

Figure 2.2.3 Corporation Street



Figure 2.2.4 Foundry Street

**Fig 2.2.3.** The Arcade, Dewsbury is located on Corporation Street in close proximity to the Market. It links to Market Place at the south, the original location of the market in Dewsbury Town Centre. Foundry Street also continues to the south, where it becomes a main pedestrian thoroughfare to the high street shops.

**Fig 2.2.4.** The glazed retail arcades known as Queensway and Kingsway Arcades, cut through the urban block between Northgate and Foundry Street creating key sight lines through to the market. Much of the original built fabric of Foundry Street remains intact, however as one moves further north boarded up shop fronts and refuse bins littering the street are indicative of the challenges retailers face. Foundry Street has the potential to become a lively high street, and the Character Area Appraisal makes reference to the need to reduce the dominance of the highways, by prioritising pedestrians and introducing shared surfaces.

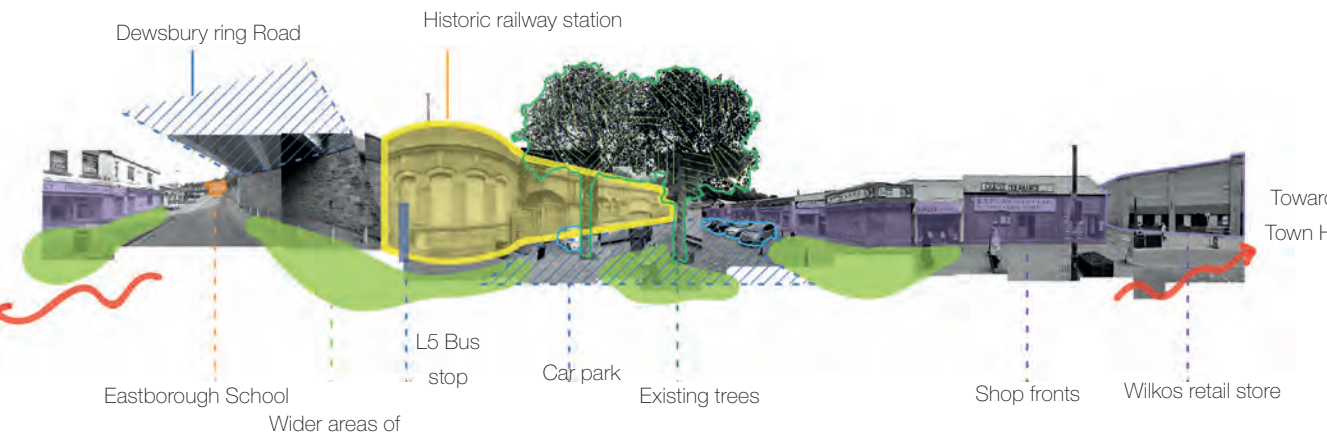
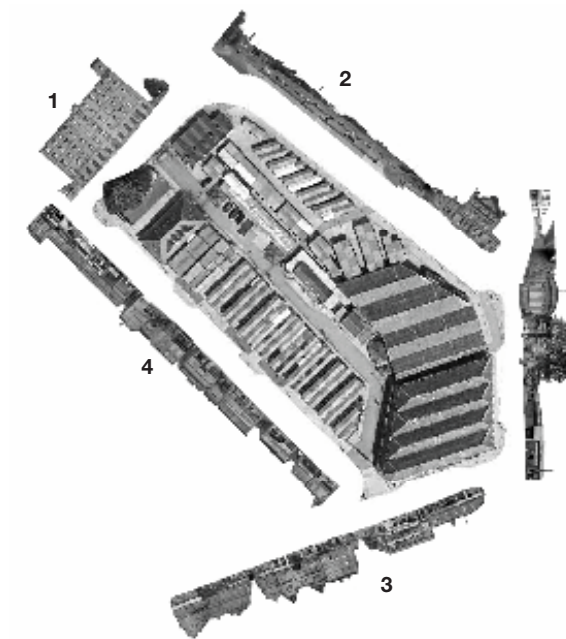


Figure 2.2.5 Crackenedge Lane

**Fig 2.2.5** The street level entrances of the former Central Railway Station characterise Crackenedge Lane. The cobbled forecourt to the former station is now used as a Crackenedge Lane short stay car park.



## 2.3 THE EXISTING BUILDINGS

**Heritage**  
Dewsbury Market was established in 1318 for local clothiers in Thornhill, before moving to Dewsbury town centre at Market Place. Plagues in 1583 and 1603 closed the market and it was not until 1741 that it was reopened.

The cast iron Market Hall which still stands today was built in 1904. The last stalls were finally moved to their present location on Cloth Hall Street in 1937.

The historic Cloth Hall Street which cuts through the open market, reflects the renowned textile industry of the time - the area was known as the 'Heavy Woollen District'. Machells' Mill dominates the skyline to the north of the site. Now converted to residential apartments, the mill was constructed in 1863 and originally produced 'Shoddy and Mungo' - material made from the recycling of old rags.

The market grew outwards from the Market Hall and further modernisation took place during the 1980s and 90s. The site history is discussed further in the Heritage Statement.



Figure 2.3.1 Luther Hill Market Stall, Dewsbury, 1910 (<https://www.examinerlive.co.uk/news/west-yorkshire-news/gallery/more-market-memories-29-nostalgic-8700795>) Accessed 27th November 2020



Figure 2.3.2 Covered market and Temperance Hall, Corporation Street, Dewsbury, 1910 (<https://www.examinerlive.co.uk/news/west-yorkshire-news/gallery/more-market-memories-29-nostalgic-8700795>) Accessed 27th November 2020



Figure 2.3.3 Semi-covered Market (<https://www.examinerlive.co.uk/news/west-yorkshire-news/gallery/more-market-memories-29-nostalgic-8700795>) Accessed 27th November 2020

