

KIRKLEES CULTURAL HEART
HERITAGE STATEMENT: VOLUME 5
QUEENSGATE MARKET HALL

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FEILDEN CLEGG BRADLEY STUDIOS

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5.0.0 - INTRODUCTION

5.0.1 - INTRODUCTION

This Assessment of Significance comprises Volume 5 of the Kirklees Cultural Heart Heritage Statement, commissioned by Kirklees Council, and produced by Feilden Clegg Bradley Studios. It seeks to provide a detailed appraisal of Queensgate Market as found in December 2021.

This detailed assessment has been developed and informed by the research contained within the 2012 Master of Arts dissertation prepared by Christopher Marsden. The following does not seek to repeat the findings of this document. Instead, it seeks to forward a series of conclusions which will aid the following:

- Definition of the extent of the listed structure
- Assessment of Significance
- Identification of aspects and elements of specific interest
- Schedule of spaces and elements of significance
- Potential for change

This Assessment should be viewed as substantially complete. However, if in the course of the project leading up to planning, further information is discovered that further informs significance or potential impact, the Assessment will be updated. It should be read in conjunction with the separate Assessments of Significance produced for the Huddersfield Library and Art

Gallery (Volume 3) and Setting (Volume 2), alongside the other accompanying volumes of the Heritage Statement as listed in Volume 1.

This information has been collated to guide the sensitive conservation of this modern listed building and inform proposals for its future development. This statement is concerned with determining the significance of the heritage asset. It will inform the designs for the building’s conservation and re-use as part of a program of works for the wider development titled ‘Kirklees Cultural Heart’.

This statement will ultimately be accompanied by an ‘Assessment of Impact’ which will set out how proposals impact the special significance of the heritage asset and what measures have been taken to avoid, minimise and mitigate against any arising harm. The scheme for proposed change will be appraised in terms of its impact and the heritage benefit or harm caused to the heritage asset, namely Queensgate Market, with justification describing the mitigation of harm where appropriate.

The detailed appraisal of the building fabric was informed by a series of building visits. Thanks are extended to the Kirklees team who helped ensure every room was accessed and the roofscape made accessible to inform the Assessment.

5.0.2 - METHODOLOGY

The process of assessment and its findings draw from relevant legislative, planning and heritage frameworks designed to inform appropriate development and understanding of designated heritage assets. These frameworks are discussed further in Volume 1. The report also draws from the professional expertise of its authors to inform its findings.

5.0 - INTRODUCTION

5.0.3 - STRATEGY FOR THE MINIMISATION OF HARM

The assessment of positive heritage engagement is gauged in terms of loss and impact. This can be a difficult concept to work with. In this instance, the young age of the building relative to most listed structures means that it has yet to become subject to a scope of adaption and alteration common when buildings change use, owner and/or expand and evolve. As a result, the building is largely as it was designed to be, which in most instances would imbue a high degree of significance. For this building however, the lack of phases of change does not predefine the baseline of its significance. Indeed, were it to do so it would almost certainly constrain the potential for positive change.

The value of the building and its special character is set out in this document. It is these qualities that should inform future proposals. As future designs come forward, they must seek to ensure the special character of the building is not eroded. This will ensure the potential for 'harm' is minimised.

Key to identifying how to minimise the potential for harm will be resolving a sophisticated and sensitive interpretation of what is important. This Assessment of Significance seeks to be the first major step in this process and its conclusions seek to provide the basis upon which future change can be determined. This process will guide solutions for the viable, sustainable and long-term future use while also protecting the key aspects and elements of the building.

5.0.4 - REASON FOR ASSESSMENT

The following detailed appraisal has been undertaken to inform the positive conservation and sustainable re-use of the Queensgate Market Hall.

The Market Hall was listed Grade II in 2005, following an earlier appraisal of 1993-94 which identified it as holding potential as a structure of significance.

Establishing the basis of the asset's significance is critical to enable the scope and scale of redevelopment to prioritise the preservation of the asset's special character.

The Market Hall and adjacent structures are part of Phase Two of the Murrayfield development. Phase Two was started in 1968 and completed in 1972. The development was constructed in at least four building phases with the majority of the Market Hall falling within Phase Two and accompanied by other parts which formed the much more expansive Murrayfield development.

Primary significance rests in the original structure and the aesthetic value of the building as well as the adornment of the structure with original sculptures conceived in collaboration with the building's designers.

5.1.0 - MARKET HALL - APPRAISAL OF SETTING

The current setting of the Market Hall is largely a product of the comprehensive Murrayfield redevelopment undertaken between 1968 and 1974, of which the Market Hall was formed as part of the second phase. The setting has remained broadly unchanged since, with the exception of the demolition of the adjacent multi-storey car park to the south that served the site in 2021. The setting comprises a pedestrianised retail precinct punctuated by open hard landscaping with green space to the north and west. Within the site the Piazza spine wraps around the 1939 Grade II listed Library building. To the south-east the site is bordered by the town's ring road, and there is a vacant plot of land to the south where the multi-storey car park once stood. The Grade II Town Hall on Peel Street and Grade II former Juvenile Court on Princess Street (now a hotel), as well as lesser buildings along Victoria Lane, define the west edge of the site. The form and layout of the site remains consistent with the design intent of the 1970s development (except for the recent car park demolition) while the Piazza complex has been the subject of a number of alterations. The 'Market Hall' of Queensgate Market was listed Grade II in 2005.

The Murrayfield Queensgate and Piazza development re-defined the historic street pattern. Responding to the recent ring road that defines the south and south-east of the site, the development cut traffic routes to the east and south and raised the ground level to enable the formation of a multi-storey development onto Queen Street which created a new public realm. That the Piazza development retains its original form may suggest some sense of visual unity and historic continuity that relates the Market Hall to its surroundings, however in reality its setting comprises a series of disconnected urban elements that make very limited contribution to the significance of the Hall itself, which is predominately recognised for its own

distinctive aesthetic and architectural value. Well intentioned in its day, the creation of an inward-looking Market Hall and the truncation of established routes by the wider Murrayfield development served to undermine the long-term vitality of this part of Huddersfield.

The site of the Market Hall slopes relatively steeply, from its western boundary on Peel Street falling toward its eastern edge overlooking Queensgate. The massing of the Market Hall responds to this dramatic change in level and influences the experience of the building externally. The Queensgate section of the town's ring road offers extensive vistas towards the Market Hall from the east, south-east and north-east, and it is from these aspects where the building's tallest elevation makes the greatest visual impact on its setting and the legibility of the stepped roofscape is most prominent. The 'Articulation in Movement' series of sculptural stoneware ceramic panels by Fritz Steller are also found here. However, mature trees along the landscaped verge between the Market Hall and Queensgate are a departure from the original design intent and obscure the visibility of these highly significant features from the surrounding streetscape.

To the south, Princess Street forms the boundary, part as a road and then as a pedestrian passage which drops from west to east where it emerges next to the vehicle entrance to the delivery bays below the Market Hall. This aspect of the building creates a sheer face which would have once addressed the now demolished car park. A bridge connection once linked the car park to one of the Market Hall entrances. West of the bridge is a service block faced in buff brick in which the substation, switch room and WC stack are accommodated. This windowless block separates the east and west components

of the architectural composition of the south façade. West of this service block a second, at grade entrance allows access from the south. This entrance occurs through a solid wall which ensures the market activity is hidden from the street. The lack of activation limits the potential of the Market Hall to relate to the street beyond.

The long stone-clad wall and roof forms above offer a simple, almost bland composition that has little aesthetic value and can be considered to isolate the Market Hall from its setting. Clerestory windows that face onto this elevation hold some value, but their position set back from the building's frontage means they offer little visual interest at street level. The south aspect generally has low significance.

Toward its western boundary, along Peel Street, the scale of the Market Hall becomes substantially reduced in scale by the slope across the site. Here the row of shop units within the Market are set approx. 1.4m below the street level, offering little active connection. While this elevation is glazed, the difference in level limits and even prevents a meaningful connection. Past shop operators have boarded some of the windows preventing any visual link. The low-rise nature of this north ribbon of the Market Hall building permits the roof form of the main Hall to become visible, adding to the interest of the building at the expense of an active street frontage. The roofscape affords aesthetic interest and the west entrance has some importance to the typology. The inactive street frontage and poor aesthetic quality of this part of the Market Hall means it has low significance.

The northern edge is fronted by a single storey of retail that looks onto Princess Alexandra Walk. This block rises to two storeys with storage and staff space at first floor. This block

5.1.0 - MARKET HALL - APPRAISAL OF SETTING

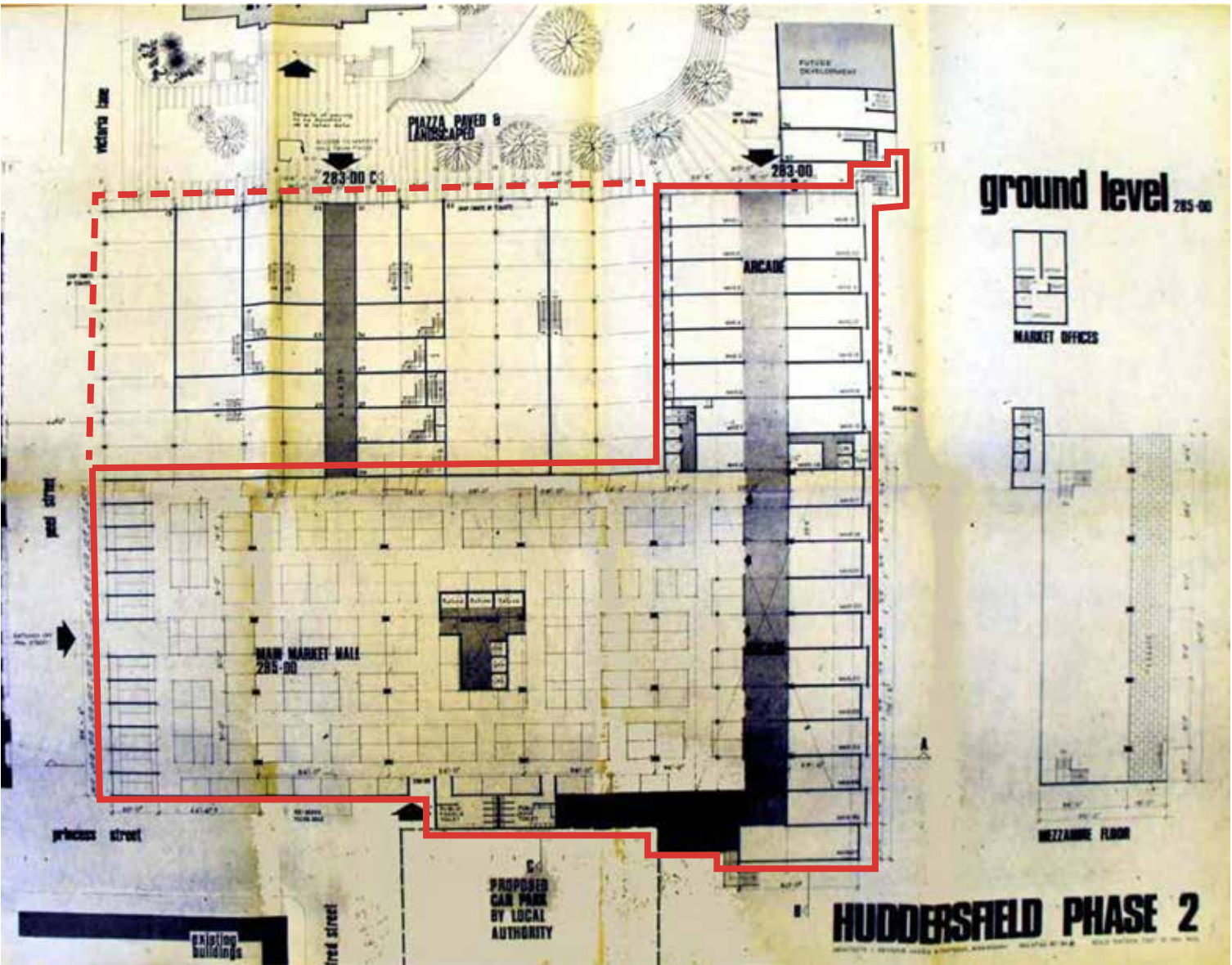
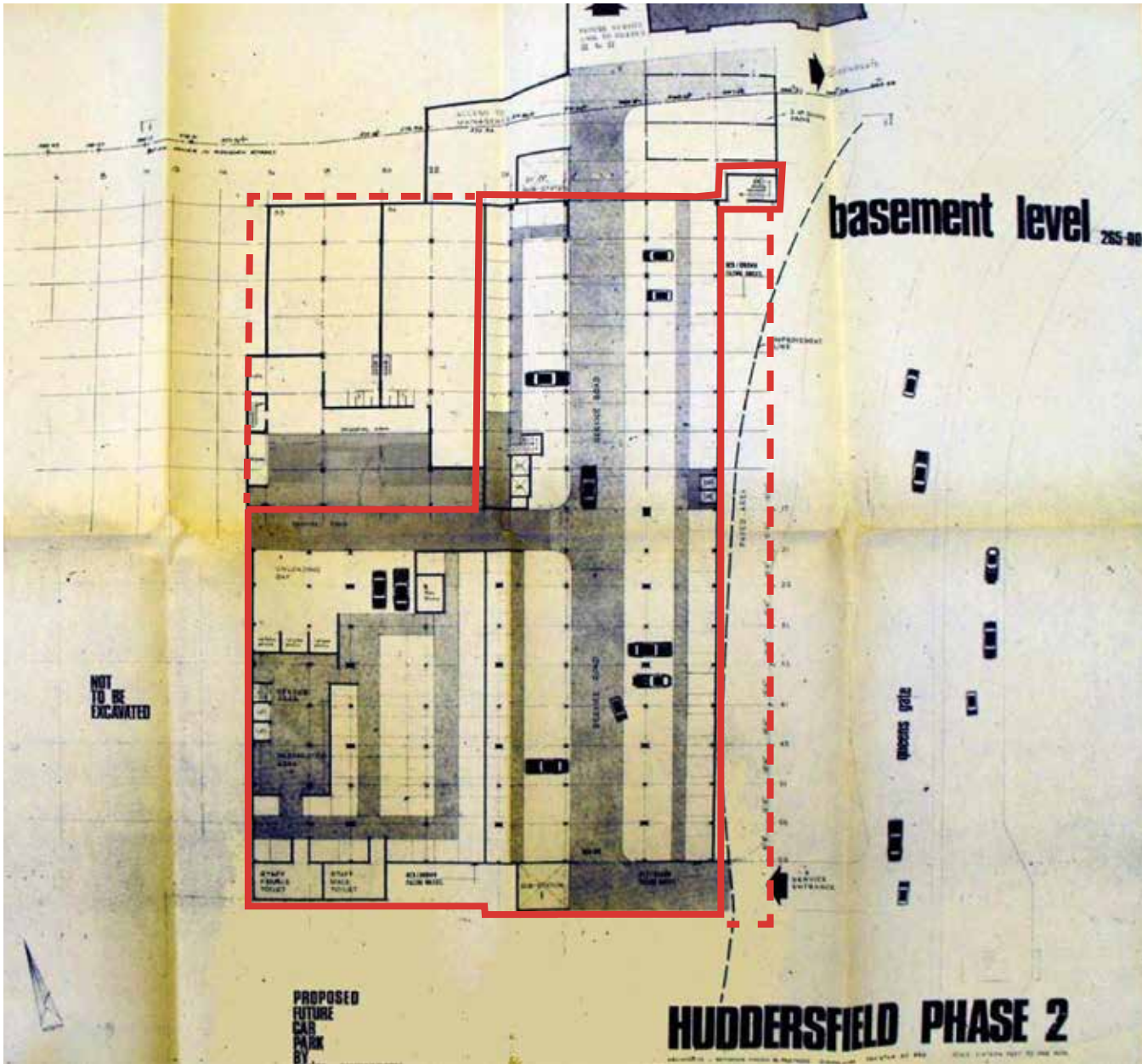
of retail abuts the northern aspect of the Market Hall, creating a distinct break between the Market Hall and public space to the north. The retail block is predominantly of large retail units that were owned and operated by a private company and not Kirklees Council, as is the case for the Market Hall. An arcade runs through the centre of this block providing further shop frontage and serving as one of the five routes into the Market Hall. The transition between the block and Market Hall is abrupt, with visitors arriving in the Market immediately within the area of the stalls. Currently the market is little populated, meaning that this access route, while operational, has little use. The retail block and the west ribbon of shops acts to isolate the Market Hall from the surrounding public realm. These elements obscure the visibility of the Market Hall. This retail block and arcade are of low aesthetic value and make little contribution to the public realm.

