



HERITAGE STATEMENT

Redevelopment of Keighley St. Andrew Parish Church

Church Street, Keighley

Prepared for:

Parochial Church Council of the Ecclesiastical Parish of Keighley

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Revisions

- A 05.12.2024 - Revised following client comments.
- B 09.12.2024 - Revised following client comments.
- C 26.08.2025 - Section 4: Introduction, Definitions, Rating Matrix and Application of Ratings rewritten. Section 5: Methodology overview and Impact rating definitions rewritten. Section 6: Overall impact and justification rewritten.

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1 INTRODUCTION

1.1 This revision of the Heritage Statement has been prepared by RJW Design Studio Ltd on behalf of the Church Council of the Ecclesiastical Parish of Keighley in connection with a detailed planning application and Listed Building consent application being submitted to Bradford Metropolitan District Council for the refurbishment and alteration to Keighley St Andrew Parish Church

1.2 The formal description of the development is as follows:

“Extensions and alterations to the Keighley St Andrew parish church building together with demolition of existing church hall and construction of new community hall extension including associated landscaping and access arrangements’.

1.3 In determining a detailed planning application relating to a listed building and/or a building within a Conservation Area, the LPA has a statutory duty under the (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings. The National Planning Policy Framework (NPPF) provides Government national policy on the conservation of the historic environment.

1.4 In respect of the information required by applicants, paragraph 200 states the following:

“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 their assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”¹

1.5 To comply with these requirements, Section 2 describes the site and its context, Section 3 identifies the relevant heritage assets close to and within the application site which may be affected by the proposals. Section 4 provides the assessment of significance and setting of the identified heritage assets based upon published information, archive research, heritage structural report, site visual and photograph survey.

1.6 Section 5 provides an assessment of the impact of the proposed development upon the significance of the identified designated heritage assets in light of the statutory, local and national guidance. Section 6 provides a summary and conclusion.

¹ (2023) National Planning Policy Framework (NPPF) – paragraph 200

2 SITE CONTEXT AND HISTORIC DEVELOPMENT

Context and Description

2.1 Keighley St Andrew church is located on Church Street, Keighley, BD21 5HT. The application site, outlined in red within figure 1.1 includes the main parish church building, the existing church hall building located within the grounds of the parish church, the church car park and part of the associated churchyard as identified by the land registry title plan. The remainder of the churchyard to the south is within the curtilage of the site and under the same ownership, but is not included within the red line boundary for this application. This is outlined in blue and can be viewed in its entirety on dwg. no. 939.01(-)001 Location Plan submitted with this application.

2.2 The application site lies within Keighley Town Centre, south of the primary shopping district, in the centre of the earliest part of the town.

2.3 The site sits within the Keighley Town Centre Conservation Area (Figure 1.2), towards the south of this boundary.

Keighley St Andrew Church forms an integral part of the 'Small Town' character area of Keighley, its location pre-dating much of the 19th Century expansion of the town. The church tower is the tallest structure in the centre of Keighley, and therefore dominates the skyline from areas where it can be seen.

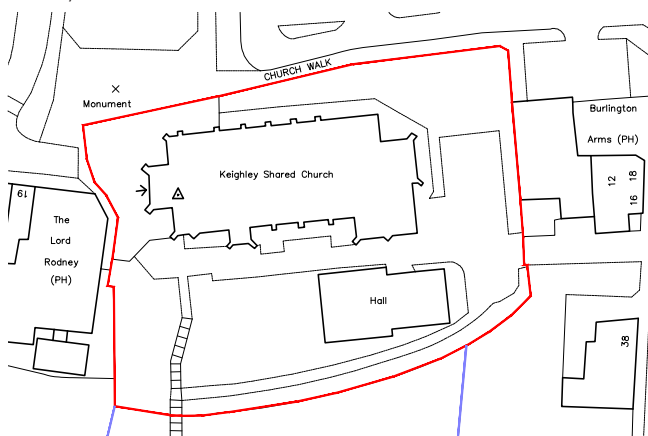


Figure 1.1 Location Plan

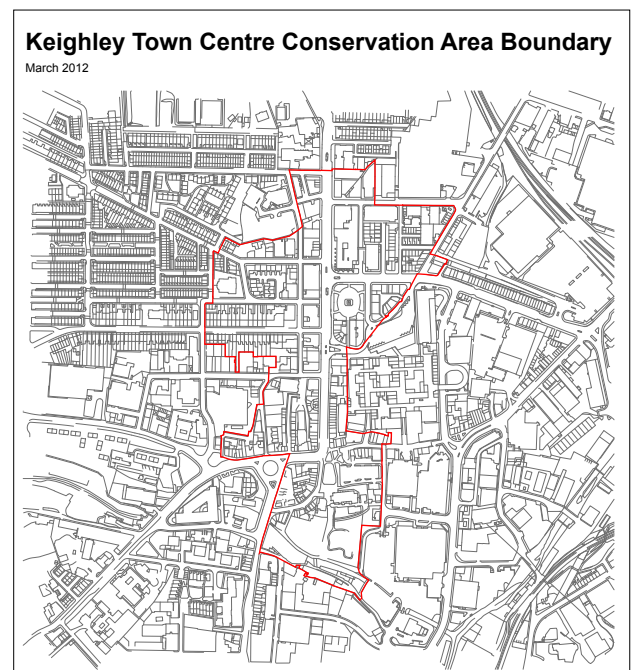


Figure 1.2 Keighley Town Centre Conservation Area Boundary

Historic Development

2.4 Keighley St Andrew Church was built in 1848 and designed by Robert Dennis Chantrell, and architect renowned for his work with the Church Buildings Commissioners in Yorkshire, who was also responsible for the design of Leeds Parish Church.

2.5 The current building is the third church built on this site, evidence indicates there has been a church on this site since 1168. The first medieval church was demolished in 1805 to make way for a new larger church.

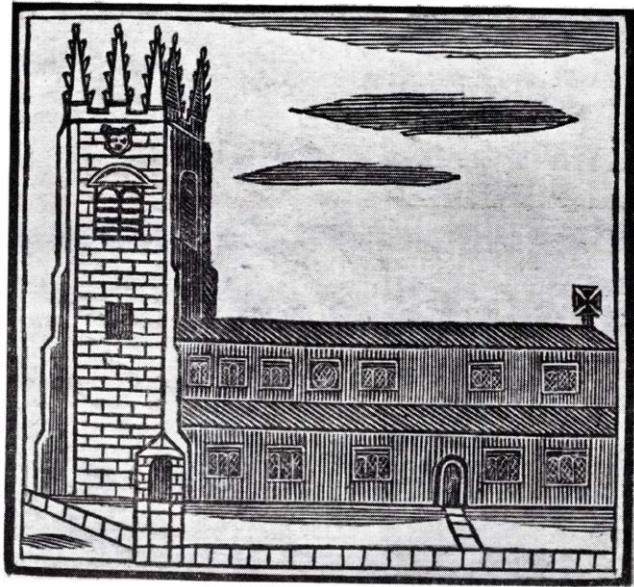


Figure 1.3
Drawing of the original medieval church by Miles Gale 1713

2.6 Keighley escaped disturbances in the English Civil War. After the Restoration a new font and altar were made dated 1661. The font survives and is on display in the church (See Figure 4.8)

2.7 Further artefacts from the medieval church such as grave covers and a standing cross survive and are also on display in the church. (See Figures 4.10 and 4.11)

2.6 The 1805 church had to be demolished in 1843 as the roof was incorrectly built. The current church was then built on this site.

2.7 Figure 1.5 shows the current church on an OS Town Plan



Figure 1.4
St Andrews Church in 1848.

