



Plate 44: View of Town Hall from Ramsden Street.

8.102. From Princess Street the west and south elevation are visible within views towards the application site (Plate 45).



Plate 45: View towards the Town Hall from Princess Street with the application site in the distance – (view shown is prior to the demolition of the car park).

8.103. Views from the Town Hall are limited to views from the windows and the south and north entrances and will be of the townscape of the town centre. There is no identified designed view from the Town Hall.

Heritage Significance

8.104. As a Grade II Listed Building is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its **architectural interest** as a Victorian Town Hall built in two phases with concert hall within, from traditional materials with classical detailing. The building also has **historic interest** being a building that represents the growth and wealth of the town in the latter quarter of the 19th-century and its association with J.H Abbey architect.

8.105. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed Building (its 'setting') which are considered to contribute to its heritage significance comprise:

- The immediate surrounding streets from where the building can be appreciated and experienced as close range.
- Other late 19th century building on the surrounding streets which provide for some understanding of its original context and setting.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

8.106. Although the Town Hall can be seen from several vantage points within the town the building is not understood to have been purposefully designed to be experienced from one particular place and its setting has changed and evolved throughout the 20th-century, including the application site. Whilst the surrounding streets contribute positively to how the building is appreciated and experienced the application site in an area that was largely redeveloped throughout the 20th-century resulting in the loss of much of the earlier street pattern and is considered to make a **neutral contribution** to the significance of the Town Hall.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

8.107. The setting and surrounds of the Town Hall have changed and evolved several times since it was built, and historic Ordnance Survey maps shows that the east side of Peel Street was largely an undeveloped street with large areas of open space and with an additional street extending from with which aligned with the east elevation door of the Town Hall until at least 1907. The removal of elements of the west side of Queensgate Market and the introduction of a tree lined street and landscaped area will enable the east elevation of the Town Hall to be better appreciated and experienced from both the street and from within Queensgate Market through the proposed curtain glazing.

8.108. The removal of the least significant elements of Queensgate Market will create new views of the Town Hall from the new public square and the front entrance of the Library

and Art Gallery (the proposed Museum). This will create a 'civic like square' square befitting to the civic status of the Town Hall and again allow for the Town Hall to be experienced in a new way within the town.

- 8.109. The proposed Venue on the site of the former multi-storey car park will once again close off views of the Town Hall from the southeast that had been created following the demolition, although it is anticipated that elements of the upper portion and roof of the Town Hall will still be visible. However, there is no evidence that the Town Hall was designed to be viewed and experienced from the distant south and historic maps shows that since the Town Hall was built in the 19th century the land to the southeast has always been developed and it is thereby unlikely that the east and south elevation of the Town Hall was exposed to views as it currently is following the clearance of the multi-storey car park from this part of the site.
- 8.110. Overall, the proposals will have **no harmful impact** on the heritage significance of the Town Hall from the proposed change within its setting but is likely to be beneficial through the creation of new ways of experiencing and viewing the building within the town.
- 8.111. In terms of EIA assessment, the proposed development will result in an **indirect minor change** to the significance of the Grade II Listed Town Hall, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Slight Beneficial Effect** is therefore reported.

Heritage Asset: 2 and 4 Queen Street; 6 to 10 Queen Street, 12 and 14 Queen Street; and 16 and 18 Queen Street.	Asset Type: Grade II Listed Buildings (within Huddersfield Town Centre Conservation Area)
NHLE: 1231215; 1231216; 1231217; and 1231299	Date Listed: 29-Sep-1978
Distance from site: Approximately 15m from site boundary.	

Description



Plate 46: 2-18 Queen Street.

- 8.112. The buildings along Queen Street are Listed and can be considered in groups of Listed Buildings due to their similar appearance and special interest.
- 8.113. The List description for the buildings reads as follows:

2 AND 4, QUEEN STREET – "QUEEN STREET 1. 5113 (East Side) Nos 2 and 4 SE 1416 NE 2/1107 II GV 2. Mid C19. Hammer dressed stone. Ashlar dressings. Pitched stone slate roof. 3 storeys. Modillioned stone eaves cornice. Rusticated quoins. 5 ranges of sashes in moulded surrounds, 2nd floor ones segment-headed, shouldered, and with keystones: central one in 1st floor shouldered, with segmental pediment. Ground floor modern except for central door with 4 fielded panels, fanlight, and reveals with moulded plinths and imposts. Rear has sashes with glazing bars."

6-10, QUEEN STREET – "QUEEN STREET 1. 5113 (East Side) Nos 6 to 10 (even) SE 1416 NE 2/1108 II GV 2. Early C19. Hammer dressed stone. Pitched stone slate roof. 3 storeys. Stone brackets to gutter. 5 ranges of sashes. Trabeated yard entrance in centre. No 6 has modern shopfront. Nos 8 and 10 have shopfront with mutual cornice. No 8 has door with 6-fielded panels and fanlight."

12 AND 14, QUEEN STREET – "QUEEN STREET 1. 5113 (East Side) Nos 12 and 14 SE 1416 NE 2/1109 II GV 2. Early C19. Ashlar. Hipped slate roof. 3 storeys. Dentilled cornice. One

range of sashes and modern shop to Queen Street, rounded corner, and 6 ranges of sashes with continuous 1st floor sill to Queen's Square. One door with 6 moulded panels and fanlight in surround with dentilled swan neck pediment and enriched pilasters. Window in identical surround placed symmetrically to it."

8.114. A copy of the List Descriptions is provided in the appendices.

Setting and Surrounds

8.115. The immediate setting of these three Listed Buildings comprises the streets of King Street and Queen Street, including the entrance to the modern Kirkgate Shopping Centre and the rear wall of the Piazza Centre shops, which presents mainly as a high brick and stone and mostly blank elevation to Queen Street. Immediately to the south of No.12 and 14 is the Grade II* Listed Art Centre (the Lawrence Batley Theatre).

8.116. The wider and extended setting of this group of Listed Buildings includes other buildings along Queen Street; St Peter's Church to the north at the top of Cross Church Street; St Paul's Church (Hall) at the southern end to Queen Street; and Huddersfield town centre itself, including the Town Centre Conservation Area.

Views

8.117. The Listed Buildings are seen in views along Queen Street together with the rear elevation the Piazza Centre development at the application site. The view both northward and southwards is terminated by an early 19th century church (St Peter's and St Paul's) (Plate 47 and Plate 48).



Plate 47: View southwards along Queen Street with Listed Buildings on left hand side and church terminating the view.



Plate 48: View northwards along Queen Street with Listed Buildings on right left-hand side and church terminating the view.

Heritage Significance

- 8.118. As Grade II Listed Buildings they are designated heritage assets of the less than highest significance as defined by the NPPF. The heritage significance of the Listed Buildings is principally embodied in their **architectural interest** being early – mid 19th century former town houses built in natural stone with typical proportion and detailing of the period. **Historic interest** is derived from their original uses as housing and represented the expansion of the town southwards in this period.
- 8.119. The setting of the Listed Buildings also contributes to their significance although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:
- Queen Street, from where the buildings can be best appreciated and experienced and within the context of other 19th-century buildings.
 - The Church of St Peter – an early 19th century church that can be seen in views within the buildings and provides part of the contemporary 19th century town scape with the buildings.
 - St Paul's Church (Hall) – an early 19th century church that can be seen in views within the buildings and provides part of the contemporary 19th century town scape with the buildings.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

- 8.120. The other 18th and early 19th century buildings on Queen Street and the two churches positively contribute to the significance of the Listed Buildings the application site, however, the Piazza Centre shops and their high rear elevation wall that faces onto Queen Street fail to positively respond to the Listed Buildings and appears out of scale. The application site is considered to be harmful and make a **negative contribution** to the significance of the Listed Buildings from being within their setting.

Impact of the Proposed Development on the Heritage Significance of the Listed Buildings

- 8.121. The setting and surrounds of the Listed Buildings have evolved and changed since they were first built, and the existing blank elevation of the Piazza Centre is considered to have a negative effect on the Listed Buildings from being within their setting. The proposed development is for the demolition of the Piazza Centre and for it be replaced with a landscaped area called 'The Terraces' which will address the change in land levels across the site with terracing, ramps and steps between the proposed 'Green' and Queen Street. The effect of the demolition will open the Listed Buildings to new views both to and from them across The Green and The Terraces, and from and to King Street and Victoria Lane. This will result in some loss of understanding of the original street layout and how the buildings would have been originally experienced as historic maps suggest that Queen Street was developed along both sides in this part, but this will be reinstated further to the south with the proposed new Gallery building.
- 8.122. Overall, the proposed development would result in **some minor harm** which could only be considered to be less than substantial and at the lowermost end of the scale arising from the loss of built form that define the historic character of Queen Street, but not the loss of historic fabric, this harm would be less than substantial at the lower end of the scale. However, there are benefits that would be delivered from the demolition of the imposing blank wall of the Piazza Centre and allow the Listed Buildings to be experienced in a new way within the town.
- 8.123. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Neutral Effect** is therefore reported.

Heritage Asset: Arts Centre Including Dwarf Wall Enclosing Queens Square, Queen Street (the Lawrence Batley Theatre).	Asset Type: Grade II* Listed Building (within Huddersfield Town Centre Conservation Area).
NHLE: 1231218	Date Listed: 11-Jun-1975
Distance from site: Approximately 15m from the site boundary.	

Description



Plate 49: The Arts Centre Including Dwarf Wall Enclosing Queens Square, Queen Street (the Lawrence Batley Theatre).