Overall, the Market Hall has redefined the south extent of Huddersfield town. As a dynamic structural and architectural piece, it speaks in aspirational terms and offers a bold vision of its intended use, a modern market for all people to meet, talk, trade and relax. The disconnection and separation of the Hall from the setting has ultimately served to harm both. Changing behaviours may have enhanced the erosion in activity.

There is the potential for surrounding heritage assets including the Grade II listed Town Hall, former Juvenile Court and Library and Art Gallery building to offer a positive contribution to the setting of the Market Hall. These predate the Murrayfield development and are recognised for their historic value. However, none currently exert much influence on the experience of the Market Hall itself, as the shopping arcades on Peel Street and Princess Alexandra Walk restrict any opportunity for more meaningful adjacencies and visual connections.

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5.2.0 - MARKET HALL - EXTENT of LISTING and SIGNIFICANCE



J Seymour Harris Planning Drawings 1967 (C Marsden Archive)

KEY

- Focus of listing
- - - Extent of listing

5.2.0 - MARKET HALL - EXTENT of LISTING and SIGNIFICANCE

5.2.1 - APPRAISING THE EXTENT of LISTING

To enable future proposals to be appropriately resolved it is necessary to draw a line that describes the extent of the listed building. For Queensgate Market, the extent of what informs significance and that which falls within its setting and surrounds is nuanced. This is due to matters such as the complex subterranean structure which occurs below the Market as well as below adjacent structures. The Market Hall was built as part of an expansive four phase / five-year construction project which included several other buildings. The adjoining structure of the Piazza and the public landscape are not within the listing.

The following has been drafted to identify a basis of the extent of listing and that which informs significance. When defining the extent of the listing the following aspects are of note:

HE List description - *“The attached shops, mostly built 1970-4, are not of special interest.”*

HE List description - *“From Ramsden Street the two entrances to the Market are through shopping arcades added between 1970-74.”* Confirming the definition of the above.

The Historic England List description includes a map which identifies the centre of the asset as the Market Hall.

The above indicates that while the whole block may be part of the same phase of development, the Historic England description identifies both the Piazza shops to the north and the adjoining block abutting the Market Hall as *“not of special interest”*.



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

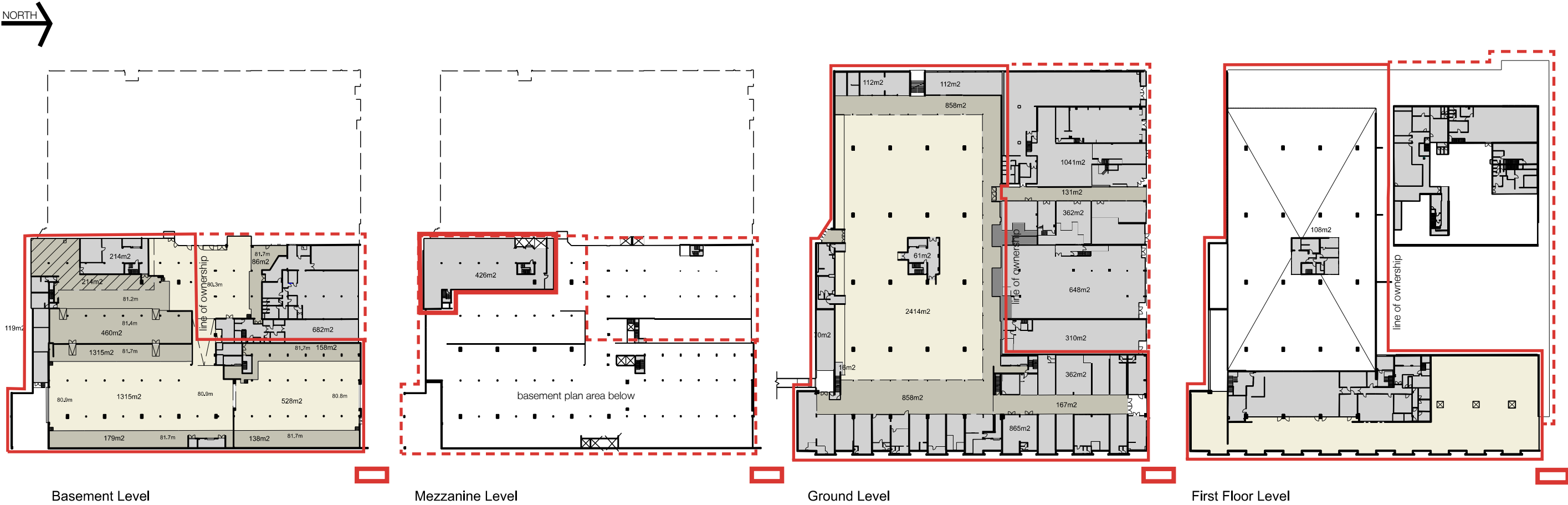
OS map of Queensgate Market with boundary of listing highlighted

Heritage Category:	Listing
List Entry No :	1391505
Grade:	II
County:	

List Entry NGR:	SE 14538 16360
Map Scale:	1:1250
Print Date:	6 December 2021
 Historic England HistoricEngland.org.uk	

KEY	
	Focus of listing
	Extent of listing

5.2.0 - MARKET HALL - EXTENT of LISTING and SIGNIFICANCE



KEY

- Focus of listing
- - Extent of listing

5.2.0 - MARKET HALL - EXTENT of LISTING and SIGNIFICANCE

The combination of the list description, analysis of the building phases and the form and detail of the architecture has informed an interpretation of the extent of listed fabric.

In consideration of these points, whilst the extent of the listing extends around all of the building built in Phase Two, the element identified as significant tracks the plan form of the Market Hall at ground level and responds to the known phases of construction and design information contained in the J Seymour Harris and Partners drawings. The line identifies an area at the level of the Market Hall, which includes the Murrayfield element in which Dorothy Perkins were last tenants, as well as an area of public realm to the north and soft landscaping to the east.

5.2.2 - EXTENT OF SIGNIFICANCE

Ground Floor - Market Hall and eastern arcade of shops

First Floor - Mezzanine overlooking the Market Hall – as it occurs within the overall focus of listing.

Basement - Tunnels – as they occur below the Ground Floor extent of listing.

The elements which extend further than the above are defined by the following:

5.2.3 - MARKET HALL - FOCUS OF THE LISTING

North – the wall that divides the Market Hall (Corporation owned) from the commercial shops (Murrayfield owned). This also includes Fritz Steller’s sculpted metal frieze titled ‘Commerce’. Also extending northward around the arcade and including the entrance and then the stair and final panel of Steller’s other work titled ‘Articulation in Movement’ (panel 10, 1972).

East – the full extent of the wall from panel 10 and the steps down to and including the entrance into the basement.

South – line of the external wall that extends from Peel Street to Queensgate stepping to include the WC block and the access into the basement.

West - line of the external wall from Princess Street to the wall line at the rear of the later shops through which the more westerly of the two entrances from the Piazza extends.

5.2.4 - WITHIN THE SETTING AND SURROUNDS

North - external envelope from junction of Peel Street with that of Princess Alexandra Walk (formerly Ramsden Street)

East – from the steps at the base of panel 10 south across and including the soft tree-planted landscape in front of the large ceramic sculptures.

South - The hard landscape is not part of the setting and surrounds.

West – around the retail units tracking the line of the concrete / timber and ply canopy that overhangs the public realm.

5.2.5 - THE SETTING AND SURROUNDS DOES NOT INCLUDE THE FOLLOWING:

- Public realm to the north, including the hard landscaping and tensile structures
- The path leading up to the steps that wrap around panel 10.
- The attached shops as described by Historic England – “mostly built 1970-4, are not of special interest.”
- The fragment of the bridge link connecting the south entrance to the recently demolished car park
- The hard-landscaping to the north and south of the site



Top left: View of the Market Hall from the Gallery level (FCBStudios)
Bottom left: 'Articulation in Movement' installed 1970 (Kirklees Image Archive)

Bottom middle: Stepping roof form and patent glazing, Princess Street (FCBStudios)

Top right: Site photo 1969 (Kirklees Image Archive)
Bottom Right: Market Hall fit out 1971 with 'Commerce' visible on the right (Kirklees Image Archive)

5.3.0 - MARKET HALL - SUMMARY of SIGNIFICANCE

5.3.1 - KEY ELEMENTS OF SIGNIFICANCE

Historic England has identified that Queensgate Market is listed Grade II for the following reasons:

- *innovative use of cutting edge technology in its application of freestanding asymmetric hyperbolic paraboloid shells*
- *patent glazing method is both technically innovative and visually pleasing*
- *The sculpted ceramic and metal artworks are integrated into the overall design*
- *design is imaginative and intelligent...creating a visually pleasing structure with a dramatic roofscape*

(National Heritage List for England: Queensgate Market)

In addition to these clear elements of significance, the building holds special interest for its design, structure and integration of art. This is seen through the following elements which underpin its special interest:

- 21no. Hyperbolic paraboloid asymmetric roof forms
- stepping roof forms
- visible articulation of the roof forms when seen from the south-east, east and north-east aspects
- visible terracing of the roof forms when seen from the south-west aspect
- glazing system, suspended from its head between and at the outer extent of the roof forms
- sculptural stoneware ceramic panels titled 'Articulation in Movement' by Fritz Stellar
- sculpted metal frieze titled 'Commerce' by Fritz Stellar

5.3.2 - CHARACTERISTIC DESIGN FEATURES

The following are noted as components of the design which have both characterised the building and, in some instances, created problems for its operation. All will need to be understood within a design for its future re-use to ensure existing constraints can be resolved to maximise beneficial use of the building in its future form. While these are elements of the original design, not all inform its listing:

- large open volume of the Market Hall
- multiple circulation routes
- shop entrances at one level (consolidation of levels)
- public access available from three sides (via five entrances)
- arcade of shops from the north leading into the Market
- some shops with a Market Hall frontage (east edge)
- mezzanine designed to receive restaurant fit out (unrealised, with no obvious indication of how F&B offer was to be accommodated or serviced. Marsden p294).
- stair access identified as a possible design failing, limiting the commercial desirability of a first-floor restaurant
- mezzanine and external terrace providing internal and external views
- Panopticon - Market manager's office, service core and stallholders' facilities (located to offer most democratic relationship to the Market Hall floor - 1st floor poorly utilised)
- basement mezzanine floor below the Market level with staff WCs and storage space