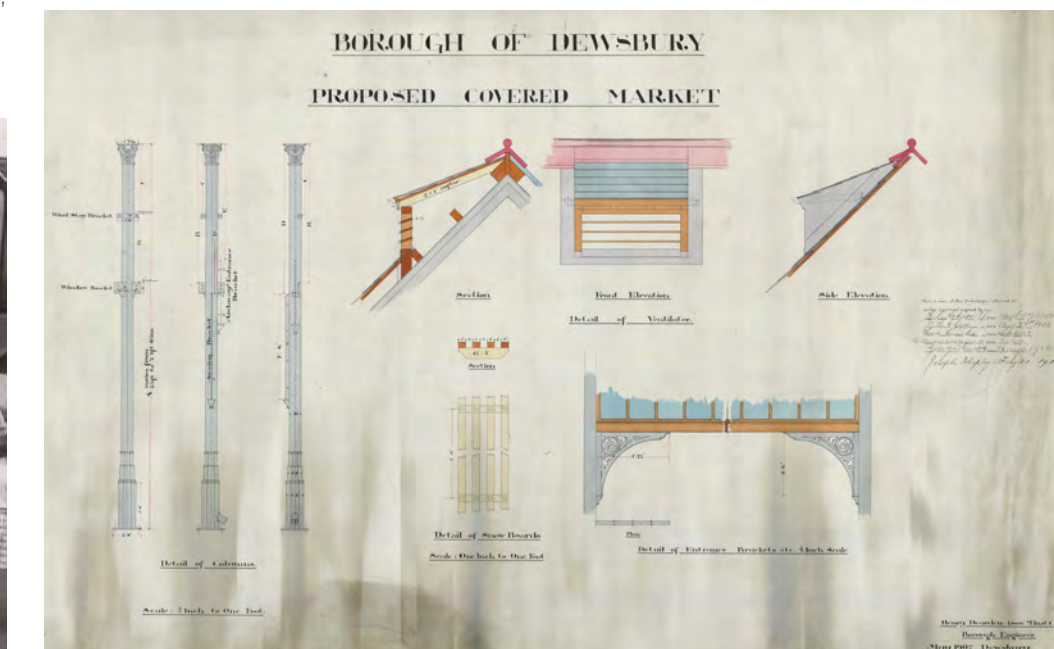
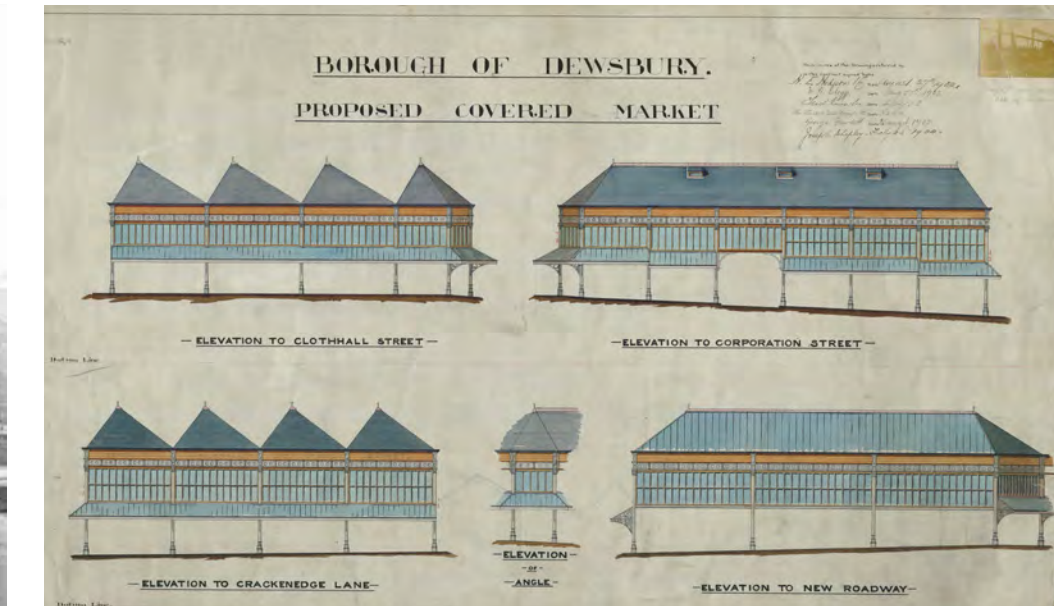
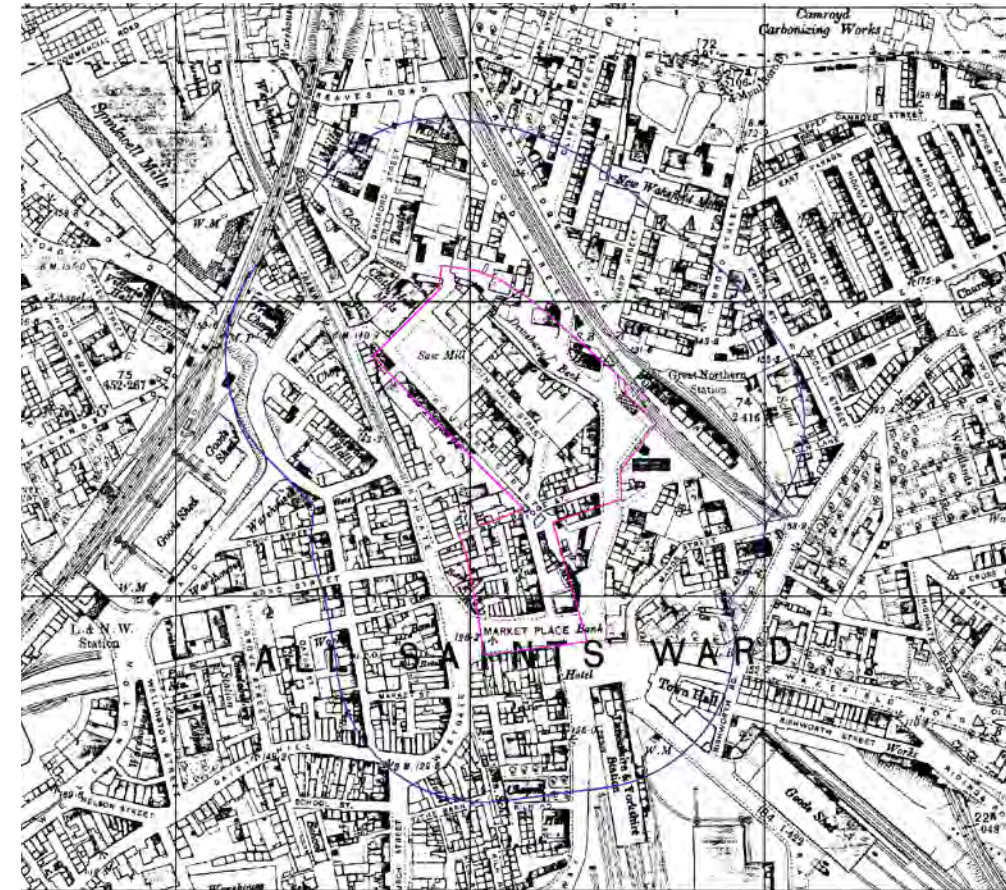
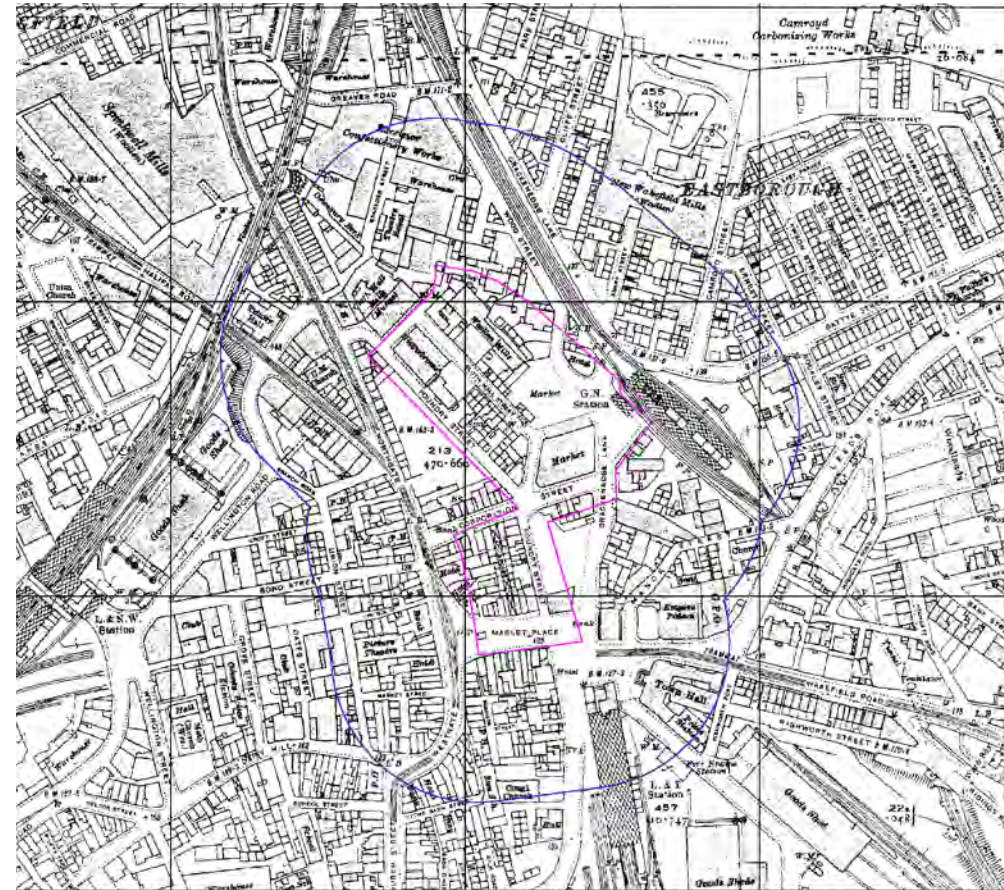


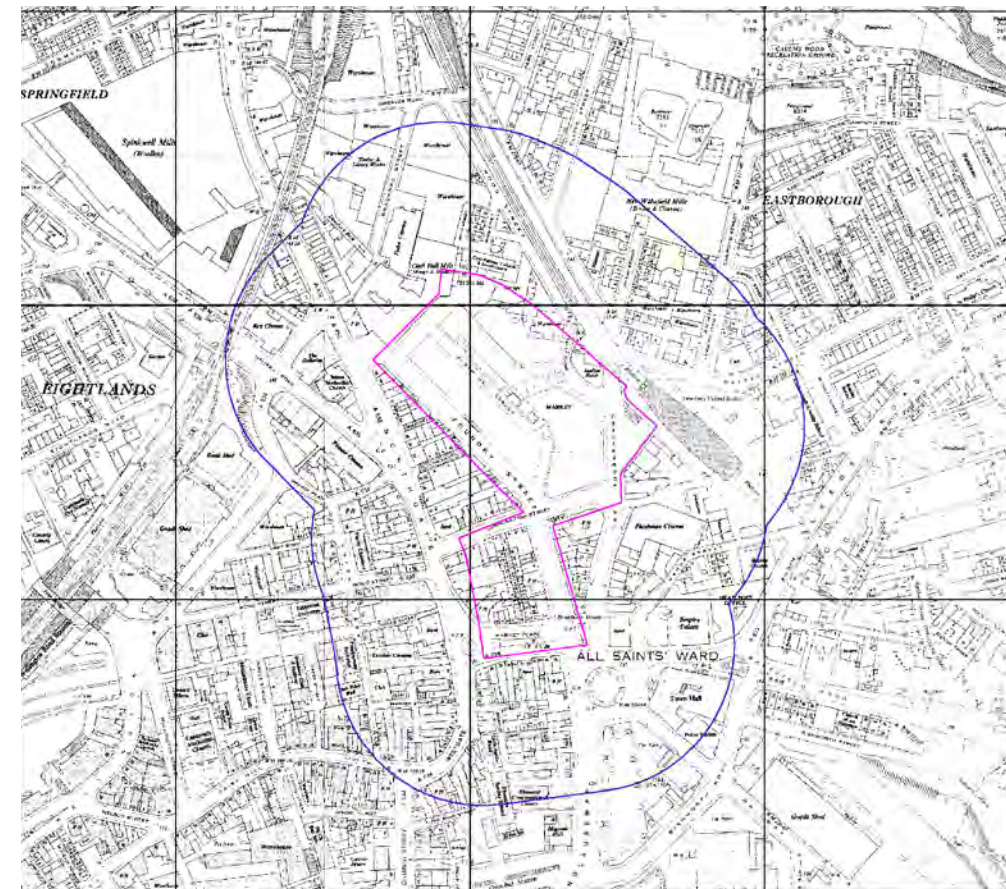
Figure 2.3.4 Images of original plans of the covered market to the design of the Borough Engineer, Henry Dearden, May 1902. [Photograph] At: Kirklees Council and WYAS