8.124. The List description for the buildings reads as follows:

" QUEEN STREET 1. 5113 (East Side) Arts Centre, including dwarf wall enclosing Queen's Square (formerly listed as Queen Street Chapel) SE 1416 NE 2/6 11.6.75. II* GV 2. 1819. Former Wesleyan Methodist Chapel. Ashlar. Pitched slate roof. 2 storeys. 6 ranges of sashes with marginal glazing bars, those on 1st floor round-arched and set in concentric recessed panels row of blind oblong panels at mezzanine level. Central 1st floor Venetian window, with blind balustrade (vase-shaped balusters), Ionic columns, dentilled transom and fanlight, in tetrastyle Roman Doric porch. Blind parapet with moulded cornice and pediment over central 5 bays, with oval oculis in tympanum. Flanking bays of one window range each, 1st floor windows as others, and doors with fielded panels, fanlights, moulded surrounds and segmental pediments. Plaque inscribed "The Wesleyan Chapel MDCCCXIX". Queen's Square paved with stone flags. Dwarf wall in front with cast iron railings which have both spear and vase finials. 3 pairs of gate piers with panelled sides, moulded tops, and fluted urn finials. Interior. Some good neo-classical monuments; especially that to George Wilson (died 1837), signed by Walsh and Dunbar of Leeds, and those to the

Rev Mark Day (died 1823), Timothy Bentley of Lockwood (died 1830), and Mary Carr (died 1832), all signed by W Williams."

- 8.1. A copy of the List Descriptions is provided in the appendices.

Setting and Surrounds

- 8.2. The immediate setting of building comprises Queen Street; Nos. 12 and 18 Queen Street, which flank the square; and the blank elevation of the rear wall of the Piazza Centre shops, which presents mainly as a high brick and stone mostly blank elevation to Queen Street.
- 8.3. The wider and extended setting buildings includes other building along Queen Street, St Peter's Church to the north at the top of Cross Church Street and St Paul's Church (Hall) at the southern end to Queen Street. The wider and extended setting also includes the town centre, including the application site; the wider Conservation Area; and buildings at the University.

Views

- 8.4. The Listed Building is seen in views along Queen Street together with the rear elevation the Piazza Centre shops at the application site. The view both northward and southwards is terminated by an early 19th century church (Plate 47 and Plate 48).
- 8.5. Views from the building and its entrance comprise the high brick and stone of the rear of the Piazza Centre shops and chimney flues (Plate 50)



Plate 50: The view from the entrance of the Arts Centre looking across Queen's Square towards the application site.

Heritage Significance

- 8.6. As Grade II* Listed Building it is a designated heritage asset of highest significance as defined by the NPPF. The heritage significance of the Listed Buildings is principally embodied in its **architectural interest** being early – mid 19th century former town houses built in natural stone with typical proportion and detailing of the period. **Historic interest** is derived from their original uses as housing and represented the expansion of the town southwards in this period.
- 8.7. The setting of the Listed Buildings also contributes to their significance although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:
- Queen Street and Queen Square, from where the building can be best appreciated and experienced and within the context of other 19th-century buildings.
 - The Church of St Peter – an early 19th century church that can be seen in views within the buildings and provides part of the contemporary 19th century townscape with the buildings.
 - St Paul's Church (Hall) – an early 19th century church that can be seen in views within the buildings and provides part of the contemporary 19th century town scape with the buildings.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

- 8.1. Whilst Queen Street itself and the two churches positively contribute to the significance of the Listed Building, the application site, including the Piazza shops and their high rear elevation that faces into Queen Street fail to positively respond to the Listed Buildings and appears out of scale. The application site is considered to be harmful and make a **negative contribution** to the significance of the Listed Building from being within its setting.

Impact of the Proposed Development on the Heritage Significance of the Listed Buildings

- 8.2. The setting and surrounds of the Listed Building, wall and Queens Square have evolved and changed since they were first built and the existing blank elevation the of Piazza Centre is considered to have a negative effect on the Listed Building from being within its setting. The proposed development is for the demolition of the Piazza Centre and for it be replaced with a landscaped area called 'The Terraces' which will address the change in land levels across the site with terracing, ramps and steps between the proposed 'Green' and Queen Street. The effect of the demolition will open the Listed Buildings to new views both to and from them across The Green and The Terraces, and from and to King Street and Victoria Lane. Steps between Queen Street and The Green are aligned on the building and thereby introduce a planned formality to the proposals in views to and from the Listed Building and in how it is experience on approach or leaving it. However, the demolition will result in some loss of understanding, but not historic fabric, of the original street layout and how the buildings would have been originally experienced as historic maps suggest that Queen Street was developed along both

sides in this part, but this will be reinstated further to the south with the proposed new Gallery building.

- 8.3. Overall, the proposed development would result in **some harm** from the loss of built form that define the historic character of Queen Street, this harm would be less than substantial at the lowermost end of the scale. However, there are benefits that would be delivered from the demolition of the imposing blank wall of the Piazza Centre and allow the Listed Building to be experienced in a new way within the town.
- 8.4. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II* Listed Building, a receptor of **High Value**, during the operation phase, via a change in setting. A **Slight Beneficial Effect** is therefore reported.

Heritage Asset: Crown Court, Queen Street.	Asset Type: Grade II Listed Building (within Huddersfield Town Centre Conservation Area).
NHLE: 123102	Date Listed: 29-Sep-1978
Distance from site: Approximately 15m from site boundary.	

Description



Plate 51: The Crown Court building.

8.5. The List description for the building reads as follows:

"QUEEN STREET 1. 5113 (East Side) Crown Court SE 1416 SE 4/32 II GV 2. 1825. Hammer dressed stone. Hipped slate roof. 2 storeys. Moulded eaves cornice and blocking course. Continuous 1st floor sill band. 5 ranges of sashes with glazing bars, central one on 1st floor with moulded surround. Double doors with moulded panels and fanlight in Tuscan porch with blocking course. and sculpted Royal Arms above."

8.6. A copy of the List Description is provided in the appendices.

Setting and Surrounds

8.7. The immediate setting of the Listed Building comprises the small forecourt bound by a wall and railings; Queen Street; and Nos. 18 and 20 Queen Street. Opposite is the rear

wall of the Piazza Centre shops, which presents mainly as a high brick and stone and is mostly a blank elevation to Queen Street.

- 8.8. The wider and extended setting of the building are the other building along Queen Street; St Peter's Church to the north at the top of Cross Church Street; and St Paul's Church (Hall) at the southern end to Queen Street and the University buildings. The wider and extended setting also includes the town centre, including the application site, and the wider Conservation Area.

Views

- 8.9. The Listed Building is seen in views along Queen Street alongside the rear elevation the Piazza development at the application site. The view both northward and southwards is terminated by an early 19th century church (Plate 47 and Plate 48). Views from the building are also of the rear wall of the Piazza Centre.

Heritage Significance

- 8.10. As a Grade II Listed Building is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its **architectural interest** as a stone building that respects typical Georgian proportions. Its **historic interest** is derived from its original use as a court and reflects the law and social order through architecture in the early 19th century.
- 8.11. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:
- The front forecourt, wall and railings which increase the status of the building within the streetscene, commensurate with its original use as a court.
 - Queen Street, from where the building can be best appreciated and experienced and within the context of other 19th-century buildings.
 - The Church of St Peter – an early 19th century church that can be seen in views within the buildings and provides part of the contemporary 19th century town scape with the buildings.
 - St Paul's Church (Hall) – an early 19th century church that can be seen in views within the buildings and provides part of the contemporary 19th century town scape with the buildings.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

- 8.12. Whilst its forecourt, Queen Street itself, and the two churches positively contribute to the significance of the Listed Building, the application site, including the Piazza shops and their high rear elevation that faces into Queen Street fail to positively respond to the Listed Buildings and appears out of scale. The application site is considered to be harmful and make a **negative contribution** to the significance of the Listed Building from being within its setting.

Impact of the Proposed Development on the Heritage Significance of the Listed Buildings

- 8.13. The setting and surrounds of the Listed Building, wall and Queens Square have evolved and changed since they were first built, and the existing largely blank elevation of the Piazza Centre is considered to have a negative effect on the Listed Building from being within its setting. The proposed development is for the demolition the Piazza Centre and its replacement along the southern part of Queen Street with the proposed Gallery building that will be located at the back of the pavement; new steps up to the proposed Library; and with an area of public realm in front of them at Queen Street. The gallery will predominantly be built from stone and rainscreen cladding, with the ground floor to Queen Street having an active frontage which include window and doors.
- 8.14. Its position will be closer to the road than the existing Piazza Centre and will result in the loss of some street trees, but the Ordnance Survey map of 1893 confirms that historically buildings were positioned at the back of the pavement along the street and there is no evidence to suggest that the street was historically tree lined, or that trees contribute to the significance of the buildings on Queen Street.
- 8.15. Overall, the proposals will result in a visual change to the appearance of Queen Street, but **no harm** will arise to the Listed Building from the change within its setting.
- 8.16. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Neutral Effect** is therefore reported.

Heritage Asset: 20, 22, 24, 26, 28, 30 and 32 Queen Street;	Asset Type: Grade II Listed Buildings (within Huddersfield Town Centre Conservation Area)
NHLE: 1231219; 1231220; 1231335; 1231221; 1231222; 1231222; 1231353; and 1278233	Date Listed: 29-Sep-1978
Distance from site: Approximately 15m from site boundary.	

Description



Plate 52: 20-32 Queen Street.

- 8.17. The buildings along Queen Street are Listed and can be considered in groups of Listed Buildings due to their similar appearance and special interest.
- 8.18. The List description for the buildings reads as follows:

20 QUEEN STREET – "QUEEN STREET 1. 5113 (East Side) No 20 SE 1416 SE 4/1111 II GV 2. Early C19. Painted ashlar. Pitched slate roof. 3 storeys. Stone brackets to eaves. 2 ranges of sashes, with continuous sill band to 1st floor. 2 doors with 4 moulded panels each, one with semi-circular fanlight, other with oblong fanlight, in plain raised surround with cornice over."

22 QUEEN STREET – "QUEEN STREET 1. 5113 (East Side) No 22 SE 1416 SE 4/1112 II GV 2. Early C19. Painted ashlar. 3 storeys. Moulded eaves cornice and blocking course. 2 ranges of sashes. Door in stone surround with Tuscan 3/4 columns and entablature. 3 steps with plain cast iron railings. 1 other door with 6 moulded panels and semi-circular fanlight. Area with plain cast iron railings."