5.3.3 - ELEMENTS OF INTEREST

In addition to the primary areas of significance, there are aspects of the design that hold some interest. While not significant in their own right, these may inform the conservation philosophy and designs for renovation. In some instances, these elements may have been altered in the past and may be those that require the most change to achieve a viable future use. Whilst these are elements of the original design, not all inform its listing:

- M&E services (original) located within the Market's stall canopies (soffit kept free of services)
- terrazzo and rubber floor coverings
- underfloor heating to main Market floor and mezzanine
- Market stall plinths including terrazzo coved skirting to market plinths
- Market stall steel frames and melamine panelling dividers (187no. originally)
- uplighting contained in large containment wrapping the columns at same level as market stall canopy



Top left: Sculpture 'Commerce' on south wall
Bottom left: Roof form / glazing edge between elements



Top middle: One of the 'Articulation in Movement' ceramic sculptures now hidden behind the canopy of the trees.
Bottom middle: Top hung patent glazing 1970 (Kirklees Image Archive)



Top right: Upstand plinth of the market stall platforms visible. Some original metal market stall frames, and original terrazzo plinths with replacement terrazzo infill tiles in a number of areas

5.3.0 - MARKET HALL - SUMMARY of SIGNIFICANCE

HIGH

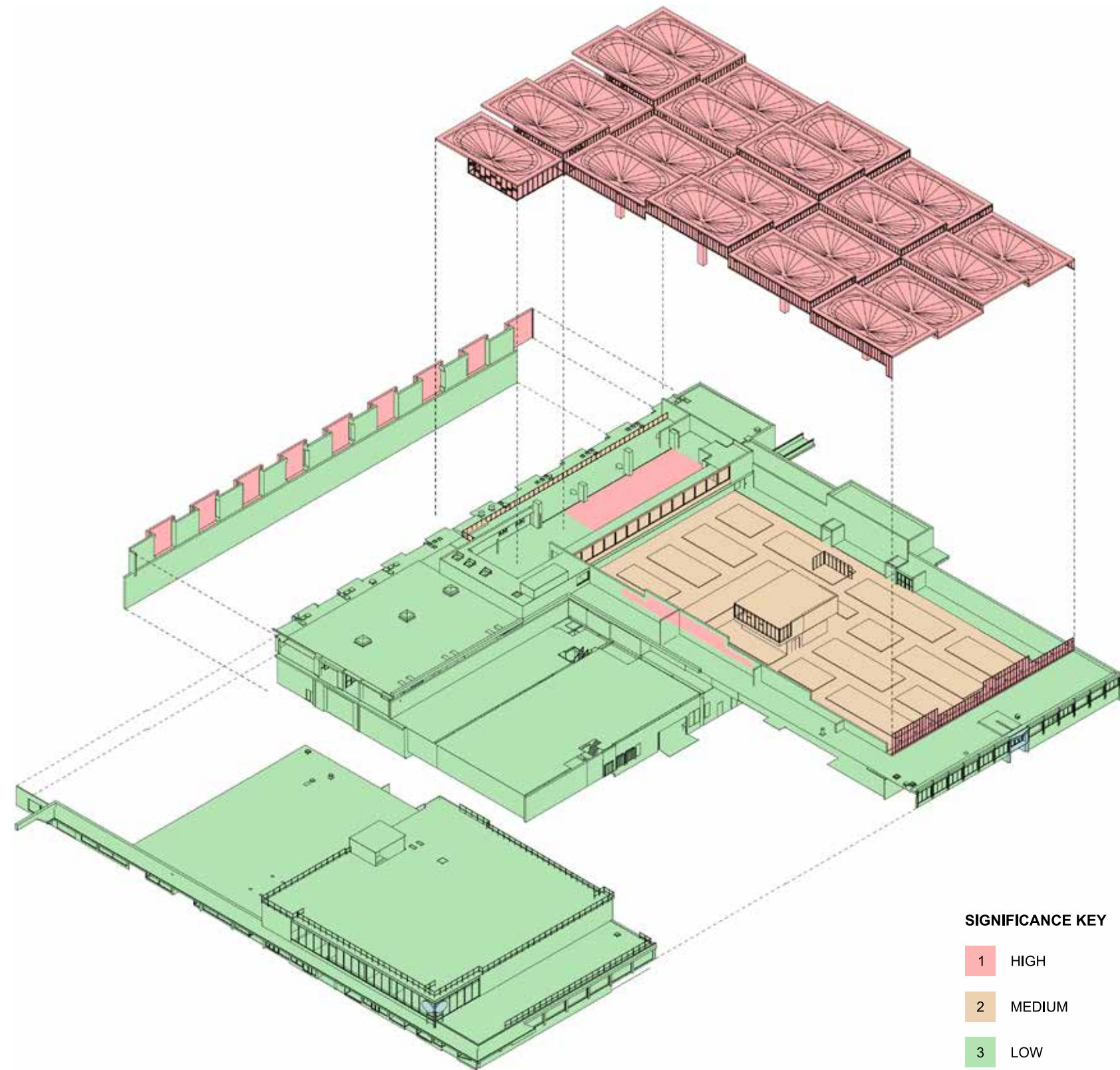
- 21no. Hyperbolic paraboloid asymmetric roof forms including supporting columns
- Fritz Steller's 'Articulation in Movement' sculptural stoneware ceramic panels – reflecting the structure, form and function of the Market.
- Fritz Steller's 'Commerce' sculpted metalwork frieze of abstract human forms – reflecting the agriculture, industry and commerce of the town.
- top hung single glazed clerestory windows

MEDIUM

- curtain glazing to mezzanine, both internal and external
- Market stall plinths including terrazzo coved skirting to market plinths
- terrazzo floor coverings
- brickwork elements
- Market manager's office and service core within the Market Hall

LOW

- west façade glazed elements
- north retail block within the curtilage
- stonework (Elland buff millstone grit) to plinth and low walls (*original but not part of the intended design which was for shuttered concrete – a departure from the design philosophy of the architect*)
- Market stall steel frames and melamine panelling dividers 187no. originally
- M&E services (original) located within the market stall canopies
- cast concrete light cases located on the terrace
- louvered windows to external walls
- metal box elements around each column intended to house up lighting
- Huddersfield former police station armorial stone



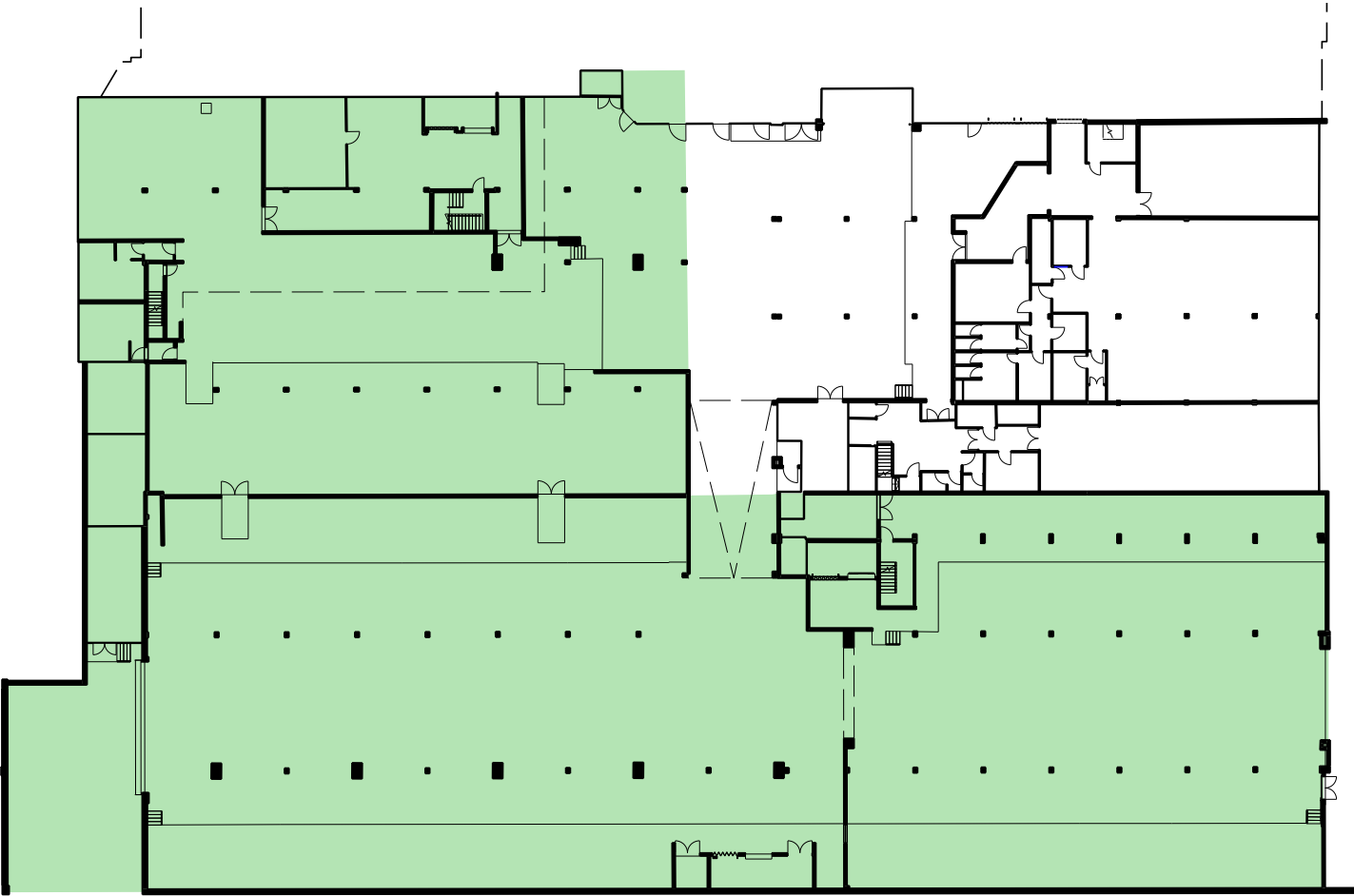
SIGNIFICANCE KEY

- | | |
|---|----------|
| 1 | HIGH |
| 2 | MEDIUM |
| 3 | LOW |
| 4 | NEGATIVE |

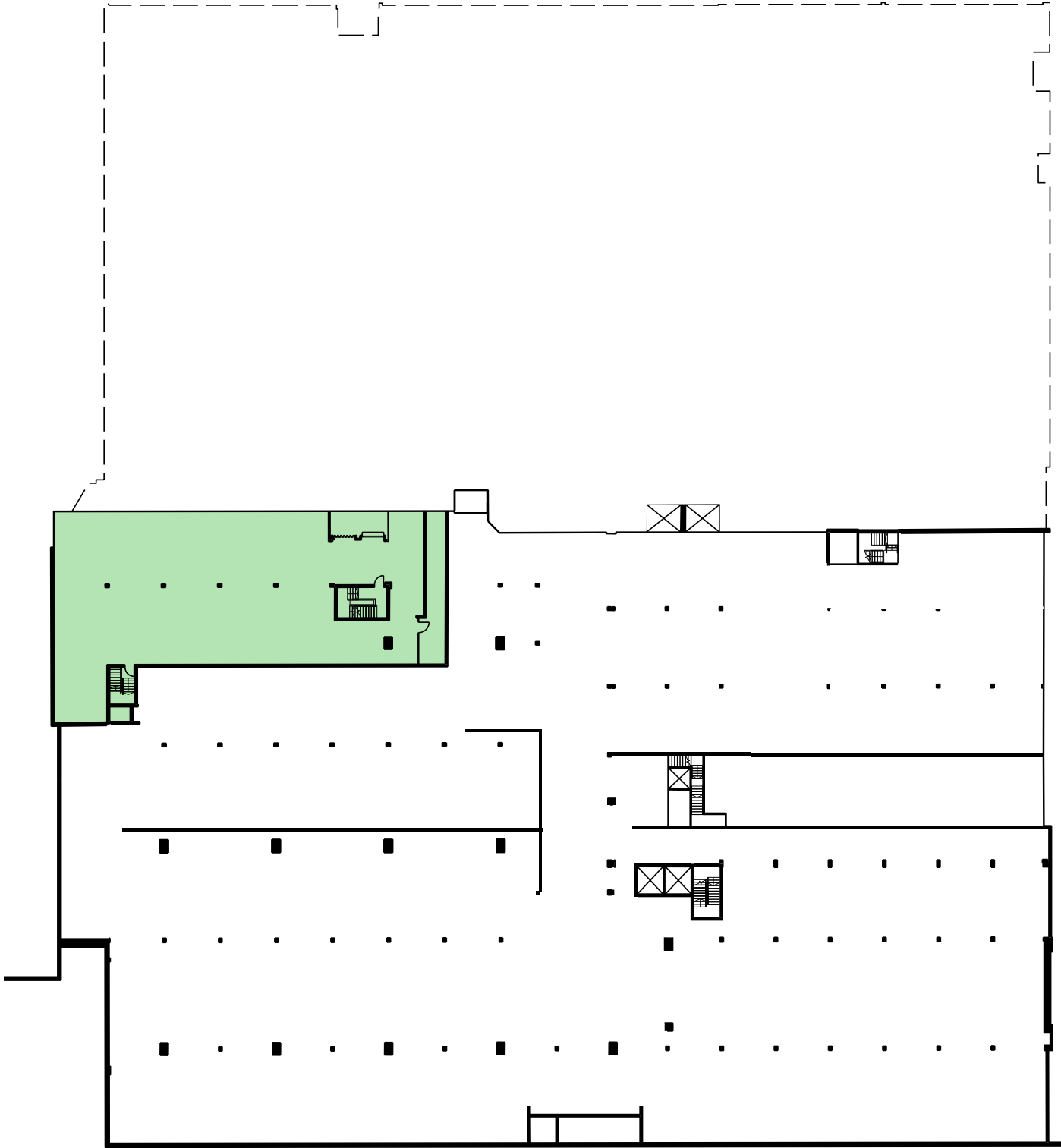
5.3.0 - MARKET HALL - SUMMARY of SIGNIFICANCE

