KIRKLEES CULTURAL HEART

HERITAGE STATEMENT: VOLUME 6

HERITAGE IMPACT ASSESSMENT

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1.0 - PLANNING DESCRIPTION

Application for 'Demolition of the existing Piazza shopping centre, part removal of elements of Queensgate Market, and demolition/retention of service tunnels; with redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into new Food Hall (Use Class E (b) Sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form a new museum (Use Class F.1); change of use of part existing market hall building and extension to form a new public library (Use Class F.1); construction of new indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of new public gallery building (Class F.2); and associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre, Huddersfield.'

1.1 - INTRODUCTION

This Heritage Impact Assessment is specifically concerned with the changes proposed to the two listed buildings on the development site. These are the Library and Art Gallery and Queensgate Market.

This assessment has been set out into four distinct sections:

Section 1 - The first section offers the project legislative context, assessment methodology and an initial summary of the project's heritage principles.

Section 2 – The detailed Heritage Impact Assessment appraises the scope of the changes and explores the occurrence and scale of harm. It does this though a detailed appraisal of the proposed changes. The Library and Art Gallery is appraised under section 2.

Section 3 – As above. Queensgate Market is appraised under section 3.

Section 4 – This final section explored the sum of the proposals and seeks to appraise the potential balance afforded. It is under this section that the final conclusion of the occurrence and scale of harm is made.

This assessment is to be read in conjunction with the Statements of Significance volumes 1-5:

- Statement of Significance_Vol 1-V2-Introduction
- Statement of Significance_Vol 2-V2-History
- Statement of Significance_Vol 3-V2-Setting
- Statement of Significance_Vol 4-V2-Library and Art Gallery
- Statement of Significance_Vol 5-V5 - Queensgate Market

The purpose of this document is to describe the assessment of impact of the development upon the two listed buildings which sit within the site. The assessment will summarise the proposed works that affect the Grade II listed Library and Art Gallery and the Grade II listed Queensgate Market. This document has been prepared in support of the planning application and the application for listed building consent submitted in October 2022.

Heritage Impact Assessment - Section 1

1.2 - METHODOLOGY AND SOURCES

The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF 2021) and to standards specified by:

- Historic England (HE 2017a, 2019)
- Historic England, 2017a, The setting of heritage assets. Historic Environment Good Practice Advice in Planning Note 3.
- Historic England, 2019, Advice note 12: Statements of Significance, Swindon.
- Historic England, 2015. Making Changes to Heritage Assets. Historic England Advice Note 2.

1.3 - LEGISLATIVE AND PLANNING FRAMEWORK

1.3.1 - Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest.
The Act contains two important duties in relation to the determination of planning applications which affect heritage assets.

In relation to listed buildings, section 66(1) states:

"In considering whether to grant planning permission … for development which affects a listed building or its setting, the local planning authority or … the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

In relation to conservation areas, section 72(1) states:

"In the exercise, with respect to any buildings or other land in a conservation area, of any functions under [the planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area."

Unlike Section 66(1), Section 72(1) the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

1.3.2 - Planning framework

The Government issued a revised version of the NPPF 2021 and supporting revised Planning Practice Guidance in 2021 (DLUHG and MHCLG,2021).

Paragraph 194 of the NPPF requires applicants to describe the significance of any heritage asset affected by the proposals. The significance of heritage assets affects is described in 2069-Heritage Reports Vol 4-V2-Library and Art Gallery; 2069-Heritage Reports Vol 5-V5 - Queensgate Market Hall; and the Desk Based Archaeology and Built Heritage Setting Assessment. The High Court has clarified that there is no requirement placed on the applicant to assess the impact of the proposals on heritage assets, this is a matter for the Local Planning Authority, but this Impact Assessment is provided to aid the Local Planning Authority in their decision making.

Also relevant to this assessment are Kirklees Local Plan policies LP17 Huddersfield Town Centre, LP24 Design and LP35 Historic Environment. The purpose of the planning system is to contribute to the achievement of sustainable development, and the NPPF has a presumption in favour of such, where it meets needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is achieved within the context of economic, social and environmental objectives.

Heritage Impact Assessment - Section 1

Section 16 of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. The NPPF recognises that heritage assets are an irreplaceable resource which *"should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'"*(para 189).

The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. Paragraph 195 states:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

Paragraph 199 explains that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

And paragraph 200 goes on to state that:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

It is the significance of heritage assets that the NPPF is concerned with. The significance of a heritage asset is not automatically harmed solely because alterations are proposed to its fabric, or a new development is visible in its setting.

Guidance is clear that the setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

1.4 - ASSESSING SIGNIFICANCE

1.4.1 - Assessing heritage significance – Significance is defined as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"* (2019 NPPF).

The determination of the significance of a heritage asset (including archaeological remains) is based on statutory designation and/or professional judgment against the following values (or interests).

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building or conservation area, and the 'national importance' of a scheduled monument are used to describe the heritage asset's significance.

These interests are described in Historic England's guidance (Advice Note 12, Statements of Significance, 2019).

Heritage Impact Assessment - Section 1

1.4.2 - Assessing harm

Professional judgment is used to consider the impact of future development on the significance of known or potential heritage assets. This is assessed in NPPF terms as 'no harm', 'less than substantial harm', or 'substantial harm (or 'total loss of significance')'. Assessment must first identify what harm, if any, occurs and the extent of that harm.