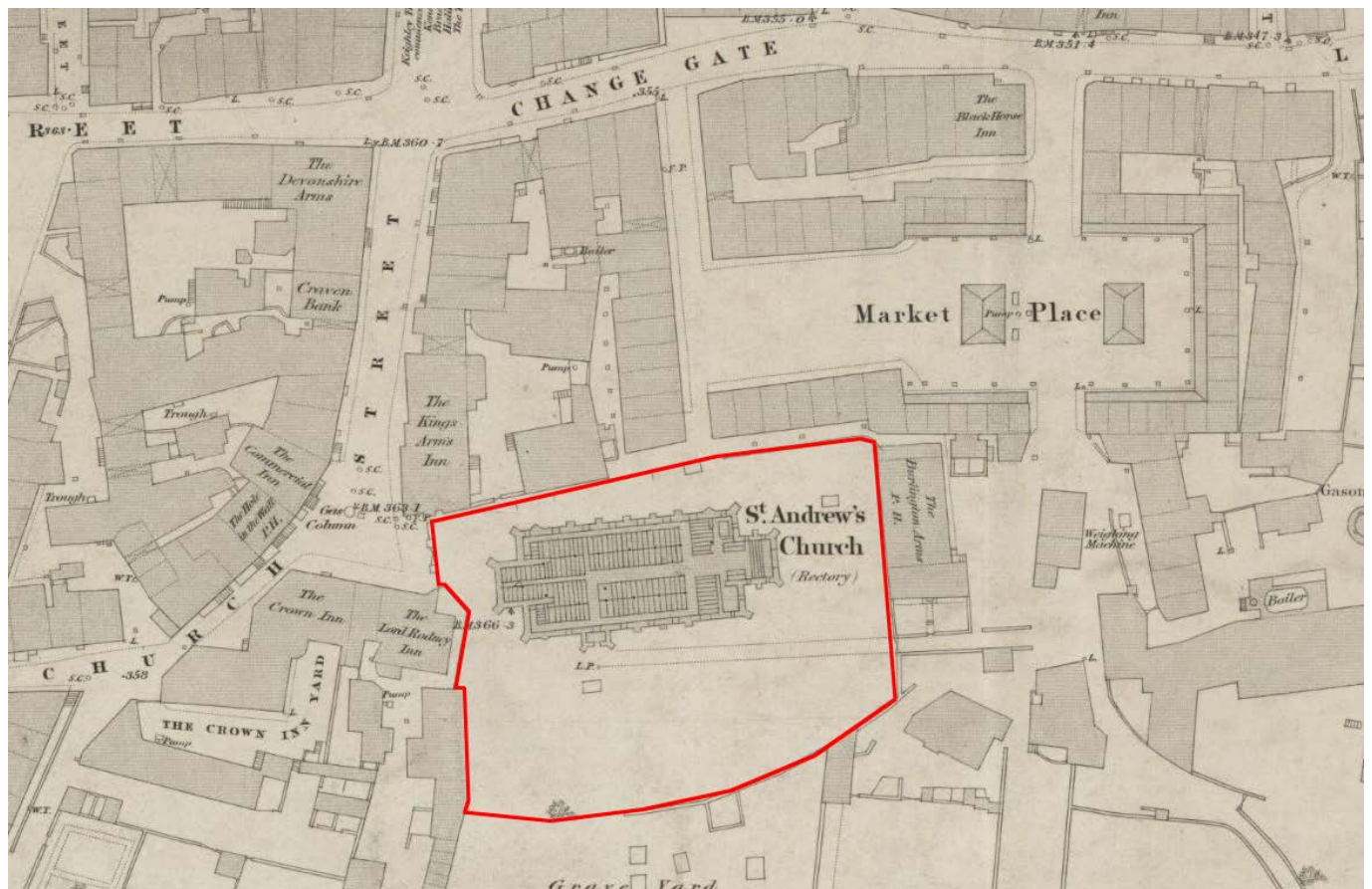


Figure 1.5 1849 OS Town Plan - Showing the Site Boundary Outlined in red

dated 1849, within the mid 19th Century townscape, although many of the street patterns in the vicinity date from much earlier and are some of the oldest streets in the town. The Site Boundary follows the historic churchyard boundary and has recently been used to define the Land Registry Title Plan for the church.

2.8 In the 19th Century the church yard was surrounded by Public Houses as was common at the time. Only 'The Lord Rodney Inn' building survives today, albeit rebuilt at a later date.

2.9 A later 1890 Town Plan of the church (Figure 1.6) shows the surrounding buildings in much the same arrangement and states that the church had capacity for 1300 worshippers.

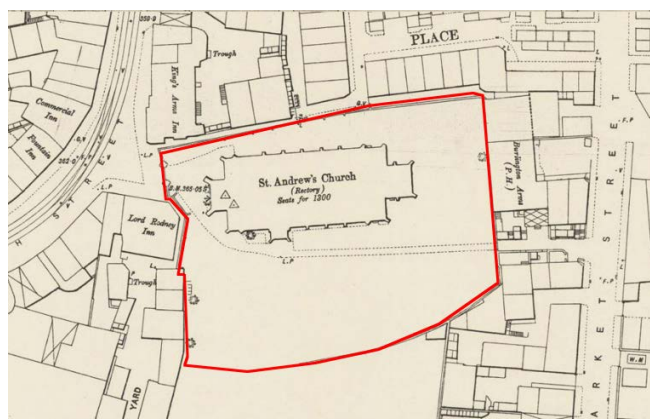


Figure 1.6
1890 OS Town Plan - Showing the Site Boundary Outlined in red

2.10 The first significant alteration came in 1898, when the new vestry, choir vestry, parish room and office were added to the east end of the south aisle, as seen in Figure 1.7. The new stone work can clearly be identified. The extension also appears on the

OS Map from 1906. The surrounding buildings remain unchanged from earlier plans and the site is still bounded by buildings to the north, east and west.



Figure 1.8
1906 OS Plan showing the new vestry extension

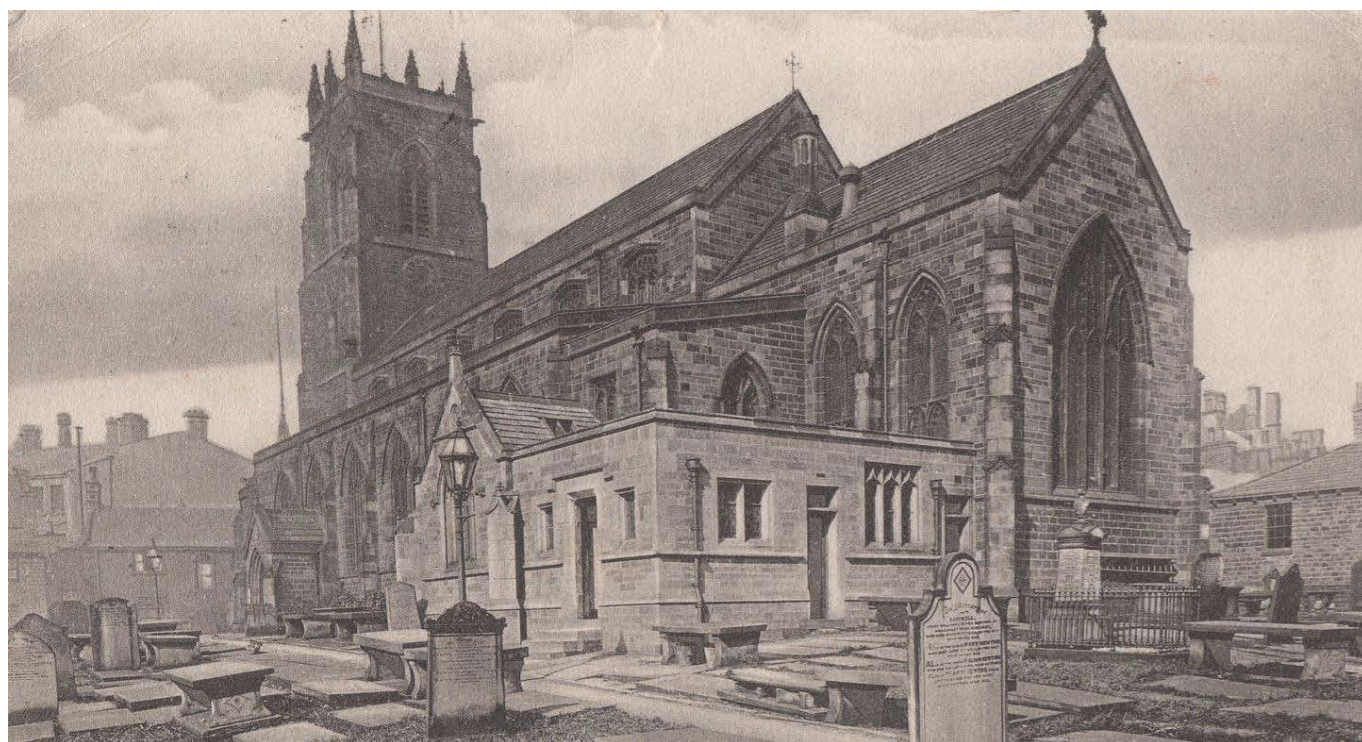


Figure 1.7 Photograph of St Andrews Church Circa 1900.

2.11 A minor alteration occurred in 1900 when a new entrance door was added at the west end of the tower. This became and remains the primary entrance to the church today, superseding the south door. Figure 1.9 is R.D Chantrell's original plan from the 1840's. It shows the original internal layout with the original pew arrangement and west door entrance. The annotation states that 'The part coloured in red shows the portion of the free seats.' Therefore the yellow coloured seats would have been reserved for specific parishioners.

2.12 A further significant alteration came in 1931, when the side galleries were removed from the interior of the church. The rear gallery was retained and altered. Figure 1.10 is R.D Chantrell's original plan from the 1840's and shows the original layout of the gallery showing the side galleries, similarly the annotation states that 'The part coloured in blue shows the portion of the free seats.' Therefore the yellow coloured seats would have been reserved for specific parishioners and were known as 'box pews'. The retained box pews at Keighley St Andrews Church even have small doors for greater privacy. (Figure 1.11). Figure 1.12 is a photograph from circa 1900 showing the original side galleries.