SIGNIFICANCE KEY

- 1 HIGH
- 2 MEDIUM
- 3 LOW
- 4 NEGATIVE

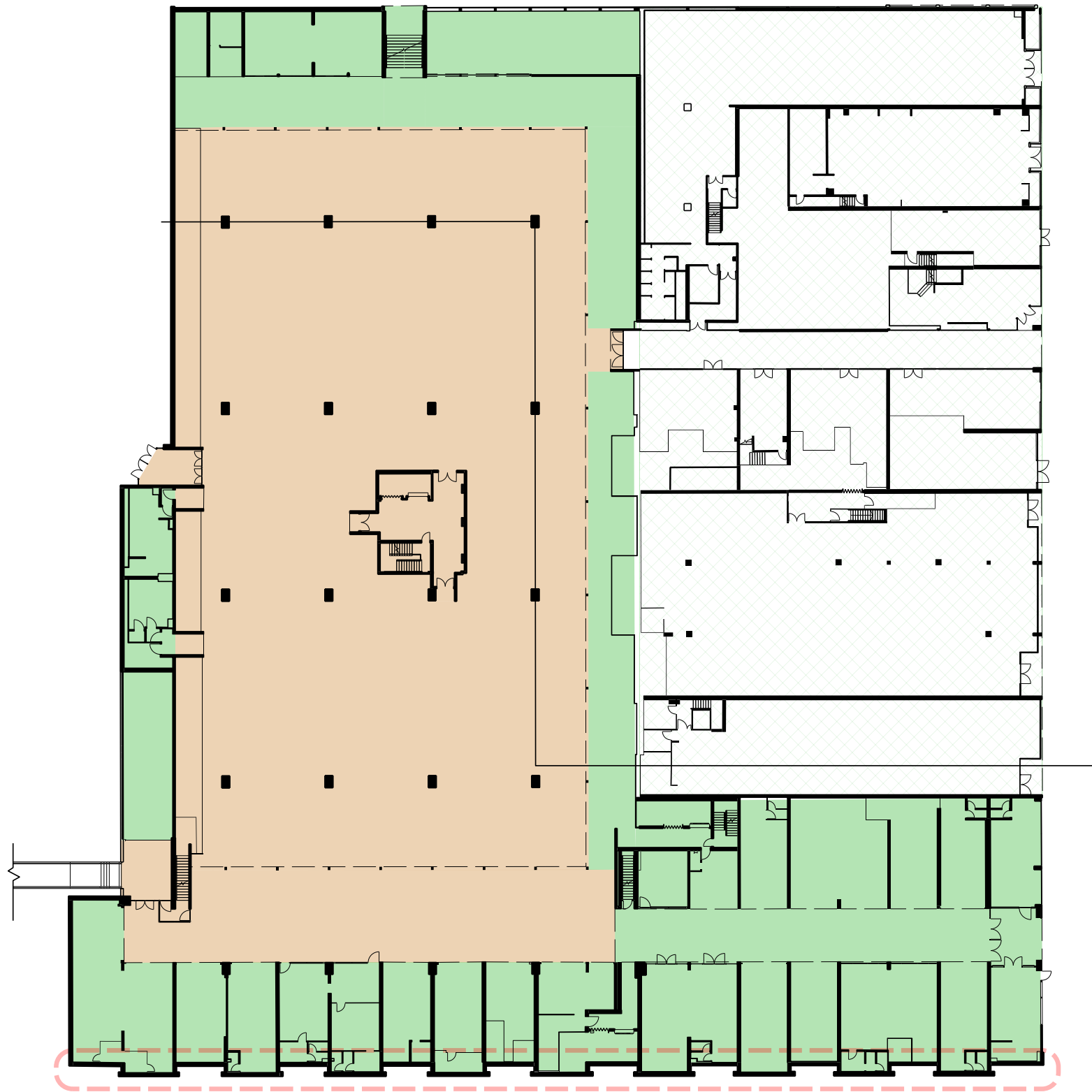


Basement Level Plan

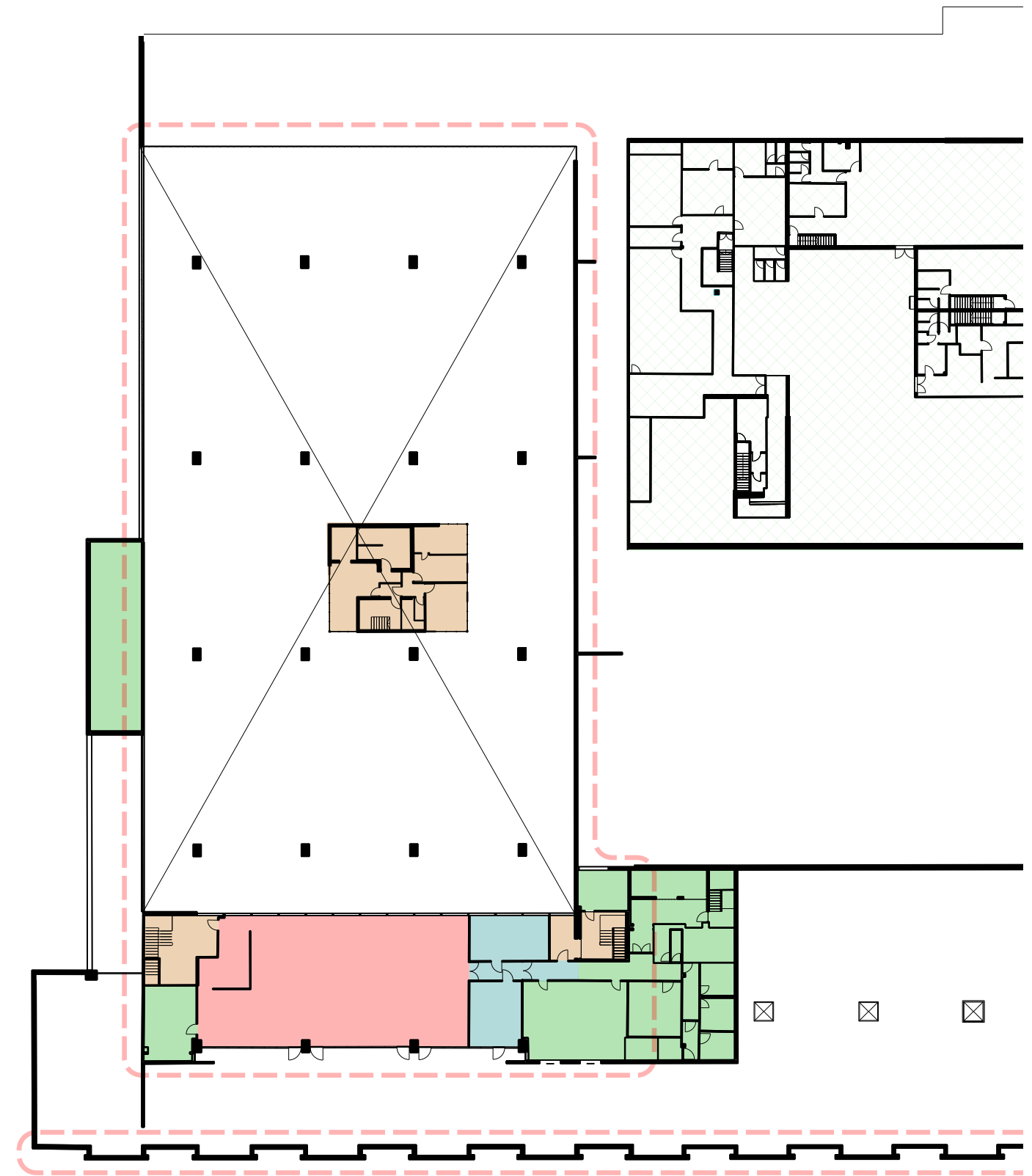


Basement Mezzanine Level Plan

5.3.0 - MARKET HALL - SUMMARY of SIGNIFICANCE



Ground Level Plan



First Floor Mezzanine Level Plan



Top left: air intake fans mounted through clerestory glazing / ceiling fans / soffit lamps, all later additions to improve the internal environment
Bottom left: Modern signage fixed to and over panel 10 of 'Articulation in Movement'.

Top middle left: anti-climb guards and roller shutters.
Bottom middle left: Paint to original concrete which was intended to be left bare
Top middle right: replacement entrance glazing, doors and signage to Princess Street Entrance.

Bottom middle right: Aluminium glazing system forming print space (Rm FF-29)
Top right: Over cladding and re-signage of entrances
Bottom right: Aluminium glazing system as partition to original curtain glazing

5.3.0 - MARKET HALL - SUMMARY of SIGNIFICANCE

NEGATIVE

Mezzanine

- modern single storey window system within the mezzanine at first floor
- modern partitions

Ground Floor

- modern glazing enclosure to stair leading to the mezzanine
- 1980s and later floor coverings
- paint applied to concrete structure post 1970
- soffit mounted services including cable and duct distribution
- interventions into the clerestory glazing i.e. fan units

West and South Elevations

- modern anti-climb elements on the west elevation above the flat roof
- roller shutters externally fitted to the west elevation along Peel Street
- modern entrance doors at Peel Street, Princess Street
- modern signage at Peel Street and Princess Street entrances

East Elevations

- signage fitted to the 10th ceramic panel of the steps (damage to ceramic panel and some elements lost)
- mature trees obscuring the elevation (departing from the architect and sculptor's design intent)

5.4.0 - MARKET HALL - BASEMENT ASSESSMENT

5.4.1 - DETAILED ASSESSMENT OF SPACES

Significance lies mainly in the building’s artistic and architectural values. There is historic value present in the building’s form and the articulation of elements that describe a mid-20th Century market, a building typology of interest that has been in decline.

This Assessment of Significance includes an appraisal of the spaces beyond those noted in the list description. This is done in order that any potential further significance can be identified and to help offer an order of priority for the future retention and preservation of historic features.

5.4.2 - BASEMENT

Basement and Mezzanine - The following appraisal attributed ‘low’ significance to the basement and mezzanine spaces. This is in recognition of their relevance as structural elements to the building above. The content, form and detail of these spaces is utilitarian and retains minimal significance. The exceptions to this are:

- Market traders’ storage cages
- Original features to the WCs
- Flooring in the sub-station

All of these have low significance which rests on their historic value as original elements of fabric.

Basement Description

The basement space comprises a semi-subterranean network of roads, delivery bays and storage spaces. It occupies a vast area below the site and stretches through multiple ownerships and tenancies, affording access to premises both above and adjacent to the land on which the 1969-1974 development was built. The tunnels have three points for vehicle access, and enable traffic-free operation of the retail spaces above. From Queen Street, the tunnels drop down below the historic ground line and extend east up to the line of the former Bull and Mouth Street. Two tunnels extend further to the west, one to service a building west of Victoria Lane and the other to the north to service Boots which was part of the development. The creation of the podium afforded the formation of a common level above. This is a core feature of the Piazza precinct and a foundation of the scheme from its earliest conception.

This series of basement spaces is affectionately named ‘The Tunnels’. For the purposes of this assessment, the area under consideration reflects the curtilage of the listed building.

The basement of the Market is divided into two parts with ancillary spaces for core services.

B-MH-301 - Basement Tunnels

Significance - Low

Front Part - The construction of the basement area is of a reinforced concrete structure with pre-cast concrete planks forming the soffit as well as the structural deck to the level above. The base of the columns which support the asymmetric roof forms extend down through the basement. The floor is of power floated concrete. Walls are generally of common clay brick laid in stretcher bond.

B-MH-300 – Basement Stores

Space in General - Significance - Low

Market Cages - Significance - Low

Rear Part - To the rear (west) of the basement are cages for the market stall and shop operators. To the front of the basement the access road loops in from Queensgate, turns north and runs parallel with the ceramic-clad wall over which the market roof forms float. This forward part of the basement is used for deliveries, staff parking and more recently, the margins which are approx. 1m above the road level have been enclosed and re-purposed as store spaces.

This is a large room within which there are a series of storage units. These hold historic value as definers for the operation of the building as a market. The room is entered via red painted steel doors from the tunnels and two stair cores that link to the Market Hall above. The doorways to the tunnels have large red painted steel-lined fire doors with weighted mechanisms that trigger once the heat of a fire is sufficient.

To the west the circulation core that rises to form the panopticon provides a link up to the basement mezzanine level and then further up to the Market Hall before arriving at the former manager’s office and stallholders’ break room.