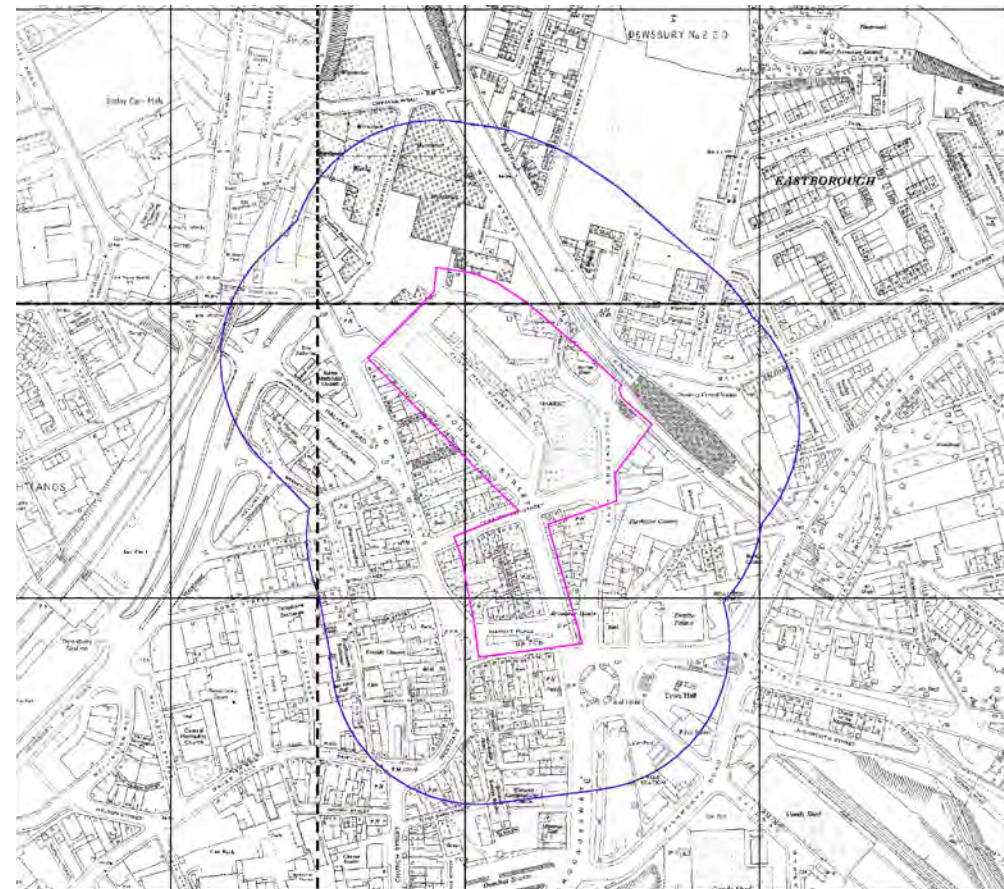
1894



1922



1956



1983

The invention of shoddy and mungo in 1814, and the accelerated expansion of the Heavy Woollen District was a result of the use of steam powered looms. Dewsbury was at the heart of this industry with large cloth mills an important part of the architecture of the town. Machells' Mill, built in 1856 and extended as Cloth Hall Mill in 1874, still remain today within the immediate vicinity of the Market site.

During the last decades of the 19th Century, shopping became a driver for the growth and development of the town centre. Civic consciousness was also a factor with the Municipal Borough of 1864 being a prime mover. New thoroughfares such as Corporation Street were created, a sewerage system was completed in 1883, the Town Hall opened in 1889 and a site was cleared for the Covered Market which opened in 1904.

The Market continued to prosper in the 20th century and by 1933 the Market Hall and adjacent Open Market had become a considerable visitor attraction.

These historic maps of Dewsbury Market and its surroundings are from the Envirocheck Report. The pink line shown is the extent of the report (both the Market and the Arcade).

Figures 2.3.5-8 Images from Envirocheck report: Landmark Information Group Service v50.0 02-Mar 2021

**The Market Today**

The original market buildings have changed relatively little in their lifetime, however, the perimeter stalls themselves have crept outward over time. They currently sit below the original projecting glazed canopies which are now mostly hidden from view. The cast iron painted structure is painted in red and blue which is consistent with the rest of the town centre.

Dewsbury Market Hall is open on Wednesdays, Fridays and Saturdays with a selection of traders open on Mondays, Tuesdays, Thursdays and Sundays.

The general market takes place on Wednesdays and Saturdays. Approximately 400 stalls make it the largest open market in Yorkshire. In 2007 a £2.7 million refurbishment was completed and later that year it was voted 'Market of the Year'.

Despite a strong history within the town, footfall to has decreased over a number of years and the market has experienced reduced stall occupancy and variety.

There is very limited evening activity in the area, anti-social behaviour is common and more serious crimes do take place on site. The market is perceived as unsafe and an area to avoid on non-market days, particularly in the evening. This is issue exacerbated by the outdoor market stalls which provide lots of covered spaces to hide between and beneath.

The public realm is of poor quality, the open stalls are organised in long rows which face away from the street edge, and create long narrow aisles with limited permeability between.



Figure 2.3.9 Outdoor Market and Market Hall from Foundry Street (BDP 2021)



Figure 2.3.10 Oliver's Fruit and Veg Stall (BDP 2021)



Figure 2.3.11 Outdoor Market (BDP 2021)



Figure 2.3.12 View through Kingsway Arcade (BDP 2021)



Figure 2.3.13 Cross's Butchers on Corporation Street (BDP 2021)

The Market Hall is a double height vaulted space, visually characterised by steel hip trusses that support the hipped roof, which is glazed to the north and slate clad to the south. The original iron structures of the Market Hall and the covered market are in decent condition, however there are areas which suffer from water ingress and cracked glazing, all of which need repair or replacement.

The current stalls within the Market Hall are primarily timber clad, lockable stalls with metal security shuttering. A small number of stalls use the lid of the stall for storage, or even a refrigerator and staff tea area, accessed by a set of stairs set behind the stall. There is some ad-hoc storage between stall aisles, however this is untidy.

The appearance of both market buildings changes dramatically. On a Market day the building is vibrant and bustling. When the Market is closed the facades become dominated by lengths closed roller shutters.



Figure 2.3.14 Market Hall prominent corner (BDP 2021)



Figure 2.3.15 Market Hall (BDP 2021)



Figure 2.3.16 Market Hall Aisles (BDP 2021)



Figure 2.3.17 Semi-covered Market - fully glazed roof bay (BDP 2021)



Figure 2.3.18 Market Hall (BDP 2021)



Figure 2.3.19 Semi-covered Market - ornate gable end (BDP 2021)

The development pattern of the market can be read on the building facade. The first extension to the market hall is distinctive from the rest of the semi-covered market by the fully glazed roof and particularly ornate metalwork at its edge.

# 3.0 DESIGN APPROACH

### 3.1 CLIENT BRIEF

As described in Section 1.5, the brief from the outset from Kirklees Council has been a high quality redevelopment of the Market in order to deliver a key project within the Dewsbury Blueprint. The aspirations of the Council reflects the importance of the project to the future of the town centre. Throughout the design process leading up to the Planning Application, the brief has developed alongside the design to account for site constraints, the needs of the Client and future tenants.