24 QUEEN STREET – "QUEEN STREET 1. 5113 (East Side) No 24 SE 1416 SE 4/1113 II GV 2. Early C19. Painted ashlar. 3 storeys. Moulded eaves cornice and blocking course. 2 ranges of sashes. Door with 6 moulded panels in stone surround with Tuscan 3/4 columns and entablature. 3 steps with plain cast iron railings. Area with plain cast iron railings."

26 QUEEN STREET – "QUEEN STREET 1. 5113 (East Side) No 26 SE 1416 SE 4/1114 II GV 2. Early C19. Painted ashlar. 3 storeys. Moulded eaves cornice and blocking course. 2 ranges of sashes. Door with 6 moulded panels in stone surround with Tuscan 3/4 columns and entablature. 3 steps with plain cast iron railings. Area with plain cast iron railings."

28 QUEEN STREET "QUEEN STREET 1. 5113 (East Side) No 28 SE 1416 SE 4/1115 II GV 2. Early C19. Painted ashlar. 3 storeys. Moulded eaves cornice and blocking course. 2 ranges of sashes, ground floor window tripartite. Door with 6 moulded panels in stone surround with Tuscan 3/4 columns and entablature. 3 steps with plain cast iron railings."

30 QUEEN STREET "QUEEN STREET 1. 5113 (East Side) No 30 SE 1416 SE 4/1116 II GV 2. Early C19. Painted ashlar. 3 storeys. Moulded eaves cornice and blocking course. 2 ranges of sashes. Door with 6 moulded panels in stone surround with Tuscan 3/4 columns and entablature. 3 steps with plain cast iron railings."

32 QUEEN STREET – "QUEEN STREET 1. 5113 (East Side) No 32 SE 1416 SE 4/1117 II GV 2. Early C19. Painted ashlar. 3 storeys. Moulded eaves cornice and blocking course. 2 ranges of sashes, ground floor window a modern neo-Georgian bow. Door with 6 moulded panels and fanlight with glazing bars in stone surround with Tuscan 3/4 columns and entablature. 3 steps with plain cast iron railings."

8.19. A copy of the List Descriptions is provided in the appendices.

Setting and Surrounds

8.20. The immediate setting of Listed Buildings comprises Queen Street, part of the ring road, the rear wall of the Piazza shops development, which presents mainly as a high brick and stone mostly blank elevation to Queen Street and the Queensgate Market

8.21. The wider and extended setting of this group of Listed Buildings includes other building along Queen Street, St Peter's Church to the north at the top of Cross Church Street and St Paul's Church (Hall) at the southern end to Queen Street. The wider and extended setting also includes the town centre, including the application site, the wider Conservation Area and buildings at the University.

Views

8.22. The Listed Buildings are seen in views along Queen Street alongside the rear elevation the Piazza development at the application site. The view both northward and southwards is terminated by an early 19th century church (St Paul's) (Plate 47 and Plate 48). Views from the buildings are of a grassed verge area and the rear elevation and oriel windows of the rear elevation of the Piazza Centre shops.

Heritage Significance

- 8.23. As Grade II Listed Buildings they are designated heritage assets of the less than highest significance as defined by the NPPF. The heritage significance of the Listed Buildings is principally embodied in their **architectural interest** being early 19th century town houses built in common styles of the period. **Historic interest** is derived from their original use as town houses reflecting the spread of residential development of the town in this period.
- 8.24. The setting of the Listed Buildings also contributes to their significance although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:
- Queen Street, from where the buildings can be best appreciated and experienced and within the context of other 19th-century buildings.
 - The Church of St Peter – an early 19th century church that can be seen in views within the buildings when looking northwards along the street and provides part of the contemporary 19th century town scape with the buildings.
 - St Paul's Church (Hall) – an early 19th century church that can be seen in views with the buildings when looking southward along the street and provides part of the contemporary 19th century town scape with the buildings.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

- 8.25. Whilst Queen Street itself and the other 19th century buildings and the two churches positively contribute to the significance of the Listed Buildings, however the application site, including the Piazza Centre shops and their high rear elevation that faces onto Queen Street fail to positively respond to the Listed Buildings and appears out of scale. The application site is considered to be harmful and make a **negative contribution** to the significance of the Listed Buildings from being within their setting.

Impact of the Proposed Development on the Heritage Significance of the Listed Buildings

- 8.26. The setting and surrounds of the Listed Buildings, has evolved and changed since they first built, and the existing blank elevation of the Piazza Centre is considered to have a negative effect on the Listed Buildings from being within their setting. The proposed development is for the demolition the Piazza Centre and its replacement along the southern part of Queen Street with the proposed gallery building that will be located at the back of the pavement; new steps up to the proposed Library; and with an area of public realm in front of them at Queen Street. The gallery will predominantly be built from stone and rainscreen cladding with the ground floor to Queen Street having an active frontage which include window and doors.
- 8.27. Its position will be closer to the road than the existing Piazza Centre and will result in the loss of some street trees, but the Ordnance Survey map of 1893 confirms that historically buildings were positioned at the back of the pavement along the street and

there is no evidence to suggest that was tree lined or that trees contribute to the significance of the buildings on Queen Street.

- 8.28. Overall, the proposals will result in a visual change to the appearance of Queen Street, but **no harm** will arise to the Listed Buildings from the change within its setting.
- 8.29. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Buildings, receptors of **Medium Value**, during the operation phase, via a change in setting. A **Neutral Effect** is therefore reported.

Heritage Asset: St Paul's Hall	Asset Type: Grade II Listed Building (within Huddersfield Town Centre Conservation Area)
NHLE: 1231471	Date Listed: 03-Mar-1952
Distance from site: Approximately 50m from site boundary.	

Description



Plate 53: St Paul's Hall (church).

8.30. The List description for the building reads as follows:

"1829. Architect; John Oates or Joseph Kaye. Ashlar. Pitched slate roof. Nave and aisles, chancel, vestry, west tower. Parapets. Buttresses, diagonal at corners, with pinnacles. Five-bay nave, three-bay chancel with polygonal end. All windows plain chamfered untracery lancets, some with hoodmoulds. Three-stage tower with diagonal buttresses and crenellated parapet. Octagonal spire with two stages of gabled lucarnes. Aisle west doors have ogee mouldings with delicate sculpted ornament.

The chancel was added in 1883, its foundation stone laid by Lady Gwendolen Ramsden.

Interior; Octagonal piers; tall arcade blind triforium arcade: clerestory lancets with colonettes. Flat roofs. Chancel has quadripartite rib vault. West gallery. Good neo-classical marble tablet to Edward Learoyd, d 1857"

8.31. A copy of the List Description is provided in the appendices.

Setting and Surrounds

- 8.32. The immediate surrounds of the former church comprise the church yard, with its grassed areas, and trees. Its wider and extended setting comprises the ring road, and buildings alongside, including the former Hippodrome, Queensgate Market and the Joseph Priestley West Building, together with other university buildings.

Views

- 8.33. The spire of the building can be seen from several vantage points within the town and application site. The spire can be seen alongside the roof of Queensgate Market from the southwest and across the site of the demolished car park (Plate 54)



Plate 54: Views of the spire from the southwest and across the former car park site.

- 8.34. The spire is also visible above Queensgate Market from Princess Street and from Peel Street, although from Peel Street its visibility varies and from some parts it is mostly hidden by the market hall (Plate 55 and Plate 56).



Plate 55: Views of the spire from Princess Street and Peel Street.

- 8.35. From Ramsden Street more of the tower, together with the spire is visible alongside the Piazza complex (Plate 56 and Plate 57).



Plate 56: Views of both the tower and spire from Ramsden Street and glimpsed views of the tower only from Peel Street.



Plate 57: Views of the top of the tower and the spire from the public realm of the Piazza centre.

8.36. From Queen Street the tower and spire terminate views towards the south, whilst from the ring road the tower and spire form a prominent point on the bend of the road (Plate 58).



Plate 58. View of the tower and spire from Queen Street together with the tall flue at the Piazza Centre. and view of the spire from the ring road looking east.

8.37. Views from the building are limited to being from its surrounding area rather than from within the building and are of the ring road; Queensgate Market, Queen Street; St Peter's Church and surrounding university buildings.

Heritage Significance

8.38. As a Grade II Listed Building it is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its **architectural interest** as a church from the early 19th century built in the English style and with an embattled tower and spire. Its **historical interest** is derived from its original use as a church, and that it was funded by the Church Commissioners, which was usually in response to the threat of growing non-conformism in areas.

8.39. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:

- Its churchyard which is associated with its former use and provides an area for the church to be appreciated and experienced at close range.
- Queen Street – from here the Church is experienced as being a planned element in the townscape and terminating views along the street

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

8.40. Whilst the church yard and the alignment of Queen Street and its 18th and early 19th century buildings contribute positively to the significance of the church it is recognised that that its setting has changed and evolved since the church was first built. The ability to see the church from vantage points in the town, including the application site is in many cases the result of demolition and redevelopment which has either incidentally or purposefully enabled the views.

8.41. Although the redevelopment of the application site is likely to have both removed exiting views and enabled new views to be created when it was redeveloped in the 1960s and early 70s the site has no functional association with the building either as a church or through its current university use. However, the formation of the ring road and the construction of the market hall and the Piazza Centre did effectively sever the building from its original context and the much of the town to the west. The chimney flues of the Piazza centre in views with its spire from Queen Street and Cross Church Street detracts from the building and the spire, and the 19th century planning of these streets. Thereby the application site is considered to be harmful and make a **negative contribution** to the significance of the Listed Building from being within its setting.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

8.42. The setting and surrounds of the Listed Building have evolved and changed since it was built, especially with the building of the ring road which and the Queensgate Market

which severed several connections to and from the building to the town centre to the west and north.