The storage units are of steel construction set out in bays that respond to the structural grid. Each store has solid panels to the base set slightly over the floor slab. Above the panel is open square grid mesh. Both are painted a light buff colour. Each store has a brown painted steel door with a painted number.

5.4.0 - MARKET HALL - BASEMENT ASSESSMENT



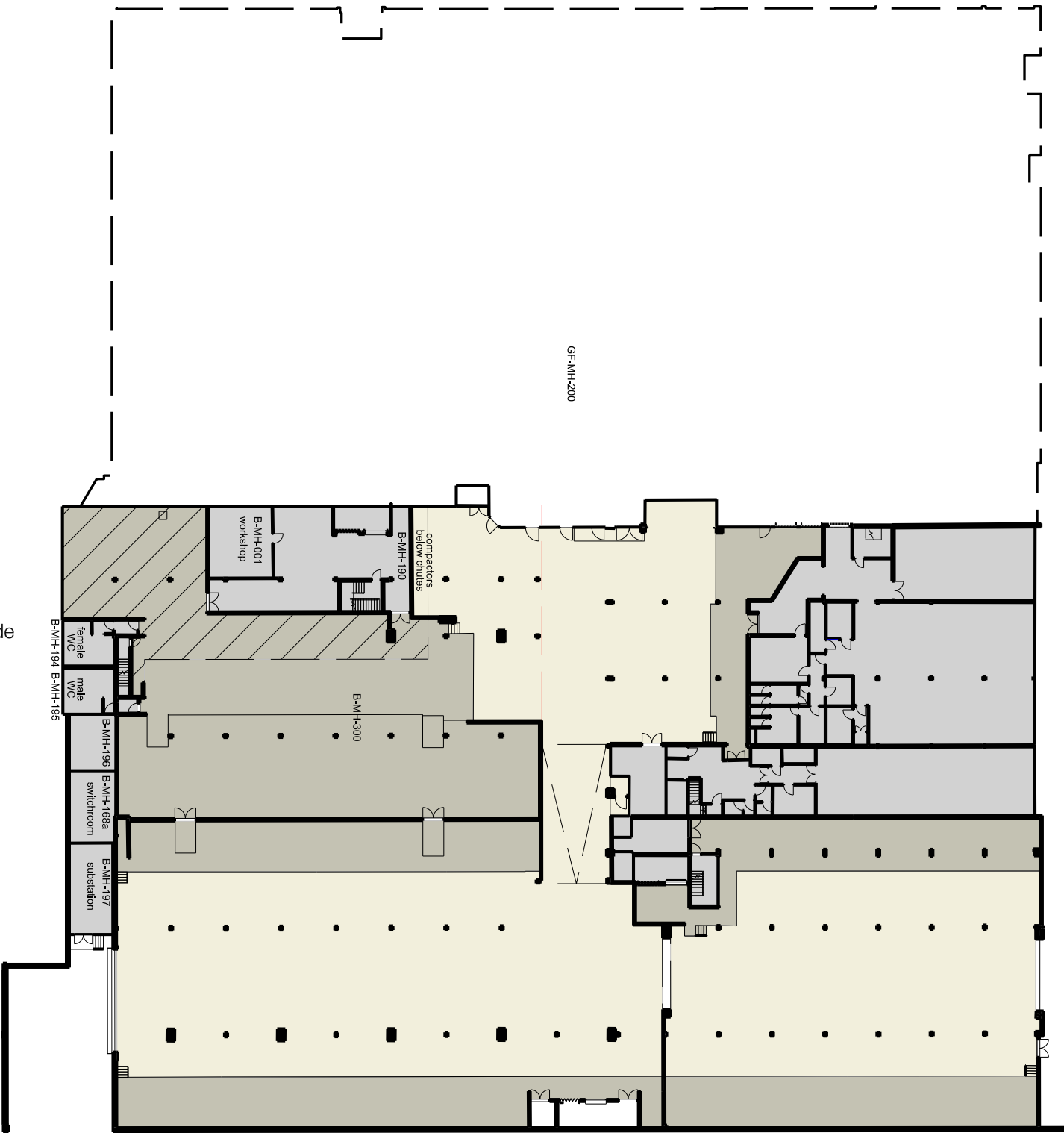
Cages in the rear part of the basement



Internal road running below the market shops and arcade



Doorway between front and rear parts of the basement



Basement Level
Plan

5.4.0 - MARKET HALL - BASEMENT ASSESSMENT

B-MH-001 - Workshop

Significance - Low

Within the rear circulation core is a room identified on the original plans as the Workshop. This continues in similar use today with a Kirklees team using it to repair electrical equipment which is used across the Kirklees market sites. The walls are of painted blockwork, the soffit a painted concrete slab and the floor lined with square cream tiles. Services are surface mounted. This space holds historic value for its use within the market typology.

B-MH-190 - Circulation Core

Significance - Low

This core rises to form the panopticon in the Market Hall.

B-MH-194 - Female WC & B-MH-195 - Male WC

Significance - Low

These WCs serve the staff and market traders. They retain some original features. The back-lit 'ladies' and 'gentlemen' signage over the doors to the WCs is original. The 'Tannoy' speaker in the female WC is original. The partitions to both may also be original. The male WC in the slab urinal is original. All elements are utilitarian in material and form with no design merit. These spaces hold historic value as they inform the market typology.

B-MH-168a - Electric Switch Room

Significance - Low

A large cage at the side of B-MH-300 – Basement Stores.

This contains original electrical equipment some of which remains in use.

B-MH-197 - Electrical Sub-Station

Significance - Low

This space retains the original dense ribbed rubber flooring largely lost from the Market Hall. There are electrical components from the past 50 years although none is of significance.

MEZ-MH-190 - Circulation Core and Market Trader Storage

Significance - Low

Located at the mid-level between basement and the Market Hall, the mezzanine provides storage for the market traders. The soffit is low at approx. 2400mm over the concrete floor. As with the basement, storage is in the form of painted steel cages set out to fit within the structural grid. Brickwork matches that of the Market Hall. Services are surface-mounted with a green painted sprinkler system at soffit level. The services date from various periods including a new power supply installed in the last 5 years. The spaces hold historic value as part of the market typology.



B-MH-001 - Workshop space



B-MH-168a - Switch Room



B-MH-197- Original rubber flooring present in the sub-station.



B-MH-197- Electrical sub-station

5.4.0 - MARKET HALL - BASEMENT ASSESSMENT



B-MH-194 and 195 - original signage



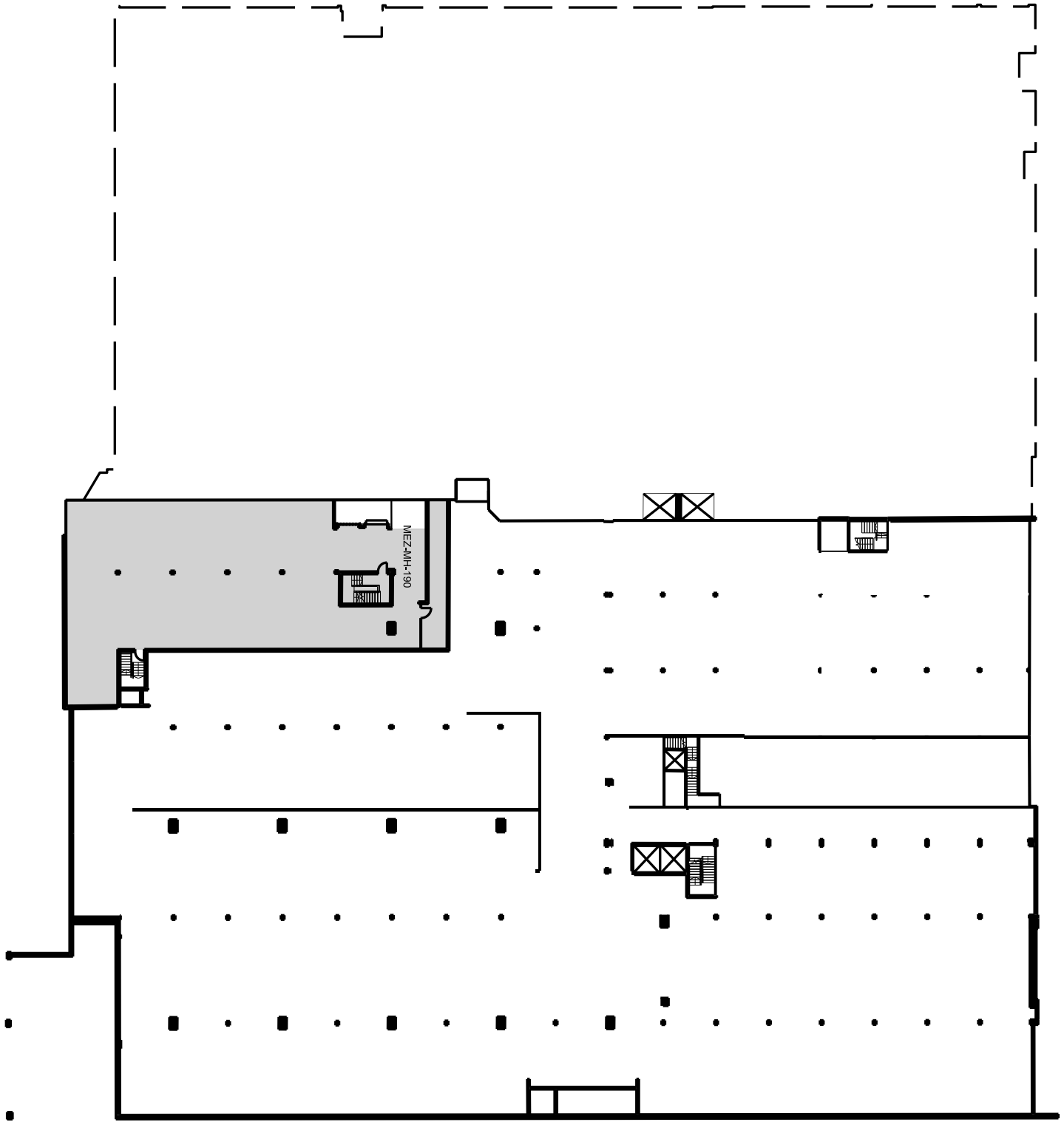
MEZ-MH-190 - Stallholders' storage cages and sprinkler system



B-MH-194 - original fitting to Female WC



B-MH-195 - original slab urinal and panel partition to WCs



Mezzanine Level
Plan

5.5.0 - MARKET HALL - GROUND FLOOR ASSESSMENT

GROUND FLOOR

Ground Floor Generally - The special significance of the Market Hall is largely based on its form, volume, design and the detail of its structure. How this space is experienced is an important part of its value. These have high significance and hold artistic and aesthetic value. The detail of the market stalls, the adjacent shops, the ancillary spaces and the design of the entrances to the Hall are all of low significance and hold historic value only.

Ground Floor Arcade and Shops - The shops that line the arcade hold ‘low’ significance. The form and design of the shops holds historic value as part of the typology but no aesthetic merit. The presence of an arcade as an access route into the Market Hall is of interest as it allows for access from the east.

Ground Floor Market Hall - This is the key space which is contained and defined by the elements described in the list description. The critical elements include the structure, roof forms, glazing and artwork. These are the elements that must be the focus of a robust conservation strategy. In addition to these elements there are the market stalls, shops to the west edge, entrances into the Market Hall, panopticon and circulation cores. All hold historic significance as original elements of the Market. They are of medium and low significance and can be considered to have substantially greater tolerance to change than those of high significance.

GF-MH-200 - Access off Ramsden St Arcade

Significance - Low

This route enters the north edge of the Market Hall via a shopping arcade that was in the ownership of Murrayfield and more recently The Piazza. The doors are like those of the other entrances, modern glazed aluminium. The presence of access to the north edge is likely important however its form and design does not inform the overall significance.

GF-MH-201 - Access of Ramsden St at junction with the Piazza

Significance - Low

This doorway is at the northernmost extent of the listed curtilage. It forms a junction with the covered walkway that tracks the curved frontage of the Piazza and is a key axis of the original J Seymour Harris design. The entrance doors, signage and flooring is modern with no obvious original finishes present. The signage and finishes have ‘negative’ significance as they do not emulate the artistic or architectural values of the listed building. The presence of an entrance in this location has historic value as part of the original masterplan.

GF-MH-202 - Access from former Car Park

Significance - Low

Access from the south-east was once possible via a stepped footbridge from the car park. The car park and bridge were part of the Corporation’s development and not designed by J Seymour Harris. The presence of access to this south edge is likely important, however its form and design do not inform the significance of the Market Hall.

GF-MH-203 - Access from Princess Street

Significance - Low

The entrance off Princess Street ensured the Market Hall was open on all three of the sides that addressed the street. Like the other entrances, the presence of access to the South edge is likely important however its form and design has no significance. The entrance doors, signage and flooring are modern with no obvious original finishes present. The signage and finishes have ‘negative’ significance as they do not emulate the artistic or architectural values of the listed building.



GF-MH-200 - Entrance from Arcade off Ramsden St.