#### The Market Buildings

1. Retain and refurbish the existing Edwardian Market building structures on the site - the Market Hall and Semi-covered market.
2. The site is to be cleared with all existing stalls and facilities such as toilets replaced. All services to be upgraded as appropriate.
3. The total amount of stalls is to be reduced, but the overall quality of offer improved.
4. The Market Hall should function as a daytime/ evening venue with each component of the market able to function independently, and therefore separately securable.
5. The Semi-covered Market to remain a more traditional market with a mix of fixed leased stalls flexible spaces to accommodate demountable daily license stalls.
6. Expansion of the existing Waste and Refuse area with new facilities to collect a wider variety of waste for recycling
7. Provide a efficient and effective market which retains its traditional 'feel'.

The project seeks to reuse the existing Market structures which makes it fundamentally sustainable.

#### The Outdoor Market

The existing outdoor stalls will be removed and replaced with 60 pop-up type daily license stalls. This enables the outdoor space to become a new piece of high quality public realm adjacent to the existing Market - a multi-functional and attractive "Urban Park". This park will complement the revitalised Market by creating space for pop-up stalls/ events and specialist markets, a play area, water feature and a variety seating areas.

Key aims for this piece of public realm are;

1. Improve visual amenity in Dewsbury town centre
2. Encourage dwell time in the town centre, providing a pleasant space with various seating options and rest spaces
3. Support retail activity at Dewsbury Market, Arcade, Northgate, Corporation Street and Foundry Street
4. Improve connectivity for pedestrians and cyclists, allowing safe movement throughout the town centre from key approaches and routes close to the market area
5. Improve community safety and public perception
6. Contribute to improving wellbeing through urban greening and providing connections to nature
7. Contribute to improving physical health and encouraging movement, active travel and play
8. Boost biodiversity and increase climate resilience
9. Contribute towards improved sustainability of town centre usage
10. Enhance civic pride and increase the sense of place for local communities

The brief seeks to deliver sustainable development supporting the environmental, social and economic sustainability aspirations of Kirklees Council, including:

- Designing for longevity, reducing the need for repairs and replacement.
- Future-proofing the scheme by designing for flexibility and adaptability.
- Designing for disassembly and recoverability,

considering product and services end-of-life options and issues such as their ability to be recycled or potential for re-use.

- Designing out waste over the whole life cycle of the building, so there is minimal waste during the design, construction, deconstruction and next life of the buildings.

### 3.2 SITE CONSTRAINTS & OPPORTUNITIES

A summary of the key constraints which have been taken into consideration when developing the revised proposals for Dewsbury Market and Town Park are as follows:

1. Cloth Hall Street with public sewer, water pipe and other service running below
2. Vehicular Access - the existing vehicular route off Whitehall way will be used to avoid creating a new bridge structure over the culvert
3. The Dewsbury Beck culvert runs below the market, within the site boundary at the eastern perimeter. The EA stipulated in the previous planning conditions that all structures must be a minimum distance of 1.75m from the wall of the culvert.
4. Flooding - Due to the proximity to the Dewsbury Beck, which is considered a major watercourse, the site falls within Flood Zone 2/3.
5. Site Levels - significant level changes, particularly between Foundry St and Cloth Hall St
6. Foundry Street - backs of shops, refuse and vacant units front onto the north end of the site
7. Surrounding highways
8. Inactive site edges, particularly the north sections of Whitehall Way and Foundry Street
9. Poor ground conditions including contamination and settlement
10. Sensitive noise receptors - Residential buildings in close proximity to any areas within the proposals to be used for events will restrict the type, frequency and/ or noise limits of events
11. Existing ancillary buildings (confirmed to be demolished)

12. Loading limitations of existing market buildings - all new elements are to be supported by a new structure and the strategy for refurbishment of the existing buildings is to minimise additional loading.

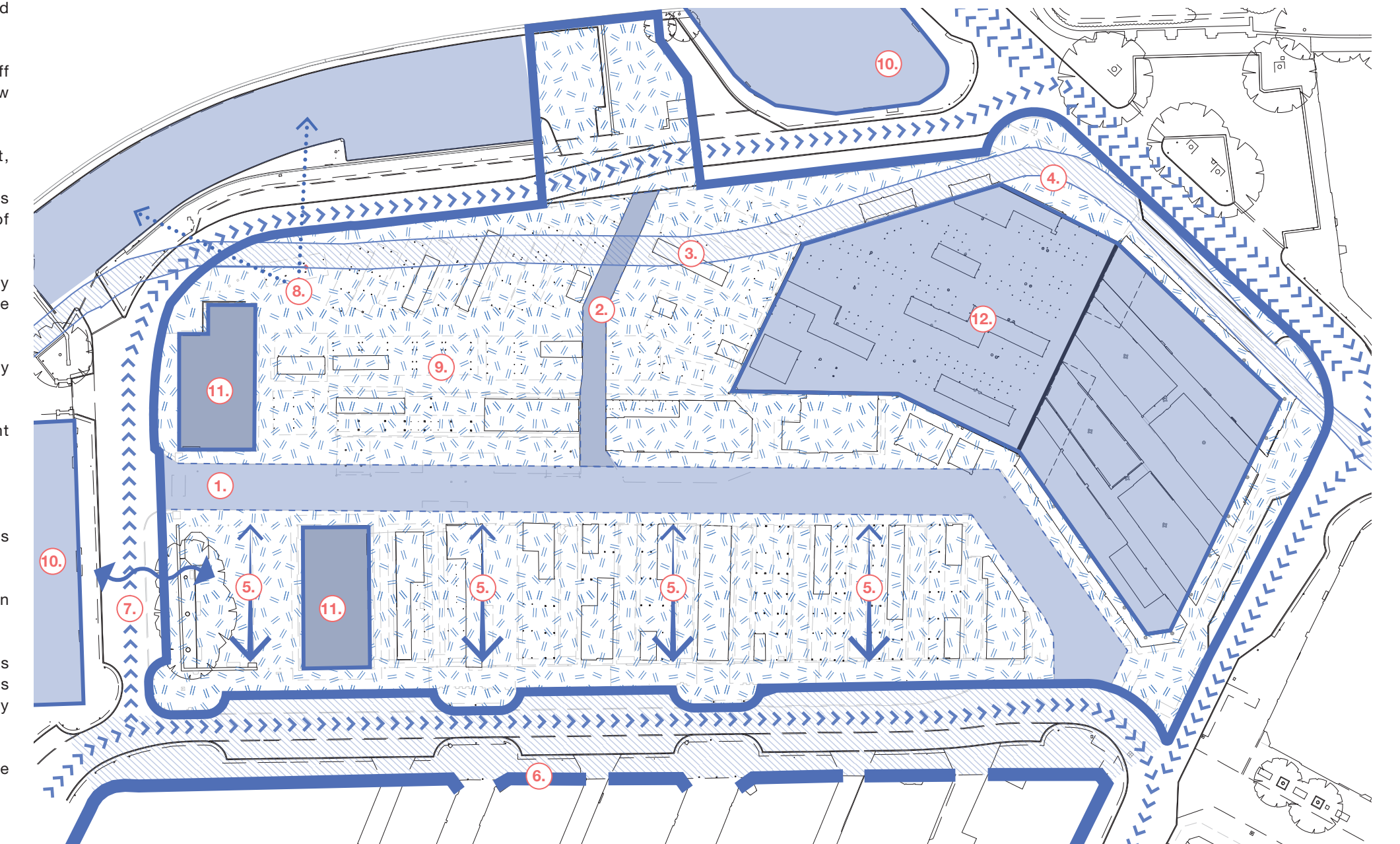


Figure 3.2.1 Key site constraints

### 3.3 EXISTING BUILDINGS CONSTRAINTS & OPPORTUNITIES



Figure 3.3.1 Market Hall Constraints & Opportunities

### 3.4 URBAN DESIGN PRINCIPLES

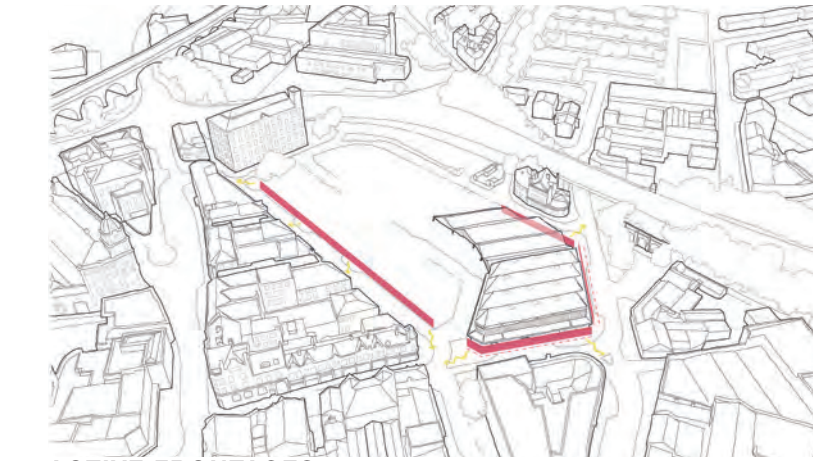
The redevelopment of the market as a whole consists of various separate parts coming together holistically. Markets are a unique retail typology where business and commerce are equally important as the social and cultural needs of the traders, their customers and the market management staff.