- 8.43. The demolition of the Piazza Centre and the removal of the tall chimney flues will remove these tall vertical detracting features from views of the building and its spire from Cross Church Street and Queen Street and will be a benefit that enhances its wider setting.
- 8.44. The introduction of new wide steps between Queen Street and the proposed Square will better connect the building with the town centre and the proposed development whilst the proposed public realm at the base of the steps on Queen Street will provide a new space for the building to be appreciated and experienced as from here the tower and spire will be the focus of views and will be a benefit.
- 8.45. The demolition of the part of Queensgate Market will be to areas of the building that are hidden behind the ceramic panels in views from the Listed Building. The replacement building that will form the proposed new Library is likely to be visible in views from the immediate surroundings of the building, but it has been designed to ensure that the ceramic art panels remain the focus of views in the direction of the application site with the upwards Library extension being stepped and set back from the ring road elevation. Any view of the proposed new Library will thereby be seen within the context of a built urban environment but will not detract or be detrimental to the existing visual relationship between the building and Queensgate Market.
- 8.46. The proposed Library will change views from the west towards St Paul's Hall, especially from Ramsden Street, but the view of the tower and spire is currently seen in conjunction with the Piazza Centre and the modern university building. The proposed library is likely to result in some loss of view of the tower and spire from vantage points along Ramsden Street but new views will be opened up from the creation of the new steps and the former church will be better connected physically from Ramsden Street.
- 8.47. The proposed Venue will be visible in oblique views from the immediate surrounds of the building and in views with it from the ring road, but at greater distance and alongside the existing Queensgate Market building. The site was a former multi-storey car park (demolished) and thereby a building of a scale and mass commensurate with Queensgate Market did occupy the site, but it was a building that lacked any architectural interest. The proposed Venue is a building that is of architectural interest and is designed to respect the existing scale of Queensgate Market in views from the ring road thus ensuring that it will not detract from the Market building in views from the immediate surrounds of St Paul's Hall. The Venue is designed with a step-back in the elevation to the ring road with a rooftop private/public space. This rooftop space will enable users to appreciate and experience St Paul's Hall, especially the tower and spire in a new way from the creation of this new high vantage point.
- 8.48. Overall, the proposed Venue building will result in **no harm** to the Listed Building from being within its setting but will enhance the wider setting of St Paul's Hall with a building of architectural interest on a site that currently has a detrimental effect on the Listed Building from being withing its setting whilst it remains an unsightly gap in the townscape.
- 8.49. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of

Medium Value, during the operation phase, via a change in setting. A **Slight Beneficial Effect** is therefore reported.

Heritage Asset: Ramsden Building at the University of Huddersfield	Asset Type: Grade II Listed Building (within Huddersfield Town Centre Conservation Area)
NHLE: 1277501	Date Listed: 29-Sep-1978
Distance from site: Approximately 50m from site boundary.	

Description



Plate 59: The Ramsden Building.

8.50. The List description for building reads as follows:

" 1881-4. Architect E Hughes. Hammer dressed stone. Ashlar dressings. Hipped slate roof. three storeys. Bracketed eaves cornice. Openwork parapet. Strings. Continuous sill bands. Nine ranges of casements in moulded surrounds with transoms, the first, the fifth and ninth also with mullions. The third and the seventh ranges are full height bays, oblong at ground floor, canted above, and surmounted by moulded foliage cornices and hipped roofs with tall iron finials: above the ground floor are sculpted lions holding shields: the second floor windows have two transoms and the upper lights are filled with cusped reticulated tracery.

At second floor level four octagonal tourelles are corbelled out on moulded squinches and end above eaves level in gabled tops with short octagonal spires. Between centre two is a gable with traceried panelling, and pointed arched window with hoodmould, two transoms and cusped reticulated tracery. Planked doors in

shouldered arch, fanlight with four trefoiled lancets in moulded frame, with colonettes and hoodmould. This is set in a porch which breaks forward slightly, has diagonal buttresses, colonettes, bracketed eaves cornice and openwork balustrade with finials on the end piers. Roof has four triangular lucarnes, two tall ornamental iron finials, and some simple cresting. Octagonal lantern with open pointed arcade, gables to each side, tiled flèche, and tall ornamental iron finial.

Panel above north canted bay inscribed "This memorial stone was laid by the Master of the Worshipful Company of Clothworkers of the City of London, (Rev Alfred Child, MA) assisted by members of the Court, on Wednesday October 17th, 1881".

8.51. A copy of the List Description is provided in the appendices.

Setting and Surrounds

8.52. The immediate setting of the building comprises the ring road, Page Street and St Paul's Street, whilst its wider and extended setting includes the adjacent Joseph Priestley West Building; the Milton Congregational Church and Sunday School which are also adjacent; St Paul's Hall; the site of the former multi-storey car park; Queensgate Market and the town centre and Conservation Area. The extended setting of the building comprises Huddersfield town centre itself, including the Town Centre Conservation Area.

Views

8.53. The ability to see the building is generally limited to vantage points from the immediate surrounding roads and ring road. The recent demolition of the multi-storey car park has opened a view from the west at Alfred Street and Princess Street (Plate 60). Historic maps suggest that the building was not designed to take advantage of any views to or from it as the 1893 Ordnance Survey map shows the site opposite to the west was a timber yard.



Plate 60: The roof of the Ramsden Building as seen above the fencing across the site of the former car park.

Heritage Significance

- 8.54. As a Grade II Listed Building it is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its **architectural interest** presented by its Victorian Gothic appearance whilst its **historic interest** relates to its historic use as technical and mechanic's institute when first opened and association with the Architect E Hughes.
- 8.55. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:
- The immediate surrounding streets from where the building can best be appreciated and experienced.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

- 8.56. Other than for the grouping of other 19th-century buildings along the ring road the wider and extended setting of the building has changed and evolved during the 20th century, especially with the development of the multi-storey car park (now demolished) the Queensgate Market, and Piazza shops, along with the ring road. The demolished car park has left an unsightly gap site in the area and thereby the application site is considered to be harmful and make a **negative contribution** to the significance of the Listed Building from being within its setting.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

- 8.57. The setting and surrounds of the Listed Building have evolved and changed since it was built, especially with the building of the ring road; the Queensgate Market; and the multi-storey car park (now demolished), all are buildings and structures which severed several connections to and from the building to the town centre to the west and north.
- 8.58. The proposed Venue will be on the site of the former multi-storey car park which currently is an unsightly gap site in the town centre and within the setting of the Listed Building and currently has a negative impact from being within its setting. The Venue will be connected to the ring road with new steps that will better connect Listed Building for pedestrians to the town centre via Princess Street, this will be a benefit. The Venue is also designed with a step-back in the elevation to the ring road with a rooftop private/public space. This rooftop space will enable users to appreciate and experience the Listed Building in a new way from the creation of this new high vantage point.
- 8.59. Overall, the proposed Venue building will result in **no harm** to the Listed Building from being within its setting but will enhance its setting with a building of architectural interest on a site that currently has a detrimental effect on the Listed Building from being within its setting whilst it remains an unsightly gap in the townscape.
- 8.60. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of

Medium Value, during the operation phase, via a change in setting. A **Slight Beneficial Effect** is therefore reported.

Heritage Asset: Milton Congregational Church & Milton Congregational Chapel Sunday School	Asset Type: Grade II Listed Buildings
NHLE: 1231472 & 1229699	Date Listed: 29-Sep-1978
Distance from site: Approximately 50m from site boundary.	

Description



Plate 61: Milton Congregational Church

8.61. These two Listed Building can be considered together.

8.62. The List description for the buildings reads as follows:

MILTON CONGREGATIONAL CHURCH – "Mid or late C19. Hammer dressed stone. Ashlar dressings. Pitched slate roof. Nave and aisles. Transepts. North-west tower. West front has two octagonal turrets with pyramidal roofs, coped gable, cruciform finial and two-light window with reticulated tracery in gable end. Three principal two-centred arched windows (flanked by square, blind-traceried panels). Centre window three-light, with cusped bar tracery and three inscribed sexfoils: pointed hoodmould and two crocheted pinnacles applied either side. Flanking windows two-light with cusped bar tracery and one inscribed trefoil each. Portal has planked double doors with elaborate iron hinges in pointed arch with three orders of colonettes with foliate capitals and moulded voussoirs, central order a band of foliage. Pointed and crocheted gable over, flanked by busts of angels in high relief.

Blind pointed and cusped arcade either side. Low extension to south with steep pitched hipped roof, low parapet, and four small ogee lights. Planked door on south side, with ornamental iron hinges and shouldered surround with one order of foliage moulding."

MILTON CONGREGATIONAL CHAPEL SUNDAY SCHOOL –" PAGE STREET 1. 5113 (South Side) Milton Congregational Chapel Sunday School SE 1416 SE 4/1076 II 2. 1883 (Plaque). Hammer dressed stone. Ashlar dressings. Pitched slate roof. 2 storeys. Picturesque skyline with (from west to east) canted hipped roofed bay, 1.2 gables, hipped dormer, and a symmetrical 5-windowed composition rising higher than rest, crowned by large hipped gable. East elevation nearly symmetrical about 3 ranges of windows, flanked by 2 gables. Various windows, some pointed, some trabeated, most mullioned and transomed, most with Geometrical bar tracery. Hoodmoulds, some with figurative label stops. Door in moulded 2-centred arched porch in antis, with parapet over.

Five-storey tower with two strings, eaves cornice and parapet. Stair tower in north-east corner rises above parapet: octagonal pyramid roof. Top stage has massive pointed arched bell openings, with three-lights per side: each light cusped, with top parts blind, and reticulated drop tracery below. Various single-lights and two-centred arched door on north side with ornamental iron hinges, moulded voussoirs (including one roll of foliage moulding) and hoodmould. Four-bay nave: clerestory windows three-light with reticulated bar tracery. Aisles very low with small cusped lancets. Transept terminals have two windows, each with three lights and geometrical bar tracery, oculus with the same, and tiny two-light window in gable."