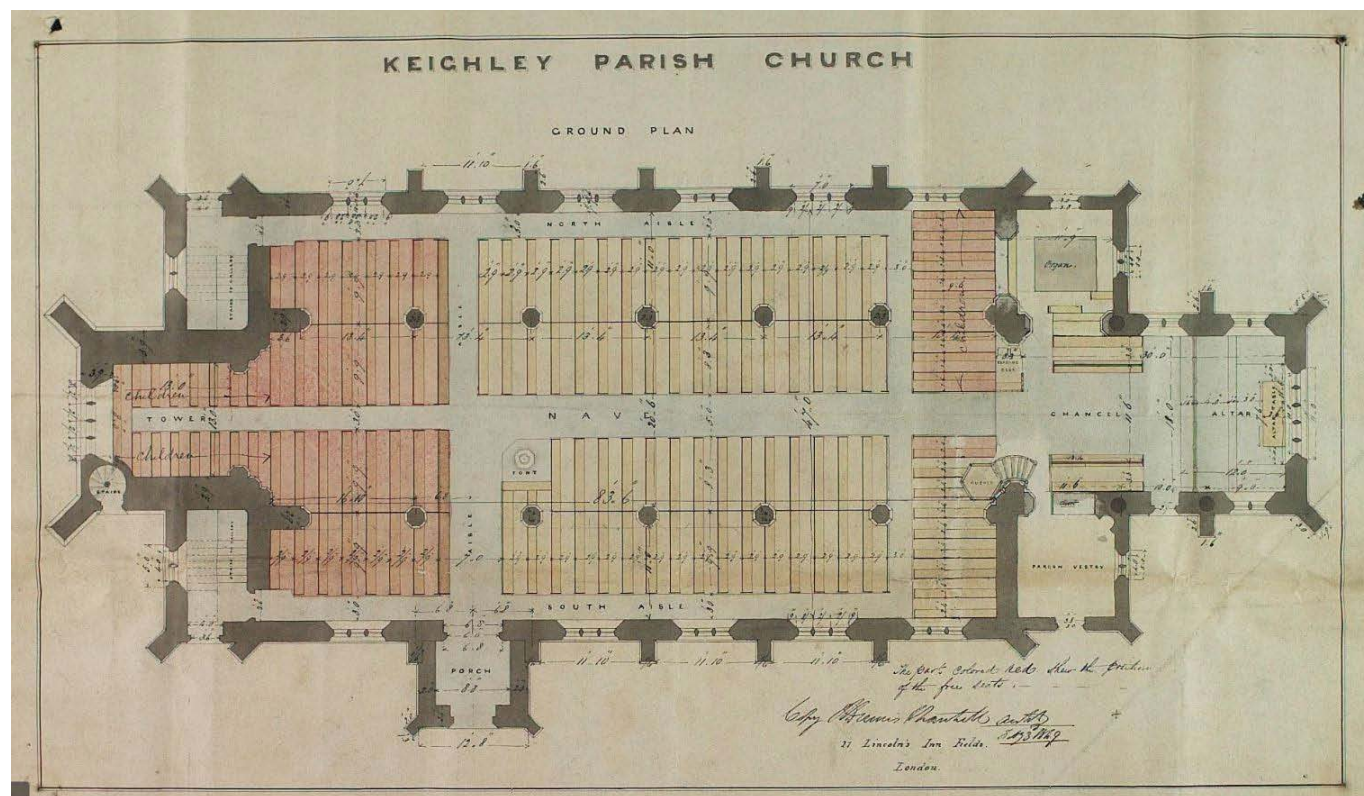


Figure 1.9 1840's Ground Floor Plan of the Church

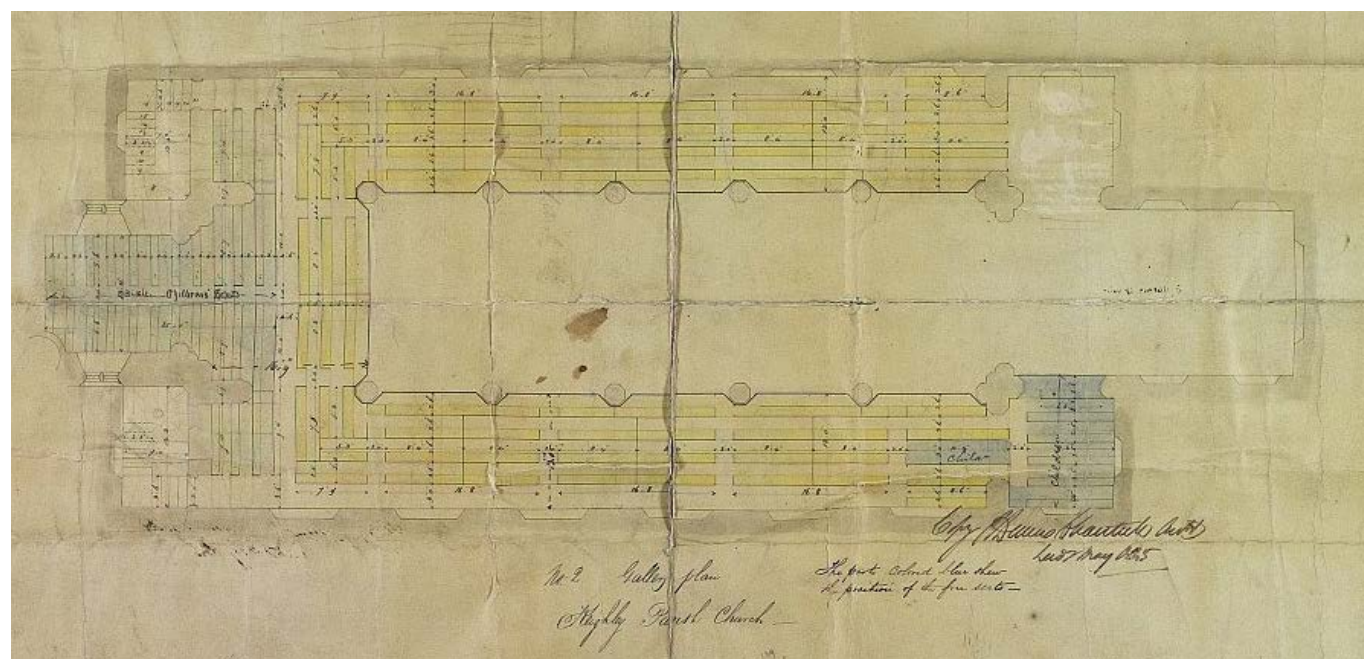


Figure 1.10 1840's First Floor Plan of the Church



Figure 1.11 Original Box Pews on Gallery (2024)



Figure 1.13 Photograph from 1948 showing the side galleries removed and the rear gallery in its current situation. The original pews in the nave were removed in the 1970's and 1980's.

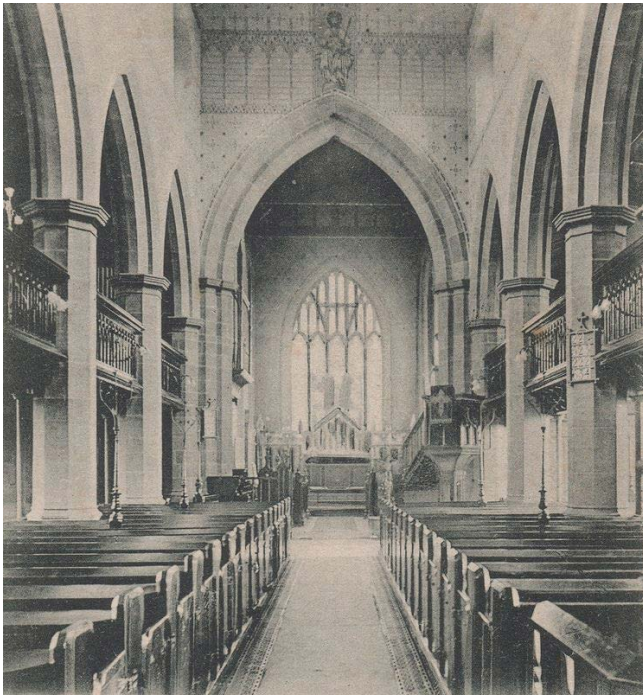


Figure 1.12 Photograph from circa 1900 showing the original side galleries

2.13 The original pews in the nave were removed in the 1970's and 1980's. (Figure 1.13). A small section of the pews were retained and remain in the church however not in their original position. (Figure 1.14)

2.14 The Narthex was created under the gallery in the 1970's and remains largely in its original form.

2.15 Minor alterations occurred in the late 20th and early 21st century however there were no significant alterations during this time.

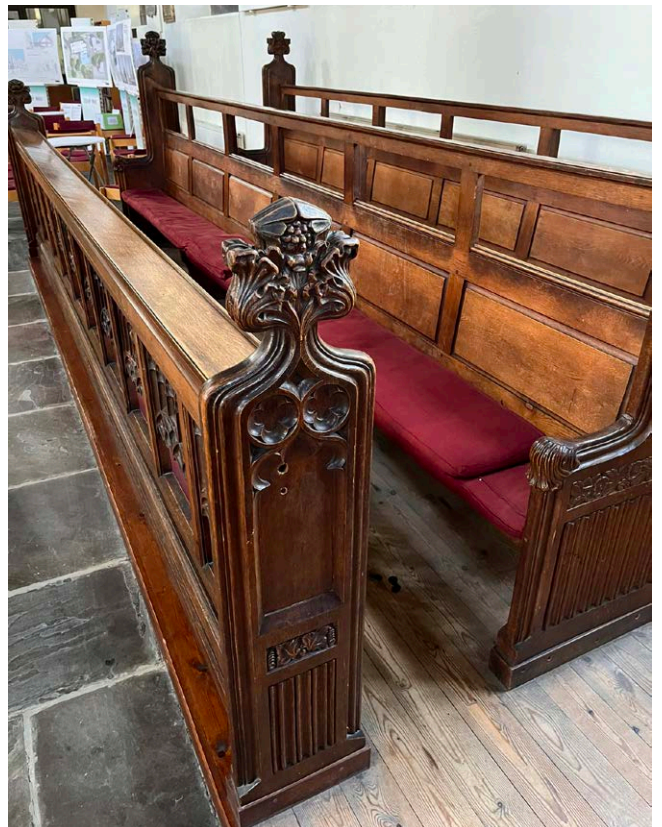


Figure 1.14 Retained pews in the nave (2024)

2.16 The buildings to the north of the church around Church Green and Market Place were demolished in the mid-late 20th Century. In 1981 the area to the north west of the west door was incorporated into the regeneration of Church Green and the historic gated churchyard entrance was lost at some point during this time.