The proposals consider the market in the context of a town-wide masterplan (the Dewsbury Blueprint), right down to the scale of an individual trader and their stall.

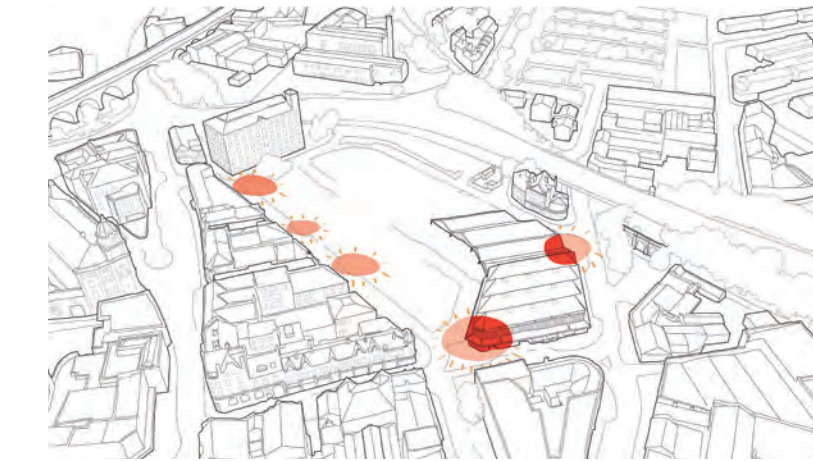
The Market sits at the northern edge of the wider town development, adjacent to the urban boundary of the ring road, and in close proximity to other Blueprint 'key projects' including The Arcade and Pioneer House. The Market's most prominent corner sits at the cross roads where four key routes intersect; the pedestrian route from the Town Hall along Foundry Street, from the Train Station along Corporation Street, and from Cliff Street Car Park. The Market is visibly dominant from the surrounding streets and therefore offers a great opportunity to become a vibrant 'hub' in the town.

Other opportunities have been identified which were not captured within the Blueprint. Additional key pedestrian links can be made through Kingsway and Queensway Arcades which front onto Foundry Street and therefore face the Market. These are not part of the Blueprint, however are an important consideration as the arcades are also significant projects under redevelopment.

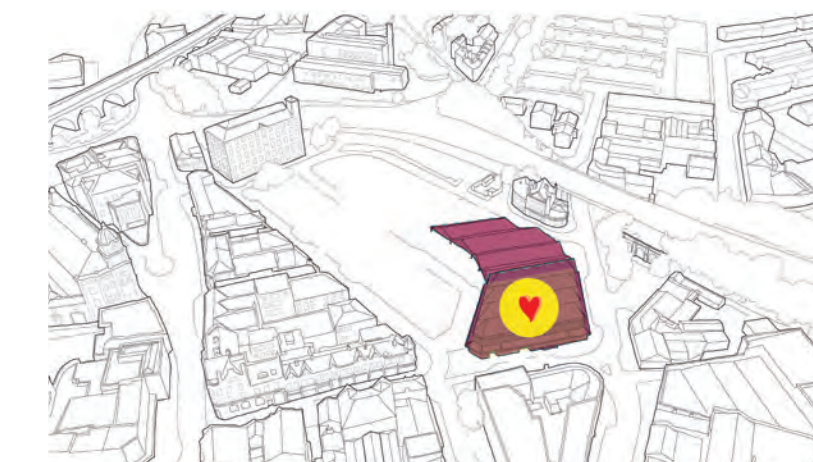
Figure 3.4.1 Urban Principles



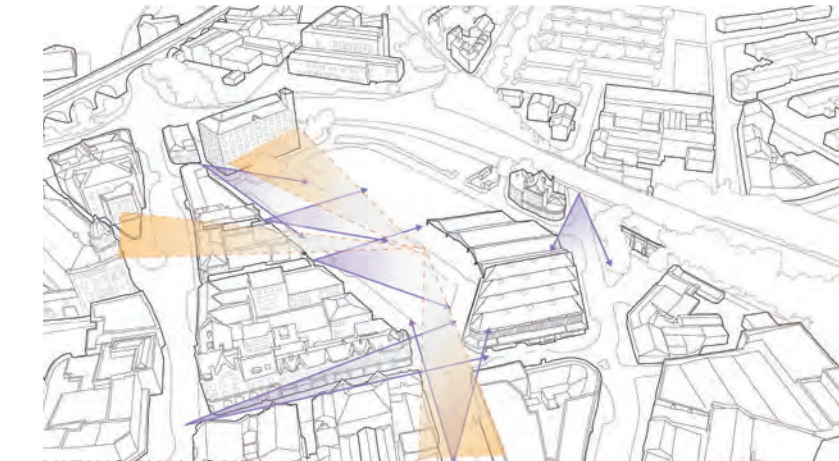
**ACTIVE FRONTAGES:** Responding to movement and site context, injecting life into the surrounding streets



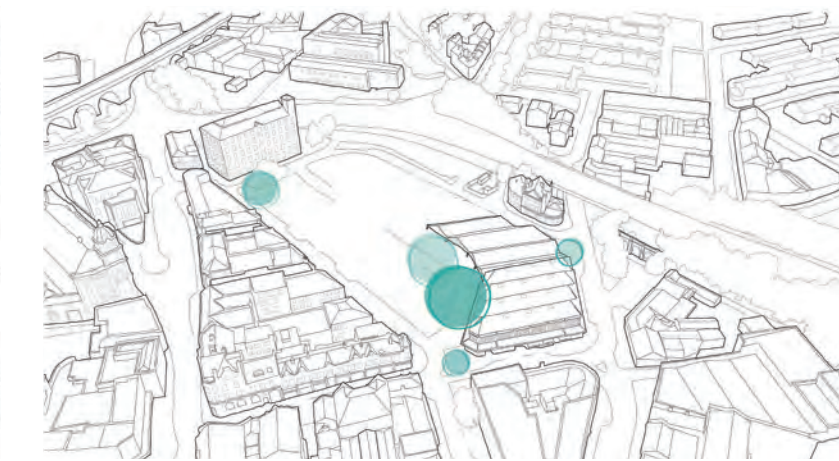
**IDENTITY & VISIBILITY:** Enhancing the Market's civic presence, showcasing the retail offer



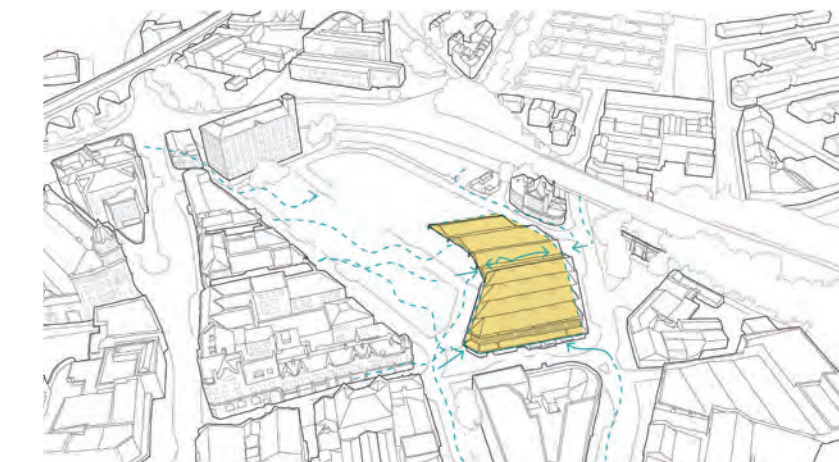
**HEART OF THE MARKET:** The history market hall as the epicentre of activity