8.63. A copy of the List Description is provided in the appendices.

8.64. The church was built in 1883 to the designs of T.H. & F. Healey of Bradford and was founded by former members of the Ramsden Street Chape who broke away following disagreement. The Sunday School as also built at the same time. The buildings are currently part of the University.

Setting and Surrounds

8.65. The immediate setting of the buildings comprises the ring road, St Paul's Street and the street to its south, whilst its wider and extended setting includes the Ramsden Building adjacent and the Queen Saint South Building which is also adjacent; the site of the former multi-storey car park; Queensgate Market and the town centre and Town Centre Conservation Area.

Views

8.66. The ability to see the buildings is generally limited to vantage points from the immediate surrounding roads and ring road. The recent demolition of the multi-storey car park has opened a view from the west at Alfred Street and Princess Street, however historic maps suggest that the building was not designed to take advantage of any views to or from it as the 1893 Ordnance Survey map shows the site opposite to the west was an industrial complex (the Faraday Works).

Heritage Significance

8.67. As a Grade II Listed Building it is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its **architectural interest** as a church and school from the late 19th century built in the gothic style. **Historic interest** is derived from their original use as a congregational church and school and thereby reflects the size and religious make up of the town at that time.

8.68. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:

- The immediate surrounding streets from where the building can best be appreciated and experienced.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

8.69. Other than for the grouping of other 19th-century buildings along the ring road the wider and extended setting of the building has changed and evolved during the 20th century, especially with the development of the multi-storey car park (now demolished) the Queensgate Market, and the ring road. The demolished car park has left an unsightly gap site in the area and thereby the application site is considered to be harmful and make a **negative contribution** to the significance of the Listed Building from being within its setting.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

8.70. The setting and surrounds of the Listed Building have evolved and changed since it was built, especially with the building of the ring road; the Queensgate Market; and the multi-storey car park (now demolished), all are buildings and structures which severed several connections to and from the building to the town centre to the west and north.

8.71. The proposed Venue will be on the site of the former multi-storey car park which currently is an unsightly gap site in the town centre and within the setting of the Listed Building and currently has a negative impact from being within its setting. The Venue will be connected to the ring road with new steps that will better connect Listed Building for pedestrians to the town centre via Princess Street, this will be a benefit. The Venue is also designed with a step-back in the elevation to the ring road with a rooftop private/public space. This rooftop space will enable users to appreciate and experience the Listed Building in a new way from the creation of this new high vantage point.

8.72. Overall, the proposed Venue building will result in **no harm** to the Listed Building from being within its setting but will enhance its setting with a building of architectural interest on a site that currently has a detrimental effect on the Listed Building from being within its setting whilst it remains an unsightly gap in the townscape.

In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Slight Beneficial Effect** is therefore reported.

Heritage Asset: Bath House (Amenity Block) at Thomas Broadbent and Sons Ltd	Asset Type: Grade II Listed Building
NHLE: 1393532	Date Listed: 18-Nov-2009
Distance from site: Approximately 50m from site boundary.	

Description



Plate 62: The Bath House.

8.73. The List description for the building is lengthy and not repeated in full here but a copy is provided in the appendices, however the building was built as the bath house for the foundry company Thomas Broadbent and Sons, Huddersfield in 1955, to the design by Abbey Hanson architects (designing architect Andrew Buck, project leader Geoffrey Rowe) with the building work carried out by Law Stead & Sons Ltd. It is built from coursed and finely cut stone of varying widths and finishes, in narrow diminishing courses in some parts and rough-cut block stone in others. All the window ranges are set in ashlar panels. There are iron railings and an iron external staircase. The interior is largely original.

8.74. The List Description states clearly the reason for its designation as follows:

"The Bath House at Broadbent's Engineering in Huddersfield has been designated at Grade II, for the following principal reasons: * The building is a very rare, possibly unique example of a purpose built bath house for foundry workers * Its continuing function as a bath house has preserved its original purpose in both its layout and its fixtures and fittings as well as its design * The design of the building manifests inspiration from both W Dudok and Frank Lloyd Wright, and achieves a high standard of accomplishment in its interpretation of contemporary architectural

*influences * The use of local stone for external walls distinguishes it from brick built pithead baths of similar style, and the imaginative use of finishes lends further distinction * The interior survives almost entirely intact, with original wash basins, shower and tap fittings, lockers, floor and wall surfaces, doors and light fittings."*

8.75. A copy of the List Description is provided in the appendices.

Setting and Surrounds

8.76. The immediate setting of the buildings comprises the Queen Street South; the Barbara Hepworth Building; the modern brick building to its south; and an area of landscaping to its east. Its wider and extended setting includes a surface car park opposite; the Queen Street South Building; Milton Congregational Church; the Ramsden Building to its north; the Thomas Broadbent foundry buildings on Queen Street South; the site of the former multi-storey car park; Queensgate Market; and Huddersfield town centre itself, including the Town Centre Conservation Area.

Views

8.77. The small scale and low height of the building make it a discreet building in the townscape and is not readily visible in views from or with the application site. Views from the building towards the application site are of the Town Hall and parts of Queensgate Market. The building has no historic functional association with these buildings and the view is a result of the recent demolition of the multi-storey car park.

Heritage Significance

8.78. As a Grade II Listed Building it is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its **architectural interest** as a rare and possibly unique example of a foundry bathhouse from the 1950s complete with interior fittings and inspired by the architecture of W Dudok and Frank Lloyd Wright that used local stone.

8.79. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:

- Its immediate surrounds and Queen Street South, from where the building is best appreciated and experienced.
- The Thomas Broadbent foundry buildings on Queen Street South which the bathhouse had a functional relationship with.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

7.47. Its setting includes no other buildings contemporary in date with the bath house and its wider and extended setting has changed and evolved during the 20th century, especially with the development of the multi-storey car park (now demolished) and the ring road itself. Whilst the Thomas Broadbent foundry buildings on Queen Street South have a functional historic relationship with the bath house and are seen from and with

the building and thereby positively contribute to its significance overall the setting of the building, including the application site makes a **neutral contribution** to its significance.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

- 8.80. The setting and surrounds of the Listed Building have evolved and changed since it was built, especially with the building of the ring road; the Queensgate Market; and the multi-storey car park (now demolished), all are buildings and structures which severed several connections to and from the building to the town centre to the west and north.
- 8.81. The proposed Venue will be on the site of the former multi-storey car park which currently is an unsightly gap site in the town centre and within the setting of the Listed Building and currently has a negative impact from being within its setting. The Venue will be connected to the ring road with new steps that will better connect Listed Building for pedestrians to the town centre via Princess Street, this will be a benefit. The Venue is also designed with a step-back in the elevation to the ring road with a rooftop private/public space. This rooftop space will enable users to appreciate and experience the Listed Building in a new way from the creation of this new high vantage point.
- 8.82. Overall, the proposed Venue building will result in **no harm** to the Listed Building from being within its setting but will enhance its setting with a building of architectural interest on a site that currently has a detrimental effect on the Listed Building from being within its setting whilst it remains an unsightly gap in the townscape.
- 8.83. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Slight Beneficial Effect** is therefore reported.

Heritage Asset: Juvenile Court – 6 Princess Street.	Asset Type: Grade II Listed Building (within Huddersfield Town Centre Conservation Area);
NHLE: 1278813	Date Listed: 29-Sep-1978
Distance from site: Approximately 30m from site boundary.	

Description



Plate 63: Juvenile Court – 6 Princess Street- now a hotel.

8.84. The List Description for the building reads as follows:

"Early C19. Hammer dressed stone. Hipped slate roof. Two storeys. Moulded eaves cornice. Raised quoins. Three ranges of sashes with glazing bars. Porch in antis with blocked Tuscan pilasters and full entablature."

8.85. A copy of the List Description is provided in the appendices.

8.86. The Ordnance Survey map of 1851 (shows that the building was likely to have originally been the County Lock Up (Plate 64) along with a second Lock Up on Bull and Mouth Street. By the 1890s the Ordnance Survey maps show that the building had become the County Police Station.



Plate 64: Princess Street and surrounds as shown on the Ordnance Survey map published in 1851.

Setting and Surrounds

- 8.87. The immediate setting of the building comprises Princess Street and its access drives to the side and the parking areas to its rear. The wider and extended setting of the buildings comprises the surface car park to its east and south; the range of 19th-century buildings to its west, including the former St Paul's School; the Town Hall; Queensgate Market opposite; buildings along Queensgate, including the Ramsden Building and Milton Congregational Church, St Paul's Church (Hall), but only since the demolition of the multi-storey car park, and Huddersfield town centre itself, including the Town Centre Conservation Area.

Views

- 8.88. The building is seen from Princess Street and from Peel Street from the north, where it terminates the view. The Town Hall, Queensgate Market, and St Paul's Church (Hall) all share the view (Plate 65).



Plate 65: View along Peel Street towards the Juvenile Court, with the Town Hall and Queensgate Market sharing the view.

- 8.89. The side elevation can be seen from Alfred Street across the surface car park, the relationship with the Town Hall is particularly evident from this vantage point, it can also be seen from the ring road in views westward across the site of the demolished multi-storey car park (Plate 66).



Plate 66: View westward towards the site elevation of the Juvenile Court from the ring road.