GF-MH-203 - Entrance from Princess Street



GF-MH-201 - Entrance from the Piazza



GF-MH-202 - Entrance from former car park

5.5.0 - MARKET HALL - GROUND FLOOR ASSESSMENT

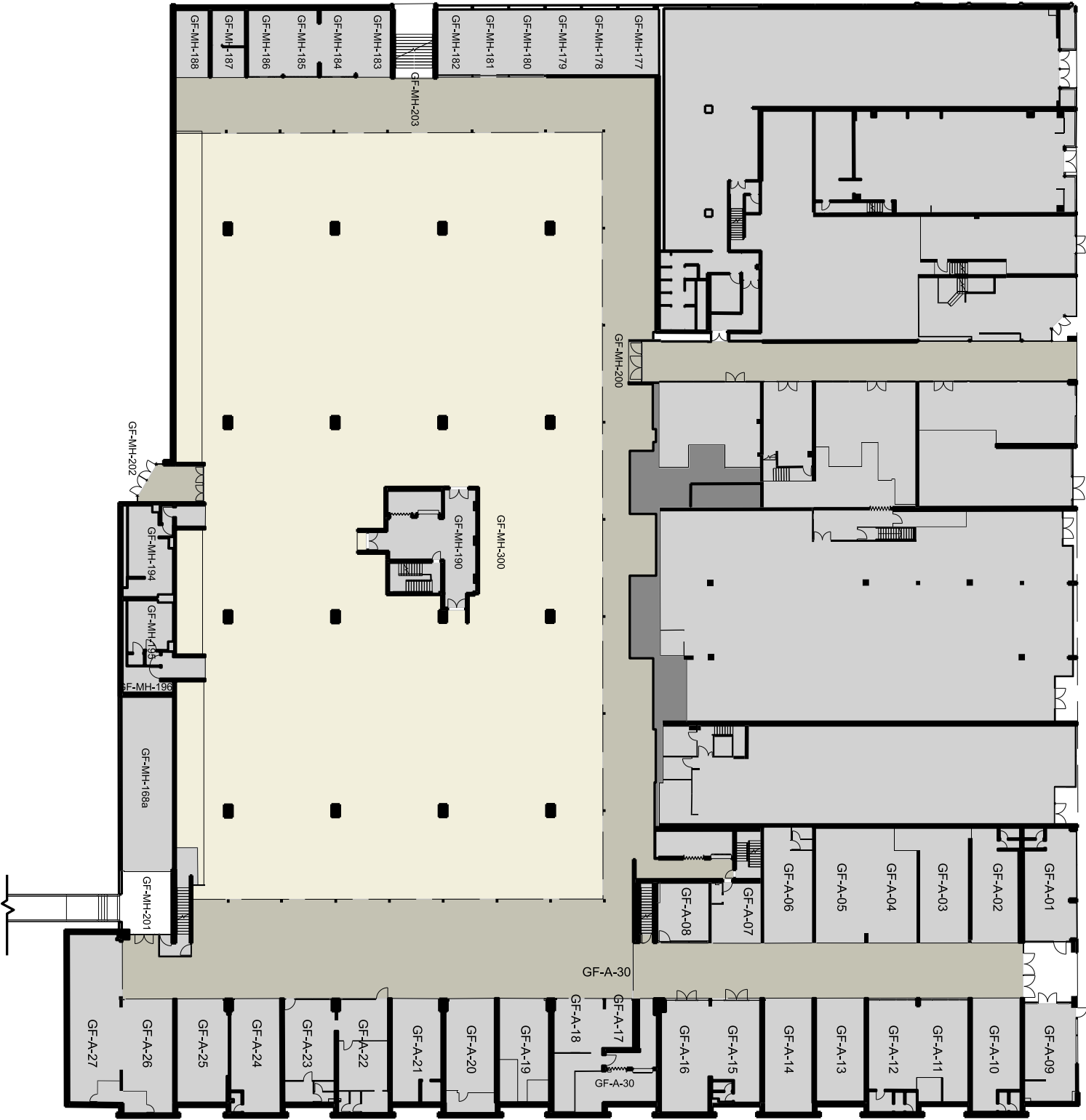
GF-MH-204 - Access from Peel Street

Significance - Low

This entrance is approximately one storey above the floor of the Market Hall. It opens onto a landing at the head of a wide flight of stairs. The entrance doors, signage and flooring are modern with no original finishes present. The signage and finishes have negative significance as they do not emulate the artistic or architectural values of the listed building.



GF-MH-204 - Access from Peel Street



Ground Level
Plan

5.5.0 - MARKET HALL - GROUND FLOOR ASSESSMENT

GF-MH-300 – Market Hall - Significance – High

The Market Hall space is defined by its presence within the volume of the structure, which has aesthetic value. It is divided into a series of market stall pitches which are defined by raised terrazzo plinths. At the north, east and west edges the volume steps down to a domestic scale. This allows for the formation of a frieze panel to the north onto which the sculpture 'Commerce' is mounted; this holds artistic value. To the east the edge is defined by the first-floor mezzanine which overlooks the Market Hall; this holds aesthetic value. To the west the step-down forms a low roof that forms a margin between Peel Street and the parabolic roof shells of the Market Hall. The stepping down elements help reveal the dramatic roof form. This sight of the roofscape informs the aesthetic value of the building.

The significance of the Market Hall is defined as:

High

- 21no. Hyperbolic paraboloid asymmetric roof forms including supporting columns
- sculpted metalwork frieze of abstract human forms – Fritz Steller reflecting the agriculture, industry and commerce of the town.
- top-hung, single-glazed clerestory windows

Medium

- curtain glazing to FF mezzanine / overlooking of the Market Hall
- Market stall plinths including terrazzo coved skirting to market plinths
- brickwork elements
- terrazzo floor coverings (original)
- memorial stone to the South Entrance

Low

- west façade glazed elements
- Market stall frames
- original panels and signage to market stalls (very few identified)
- terrazzo floor coverings (replacements)
- Huddersfield former police station armorial stone

Negative

- soffit mounted services
- faux timber-frame infill to shop units to the MH-183 to MH-188 replacing earlier shop fronts
- paint applied to concrete and brick elements
- enclosed market stalls
- UV film to glazing



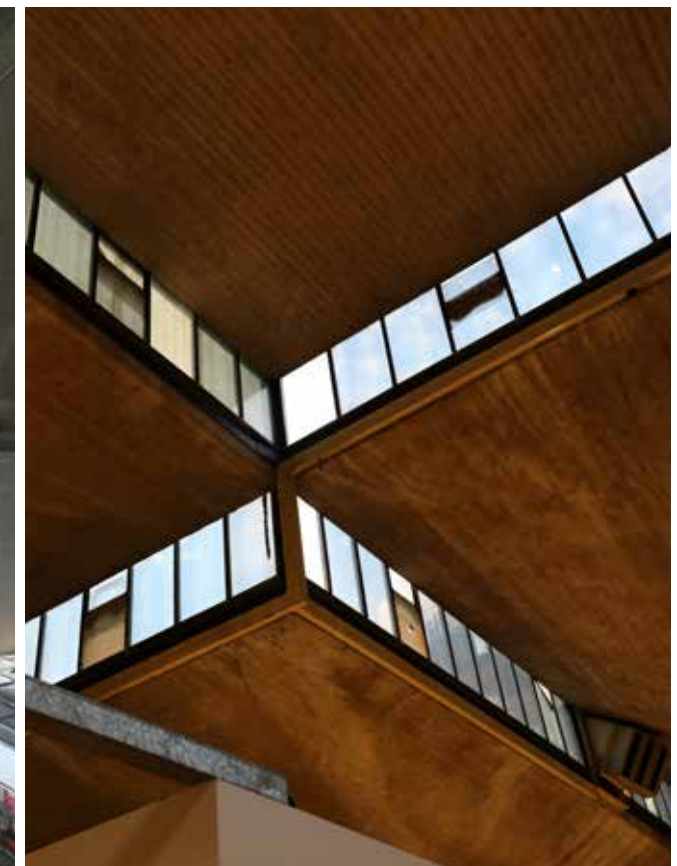
GF-MH-300 - Market Hall



GF-MH-300 - Market Hall looking east with Metal sculpture 'Commerce' visible on the north wall



GF-MH-300 - Market Hall looking west from the FF Mezzanine



GF-MH-300 - Market Hall top-hung glazing between roof forms



Photo, plans and section (Concrete Quarterly - No.88 - Spring 1971)

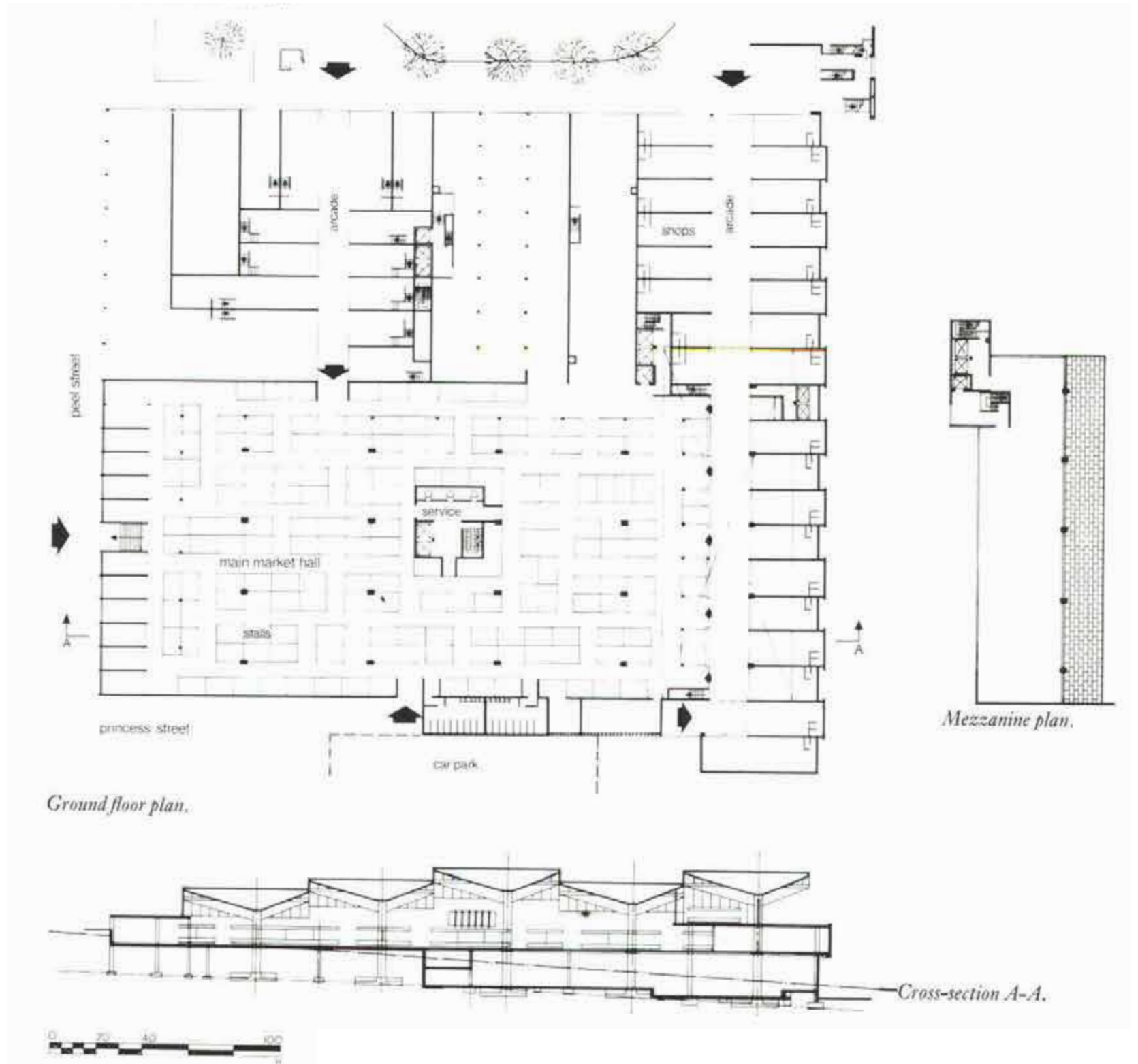


Photo (left): Concrete parabolic shells include a white concrete content to improve their reflectance and sculptural properties. The shells are designed to be seen free of services, with their soffit rising high above the market stalls.

Section (above): Illustrates the stepped form of the roof as well as the open-plan first floor mezzanine, which was originally intended to serve as a restaurant but never realised.

Plan (top): North of the plan shows the separate Murrayfield and Ravenscroft Properties Ltd schemes.

5.5.0 - MARKET HALL - GROUND FLOOR ASSESSMENT



All: GF-MH-300 - Market stalls within the Market Hall

5.5.0 - MARKET HALL - GROUND FLOOR ASSESSMENT

GF-MH-190 and FF-MH-190 - Panopticon

Significance - Medium

This must be noted as distinct from the “panopticon like” term applied to the first floor mezzanine level which is described by Historic England as “a former restaurant at first-floor level, heavily glazed, reached via steps and used as market offices”. See the section on the First Floor for more detail.

As an architectural feature, this element is rooted in the provision of a service core at the middle of the Market Hall and as a ‘watch tower’ from which the activity of the market could be monitored. Its form and presence is firmly based in its function. This feature is intentionally disguised at ‘street level’ with market stalls to all sides. It is of interest to the buildings

typology with C Marsden forwarding the observation that no other market had a “panoptical market office”. As a volume in the space, it is an anomaly to the success of the Market Hall’s volumetric design, which offers tall, open spaces with far-reaching views. Whilst the detailing is clearly in keeping with that of the Market Hall, its presence is jarring and competes with the open, cathedral-like volume of the Hall.