**VIEWS IN & OUT:** Identification of key views, including those identified in the Conservation Area Appraisal



**PUBLIC SPACES:** A multi-functional space for performance, play, dwelling and socialising



**PERMEABILITY & ACCESSIBILITY:** Accessible and inclusive for the diverse community of Dewsbury

### 3.5 REFURBISHMENT PRINCIPLES

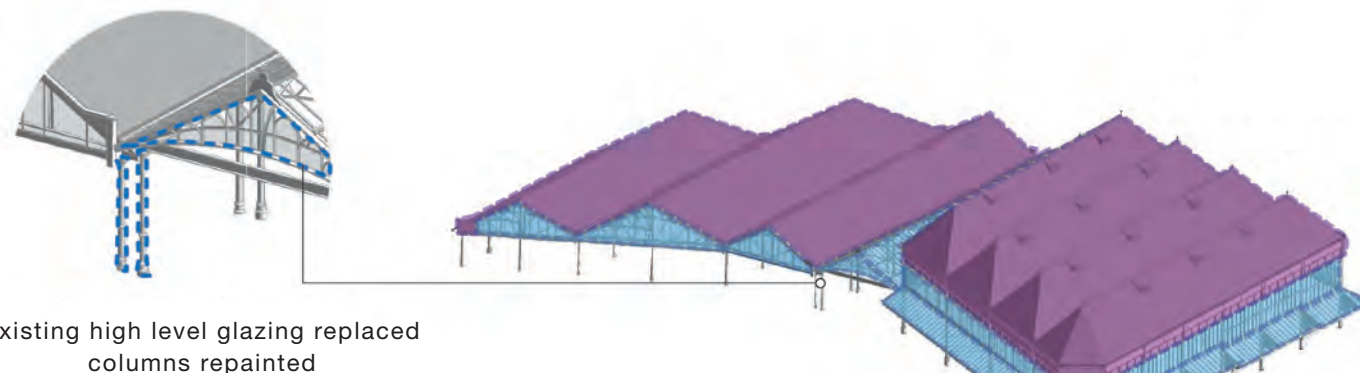
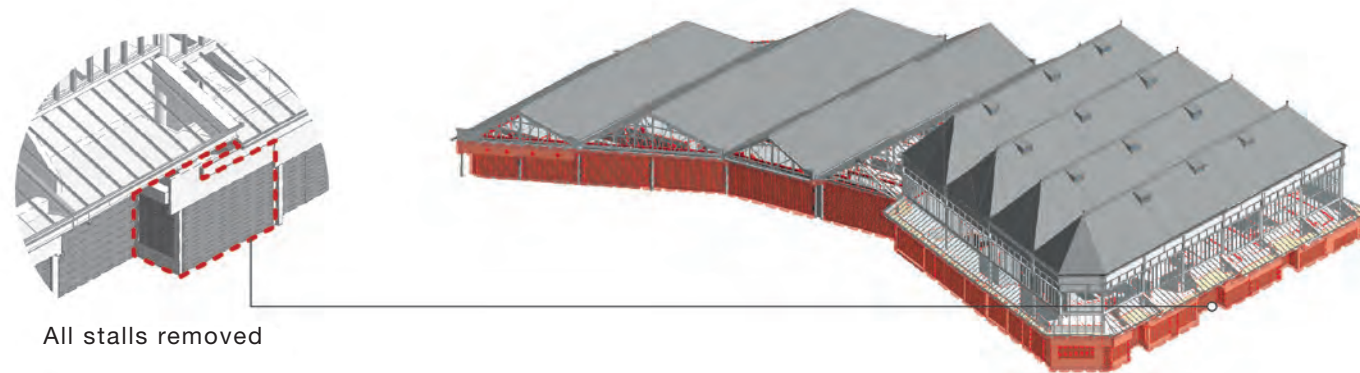
The following two pages explain the design principles for refurbishment and redevelopment of the Market Hall and Semi-covered market. The main aims for the redevelopment of the two existing market hall structures are to;

- Respect heritage of Market Hall and Semi-covered Market structures
- Positively contribute to the character of the Conservation Area
- Respond to the characteristics of the site and its historic context
- Design in flexibility for the future
- Design robust, secure, low maintenance solutions
- Strengthen the relationship between the indoor and outdoor market
- Create an accessible, inclusive, safe and welcoming place where people want to dwell
- Reinstate the market as a destination

The redevelopment of the market is an opportunity to extend the lifespan, and increase the safety of the building. The proposals seek to retain the historic visual qualities of the existing roofscape as much as possible, replacing and repairing required elements, and minimising additional loading onto the existing structures.

- Roof Glazing:**
- The scheme proposes to retain the original roofscape and form.
  - All historic detailing to be retained where possible and applicable.
  - All existing glazing to be replaced with modern glass specification.
  - Increased safety by replacing the class 3 'fragile' glass roof with class 2 'non-fragile' glazing.
  - Glazing specification to deal with requirements of blast mitigation.
  - Any remaining asbestos removed.

- Wall Glazing**
- All vertical glazing is to be replaced,
  - This provides opportunity to install a consistent modern glass specification and to deal with blast mitigation.
  - Any remaining asbestos removed.
- Other Roof Elements:**
- Solid / slate elements to be retained and replaced with like-for-like materials as and where required to match existing
  - Interventions to install the air handling ductwork
  - Kitchen type air handling extraction is taken through the slate and timber boarded roofs, not the glazed roofs in both the Main Market Hall and the Semi-Covered Market
  - All existing rainwater goods to be replaced



**Key**

- Elements to be stripped out
- Solid elements - repaired and replaced like-for-like, where necessary
- Glazed elements - to be replaced

Figure 3.5.1 Refurbishment Principles

### 3.6 CONSULTATION AND ENGAGEMENT

Kirklees Council and the design team have undertaken public and stakeholder engagement throughout the design process. Key elements are summarised below.

The client team have tried to ensure that as many people as possible were able to contribute their views on and ideas for the proposals, by utilising a variety of methods of engagement.

**Shaping the Brief**  
Prior to the design team's appointment, Kirklees Council commissioned various pieces of research which helped to shape what became the Client Brief. These included;

- **Public Perspectives:** Dewsbury Market Customer Behaviour Research including Addendum Population Analysis (September / October 2020)

Key findings of the report included the frequency of and reason for market visits, typical modes of travel to the market, the average amount of money and time spent on a visit, market ratings, and barriers and suggested improvement. Overall, the findings showed that people are highly supportive of the future vision of the market recognised the importance of the redevelopment to the future regeneration of the town centre.

- **MPE research:** Dewsbury Market Operating Plan (September 2019)

A Phase 2 report carried out by Market Place, looking at the appropriate number of stalls required, market rents and financial position.

Since the above pieces of research were carried out the Covid pandemic hit. The world (including the retail world) which emerged is very different. The Client team reflected on the outcomes of the research in the context of a post-pandemic world and re-wrote the project brief.

**Stakeholder Engagement**  
The proposals have been developed in close collaboration with the client team. Workshops were held on a fortnightly basis with a number of key specialist team members to gain an understanding of the facilities that would need to be accommodated. These meetings were supplemented with specialist technical meetings and further sessions with the Market management team. In addition the formal Pre Application process, dialogue with the Environment Agency, Northern Power Grid and other statutory and non-statutory bodies has taken place.

**Trader Consultation**  
Kirklees Council have, throughout the design process, endeavoured to keep the Traders informed and engaged in the future of Dewsbury Market.

The Trader group have been formally consulted on the proposals prior the Planning submission via an in-person drop in exhibition, the feedback from which was exceptionally positive. Dialogue with the Traders will continue throughout the design and delivery of the project.

**Accessibility Workshop**  
The proposals were presented to a number of representatives from disability support groups in and around Dewsbury at an online meeting in May. Feedback given during the meeting was exceptionally useful. The design team have incorporated some suggestions into the proposals and will continue to bear the feedback in mind when developing the design in more detail.

# 4.0 DESIGN PROPOSALS

## 4.1 USE AND AMOUNT

The proposed uses across the Market site include:

- E(a) - Display or retail sale of goods, other than hot food;
- E(b) - Sale of food and drink for consumption (mostly) on the premises;
- E(d) - Indoor sport, recreation or fitness (not involving motorised vehicles or firearms);
- Sui Generis - Public House / Wine Bar / Drinking Establishment;
- Sui Generis - Drinking establishments with expanded food provision;
- Sui Generis - Venue for live music performance; and
- Sui Generis - Hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises).