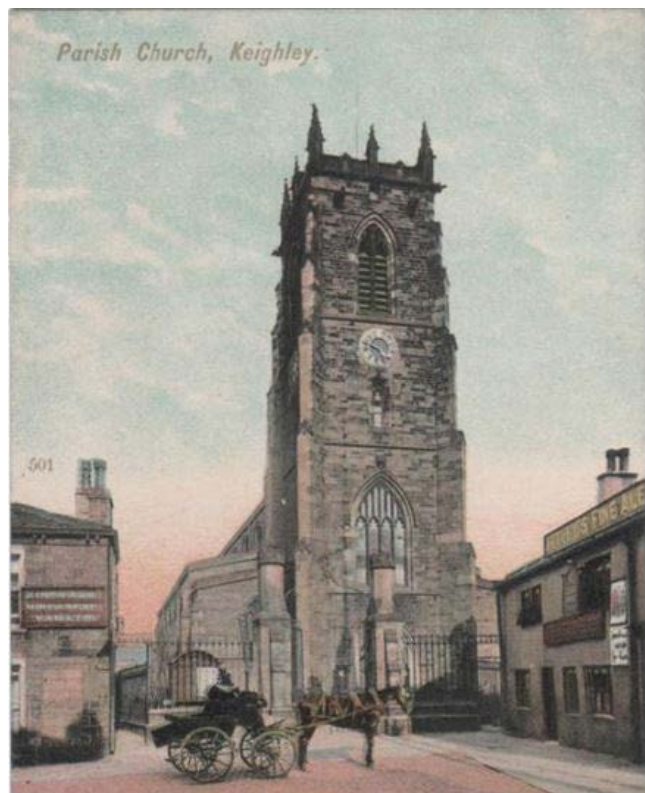


Figure 1.15 Undated Postcard showing the original churchyard gates, and now-demolished buildings to the north of the church (left of the postcard).

2.17 The existing church hall building was built in the early 1980's within the curtilage of the churchyard and to the south of the parish church. For around four decades the site was the location of both Methodist and Church of England places of worship and operated as 'Keighley Shared Church'. The church hall was recently purchased from the Methodists and the entirety of the curtilage of the site is now under common ownership.

The existing church hall is identified as a building that provides a negative contribution to the character of the Conservation Area in the Keighley Town Centre Conservation Area Appraisal.

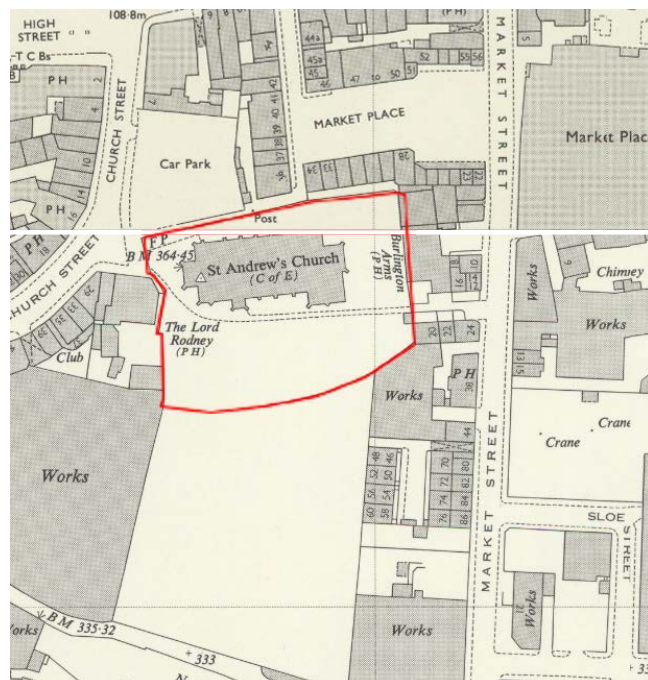


Figure 1.16 1972 OS 1:1250 Plan showing some buildings demolished on Church Street. Further demolitions took place around Market Place soon after this.



Figure 1.17 - 1986 Photograph showing the existing church hall within the curtilage of the church. Taken from the south-east looking north-west.

3 HERITAGE ASSETS

Definition

3.1 The NPPF defines a heritage asset as:

“.....an irreplaceable resource and should be considered in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

Designated Heritage Assets

3.2 Designated Heritage Assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures within planning decisions that involve them.

3.3 The proposed alterations need to be considered in relation to the following classification of ‘Designated Assets’.

a) Scheduled Monuments (Ancient Monuments and Archaeological Areas Act 1979).

b) Listed Buildings (Listed Buildings and Conservation Areas Act 1990).

c) Conservation Areas (Listed Buildings and Conservation Areas Act 1990).

3.4 Scheduled Monuments

There are no scheduled monuments within the immediate vicinity of the development site.

3.5 Listed Buildings

The proposed works are to be carried out on a listed building, listed as Keighley Shared Church (of St Andrew and Temple Street Methodist) List Entry Number: 1199389 designated on 23rd February 1956 with the following description

Church. 1848. By R D Chantrell. Coursed dressed stone, graduated stone slate roof. West tower, aisled nave, chancel with transepts, south porch, south vestry. Perpendicular style. 4-stage tower with diagonal off-set buttresses; west door with overlight

under hoodmould with decorative finial and stops; 2nd stage has 4-light window with pointed arch under hoodmoulds with shields above; 3rd stage has single-light window and clock. 4th stage has 2-light window, gargoyles; crocketed finials to parapet. Nave: 6 bays defined by off-set buttresses. Pointed-arch 3-light windows to aisles, flat 3-light 4-centred-arched windows to clerestory, all with tracery and hoodmoulds. Strings. Ashlar copings. Chancel: 3 bays, narrower and lower. Diagonal buttresses. 5-light east window. Ashlar coping, gable cross. Vestry in same style. Interior: octagonal arcade piers. Font dated 1661.

3.6 Conservation Areas

This site lies within Keighley Town Centre Conservation Area

4 SIGNIFICANCE OF HERITAGE ASSETS

4.1 Introduction

This assessment evaluates the potential impact of proposed works on individual heritage assets within the church and its setting. It follows guidance set out in:

- National Planning Policy Framework (MHCLG 2021)
- Historic England Advice Note 12 (HEAG279: Statements of Heritage Significance)
- Historic England's Conservation Principles (2008)

The methodology applies the four heritage interests defined in Paragraph 194 of the NPPF:

- Archaeological – evidence of past human activity
- Architectural – design, craftsmanship, and innovation
- Artistic – aesthetic and decorative value
- Historic – associations with people, events, or traditions

Each asset is assessed in terms of its significance and sensitivity, using defined criteria and supported by narrative justification.

The following assessments of significance are proportionate to the importance of the heritage asset within the proposal and sufficient to understand the potential impact of the proposed development, given its nature and extent.

This report is split into External and Internal sections. Each elevation and each room within the building area is given a unique reference number (identified on each floor plan), which can be cross-referenced to the 'Schedule of Proposed Works' section of the report where the impact caused by the proposals is assessed.

4.2 Definitions

Significance

As defined in the NPPF (Annex 2):

"The value of a heritage asset to this and future generations because of its heritage interest."

This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from the asset's physical presence, but also from its setting, associations, and communal meaning. This assessment also draws on Historic England's Conservation Principles, which identify four types of heritage value: evidential, historical, aesthetic, and communal.

Sensitivity

While not formally defined in the NPPF, sensitivity is widely understood in heritage impact methodology as:

"The degree to which a heritage asset can accommodate change without unacceptable harm to its significance."

This includes physical alteration, relocation, or changes to setting. Sensitivity reflects the asset's robustness, adaptability, and the potential for mitigation.

4.3 Rating Matrix

To ensure clarity and consistency, the following matrix defines the rating levels used in this assessment:

Significance Rating

RATING	DEFINITION
High	Asset is original, rare, or of exceptional architectural, artistic, or historic interest. It makes a major contribution to the character, identity, or heritage value of the church or site.
Medium	Asset is a later addition or altered feature that retains some architectural or historic interest. It contributes to the setting or experience of the place but is not central to its significance
Low	Asset is functional, modest, or of limited heritage interest. It makes a minimal contribution to the overall significance and may be of recent date or limited craftsmanship.

Sensitivity Rating

RATING	DEFINITION
High	Asset is highly sensitive to change. Any alteration risks substantial harm to its significance or the wider heritage value of the site
Medium	Asset can accommodate some change, provided it is carefully designed and mitigated. Partial harm may be acceptable with appropriate justification
Low	Asset is flexible or robust in its ability to accommodate change. Alteration or relocation is unlikely to result in meaningful harm to its significance

4.4 Application of Ratings

Each asset is assessed against the above criteria, with reference to:

- Material quality and craftsmanship
- Date and origin
- Contribution to architectural character and spatial experience
- Alignment with the four NPPF heritage interests
- Role within the liturgical, communal, or commemorative life of the church

Where ratings may appear counterintuitive (e.g. low sensitivity for commemorative features), a narrative explanation is provided to clarify the rationale. This ensures that the assessment is proportionate, transparent, and capable of being tested by consultees and decision-makers.

4.5 Analysis of Significance of the Heritage Asset

External (Architectural)

4.6 Keighley St Andrew Parish Church (referred to as Keighley Shared Church in Historic England Listing) is a traditional parish church building built in the Victorian Gothic perpendicular style, using local ashlar stone with graduated stone slate roof.

4.7 The 1898 vestry extension to the south east of the site was built in the same architectural style and has weathered such that to the untrained eye it would not be recognisable as an extension.

4.8 The 1898 vestry extension resulted in alterations to the windows to south elevation of the chancel and altar.

4.9 Later alterations have resulted in 2no. door openings being blocked on the east elevation of the vestry and 1no. window opening being blocked on the south elevation of the vestry. These blocking up works have not blended as well as the 1898 extension and are noticeable in their contemporariness.