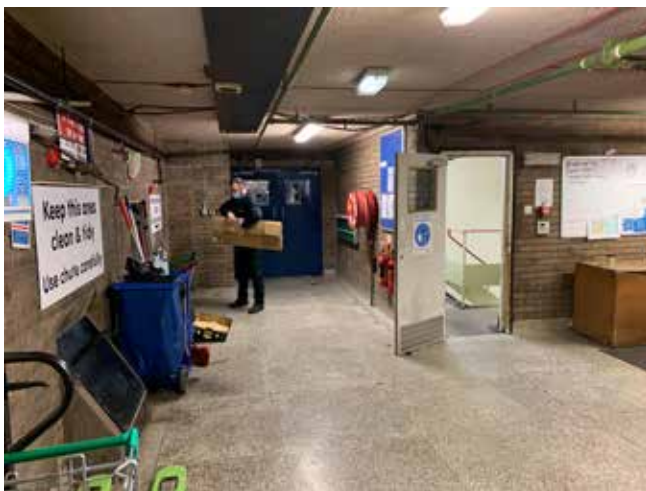
The market manager advised that the panopticon has not been used in its intended capacity for decades and has had both WC’s decommissioned to prevent their continued use. One of the first-floor rooms is still provided as a point within the market where stallholders can have lunch, although it appears to be little used. For its use it has equivalent value to that of

the other utilitarian aspects of the Market Hall, as opposed to the first floor mezzanine which is on a grander scale and affords dramatic interpretation of the building’s architecture and artworks.

The panopticon has historic significance as a component of the design that was specific to the operation of the Market of the time. By current standards, as exercised by the Market over the past 10 and more years, the first floor of the panopticon is obsolete. In addition to the lift and stairs on the ground floor of the panopticon there remain two other cores. It is of interest that these cores have varying degrees of use. The lifts to the cores of the north and east have been renewed in the recent past, indicating continued use. It is for these reasons that it has been considered to have medium significance primarily found in its historic value as part of the building’s typology.



View across from the Mezzanine at first floor



Above: FF-MH-190 view from the stall holder's rest room
Below: the waste chutes, escape stair and lifts from GF



FF-MH-190 View from the Market Managers office



Plant room with pump set for hydraulic lift

5.5.0 - MARKET HALL - GROUND FLOOR ASSESSMENT

GF-MH-194 Female WCs, GF-MH-195 Male WC and GF-MH-196 Accessible WC

Significance - Low

All spaces remain in their original use. None of the finishes or fittings are original.

GF-MH-168a – Market Hall Shop

Significance - Medium and Low

This space is currently in use as a storeroom hidden from view behind a stud partition. The original space within includes evidence of the way the shop operators adapted the space to make units along the south edge suit their needs. The south aspect is a continuous glazed strip currently hidden from the exterior by sheet protection. Internally, this glazing has been studded over. This is likely to mitigate the impact of heat gain in the summer and heat loss in the winter. As a space, it holds some historic interest for its use as a small shop opening directly into the market. However, its finishes hold no significance.



GF-MH-194 - Female WC (no original finishes)



GF-MH-195 - Male WC (no original finishes)



GF-MH-168a - Original south-facing glazing overboarded



GF-MH-168a - space used as a store room

5.5.0 - MARKET HALL - GROUND FLOOR ASSESSMENT

GF-A-30 - Arcade and Shops GF-A-01 to GF-A-27

Significance - Low

Formed as a link from the Piazza to the Market Hall, the Arcade is defined by a series of small shop units which flank each side, east and west. Several of these shops have been knocked through.

There appears to be little remaining of the original fabric save for the structure hidden below. The finishes of the Arcade are like those of the low elements to the north and west of the Market Hall. Floors are of terrazzo tile, replaced in the 1980s. The soffit

is of painted metal ceiling planks with coffered sections within which ventilation elements are mounted.

The shop fronts are formed as unit wide shutters that when open provide total access into the unit beyond. Each shop unit has a service provision to the rear, with many containing a WC and some with a kitchenette and sink. Very few are original. To the east, the rear of the shops is staggered, matching the profile of the external wall onto which the ceramic sculpture 'Articulation in Movement' is fixed.



Shop Unit 08



Shop Unit 07



Shop Unit 06



Shop Unit 05



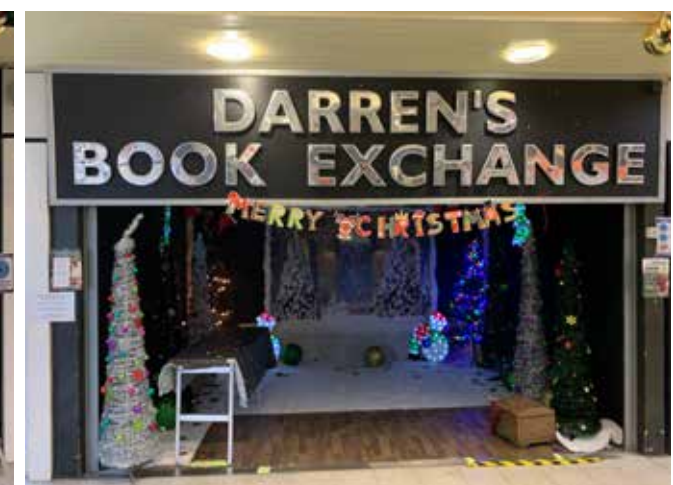
Shop Unit 16



Shop Unit 15

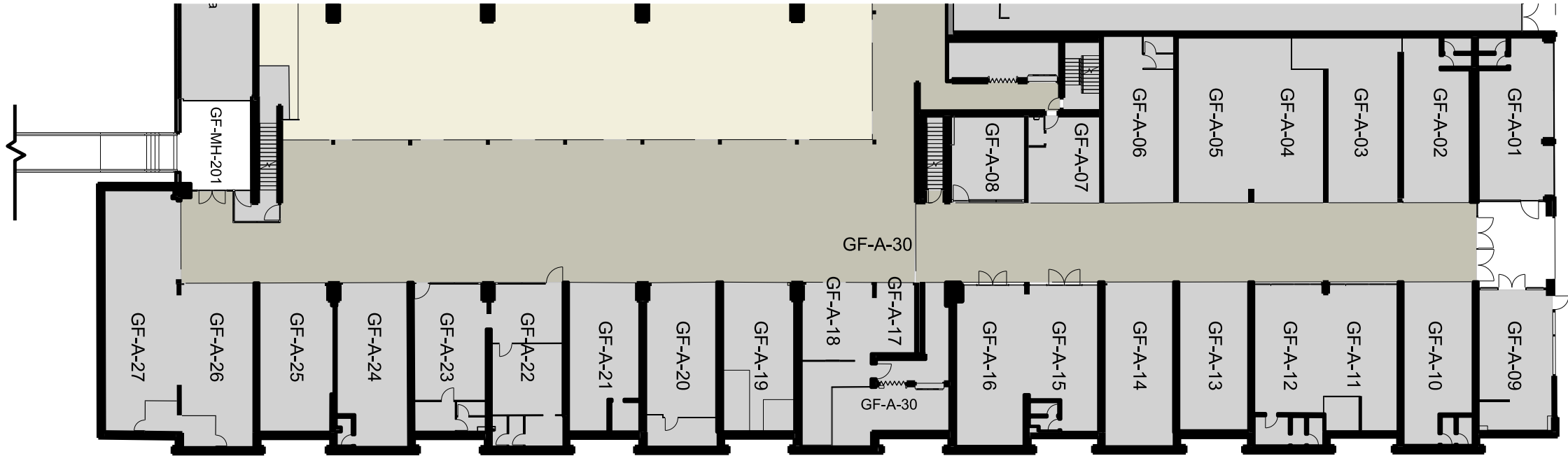


Shop Unit 14



Shop Unit 13

5.5.0 - MARKET HALL - GROUND FLOOR ASSESSMENT



Extract of Ground Floor Plan



Shop Unit 04



Shop Unit 03



Shop Unit 02



Shop Unit 01



Shop Unit 12



Shop Unit 11



Shop Unit 10



Shop Unit 09

5.5.0 - MARKET HALL - GROUND FLOOR ASSESSMENT



Shop Unit 17

Shop Unit 18



Shop Unit 19



Shop Unit 20



Shop Unit 21



Shop Unit 22



Shop Unit 23



Shop Unit 24



Shop Unit 25



Shop Unit 26



Shop Unit 27/1



Shop Unit 27/2

5.6.0 - MARKET HALL - FIRST FLOOR MEZZANINE ASSESSMENT

A mezzanine exists on the Queensgate side of the Market Hall. It is accessed via three separate routes. Stairs are located at each end with three lift shafts rising at the north edge in room FF-06.

From the mezzanine, there are views across the interior of the Market Hall to the west, and to the east are panoramic views of the city and adjacent hills via the roof terrace. The terrace is defined by the upper edge of the external ceramic sculptures which form a low edge. Set back from this is a steel guarding and handrail, which prevent people walking too close to the low edge formed by the panels. The terrace is lined with a concrete pavements intended to provide usable outside space.

Above the terrace, five of the parabolic shells extend to form a canopy. These are lit by lamps concealed in precast circular elements that have a chamfered form.

Stairs rise from the Market Hall at each end of the mezzanine with a small reception area at the head of each. Both receptions were designed to open out into the open plan space which overlooks the Market Hall. The space was intended for use as a 260 seat restaurant however this use was never realised (Marsden). The space has been used as a variety of offices since the building opened.

The mezzanine space retains much of the original detailing with

the original form still evident despite some additions and minor reordering. It holds aesthetic and historic value and has high significance.

MAIN SPACES

FF-30 – Main Room

Significance - High and Medium

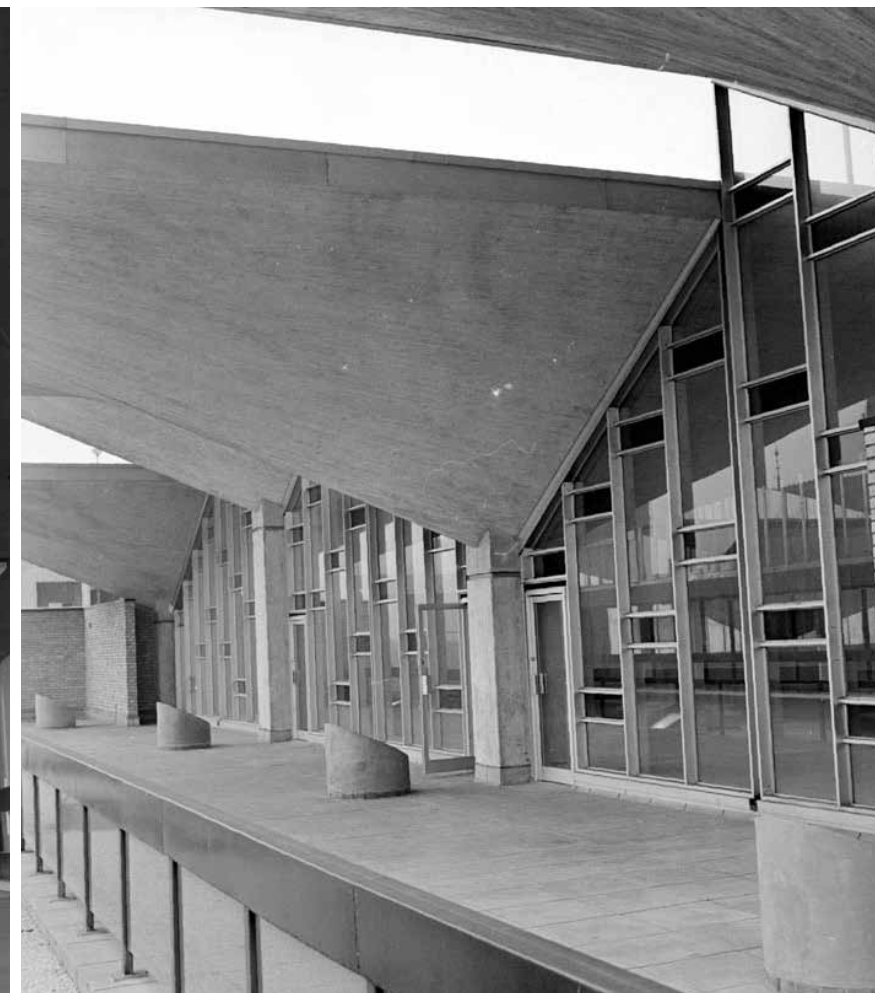
The open plan space retains high significance for its relationship to the Market Hall and dramatic dual aspect. The large volume open space responds directly to the dramatic roof forms. The original glazing systems remain in place. These hold



FF-30 - Main Mezzanine floor space looking South



Mezzanine, 1970 (Kirklees Image Archive)



Terrace, 1970 (Kirklees Image Archive)

5.6.0 - MARKET HALL - FIRST FLOOR MEZZANINE ASSESSMENT

aesthetic value for their form and the pattern of fenestration, although the arrangement of the access door onto the terrace is unremarkable. Toward the Market Hall, the upper glazing is like that to the perimeter of the roof shells. This has technical value for the design of the glazing system, which is top-hung with a large cill detail designed to accommodate structural movement.

The soffit-mounted services are a combination of original sprinklers and suspended lighting. Neither hold value but are recognised as a necessity of the use of the space. Original underfloor heating remains in use. The finishes are all relatively modern and unremarkable. They hold no heritage value.