Market Hall					
Name	Department	Level	Area m2	Area ft2	NIA
F&B	Food & Beverage	Level 00	14	151	Y
F&B	Food & Beverage	Level 00	14	151	Y
F&B	Food & Beverage	Level 00	18	194	Y
F&B	Food & Beverage	Level 00	14	151	Y
F&B	Food & Beverage	Level 00	14	151	Y
F&B	Food & Beverage	Level 00	14	151	Y
F&B	Food & Beverage	Level 00	14	151	Y
F&B	Food & Beverage	Level 00	14	151	Y
Food Retail	Food Retail	Level 00	39	420	Y
Food Retail	Food Retail	Level 00	25	269	Y
Food Retail	Food Retail	Level 00	25	269	Y
Food Retail	Food Retail	Level 00	30	323	Y
Food Retail	Food Retail	Level 00	24	258	Y
Food Retail	Food Retail	Level 00	28	301	Y
Cafe/ Bar	Café	Level 00	28	301	Y
Cafe/ Bar	Cafe	Level 00	8	86	Y
Accessible WC	Staff WC	Level 00	5	54	N
Trader WC	Staff WC	Level 00	8	86	N
Trader WC	Staff WC	Level 00	8	86	N
Market Office	Staff	Level 00	31	334	Y
Quiet Room	Staff	Level 00	7	75	Y
AV Room	BOH	Level 00	7	75	N
Bar Store	BOH	Level 00	16	172	Y
Cleaners' Store	BOH	Level 00	2	22	N
Cleaners' Store	BOH	Level 00	11	118	N
Pot Wash	BOH	Level 00	19	205	Y
Circulation	Circulation	Level 00	277	2982	N
Entrance Lobby	Circulation	Level 00	15	161	N
Entrance Lobby	Circulation	Level 00	9	97	N
Seating	Flexible Space	Level 00	6	65	Y
Seating	Flexible Space	Level 00	8	86	Y
Seating	Flexible Space	Level 00	156	1679	Y
Stage	Stage	Level 00	10	108	Y
Electrical Cupboard	Plant	Level 00	1	11	N
Electrical Cupboard	Plant	Level 00	3	32	N
Electrical Cupboard	Plant	Level 00	1	11	N
Plant Access	Plant	Level 00	10	108	N
IT Room	Plant	Level 01	12	129	N
Plant	Plant	Level 01	96	1033	N
Plant Access	Plant	Level 01	26	280	N
<b>Total</b>			<b>1053</b>	<b>11334</b>	
<b>Total NIA</b>			<b>562</b>	<b>6049</b>	

Outdoor Market					
Name	Department	Level	Area m2	Area ft2	
Waste Enclosure	Waste Enclosure	Site	WC-00-001	223	2400
Substation	Plant	Site	OM-00-01	12	129
Water Feature Plant	Plant	Site	OM-00-02	17	183
<b>Total</b>				<b>252</b>	<b>2713</b>

Semi Covered Market					
Name	Department	Level	Area m2	Area ft2	NIA
Leased Stall	Traditional Retail	Level 00	8	86	Y
Leased Stall	Traditional Retail	Level 00	9	97	Y
Leased Stall	Traditional Retail	Level 00	9	97	Y
Leased Stall	Traditional Retail	Level 00	14	151	Y
Leased Stall	Traditional Retail	Level 00	9	97	Y
Leased Stall	Traditional Retail	Level 00	10	108	Y
Leased Stall	Traditional Retail	Level 00	9	97	Y
Leased Stall	Traditional Retail	Level 00	9	97	Y
Leased Stall	Traditional Retail	Level 00	9	97	Y
Leased Stall	Traditional Retail	Level 00	9	97	Y
Leased Stall	Traditional Retail	Level 00	9	97	Y
Leased Stall	Traditional Retail	Level 00	10	108	Y
Leased Stall	Traditional Retail	Level 00	10	108	Y
Leased Stall	Traditional Retail	Level 00	14	151	Y
Leased Stall	Traditional Retail	Level 00	10	108	Y
Leased Stall	Traditional Retail	Level 00	8	86	Y
Leased Stall	Traditional Retail	Level 00	8	86	Y
Leased Stall	Traditional Retail	Level 00	7	75	Y
Leased Stall	Traditional Retail	Level 00	8	86	Y
Leased Stall	Traditional Retail	Level 00	8	86	Y
Pop-up Stall	Daily License	Level 00	9	97	Y
Pop-up Stall	Daily License	Level 00	9	97	Y
Pop-up Stall	Daily License	Level 00	9	97	Y
Pop-up Stall	Daily License	Level 00	9	97	Y
Pop-up Stall	Daily License	Level 00	9	97	Y
Pop-up Stall	Daily License	Level 00	9	97	Y
Pop-up Stall	Daily License	Level 00	9	97	Y
Pop-up Stall	Daily License	Level 00	9	97	Y
Pop-up Stall	Daily License	Level 00	9	97	Y
Accessible WC	WC	Level 00	5	54	N
Baby Change	WC	Level 00	4	43	N
Changing Place	WC	Level 00	12	129	N
Mens WC	WC	Level 00	19	205	N
WC Circulation	WC	Level 00	9	97	N
Womens WC	WC	Level 00	25	269	N
Store	BOH	Level 00	6	65	N
Store	BOH	Level 00	4	43	N
Store	BOH	Level 00	7	75	N
Store	BOH	Level 00	9	97	N
Store	BOH	Level 00	3	32	N
Store	BOH	Level 00	3	32	N
Store	BOH	Level 00	6	65	N
Store	BOH	Level 00	6	65	N
Store	BOH	Level 00	3	32	N
Store	BOH	Level 00	3	32	N
Store	BOH	Level 00	8	86	N
Store Access	BOH	Level 00	3	32	N
Store Access	BOH	Level 00	5	54	N
Store Access	BOH	Level 00	5	54	N
Entrance Lobby	Circulation	Level 00	27	291	N
Entrance Lobby	Circulation	Level 00	27	291	N
Circulation	Circulation	Level 00	485	5220	N
Plant	Plant	Level 00	9	97	N
Plant	Plant	Level 00	19	205	N
CBS	Plant	Level 00	6	65	N
Electrical Cupboard	Plant	Level 00	1	11	N
Electrical Cupboard	Plant	Level 00	1	11	N
<b>Total</b>			<b>1061</b>	<b>11421</b>	
<b>Total NIA</b>			<b>341</b>	<b>3670</b>	

**Guidance Notes for Room Schedules**

**NAME**

- Notional room use based on 'use scenarios'

**AREA**

- All areas are rounded to the nearest integer (0dp)

**DEPARTMENT**

- Accommodation type based on proposed use

**NIA**

- Spaces included in the NIA total are marked as 'yes' in the table, exclusions are marked as 'no'
- Please note that the areas given are approximate and relate to the likely areas of the building as indicated on these plans and using the Code of Measuring Practice, 6th Edition, RICS/ISVA. Please see specific inclusions / exclusions below:

**Included:**

- Kitchens
- Stores occupying usable areas
- Areas occupied by non-structural walls subdividing accommodation in sole occupancy

**Excluded:**

- Circulation including stairs, lifts and corridors
- Toilets including lobbies
- Stores not occupying usable areas including refuse/ cleaners stores
- Stores/ voids under stairs
- Plant
- Areas rendered substantially unusable
- Structural walls and walls enclosing excluded areas

Any decisions to be made on the basis of these predictions should include due allowance for the increases and decreases inherent in the design process. Factors that could influence both the GIA and the NIA of the scheme include the following:

- Receipt of more accurate and up to date survey information
- Planning Authority requirements
- Archaeology
- Civil and Structural Engineering design of substructure and superstructure. Building Services Engineering design, Statutory Undertakers plant, distribution of incoming services, substations, plant rooms etc.
- Building Inspector and/or Fire Officer requirements, especially relating to means of escape.

### 4.2 LAYOUT

The proposed layout developed for the market buildings aims to achieve the following;

- Good visibility and sightlines to stalls
- Simple wayfinding and flow through the buildings with no dead spots
- Areas for different types of seating; fixed bench style tables, standing tables, booth seating, loose furniture
- Good visibility of stage from central seating zone
- Minimal blank frontage inside the Market Hall by using the stage to activate the backs of ancillary uses spaces
- Maximised primary retail frontage around the Market Hall by ensuring traders are able to trade onto the street and into the market simultaneously,
- The Atrium expressed as a separate identity and activated with trading
- WC has connections with the MH, SCM and Outdoor Market/ Town Park
- Centralised storage for Food and Beverage operators
- Plant located at level 01 on a simple screened deck to maximise ground floor retail space
- Visual and physical connections to new Town Park
- Rational grouping of spaces that need to be heated
- To provide a permeable, visible and accessible trading environment.