Heritage Significance

- 8.90. As a Grade II Listed Building it is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its **architectural interest** as a building built from traditional materials that adopt the proportions and detailing common of the period. **Historic interest** is derived from its historic use as a lock-up, which is a use that is not evident from its architectural appearance, which is generally domestic.
- 8.91. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:
- Its immediate surrounds, and Princess Street and Peel Street from where the building is best appreciated and experienced.
 - The Town Hall being another 19th century civic building and reflects the development of the town in this period.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

- 8.92. Its setting includes no other buildings contemporary in date with the building, with all other buildings being later, and whilst the other 19th-century buildings on Princess Street provide group value the majority of its setting comprises 20th century development including the Queensgate Market, and the application site. As such the

setting and surrounds of the building have evolved and changed and the the application site is considered to make a **neutral contribution** to its significance.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

- 8.93. The setting and surrounds of the Listed Building have evolved and changed since it was built, especially with the construction of the Queensgate Market and the multi-storey car park (now demolished).
- 8.94. The proposed Venue will be on the site of the former multi-storey car park which currently is an unsightly gap site in the town centre and within the setting of the Listed Building. Whilst the proposed Venue will result in the loss of views of the side elevation of the building from across the application site from the east, there is no evidence that the building was designed to be viewed and experienced in views from this direction historic maps shows that when the building was built in the early 19th century the land to the southeast and east was fields and tenter fields and thereby unlikely it was designed to take advantage of views from there.
- 8.95. The proposed changes to the Queensgate Market building at the Peel Street and Princess Street corner will provide an improved public realm that will enable the building to be better appreciated and experiences from this vantage point.
- 8.96. Overall, the proposed Venue will enhance an unsightly gap site in the townscape and within the setting of this Listed Building and the improvements to Peel Street and Princess Street will result in **no harm** to it from the change in its setting.
- 8.97. In terms of EIA assessment, Overall, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Slight Beneficial Effect** is therefore reported.

Heritage Asset: 103, New Street, Huddersfield (Formerly listed as Butchery Department of Co-operative Stores PRINCESS STREET (South Side))	Asset Type: Grade II Listed Building (within Huddersfield Town Centre Conservation Area);
NHLE: 1229705	Date Listed: 29-Sep-1978
Distance from site: Approximately 40m from site boundary.	

Description



Plate 67: 103 New Street.

- 8.1. The List Description for the building reads as follows:

NEW STREET No 103 (Princess Street)

(Formerly listed as Butchery Department of Co-operative Stores PRINCESS STREET (South Side))

II- Mid C19. Ashlar. Two storeys. Parapet. Four crenellated finials corbelled cut slightly forward of wall. Central canted oriel with mullioned and transomed lights and parapet pierced with quatrefoils. Two first floor windows with mullions, transoms and hoodmoulds. Ground floor modern."

- 8.2. A copy of the List Description is provided in the appendices.

- 8.3. This building was formerly the St Paul's school for boys and girls and was built in 1846 and closed in 1907 when it was replaced by a larger school on St Paul's Street. The 1851 Ordnance Survey map (Plate 68) shows that the front part of the school facing Princess Street was the girl's school and it had a yard/playground to the site which was later built by the end of the 19th century with a public house.

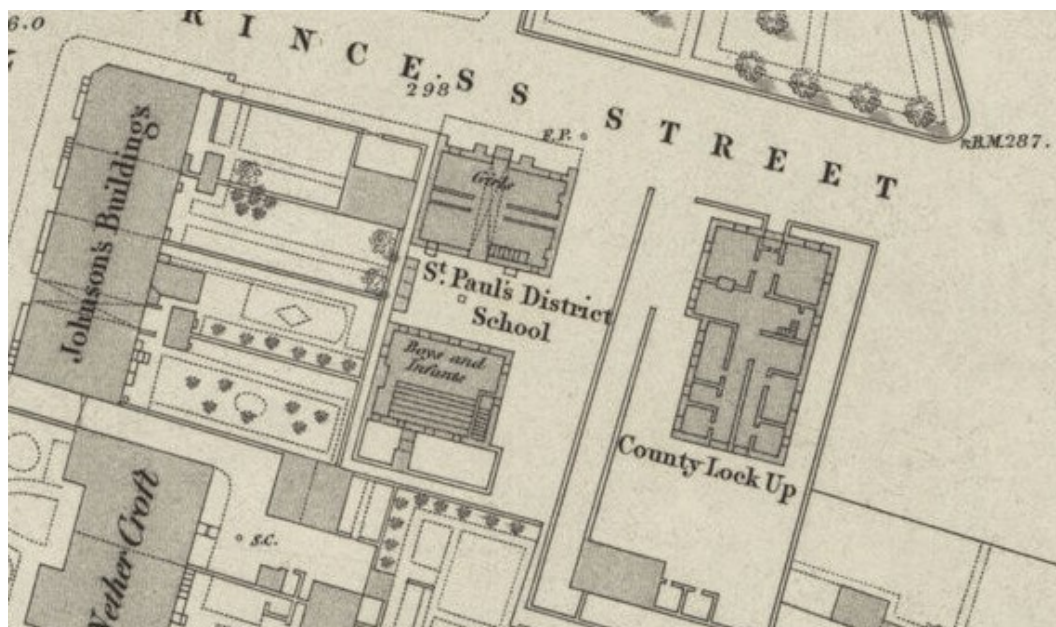


Plate 68: Ordnance Survey map, 1851 showing the original school arrangement.

Setting and Surrounds

- 8.4. The immediate setting of the building comprises Princess Street, and the northern end of 103 New Street and The County public house, both of which abut the building to its west and east. The wider and extended setting of the building comprises Ramsden House; the Town Hall; and Queensgate Market to its north and northwest and the wider town centre and Town Centre Conservation Area, including the Juvenile Court on Princess Street.

Views

- 8.5. Views of the building are generally limited to being from Princess Street only, whilst views from it generally are of the imposing Town Hall opposite. The ability to see the building with the application site is at the Peel Street with Princess Street junction.

Heritage Significance

- 8.6. As a Grade II Listed Building it is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its **architectural interest** as a building built from traditional materials in an early gothic style. **Historic interest** is derived from its historic use as a church school that pre-dates the Education Act of 1870 and the introduction of School Boards and associated reforms and thus reflects an element of English education history.

8.7. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:

- Its immediate surrounds, and Princess Street from where the building is best appreciated and experienced.
- The Town Hall, Juvenile Court, the northern end of 103 New Street and The County pub, which form a group of 19th century buildings and reflects the development of the street in this period.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

8.8. Only the Juvenile Court is contemporary in date with the building, with all other buildings being later, and whilst the other 19th-century buildings on Princess Street provide group value the majority of its setting comprises 20th century development including the Queensgate Market, and the application site. As such the setting and surrounds of the building have evolved and changed and the application site is considered to make a **neutral contribution** to its significance.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

8.9. The setting and surrounds of the Listed Building have evolved and changed since it was built, especially with the construction of the Queensgate Market and the multi-storey car park (now demolished).

8.10. The proposed changes to the Queensgate Market building at the Peel Street and Princess Street corner will provide an improved public realm that will enable the building to be better appreciated and experiences from this vantage point. Whilst the proposed Venue will enhance an unsightly gap site within its setting.

8.11. Overall, the proposed Venue will enhance an unsightly gap site in the townscape and within the setting of this Listed Building and the improvements to Peel Street and Princess Street will result in **no harm** to it from the change in its setting.

8.12. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Slight Beneficial Effect** is therefore reported.

Heritage Asset: Commercial Hotel, 64, New Street	Asset Type: Grade II Listed Building (within Huddersfield Town Centre Conservation Area);
NHLE: 1287239	Date Listed: 29-Sep-1978
Distance from site: Approximately 115m from site boundary.	

Description



Plate 69: The Commercial Hotel.

8.13. The List Description for the building reads as follows:

NEW STREET 1. 5113 (West Side) Nos 62 (Commercial Hotel) and 64 SE 1416 SW 3/952 II 2. Early C19. Hammer-dressed stone. Hipped stone slate roof. 3 storeys. Stone brackets to gutter. 3 ranges of sashes in plain raised surrounds. Door in moulded wooden surround. No 64 has attractive early C20 shopfront; fascia with cornice which is ramped upwards towards corner. 2 storey extension in High Street. Same materials. One range of tripartite stone mullioned casements. One range of sashes. One range of bipartite stone mullioned casements.

8.14. A copy of the List Description is provided in the appendices.

8.15. The building occupies a corner location of New Street and High Street and is understood to have been an inn since the early 19th-century. The corner elevation was rebuilt following the removal of a shopfront in the 20th century.

Setting and Surrounds

- 8.16. The immediate setting of the building comprises the High Street, New Street and Ramsden Street with their collection of buildings from the 18th, 19th and 20th centuries including No. 71 New Street and Ramsden House with its mural facing onto Ramsden Street. Its wider and extended setting includes the Town Hall, Queensgate Market and the Piazza Centre, and St Paul's Church (Hall) and the Town Centre and Conservation Area.

Views

- 8.17. The building is seen in views along Ramsden Street with the application site in the distance (Plate 70).



Plate 70: The Commercial Hotel and 71 New Street, with the application is the distance, looking east along High Street.

Heritage Significance

- 8.18. As a Grade II Listed Building it is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its **architectural interest** as a building built from traditional materials in a vernacular style. **Historic interest** is derived from its historic and continued use as an inn / public house.
- 8.19. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:

- Its immediate surrounds, especially the New Street, High Street and Ramsden Street junction from where the building can best be appreciated and experienced.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

- 8.20. The setting of the building is largely derived by the mixed townscape of the town centre and the application site is seen in distant views from and with the building from along High Street only. As such the setting and surrounds of the building have evolved and changed and the application site is considered to make a **neutral contribution** to its significance.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

- 8.21. The setting and surrounds of the Listed Building have evolved and changed since it was built, especially with the construction of the Queensgate Market and Piazza Centre and the Ramsden Building opposite.
- 8.22. The proposed demolition of part of Queensgate Market to create a civic-like Square will be seen from and with Listed Building but at a distance in views westward along Ramsden Street and is considered to have no impact on the Listed Building via a change to its setting.
- 8.23. The proposed new Library will terminate views with the Listed Building along Ramsden Street, but this view is currently terminated with the modern University Building, the canopies at the Piazza Centre and the tower and spire of St Paul's Hall. Whilst the proposed Library will change this view St Paul's tower and spire will remain visible but there is no identified historic function relationship between this Listed Building and the former church. Overall, the proposed development will result in **no harm** to the Listed Building via the change to its setting.
- 8.24. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Neutral Effect** is therefore reported.

