneficial future for the

currently vacant ground-floor accommodation. The applicant recognises the statutory importance of conserving the listed building and has sought to ensure that the proposed development is compatible with its special architectural and historic interest.

The proposal also provides wider public benefits through additional housing, sustainable reuse of an existing building and support for the continued vitality of Dewsbury town centre. Having regard to the building's significance, the proposed conservation approach and the wider benefits of securing its continued use, the development is considered to represent a positive opportunity for the sensitive adaptation of an important historic building.

The Local Planning Authority is therefore respectfully requested to give favourable positive consideration to the proposed development, subject to appropriate conditions and any necessary Listed Building Consent.

Prepared by

Michael Chow BA Arch, Dip Arch, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner
for and on behalf of Jade3 Architecture Limited

Jade3