4.10 The 1900 west door alteration resulted in a minor change to the west elevation.

4.11 Aside from these alterations there have been no further significant alterations to the elevations of the parish church.

4.12 Elevation A - North Elevation of Church

Primary approach to the building, symmetrical elevation with tall central tower flanked by side aisles with centralised entrance door and stained-glass window at high level.

Significance - High
Sensitivity - Medium

4.13 Elevation B - West Elevation of Church

Primary view of church from town centre with long distance views uninterrupted across Church Green. Elements of pattern and rhythm in fenestration and buttressing. 3no. windows have decorative stained glass and 3no are of a more simple diamond leaded design.

Significance - High
Sensitivity - High

4.14 Elevation C - East Elevation of Church

Rear elevation of church, non-symmetrical with sympathetic but later additions. Central east window is of high significance, but asymmetry of side aisle windows and vestry extension with temporary opening blocking reduces the significance and sensitivity of this elevation.

Significance - Medium
Sensitivity - Medium



Figure 4.1 Elevational Survey drawing by CSL.

4.15 Elevation D - South Elevation of Church

Side elevation of church with south porch and vestry extension. 2no. windows have decorative stained glass and 4no. are of a more simple diamond leaded design. Partially obscured by the church hall from long range views. Vestry extension is in keeping but non symmetrical and with contemporary window blocking.

Significance - Medium

Sensitivity - Medium

4.16 Elevations E,F,G & H -Church Hall Elevations

Non-listed late 20th century elevations. Identified in the Keighley Town Centre Conservation Area Appraisal as having a negative impact on the character of the Conservation Area

Significance - Low

Sensitivity - Low

Historical Significance

4.17 The Church Building is considered to have medium historical significance as the building and its predecessors have served as the primary Church of England place of worship in the town since the 12th Century. Its use and function have remained unchanged during this time and it remains a focal point in the town. However, it is neither unique nor particularly architecturally exceptional. A great many towns and villages across the country have parish churches such as this and therefore while its significance in Keighley may be high, it has low significance in the context of the rest of Yorkshire and the country generally, resulting in a medium significance rating.

Setting

4.18 The church occupies a prominent position within the town of Keighley, and as the tallest building in the vicinity it has acted as a beacon for the town since its construction in 1848. The reasoning for the original siting of a church on this site is unknown, however it is likely that the siting pre-dates any of the surrounding street layouts and streetscape. The surrounding streets developed around the previous medieval church with little regard for the significance of the church itself.

Until fairly recently the churchyard was surrounded by buildings on all four sides, which were a mixture of public houses, shops and warehouses, all of very low significance.

The 20th Century industrial expansion of the town, which produced the wide formal street patterns and richly detailed buildings that make up the Victorian/ Edwardian Character area of the town took place to the north of the church and was centred around the setting of the Victorian Town Square and civic buildings such as the Mechanics Institute (now demolished), Town Hall, Courts, Libraries and Banks. The church was left in the 'small town' area where the street patterns are less formal and the buildings less ornate.

In recent years the demolition of surrounding buildings and opening up of Church Green have greatly improved the setting of the church, so that it now has an open vista to its north-western side. It dominates the Church Green area and can be viewed from right down North Street to the north. Whilst this is a recent improvement in setting, it clearly of current significance and worth preserving, for this reason the setting has been rated as medium.



Figure 4.2 1950's photograph of Church Street looking south, demonstrating the previously poor setting of St Andrews Church prior to the demolition of the buildings in the foreground.

Internal (Architectural)

4.19 Narthex

A 1970's addition, within the original rear of church under the gallery. Has a timber understructure with 20th century additions such as metal doors and glass partition. The underside of the gallery creates a tunnel effect on the primary route to the nave.

Significance – low

Sensitivity – low



Figure 4.3 Narthex

4.20 North & South Stair

Original staircases to the gallery, being functional with no ornamentation. Original steps, possibly original balustrades.

Significance – low

Sensitivity – low



Figure 4.4 North Stair

4.21 Teaching Room adjacent to Nave

Originally part of the nave and included pews. Formed in the 1970's as part of the narthex re-ordering works

Significance – low

Sensitivity – low

4.22 Kitchenette and Acc. WC

Originally part of the nave and included pews. Formed in the 1970's as part of the narthex re-ordering works.

Significance – low

Sensitivity – low

4.23 Nave and Side Aisles

Retains original hexagonal columns as identified in Listing. Retains some stone flooring however modern timber flooring has been added where the pews were removed. The shape of the overall Nave has not changed over the years however many internal alterations (such as the removal of the side galleries and pews, relocation of font and chancel works) have drastically altered the internal feel of the nave

Significance – high

Sensitivity – low



Figure 4.5 Nave and Side Aisles looking East

4.24 Chapel

Originally part of the nave and was the original site of the Organ, installed in 1877 and rebuilt in 1995 which has since been relocated within the nave. The area is now separated via a curtain and is used as storage rather than as a chapel.

Significance – low

Sensitivity – low

4.25 Chancel

The chancel has undergone changes over the years and the projecting stepped area is not original.

Significance – low

Sensitivity – low

4.26 Altar

The altar has undergone changes over the years and many elements are not original. The mock-stone 'frieze' altar element is not original.

Significance - low
Sensitivity - low



Figure 4.6 Altar and Chancel

4.27 Vestry and associated rooms

Built in 1898 as an extension. Layout, flooring, wall panelling and internal doors are likely original, however contemporary alterations to the ceiling and wall surface have taken place.

Significance - medium
Sensitivity - low

4.28 South Porch

Likely remains unchanged since construction. Retains original features such as doors etc. Prior to the construction of the new West Door, this was the primary entrance to the church.

Significance - medium
Sensitivity - high

4.29 Gallery

The gallery is of timber construction. The rear portion of the gallery is original. However the gallery also originally had galleries above the side aisles which were removed in 1931. (Figure 1.12) Consequently the portion of the rear gallery in the side aisles underwent significant alterations to create the present form. One of the front balustrades from each side has been retained and reused to create a balustrade for the side aisle, albeit with alterations to create the current form.

The pews to the area underneath the tower have been removed at some point to leave an open sloped floor. Therefore, only the central forward portion of the current gallery can be considered original.

The Gallery contains some 'box pews', which were reserved for specific parishioners; the front box pews retain their original doors.

We consider the provision of an elevated gallery in this church to be of high significance, as having no gallery at all would drastically alter the feel of the nave and consequently the church as a whole. However given the gallery has already undergone significant alterations, we consider that the gallery can accommodate further change without harm to the heritage asset's significance, accordingly the sensitivity has been considered low.

Significance - high
Sensitivity - low



Figure 4.7 Gallery in its current altered form.

4.30 Font and Font Hood

The font is dated 1661, and was created for the medieval church on this site after the reformation. When the 1848 Church was built a new font was created and installed in the rear part of the Nave (see Figure 1.9). The 1661 Font was lost but later discovered being used as a blacksmith slaking trough. Its was restored to the church in 1932, with the addition of a pedestal and possibly moved to its current position when the pews were removed from this area. The font hood is not from the same period and is possibly part of the font that was created for the 1848 church. In the mid 20th Century it was moved to its current position above the 1661 font. Therefore neither of these items are in their original position.

1661 Font
Significance – high
Sensitivity - low

19th Century Font Hood
Significance – medium
Sensitivity - low



Figure 4.8 1661 Font



Figure 4.9 19th Century Font Hood

4.31 Grave Markers & Anglican Cross

An ancient crude Anglian cross dating from the mid-12th century and a grave-slab with across and other emblems were discovered in the foundations of the medieval church when it was demolished in 1805. The grave markers are now embedded in the wall between two windows in the south elevation of the nave; and the ancient cross is located to the left of this.

Significance – high
Sensitivity - low



Figure 4.10 & 4.11 Grave Markers and Anglican Cross

4.32 Section of Original Pews (Figure 1.14)

A small section of original timber pews were retained when the pews were removed. The original plan suggests these pews are now not in their original location.

Significance – medium
Sensitivity - low

4.33 War Memorial Screen

Timber screen commemorating the First World War

Significance – low
Sensitivity - low

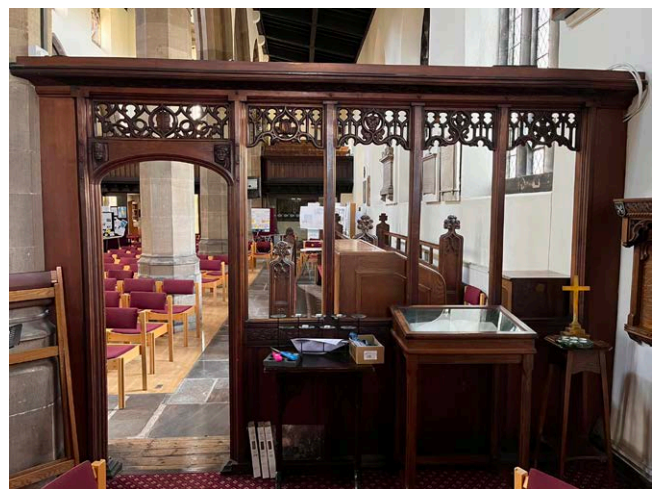


Figure 4.12 WW1 Memorial Screen

5 ASSESSMENT OF IMPACT OF PROPOSALS

5.1 Methodology Overview

This assessment evaluates the impact of proposed works on identified heritage assets, considering both the significance of each component and the scale of change proposed. The methodology draws on Historic England's guidance (HEAG279) and adheres to the principles set out in Paragraphs 194–202 of the National Planning Policy Framework (2021).