Heritage Asset: 71 New Street	Asset Type: Grade II Listed Building (within Huddersfield Town Centre Conservation Area);
NHLE: 1287239	Date Listed: 29-Sep-1978
Distance from site: Approximately 110m from site boundary.	

Description



Plate 71: 71 New Street

8.25. The List Description for the building reads as follows:

"NEW STREET 1. 5113 (East Side) No 71 SE 1416 SW 3/939 II 2. 1897-8. Architect Alfred Waterhouse. Red brick and moulded terracotta. Pink marble plinth. Pitched slate roof. 3 storeys and attic. Moulded stringcourse above ground floor. Moulded eaves cornice. Large gabled bays break forward slightly on south side, and (diagonally placed) on corner: small gabled bay on west side, over doorway. Ground floor modern, apart from east bay of south front which has one arched window with moulded surround, and north bay of west front which contains doorway. This is of pink marble up to impost level, has paired columns taking moulded pointed arch with gable over. Door has traceried fanlight and moulded transom with "Prudential Assurance" in good contemporary lettering. All windows are casements with mullions and transoms (windows in gables have mullions only), in moulded oblong frames (windows in 2 large gables have moulded round-arched frames). Some windows are vertically linked with panelled zones in between. West front has statue

in canopied niche, once taken on a buttress. South front has "Prudential Assurance Buildings" in good contemporary lettering."

8.26. A copy of the List Description is provided in the appendices.

Setting and Surrounds

8.27. The immediate setting of the building comprises the High Street, New Street and Ramsden Street with their collection of buildings from the 18th, 19th and 20th centuries including the Commercial Hotel and Ramsden House with its mural facing onto Ramsden Street. Its wider and extended setting includes the Town Hall, Queensgate Market and the Piazza Centre, and St Paul's Church (Hall) and the Town Centre and Conservation Area.

Views

8.28. The building is seen in views along Ramsden Street with the application site in the distance (Plate 70).

Heritage Significance

8.29. As a Grade II Listed Building it is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its **architectural interest** from both its late gothic style and use of materials. **Historic interest** is derived from its historic use and association with renown Victorian architect, Alfred Waterhouse who designed several Prudential Assurance Offices nationally.

8.30. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:

- Its immediate surrounds, especially the New Street, High Street and Ramsden Street junction from where the building can best be appreciated and experienced.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

8.31. The setting of the building is largely derived by the mixed townscape of the town centre and the application site is seen in distant views from and with the building from along High Street only. As such the setting and surrounds of the building have evolved and changed and the application site is considered to make a **neutral contribution** to its significance.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

8.1. The setting and surrounds of the Listed Building have evolved and changed since it was built, especially with the construction of the Queensgate Market and Piazza Centre and the Ramsden Building opposite.

- 8.2. The proposed demolition of part of Queensgate Market to create a civic-like Square will be seen from and with Listed Building but at a distance in views westward along Ramsden Street and is considered to have no impact on the Listed Building via a change to its setting.
- 8.3. The proposed new Library will terminate views with the Listed Building along Ramsden Street, but this view is currently terminated with the modern University Building, the canopies at the Piazza Centre and the tower and spire of St Paul's Hall. Whilst the proposed Library will change this view St Paul's tower and spire will remain visible but there is no identified historic function relationship between this Listed Building and the former church. Overall, the proposed development will result in **no harm** to the Listed Building via the change to its setting.
- 8.4. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Neutral Effect** is therefore reported.

Heritage Asset: 14 Victoria Lane & 16 And 16a, Victoria Lane.	Asset Type: Grade II Listed Building (within Huddersfield Town Centre Conservation Area);
NHLE: 1223799 & 1223532	Date Listed: 29-Sep-1978
Distance from site: Approximately 10m from site boundary.	

Description



Plate 72: 4 Victoria Lane & 16 And 16a, Victoria Lane.

- 8.5. These two Listed Buildings can be considered together due to their similar interest and proximity to each other.
- 8.6. The List Descriptions for the buildings reads as follows:

14 VICTORIA LANE 1. 5113 (West Side) "No 14 SE 1416 NE 2/1324 II 2. Early or mid C19. Ashlar. Hipped slate roof. 3 storeys. Moulded eaves cornice. Blocking course. 3 ranges of sashes with glazing bars. Rounded corner to Lockwood's Yard, with one range of sashes with glazing bars. Front to Lockwood's Yard is hammer-dressed stone 5 ranges of sashes with glazing bars, and one of loading doors."

16 AND 16A VICTORIA LANE " VICTORIA LANE 1. (West Side) 5113 SE 1416 NE 2/1325 Nos 16 and 16A

Il the entry shall be amended to read:

VICTORIA LANE (West Side)

**Nos 16 and 16A, including SE 1416 NE 2/1325 Nos 12, 14 & 16 Market Avenue -----
----- The following item shall be added**

1. MARKET AVENUE 5113 (South Side) Nos 12, 14 & 16, including Nos 16 & 16A Victoria Lane SE 1416 NE 2/1325

**2. For description see Nos 16 & 16A Victoria Lane. -----
-----**

VICTORIA LANE 1. (West Side) 5113 Nos 16 and 16A SE 1416 NE 2/1325 II 2. Early or mid C19. Ashlar. Hipped slate roof. 3 storeys. Moulded eaves cornice (modillioned to Market Avenue). Blocking course. 3 ranges of windows, some with glazing bars; 7 range of windows and one of loading doors to Market Avenue."

- 8.7. A copy of the List Descriptions is provided in the appendices.

Setting and Surrounds

- 8.8. The immediate setting of the buildings comprises Victoria Lane and Greenwoods Yard, which is now a covered arcade and known as Market Avenue; and the delivery bay of a retail . Their wider and extended setting comprises other early 19th-century buildings along Victoria Lane; the Piazza Centre; the Art Gallery and Library, within the application site; St Peter's Church (glimpsed views only) and Huddersfield town centre itself, including the Town Centre Conservation Area.

Views

- 8.9. Views of these buildings are limited to being from King Street and Victoria Lane, or within the retail unit at the application site, Piazza Centre (Plate 73, Plate 74 and Plate 75).



Plate 73: The buildings from Victoria Lane, and adjacent retail loading bay.



Plate 74: View of the buildings from Victoria Lane- with view of St Peter's Church in the distance.



Plate 75: View of buildings from King Street.

Heritage Significance

- 8.10. As Grade II Listed Buildings they are designated heritage assets of the less than highest significance as defined by the NPPF. The heritage significance of the Listed Buildings is principally embodied in their **architectural interest** from the use of stone and typical 18th century detailing.
- 8.11. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:
- Its immediate surrounds, including the yard area (Market Avenue) and Victoria Lane from where the buildings are best appreciated and experienced.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

- 8.12. The setting of the buildings is largely derived by the mixed townscape of the town centre and the application site is seen in views with the buildings from along Victoria Lane only. As such the setting and surrounds of the buildings have evolved and changed and the application site is considered to make a to their significance.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

- 8.1. The setting and surrounds of the Listed Buildings have evolved and changed since it they were built, especially with the construction of the Piazza Centre. The demolition of Piazza Centre will open new views both from the Listed Buildings and to then across the proposed Green. This will allow the buildings to be appreciated and experienced in a new way in the town centre. The Piazza Centre does contribute to the urban grain by establishing the street boundary and the immediate setting of the buildings, but there is no evidence that the street width or development along the street contributes, i.e., the surrounding urban grain contributes to the significance of the Listed Buildings, especially when consideration is given to historic maps. The Ordnance Survey map of 1851 shows that the site of Piazza Centre was an open market area, with only Shambles buildings, this was prior to the Victoria Market which was demolished to make way for the Piazza Centre. Since the buildings were built Victoria Lane and the area around it has had both a loose and tight urban grain but the Lane itself other than for providing a vantage and access point for the buildings does not contribute to their significance and the ability to see the building from the lane will remain.
- 8.2. Overall, the proposed development will change how the buildings are experienced in terms of views towards and from it, but the change to its setting will result in **no harm** to the Listed Buildings.
- 8.3. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Neutral Effect** is therefore reported.

Heritage Asset: 13 King Street & 15 15A and 17, King Street	Asset Type: Grade II Listed Building (within Huddersfield Town Centre Conservation Area);
NHLE: 1313514	Date Listed: 29-Sep-1978
Distance from site: Approximately 20m from site boundary.	

Description



Plate 76 13 King Street & 15 15A and 17, King Street

8.4. These two Listed Buildings can be considered together due to their similar interest and proximity to each other.

8.5. The List Descriptions for the buildings reads as follows:

KING STREET 1. 5113 (North Side) No 13 SE 1614 NE 2/714 II 2." Early C19. Rendered. Hipped stone slate roof. 3 storeys. Moulded eaves cornice to King Street. Stone brackets taking gutter to Market Walk. Modern shop. 2 ranges of sashes to King Street, 3 to Market Walk, plus one range of blind panels."

KING STREET 1. 5113 (North Side) Nos 15, 15A, 17 SE 1614 NE 2/715 II 2. "Mid or late C18. Ashlar. Pitched stone slate roof. Moulded eaves cornice with fluted frieze. Modern shopfronts. 5 ranges of sashes. 1st and 2nd floors of centre bay are set within a giant relieving arch."

8.6. A copy of the List Descriptions is provided in the appendices.

Setting and Surrounds

- 8.7. The immediate setting of the buildings comprises King Street and Market Walk which are pedestrianized and the buildings that abut them, including the modern (1970s) Packhorse Centre. Their wider and extended setting includes buildings along King Street and Market Walk which date from the 18th, 19th and 20th centuries, including the Piazza centre at the application site, and the town centre and Town Centre Conservation Area.

Views

- 8.8. The application site is seen in views within the building especially in views eastward along King Street. Views are of the King Street elevation of the Piazza Centre, which would also be seen from within the Listed Buildings (Plate 77).



Plate 77: View of the Listed Buildings and the application site from King Street.