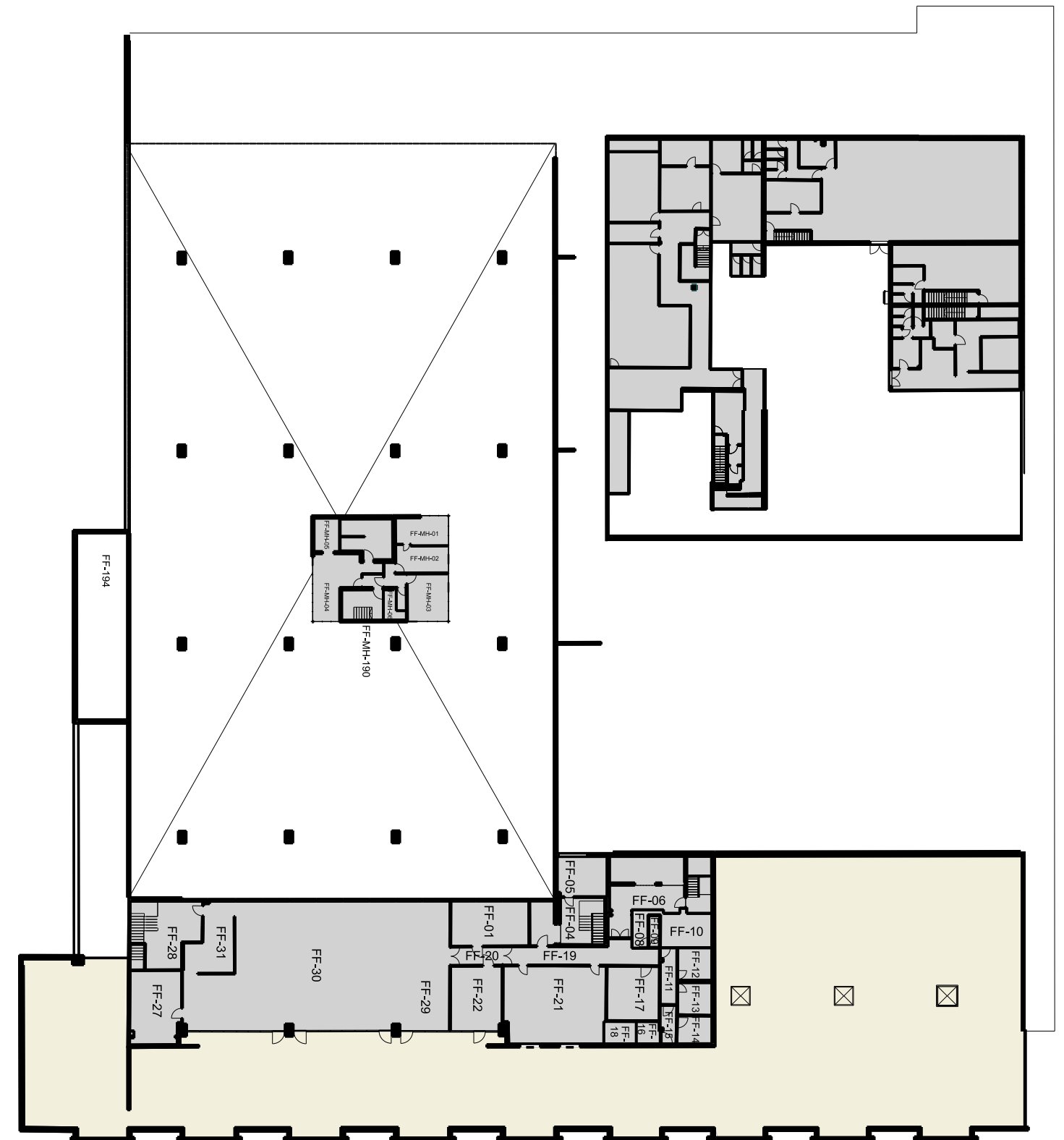
Within the space of FF-30 are two later rooms. FF-29 (Print Room) and FF-31 (Pigeon Holes) are modern additions which hold 'negative' significance.

FF-28 – Reception

Significance - Medium

At the south end of the mezzanine is a stair that rises from the level below. This retains the form and some of finishes of the original design. The partition to the north edge appears to be later. The ceiling may also be a later addition. Both appear to be necessary elements required to create fire separation between the stair and the mezzanine open-plan floor.

The large flat steel guarding and handrail, polished concrete / dark terrazzo stair, brown creased brick and dense rubber floor tiles at the base of the stair are original and hold historic and aesthetic value. The aluminium lobby at the base of the stair also appears to be original and also holds historic value. The white painted handrail, carpet tiles and stair nosings are later and have negative significance.



First Floor Level
Plan



FF-22 - Partition formed abutting the curtain glazing and rising as a solid element to the concrete soffit



FF-22 - Early / original glazed partition to FF-21 that aligns with the solid element of the first floor envelope



FF-28 - South Mezzanine Reception



FF-06 - Terrazzo floor with coved skirting and pocket fire door set behind a metal panelled wall



FF-28 - Black terrazzo stair string



FF-28 - Ground floor rubber flooring and original glazed lobby

5.6.0 - MARKET HALL - FIRST FLOOR MEZZANINE ASSESSMENT

SECONDARY SPACES

FF-04 - Service Reception and Circulation Core

Significance - Medium

The space retains the form and finishes of the original design. This is understood to have been the main reception to the mezzanine. Guests would have been received in a space that offered aspect over the double-height volume across the Market Hall.

The walls are of the same creased bricks used across much of the development and are set over coved terrazzo skirting. The floor is of large panels of white terrazzo with black flecks. The substantial painted steel guarding and stair handrail matches that used elsewhere. The spaces and the original finishes reflect the design and aesthetic of the original scheme. They hold historic and aesthetic value.

FF-06 - Service and Access Core

Significance - Low

Intended as a back-of-house service core, this space housed the service lifts and one passenger lift. The finishes match those of FF-04 with the bricks left bare. A large sliding fire door is concealed behind a metal clad screen. This space is substantially intact and retains aesthetic value.

FF-01 - Meeting Room and FF-22 – Office

Significance - Negative

These two spaces have been formed as enclosures at some time in the past 20 years. The spaces are carved from the open-height volume of the main mezzanine volume. FF-01 is largely modern with plastic dado trunking. FF-22 is the market manager's office with aspect onto the terrace. Both hold no historic or aesthetic value. Their addition obscures the intended open-plan form of the mezzanine.



FF-04 - Stair landing



FF-04 - Reception with aspect over the Market Hall



FF-06 - Service Circulation Core



FF-29 - Modern print room carved out of the Mezzanine floor area

5.6.0 - MARKET HALL - FIRST FLOOR MEZZANINE ASSESSMENT

FF-05 - Office

Significance - Low / Negative

This office sits north of the main Market Hall and just west of the 21st roof shell. It was once the landing service the pedestrian / guest lift that rises from the Market Hall. This lift has not been in use for decades.

The room has been refitted to serve as an office.

FF-21 - Office

Significance - Low / Negative

This appears to have been formed at or soon after the opening of the Market Hall. High level glazed elements exist above the partition that separates FF-21 and FF-22. This room was likely formed as an office or kitchen space that would have served the mezzanine restaurant. It opens up to the underside of the roof shell above, which may indicate that it was intended to be within the original mezzanine floor plate. Its early enclosure may have occurred as part of the post-completion fit-out works to realise usable space. The room holds value for its presence as part of the mezzanine.

FF-27 - Canteen

Significance - Low

Located to the south edge of the floor plan, this room is used as a staff canteen. It has a small staff kitchen. The walls are the same creased brick used elsewhere although they have been painted white. The floor coverings are modern carpet tiles and vinyl.

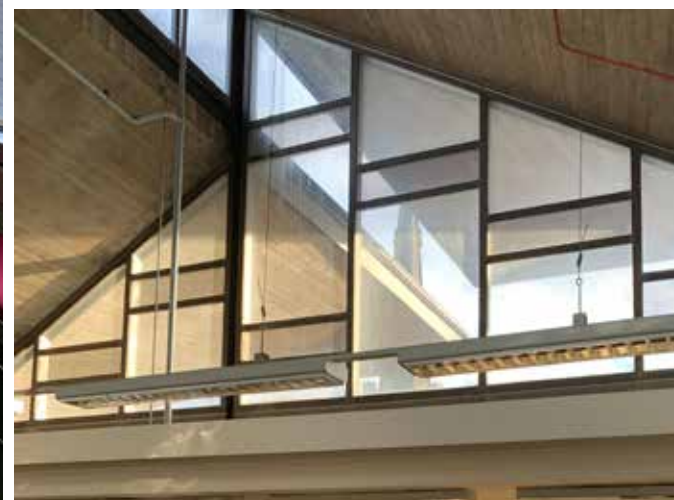
Of interest is the ceiling form. A grid of painted softwood timber joists form the soffit. This is deliberately open in form to maintain sight of the concrete roof shells above. Electric lights are supported in sections of the grid where panels are fitted. Electrical cables are clipped to the top face of the timbers ensuring they remain unseen.



Above: FF-05 - Original lift button
Below: FF-05 - Concrete / terrazzo plinth to the wall



FF-05 - North wall of the Market Hall visible through the window



Above: FF-27 - Grid ceiling of the canteen
Below: FF-21 - Curtain glazing visible over the solid wall rising to the concrete soffit



FF-21 - 27 - Above the grid, light stretching across the concrete soffit retained on show through the open ceiling grid

5.6.0 - MARKET HALL - FIRST FLOOR MEZZANINE ASSESSMENT

ANCILLARY SPACES

Significance - Low

FF-08 – Server Room

FF-09 – Corridor

FF-10 – Stationery Store

FF-11 WC Corridor, FF-15 – WC Corridor

FF-12 – Male WCs, FF-13 – Female WCs

FF-14 – Kitchen, FF-16 – Shower

FF-18 – Electrical Store

These rooms are largely in their original layout. They have been redecorated a number of times. Like the Canteen in FF-27 several of these rooms retain the open ceiling grids. Corridors and WCs have ceiling lights that open through the flat roof to provide day light. These rooms hold historic value for their use in relation to the mezzanine but are unremarkable otherwise.



FF-12 - Male WC



FF-14 - Kitchen sprinkler



Above: FF-17 - Office with open ceiling grid
Below: FF-18 - Switch room - original floor tiles



FF-11 - WC Corridor with roof lights



FF-08 - Server room - Grid ceiling in place



FF-10 - Stationery Store

5.7.0 - MARKET HALL - SUMMARY of OPPORTUNITIES

5.7.0.1 - SUMMARY OF OPPORTUNITIES

The following observations are made in consideration of the special qualities of the heritage asset and with reference to those elements that either harm its special significance or need careful consideration.

The redevelopment of Queensgate Market presents an opportunity to ensure its sustainable re-use as part of the wider town setting which is also the subject of development. The Market Hall is largely a hidden gem within a wider expanse of unremarkable mid-century urban development. It will require careful and focused work to ensure it can be successfully retained as an element of built heritage. By focusing on the retention, preservation, repair and positive re-use of the elements that hold higher degrees of heritage significance and ensuring that change is focused on those with least significance, it will be possible to identify solutions that sensitively re-use the building and revitalise it as a key piece of public amenity.

The assessment of significance has informed the identification of the following opportunities:

- Consider the reinterpretation of the ‘indoor market’ to reflect the contemporary role of the high street and the importance of activated street frontages as an essential part of a healthy urban environment and economy
- Create stronger visual connections to the Market Hall from the surrounding public realm by removing the perimeter shopping arcades
- Reinstate the mezzanine office as a public-facing space
- Remove later, insensitive additions such as modern partitions and linings
- Remove later, unsympathetic entrance lobbies as additions to the building facades
- Remove modern external signage that obstructs the visibility of the building’s architectural forms and public artworks
- Consider the removal of the panopticon as a means of revealing the interior volume of the Market Hall
- Carry out necessary repair works to the building fabric
- Consider the potential for environmental upgrade in fabric performance

5.8.0 - IMAGES, FIGURES AND REFERENCES

5.8.0.1 - IMAGES and FIGURES

Credited in the body of the document.

List to be developed subject to the future addition of information to this Assessment.

5.8.0.2 - REFERENCE LIST

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An Exploration of the Development of Huddersfield's 1970 Market Hall: Architectural Decoration with Cheap Greens; an Architect's Dream? (MA thesis) - Christopher R Marsden, 2012

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Huddersfield Exposed online archive

West Yorkshire Historic Environment Record

University of Huddersfield - <https://www.hud.ac.uk/non-cms/175-Years/timeline/timeline.html>

University of Huddersfield - <https://www.hud.ac.uk/our-buildings/>

Discover Huddersfield Heritage Trails - <https://discoverhuddersfield.uk/trails/>

Feilden Clegg Bradley Studios

Feilden Clegg Bradley Studios LLP

BATH

Bath Brewery
Toll Bridge Road
Bath BA1 7DE
T +44 (0)1225 852545

LONDON

Twenty
Tottenham Street
London W1T 4RG
T +44 (0)20 7323 5737

BELFAST

5 Commercial Court
Belfast
BT1 2NB
T +44 (0)28 9099 2760

MANCHESTER

Carver's Warehouse
Lower Ground Floor
77 Dale Street
Manchester M1 2HG
T +44 (0)161 883 2544

EDINBURGH

Studio 2
15a Calton Road
Edinburgh
EH8 8DL
T +44 131 285 7370