Impact ratings are assigned using a structured matrix that considers:

- Asset Significance: Historical, architectural, communal, and evidential value
- Sensitivity to Change: Degree to which the asset's significance is vulnerable to alteration
- Scale of Proposed Change: Minor, moderate, or major interventions
- Cumulative Impact: Overall effect on the asset and its setting

5.2 Impact Rating Definitions

To ensure clarity, consistency, and transparency in assessing heritage impact, the following rating terms (right hand table) are used throughout this section. These definitions are informed by:

- Historic England's guidance in HEAG279: Statements of Heritage Significance – Analysing Significance in Heritage Assets, which encourages structured, benchmarked methodologies for evaluating change
- National Planning Policy Framework (2021), particularly Paragraphs 194–202, which distinguish between levels of harm and require proportional justification

These ratings are applied with reference to both the individual component and the asset as a whole, using a matrix that considers:

- Asset Significance (low, medium, high)
- Sensitivity to Change (low, medium, high)

RATING	DEFINITION
Very Positive	Enhances the asset's significance, setting, or interpretation. May improve public understanding, accessibility, or long-term viability.
Positive	Improves condition, usability, or sustainability without diminishing significance. May include sensitive upgrades or reinstatement of lost features.
Neutral	No meaningful change to the asset's significance or setting. Retains existing character and heritage value.
Negative	Results in some loss of significance, either through alteration or removal. Harm is mitigated through design sensitivity, reversibility, or public benefit
Substantial Harm	Causes serious loss of significance to the asset or its key components. Requires exceptional justification and demonstrable public benefit under NPPF Paragraph 202.

- Scale of Proposed Change (minor, moderate, major)
- Cumulative Impact across all interventions

This structured approach ensures that the assessment is proportionate, benchmarked, and aligned with national policy and best practice.

5.3 A conclusion of the overall impact of the proposals to the fabric of the building will be made with an overall benefit rating being established at the end of this section.

5.4 This section should be read in conjunction with the proposed design drawings and Design and Access Statement to understand the nature of the interventions being proposed.

Glazed Extensions to West Elevation

5.5 At the west-end of the church, two new glazed boxes are proposed either side of the west door and tower. The north extension will provide a new main entrance to supplement the west door, while the south extension will provide stair access to the gallery. These extensions have been designed to be sensitive to the context of the Listed Building. The glazed nature of the extensions enables a lightweight and light touch approach which allows views through to the original external walls of the church.

5.6 The design aims to minimise the impact on the existing heritage asset (i.e a Listed Building and Conservation Area) by ensuring that the interventions do not compete against the building, being as minimal and subservient as possible whilst still achieving the objectives of the church. We have been careful to design a scheme that does not affect the reading of the building as a Victorian Gothic parish church.

5.7 The West Elevation has high significance, and it is important to retain its significance as the primary elevation, therefore the scale and massing of the extensions keeps them within the parameters to the existing architectural features of the church (buttresses and eaves). The pitch of the roofs falling away further ensures their impact is lessened still.

5.8 In conclusion we consider that the significance of the west elevation is not impacted by the proposals.

Rating - Neutral

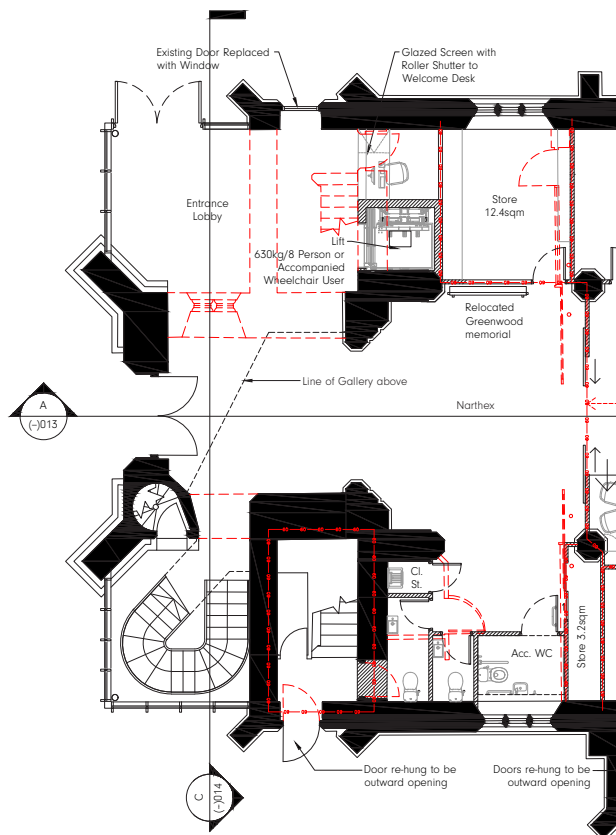
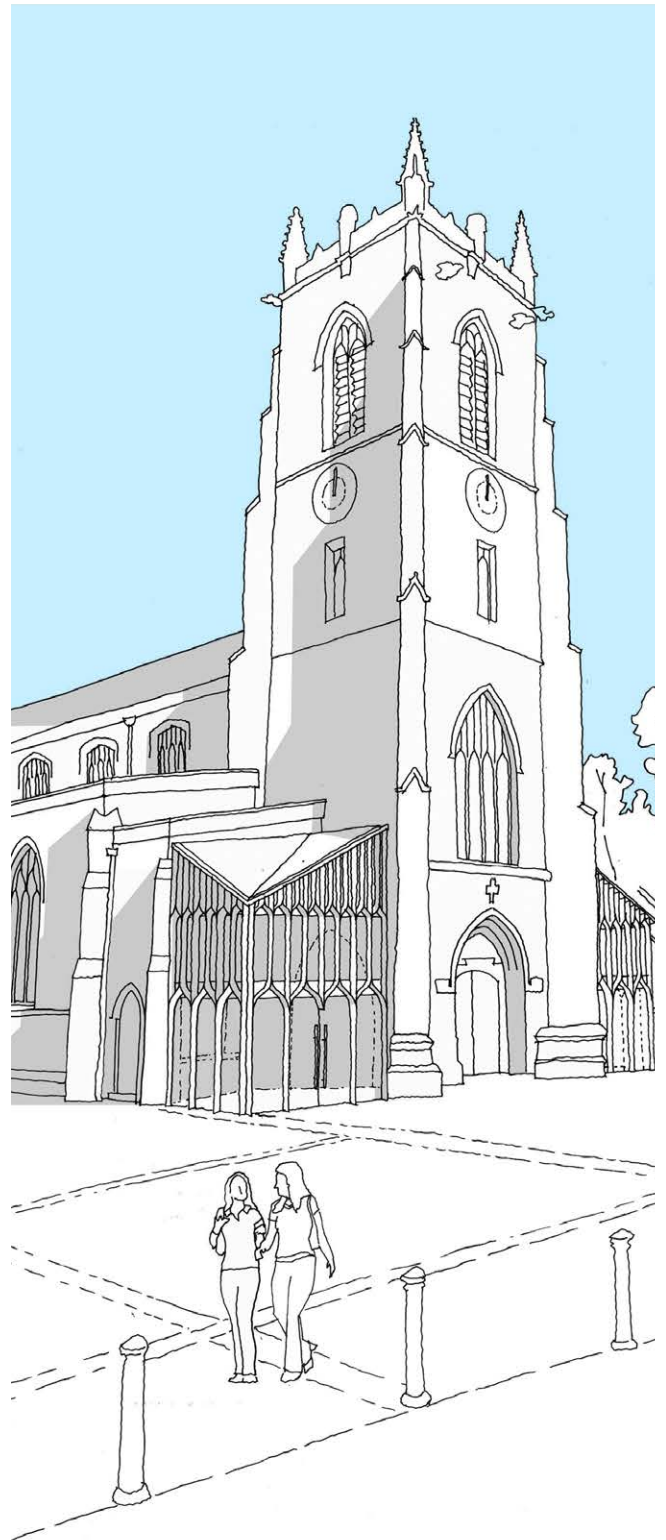


Figure 5.1
Extract of dwg. 939.01(-)006A showing the proposed alterations to the West Elevation and Narthex

Narthex Reordering and Opening-up

5.9 The two new glazed boxes mentioned above, will lead into the narthex, which will be opened up to create a more open and welcoming atmosphere.

5.10 Part demolition of the tower walls at low level and the north stair will be required to achieve this. A new stone gothic arch to complement the existing internal architecture will be introduced. The structural engineer has indicated that a concealed modern steel construction will be best suited to support the tower masonry. Accordingly the new stone arch feature will fulfil a decorative function only to retain the character of the church.

5.11 The existing 1970's interventions will be removed and new partitions will be installed. All existing exposed stonework in the narthex will remain exposed.

5.12 The re-ordering of the gallery above will increase the head height to some areas of the narthex and remove the current 'tunnel' effect on approach to the nave.

5.13 The south glazed box will house a new feature staircase which will facilitate direct access from the narthex to the new gallery. This will also result in the partial opening up of the area underneath the tower, to create a tall and imposing space around the west door whereby the large stained glass window above the west door can be appreciated by both the narthex and the Nave. This will allow light from the stained glass window to filter down into the narthex.

5.14 Both the narthex and the gallery will feature glazed partitions to the Nave, allowing a view from the narthex into these spaces. The gallery will contain a large feature curtain wall glazed partition set within the existing stone arch, with minimal impact on the arch itself and this historic opening.

5.15 The current narthex is not original and therefore has low historical significance. We consider that the proposals to the narthex will greatly improve the atmosphere within this space and appreciation of heritage assets such as the stained glass windows and view of the nave.