**Key**

- Back of house
- Bar/ cafe
- Circulation
- Pop-up stall
- F&B stall
- Seating
- Food retail
- Plant
- Public circulation
- Staff office
- Stage
- Leased stall
- WC
- Thermal line

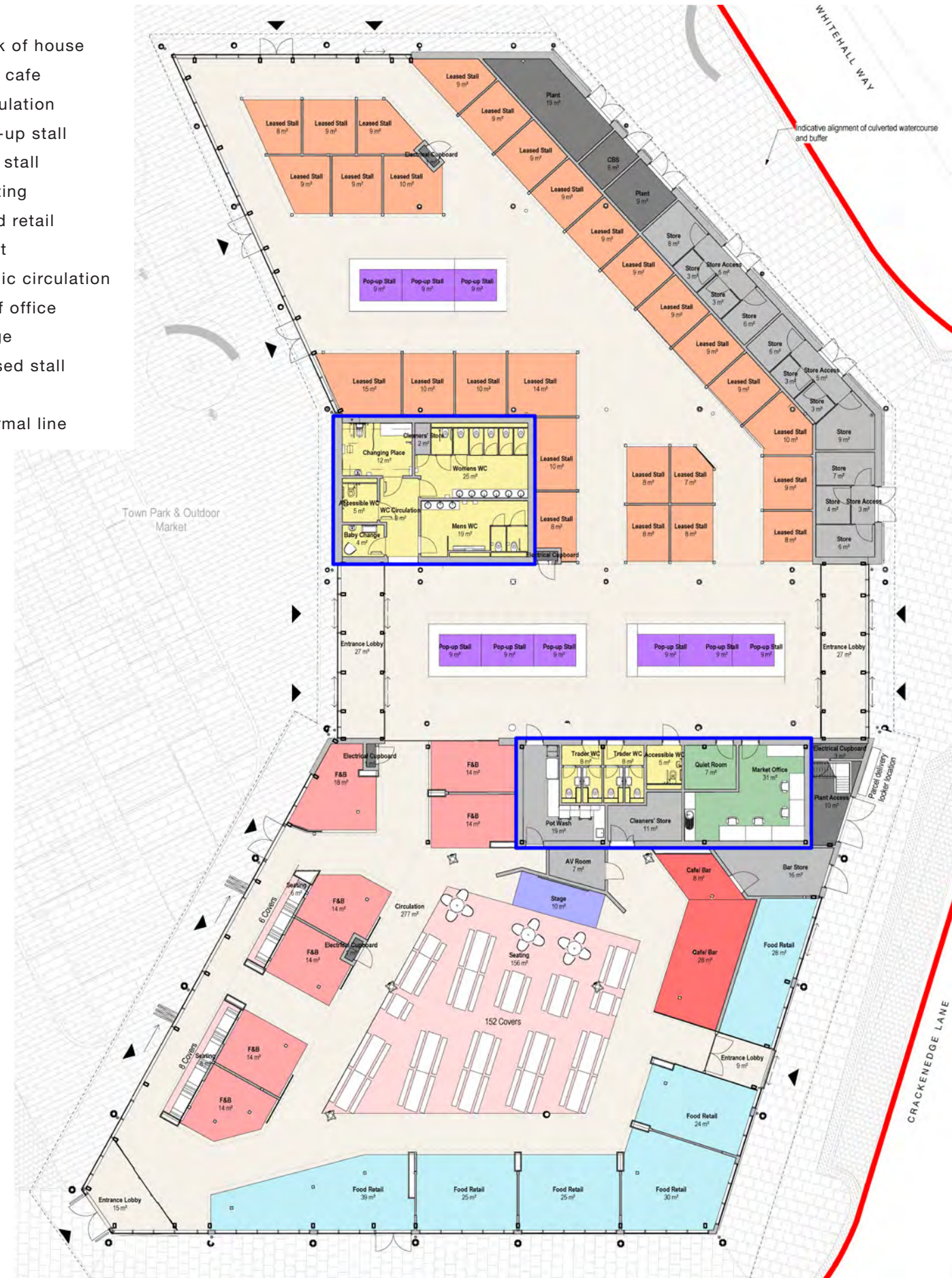


Figure 4.2.1 Market Buildings Proposed Layout (nts)

#### Market Hall:

The main entrance to the Market Hall is located on the most visible corner, the junction between Corporation Street and Foundry Street, which is where the key pedestrian routes, identified within the Dewsbury Blueprint, converge. The former linear arrangement has been abolished for a radial layout, which works with the existing structural grid. Stalls are arranged around the perimeter with a central island of seating facing a permanent stage. This arrangement improves pedestrian flow and sightlines across the space.

#### Food Retail

- The markets anchor offer is accommodated in the oldest of the Edwardian structures, with the majority of stalls able to trade onto adjacent streets and inside the buildings.

#### Food Hall:

- Food stalls wrap around a central flexible seating area.
- A stage and mix of loose and fixed furniture will enable the space to be reconfigured to accommodate demonstrations, performances etc, allowing flexibility in the future events programme.
- Sliding folding screens in the new glazed facade allow seating and events to spill outside into a new area of public realm.
- Stand alone bar, with back of house area

#### Staff & Trader Facilities

- A new Market Office to accommodate 4 members of staff, CCTV facilities, and a small kitchenette,
- A crockery wash area, reducing takeaway plates, cutlery and packaging waste,
- Separate trader & staff toilets, which are unisex with sinks located in cubicles,
- A multi-purpose quiet room which can be used by staff and traders for prayer.

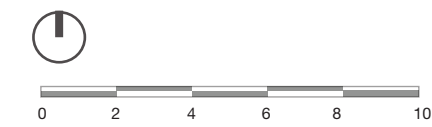


Figure 4.2.2 Market Hall Proposed Plan

**Key**

- Back of house
- Bar/ cafe
- Circulation
- Pop-up stall
- Food and Beverage Stall
- Circulation
- Circulation
- Plant
- Staff facilities
- Stage
- Leased Stall
- WCs





Figure 4.3.3 Semi-covered Market Whitehall Way Entrance: Closed

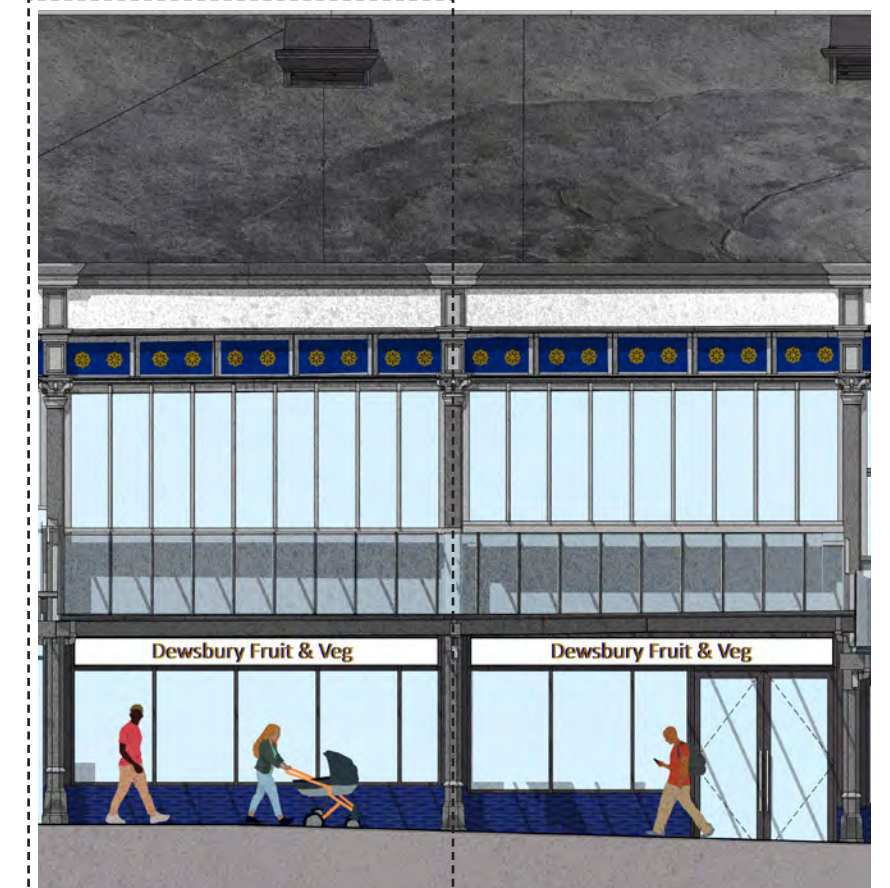
- Existing glazing replaced
- Existing detailing retained
- Area designated for signage. Details TBC
- Feature glazed brick laid in vertical stretcher bond
- Glazed automatic opening sliding double doors
- Glazed brick in horizontal stretcher bond

Figure 4.3.4 Semi-covered Market Whitehall Way Entrance: Open

- Slate roof made good
- Timber fascia repaired and repainted
- Cast iron beam and rosettes repaired and re-painted
- Existing columns and ironwork re-painted light grey, details highlighted in slightly darker tone
- Existing glazing replaced
- Repair and repaint timber frames



4.3.5 Bay study 1 - Corporation St. (without glazed canopy)



4.3.6 Bay study 1 - Corporation St. (Market Closed)



4.3.7 Bay study 1 - Corporation St. (Market Open)