Heritage Significance

- 8.9. As Grade II Listed Buildings they are designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of these Listed Buildings is principally embodied in their **architectural interest** from their use of stone and typical 18th and early 19th century detailing; however, the interest has been partly eroded by the modern shopfronts at the ground floor.
- 8.10. The setting of the Listed Buildings also contributes to the significance of the assets, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:
- Its immediate surrounds, especially King Street and Market Street from where the buildings can best be appreciated and experienced.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

- 8.11. The setting of the buildings is largely derived by the mixed townscape of the town centre and the application site is seen views with the building from along King Street only. As such the setting and surrounds of the building have evolved and changed and the application site is considered to make a **neutral contribution** to its significance.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

- 8.12. The setting and surrounds of the Listed Buildings have evolved and changed since it they were built, especially with the construction of the Piazza Centre. The demolition of Piazza Centre will open new views both from the Listed Buildings and to them across the proposed Green. This will allow the buildings to be appreciated and experienced in a new way in the town centre. The Piazza Centre does contribute to the urban grain by establishing the street boundary and the setting of the building, but there is no evidence that the street width or development along the street contributes to the significance of the Listed Buildings, especially when consideration is given to historic maps. The Ordnance Survey map of 1851 shows that the site of Piazza Centre was an open market area, with only Shambles buildings, this was prior to the Victoria Market which was demolished to make way for the Piazza Centre. Since the buildings were built King Street and area of the application site has had both a loose and tight urban grain but the site itself does not contribute to the significance of these Listed Buildings.
- 8.13. Overall, the proposed development will change how the building is experience in terms of views towards and from it, but the change to its setting will result in **no harm** to the Listed Building
- 8.14. In terms of EIA assessment, Overall, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Neutral Effect** is therefore reported.

Heritage Asset: Burns Tavern, King Street.	Asset Type: Grade II Listed Building (within Huddersfield Town Centre Conservation Area);
NHLE: 1135002	Date Listed: 29-Sep-1978
Distance from site: Approximately 20m from site boundary.	

Description



Plate 78: The Burns Tavern, now a shop.

8.15. The List Descriptions for the building reads as follows:

"KING STREET 1. 5113 (North Side) No 35 (Burns Tavern) and No 37 SE 1614 NE 2/716 II GV 2. Early C19. Ashlar. Hipped stone slate roof. 3 storeys. Stone brackets to gutter. Continuous sill band to 1st floor. Carved corner to Cross Church Street. 5 ranges of sashes in plain raised surrounds to King Street, one range on the corner, 2 to Cross Church Street. No 35 has good late C19 public house front, with moulded ashlar base and 5 plate glass windows with 3-centred heads and leaf spandrels: 2 doors with ornate moulded panelling and fanlights: fascia flanked by console-shaped scrolls. No 37 has mid C20 shopfront."

8.16. A copy of the List Description is provided in the appendices.

8.17. The building was originally the New Inn public house and is labelled as this in the Ordnance Survey map of 1851. The ground floor has been rebuilt with modern shopfronts.

Setting and Surrounds

- 8.18. The immediate setting of the building comprises King Street, Cross Church Street, and Queen Street due to its corner location. Its wider and extended setting includes the 18th, 19th, 20th and 21st century building along these streets, including the Kingsgate Shopping Centre and the Piazza Centre at the application site, and the town centre and Conservation Area.

Views

- 8.19. The application site is seen in views within the building especially in views westward along King Street. Views are of the King Street elevation of the Piazza Centre, which would also be seen from within the Listed Building (Plate 79).



Plate 79: View of the building and the application site from King Street.

Heritage Significance

- 8.20. As a Grade II Listed Building it is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of the Listed Buildings is principally embodied in its **architectural interest** from the use of stone and typical 18th and early 19th century detailing; however, the interest has been partly eroded by the modern shopfronts at the ground floor. **Historic interest** is derived from its original use as a building that formed part of the social culture of the town in the 19th century and until its closure.

8.21. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:

- Its immediate surrounds, especially King Street, Church Street and Cross Church Street from where the buildings can best be appreciated and experienced.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

8.22. The setting of the building is largely derived by the mixed townscape of the town centre and the application site is seen views with the building from along King Street only. As such the setting and surrounds of the building have evolved and changed and the application site is considered to make a **neutral contribution** to its significance.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

8.23. The setting and surrounds of the Listed Building have evolved and changed since it was built, especially with the construction of the Kingsgate Shopping Centre and the Piazza Centre. The demolition of Piazza Centre will open new but generally oblique views, both from the Listed Building and to it across the proposed Green. This will allow the buildings to be appreciated and experienced in a new way in the town centre. The Piazza Centre does contribute to the urban grain by establishing the street boundary and the setting of the building, but there is no evidence that the street width or development along the street contributes to the significance of the Listed Building, especially when consideration is given to historic maps. The Ordnance Survey map of 1851 shows that the site of Piazza Centre was an open market area, with only Shambles buildings, this was prior to the Victoria Market which was demolished to make way for the Piazza Centre. Since the buildings were built King Street and area of the application site has had both a loose and tight urban grain but the site itself does not contribute to its significance.

8.24. Overall, the proposed development will change how the building is experience in terms of views towards and from it, but the change to its setting will result in **no harm** to the Listed Building.

8.25. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Neutral Effect** is therefore reported.

Heritage Asset: Unit 41, Kingsgate Centre, King Street.	Asset Type: Grade II Listed Building (within Huddersfield Town Centre Conservation Area);
NHLE: 1135002	Date Listed: 29-Sep-1978
Distance from site: Approximately 50m from site boundary.	

Description



Plate 80: Unit 41, Kingsgate Centre, King Street.

8.26. The List Descriptions for the building reads as follows:

KING STREET (North Side) Unit 41 (Kingsgate Centre)

(Formerly listed as Nos 43 (The Globe Public House), 45 and 47, KING STREET (North Side))

GV II Early C19. Ashlar. Pitched stone slate roof. Three storeys. Stone brackets to gutter. Four ranges of sashes with plain raised surrounds. Arch to yard at rear taken on modern RSJ. Quite good late C19 or early C20 shop fronts. Entrance to No 43 has characteristic early C20 glazed tiles."

8.27. A copy of the List Description is provided in the appendices.

- 8.28. This building was originally the Globe Hotel and is understood to have opened in 1806 and included the Globe brewery. The building is now a travel agency.

Setting and Surrounds

- 8.29. The immediate setting of the building comprises King Street and the 18th and early 19th century buildings along this part. Its wider and extended setting includes the Kingsgate, Cross Church Street and Church Street junction and the buildings that surround it, including the Piazza Centre at the application site, and the town centre and Conservation Area.

Views

- 8.30. The application site is seen in views within the building especially in views westward along King Street. Views are of the King Street elevation of the Piazza Centre, which would also be seen from within the Listed Building at an oblique angle only (Plate 81).



Plate 81: View of the building and the application site from King Street.

Heritage Significance

- 8.31. As a Grade II Listed Building it is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of the Listed Buildings is principally embodied in its **architectural interest** from the use of stone and typical 18th century detailing; however, the interest has been partly eroded by the modern shopfronts at the ground floor. **Historic interest** is derived from its original use as a

building that formed part of the social culture of the town in the 19th century and until its closure.

- 8.32. The setting of the Listed Building also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. The principal elements of the physical surrounds and experience of the Listed (its 'setting') which are considered to contribute to its heritage significance comprise:
- Its immediate surrounds, especially King Street, Church Street and Cross Church Street from where the buildings can best be appreciated and experienced.

Contribution of Setting and Application Site to the Heritage Significance of the Listed Building

- 8.33. The setting of the building is largely derived by the mixed townscape of the town centre and the application site is seen views with the building from along King Street only. As such the setting and surrounds of the building have evolved and changed and the application site is considered to make a **neutral contribution** to its significance.

Impact of the Proposed Development on the Heritage Significance of the Listed Building.

- 8.1. The setting and surrounds of the Listed Building have evolved and changed since it was built, especially with the construction of the Kingsgate Shopping Centre and the Piazza Centre. The demolition of Piazza Centre will open new but generally oblique views, both from the Listed Building and to it across the proposed Green. This will allow the buildings to be appreciated and experienced in a new way in the town centre. The Piazza Centre does contribute to the urban grain by establishing the street boundary and the setting of the building, but there is no evidence that the street width or development along the street contributes to the significance of the Listed Building, especially when consideration is given to historic maps. The Ordnance Survey map of 1851 shows that the site of Piazza Centre was an open market area, with only Shambles buildings, this was prior to the Victoria Market which was demolished to make way for the Piazza Centre. Since the buildings were built King Street and area of the application site has had both a loose and tight urban grain but the site itself does not contribute to its significance.
- 8.2. Overall, the proposed development will change how the building is experience in terms of views towards and from it, but the change to its setting will result in **no harm** to the Listed Building.
- 8.3. In terms of EIA assessment, the proposed development will result in an **indirect negligible change** to the significance of the Grade II Listed Building, a receptor of **Medium Value**, during the operation phase, via a change in setting. A **Neutral Effect** is therefore reported.

Heritage Asset: Parish Church of St Peter	Asset Type: Grade II* Listed Building (within Huddersfield Town Centre Conservation Area)
NHLE: 1134977	Date Listed: 03-Mar-1952
Distance from site: Approximately 340m from site boundary.	

Description



Plate 82: Parish Church of St Peter

- 8.4. The List description for the building is lengthy and not repeated in full here but a copy is provided in the appendices however the List Description states the reasons for the designation as follows:

"REASONS FOR DESIGNATION The Church of St. Peter is designated at Grade II* for the following principal reasons: * The architecture of the church is well designed and consistent, with the only significant additions, of the two vestries, making positive contributions to the overall composition * The interior is largely unaltered from its original form, and the survival of a full set of box pews in the gallery is relatively rare * The quality of the internal timber work of the roof and ceilings, the gallery fronts, wardens' and choir pews, screens and pulpit is extremely high and includes both early nineteenth century work and more recent fittings by Robert Thompson of