Rating - Very Positive

Gallery

5.16 Internally the intervention with the greatest impact will be the alterations to the existing gallery above the nave. The church & design team have therefore given great consideration to the impact this will have. The gallery forms part of the original fabric of the church, but was substantially altered in the 20th Century to remove the side aisle sections, leaving only the section at the rear of the nave in-tact.

5.17 The gallery is proposed to be removed and replaced with a new level gallery, with elements of the existing gallery retained, together with a lowered section projecting further forward on the north and south sides.

5.18 The gallery is currently made up of fixed tiered pew seating. The size and make-up of the current congregation (in line with the rest of the country in contemporary times) means that this tiered seating is used for its original intention extremely

infrequently. The size of congregation does not warrant its use, it is inaccessible and is not the preferred seating choice for the majority of visitors to the church. The consequence of this is that the current space is under-utilised for informal storage, in an unsightly ad hoc manner.

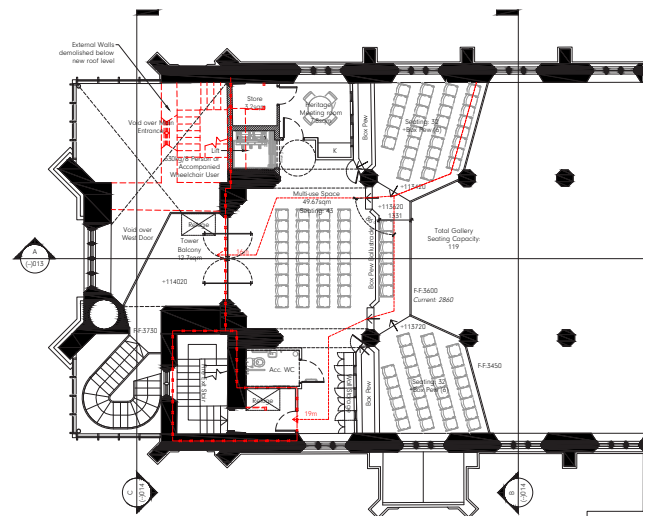
5.19 The church would like to make much better use of this space, which they consider could be far more effectively utilised for the ancillary functions of the church besides purely worship, such as meetings and other congregational activities. At the same time, the space should be available as seating for the occasional large civic service (e.g. Remembrance Day; Christmas; large weddings/funerals) and community events (e.g. political hustings; concerts etc). We acknowledge that the presence of a gallery is an important part of the character of churches of this kind and that it has high historical significance. Therefore the design team are keen to maintain a gallery space within the nave. The proposals retain the provision of a gallery, but rework this in a way that makes it much more functional and flexible, ensuring that more visitors will use this space and benefit from the elevated and prominent position it offers.

5.20 The reworking of the gallery also facilitates new accessible access to this upper level as well as facilitates the narthex works below (described above). This plays an important part of the new welcoming atmosphere which the church leadership seek to create through this project.

5.21 As part of the design proposals, we propose to retain the existing balustrades and front row of box pews from the existing gallery. These balustrades and pews will be used to facilitate the proposed change in level on the new gallery and are located spatially in the same place that they are now. This will retain the presence of the existing (albeit not original) gallery whilst ensuring that the history of the gallery and the wider church is acknowledged and celebrated through the new proposals.

5.22 We acknowledge the loss of the original gallery will have a negative impact on the fabric of the church, nevertheless we are firmly of the opinion the benefits of the re-worked gallery outweigh this harm, in both preserving the character of the space and breathing new life into this currently neglected part of the church.

Rating - Negative



Nave

5.23 Alterations to the nave include new stone paving, with underfloor heating, new lighting and audiovisual equipment, with minor alterations to the chancel and positioning of items with historic significance.

5.24 The new gallery will project further than the existing gallery, creating a space in the nave underneath the gallery, to the north side this area will be used to create a new chapel space/ sensory room, which will have a visual link to the main body of the nave to allow a space of quiet reflection, or for people with additional needs to participate in church services.

5.25 The remaining original pews will be shortened and relocated to the area directly in front of this room, allowing both the capacity of the church to be increased, and the pews to be used more frequently in general services since they will face east towards the chancel and altar. We consider this will have a neutral impact on the historical significance of this item.

5.26 To the south, the space underneath the gallery will be defined by the relocation of the WW1 Memorial Screen (Figure 4.12). It is considered that the current location of the screen is slightly inconspicuous, and that many visitors do not notice that it is there. Relocating it to a more prominent position not only allows it to be appreciated more fully, but also for it to provide function in ensuring a clear space is maintained around the route from the south door. We consider this will have a positive impact on the historical significance of this item.

5.27 The font and font hood will be moved slightly west of their current location to facilitate the new access to the new community hall. Given that neither are in their original position, we do not feel this will have any negative impact on the historical significance of these items.

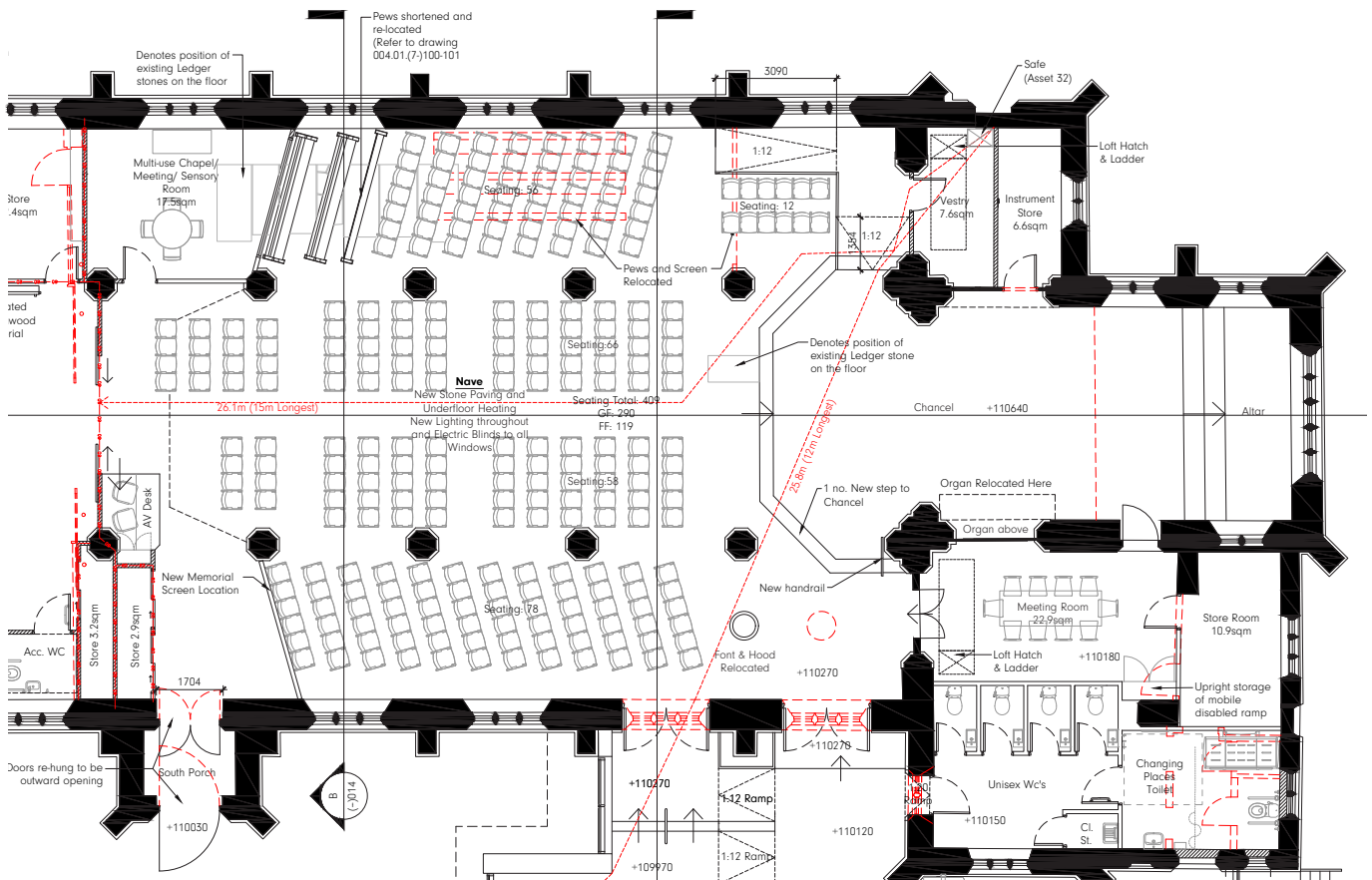
5.28 The existing floor of the nave retains some of the original stone floor that was laid between the pews, however where the previous pews were location, a contemporary timber floor has been installed which has a negative impact on the setting of the church. Replacing this with a new stone floor will bring continuity to the floor of the nave whilst the use of large stone slabs is more in keeping with the heritage of the space. In our opinion, this coupled with the economic and sustainability benefits of the underfloor heating will result in a positive impact on the historical setting of the nave.

Rating - Positive

Chapel

5.29 The chapel in its current location was created in the 20th Century, and is no longer used as intended. This area was originally home to the organ, which has since been relocated. The proposed works to this space to create a new vestry will introduce more symmetry with the south aisle which was altered in the late 19th Century during the vestry extension works. In our judgement the proposed works in this area will have a neutral impact on the historical setting.

Rating - Neutral



New Glazed Link and Church Hall Extension

5.30 The existing church hall is of early 1980's construction, and whilst is sympathetic in scale and form to the main church building we consider it does not hold any conservation value. Accordingly we also consider that its demolition would not harm the setting of the Listed building or Conservation area. Its is also identified within the Keighley Town Centre Conservation Area Assessment as having a negative impact on the character of the Conservation area.

5.31 The replacement community hall building has been designed to be subservient and sensitive to the setting of the listed building. The primary form of the hall follows a very similar footprint and massing to the existing church hall, with similar eaves and ridge height.

5.32 The link between the existing church and the new community hall has been designed with a low pitch roof, with both the ridge and eaves lower than the new community hall. This enables the existing church and new hall to be read as separate entities and breaks down the massing of the new structure. The link building also allows a light-touch connection to the parish church. This enables the existing church windows to be maintained and minimal structural alterations to gain access to the new extension.

5.33 The south and north facing elevations of the 1898 vestry extension will become internal to the new link space. The stone external facade will be retained internally to ensure the historical development of the building is acknowledged and celebrated. The openings will be maintained albeit altered. The window on the west elevation will be altered to create a door to the new toilets, the adjacent window on the south elevation will also be altered to facilitate the roof junction. Other existing openings will be sympathetically blocked up to facilitate the new Changing Places toilet.

5.34 The cills of the two easternmost windows to the south aisle will be raised to facilitate the introduction of new access doors below. The doors have been positioned directly below the existing windows to maintain the rhythm of the openings in the nave as well as to avoid disturbing the grave markers embedded in the wall between and below these windows.

5.35 In conclusion we consider that the new link and community hall coupled with the demolition of the church hall will have a very positive impact on the character of the Conservation Area and the Listed Building.

Rating - Very Positive

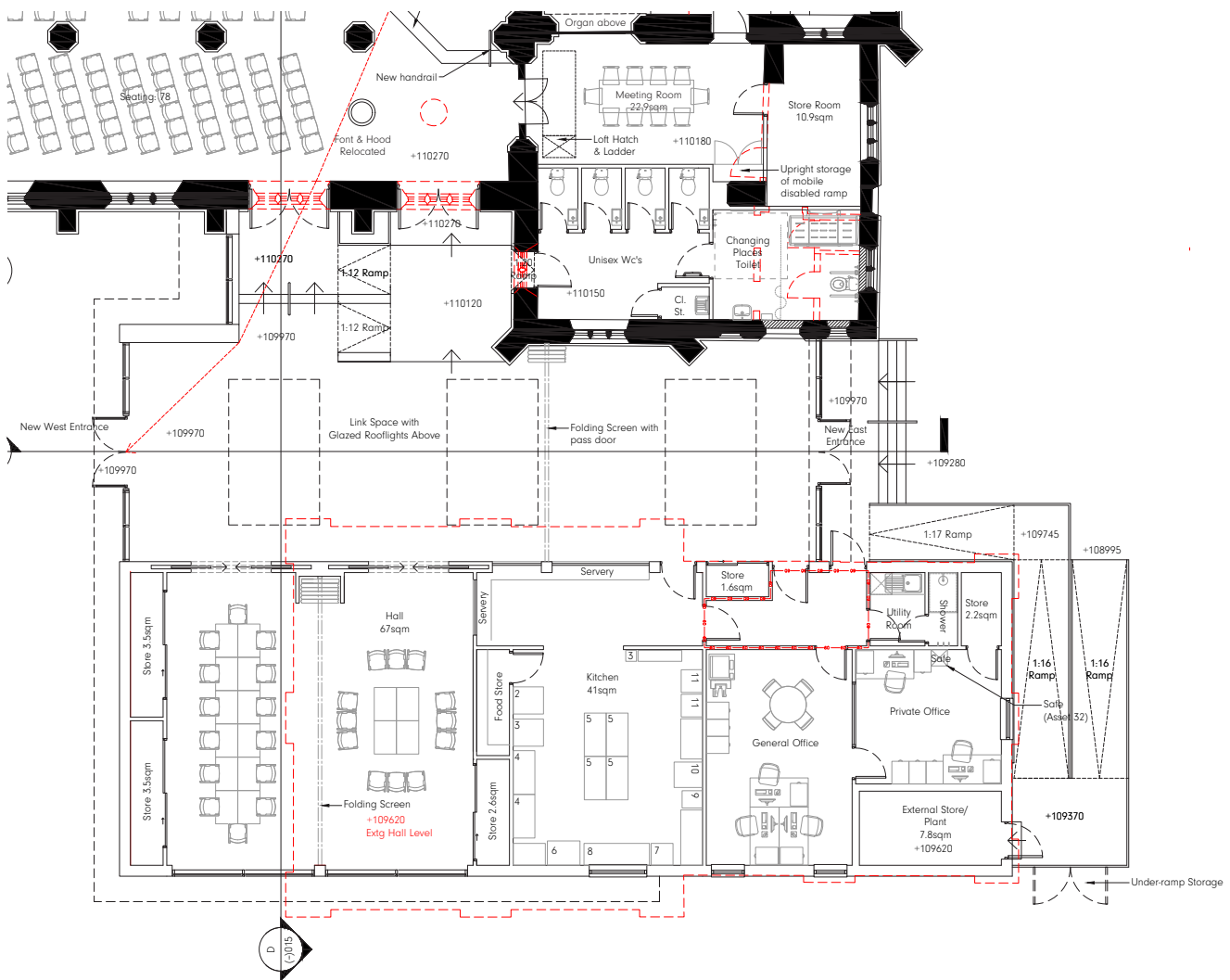


Figure 5.4
Extract of dwg. 939.01(--)/006A showing the proposed New Church Hall extension.

6 SUMMARY AND CONCLUSIONS

6.1 This revision of the Heritage Statement has been prepared by RJW Design Studio Ltd. The statement is to be read in conjunction with the accompanying detailed planning application for the Redevelopment of Keighley St Andrew Church. The proposal is for extensions and alterations to the existing Keighley St Andrew parish church building, together with demolition of the existing Methodist Hall and construction of a new community hall extension, including associated landscaping and access arrangements.

6.2 The applicant is The Incumbent of the Benefice of Keighley in the County of West Yorkshire in the Diocese of Leeds.

6.3 Keighley St Andrew Church is listed at Grade II and is within the Keighley Town Centre Conservation Area.

6.4 This Heritage Statement has made a detailed assessment of the significance of the Heritage Asset, both external and internal, and the resultant impact of the applicant's proposals.

6.5 The assessment of significance of external and internal aspects of the building forming this application indicates that in overall terms the significance of architectural, historical and setting aspects of the external envelope of the building has been well preserved and, with the exception of the construction of the community hall building, has seen minimal alteration.

6.6 The proposed uses within the building envelope will remain as existing and provide improved congregational facilities within the main church building whilst the link and new community hall will provide enhanced modern community facilities to extend the use of the site, and the church itself.

6.7 Overall Impact and Justification

The proposed scheme has been assessed using a structured methodology that considers the significance of individual heritage assets, their sensitivity to change, and the nature and extent of each intervention. The majority of proposed changes are assessed as having positive or neutral impact, with a small number resulting in minor adverse effects.

In accordance with Paragraph 202 of the National Planning Policy Framework (2021), the overall impact of the proposals is assessed as resulting in less than substantial harm to the significance of the listed building and its setting. This harm is considered to be at the lower end of the spectrum, for the following reasons:

- Retention and enhancement of key heritage features: Items of high significance—including the font, pulpit, chancel rail, and WWI memorial screen—are retained, repositioned with care, or made more visible and accessible.
- Sensitive internal reordering: The reconfiguration of the gallery and nave floor introduces some loss of original

fabric, but is proportionate to the functional and accessibility gains, and retains key spatial relationships.

- Improved interpretation and legibility: The relocation of the Greenwood monument and other features enhances public appreciation and supports educational use.
- Enhancement of setting and visibility: The removal of the 1980s hall and introduction of a glazed link improves the church's visibility within the Conservation Area and strengthens its architectural coherence.

While many internal interventions are designed to be low-impact and potentially reversible, the new glazed extensions involve irreversible structural interventions into the historic envelope, particularly at the north aisle and vestry junctions. These are acknowledged as contributing to the overall harm. However, the design has been carefully developed to minimise visual intrusion, respect historic proportions, and use high-quality materials that complement the existing palette.

Public Benefit Justification

The proposals deliver a range of public benefits that are considered sufficient to outweigh the identified harm, including:

- Inclusive access: Provision of level thresholds, lift access, and Changing Places facilities ensures full accessibility for all users.
- Community engagement and sustainability: Flexible spaces support worship, outreach, and civic use, while energy-efficient systems improve long-term viability.
- Heritage appreciation: Improved interpretation and visibility of key features enhances public understanding and supports the church's role as a heritage asset.
- Mission delivery: The scheme supports the church's function as a Resourcing Parish, enabling broader outreach and long-term stewardship of the building.

Taken together, the proposals represent a balanced and considered response to the building's heritage significance, functional requirements, and community role. The level of harm is less than substantial, and is justified by the clear and demonstrable public benefits delivered by the scheme

6.8 Overall, therefore, the significance of this Grade II building will be sustained as a result of this proposal.

6.9 The proposals comply with NPPF 2023 Section 16 "Conserving and enhancing the historic environment" and Bradford District Local Plan, Policy EN4 Protecting the Historic Environment.

7 REFERENCES AND IMAGE CITATIONS

List of Sources referred to in the production of this statement

<https://www.churchonthegreen.uk/history-and-heritage/>

<https://www.keighleyparish.org/st-andrews>

<https://facultyonline.churchofengland.org/church-heritage-record-keighley-st-andrew-646340>

<https://www.nationalchurchestrust.org/church/st-andrew-keighley>

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