Where harm is deemed to be likely, the assessment seeks to identify:

a. what measures have been taken to avoid, minimise or mitigate harm during the development process;
b. potential heritage benefits of the scheme (as public benefits);

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 to 203.

The PPG provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit."

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation."

The weighing of public benefits against the harm may justify any harm caused. Ref NPPF Paras 199, 200 and 202.

When defining harm, the PPG states that "within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated". Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale. Therefore, this assessment has adopted this approach to help explain the scale of harm.

1.4.3 - Detailed methodology

The assessment has explored the proposed changes to the two listed buildings to determine whether the development will lead to any harm to the significance of elements of each asset. Where harm is identified, a judgment is made whether that harm is **substantial** (NPPF 200 & 201) or **less then substantial** (NPPF 202). The PPG is clear that substantial harm is a high test and it has been clarified in a High Court Judgment of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced".*

The assessment has sought to identify and categorise the nature of changes and their impact upon the listed buildings which characterise the proposals. These are broadly defined under the following headings.

Activity	Description
Removal	the dismantling, removal, demolition of a part of the listed building including elements which may have been identified as of negative significance
Renewal	the replacement of an element of fabric
Enhancement / Alteration	the alteration of an element of fabric to improve the building, its durability, sustainability, or usability
Intervention	the introduction of a new element to address a need be that user focused or otherwise
Conservation and Repair	the repair of the building to better preserve its integrity. This may include the renewal of localised elements on a like for like / sympathetic basis

Heritage Impact Assessment - Section 1

Considerable importance and weight is given to all such harm when balancing it against the heritage benefits. The assessment includes both the description of occurrence and cause of harm while also setting out the balancing factors which inform the conclusion. Where there is harm to the significance of any heritage assets, clear and convincing justification is provided.

Once the changes have each been assessed in turn a summary assessment has been made. It is against this summary assessment that the public benefits are to be weighed.

This methodology is regarded as a sensible approach having regard to the circumstances of the proposed development and observes the statutory duties and national planning policy requirements set out above.

1.4.4 - Avoiding, Minimising and Mitigating Harm - Definitions

The following definitions have been applied to understand the concepts of avoiding, minimising and mitigating harm.

Avoidance: Measures taken during the design process to prevent harm occurring.

Minimisation: Actions that may reduce the harmful impact where complete avoidance of harm is not possible e.g. proposals that are reduced in scale or potential impact.

Mitigation: Actions that compensate for unavoidable harm. In this instance measures taken so that a new element or item is specified or design to aids in the reduction of potential harm.

Identifying measures for the avoidance, minimising or mitigation of harm should typically have been carried out in the design phase of a development.

1.4.5 - Strategy for the minimisation of Harm

The proposals have sought to resolve designs that first avoid harmful impact. Where such impact cannot be avoided the designs have sought to minimise the potential of harm arising. This has been achieved through the investigation of the building's history and fabric to enable the designs to be resolved with an intimate understanding of where change can be made most positively.

The preparation of the Statements of Significance at the commencement of the project was undertaken in order that the brief and emerging designs could be guided by an intimate understanding of the special significance of the listed buildings. Where proposals have sought change that has held potential to generate substantial harm, further investigation has been undertaken to ensure a greater depth of understanding may inform refinement in the proposals thereby minimising the potential for harm arising. Further to this heritage stakeholders have been engaged throughout the design process to ensure oversight and scrutiny of the scheme. Their observations have influenced the design direction and aided the avoidance and minimisation of the occurrence of harm.

Not all change that impose harm can be avoided. In many instances transformative change and modernisation must be achieved through a process where solutions are resolved to mitigate the occurrence of harm while in pursuit of the most sustainable outcome. It is recognised that securing the long-term future of the buildings is a core factor in achieving balance between the generation of harm and the preservation of the building's significance.

The proposals are seeking the building's continued use in a public facing function while recognising the need to minimise their operational costs as a core definer of their future sustainability. It is within this context where public benefits are a substantial objective that the proposals have been developed.

Heritage Impact Assessment - Section 1

1.4.6 - Proposals - Avoiding, minimising and mitigating harm

This section identifies the baseline principles embedded in the scheme in order to 'avoid', 'minimise' or 'mitigate' harm during the master planning design process. This strategy serves to protect heritage significance as principle of the project while also enabling the development of proposals that have greatest potential for achieving positive, transformative change. Complex design elements may achieve more than one aim, and indeed may also result in public benefits.

Principles embedded in the proposals:

- Sustainable reuse of the listed buildings
- Application of the Equalities Act to guide better access
- Retrofit of the building fabric to improve usability and mitigate operational costs *(and in reference to Historic England's recognition of the impact of climate change and the responsibility of historic buildings to change and adapt to reduce energy use and to maintain their central role in our cultural heritage by remaining useful and sustainable)*
- Repair of the fabric of the heritage assets on the site
- Pedestrian priority in the public realm
- Reinstating the historical grain of the lost streets, improving connection across the site
- Reconnecting the Library and Art Gallery with its previously eroded setting
- Creation of landscaped setting that positively responds to the Listed Buildings
- Introducing street level activity to the areas of Queen St, Peel St, Alfred St, Princess St
- Creating a new place for the city with improved access into and through the listed buildings
- Improving the experience of the Market Hall by allowing its high significance aspects to be legible within its setting
- Conservation of public artworks that contribute positively to the experience of the public realm

To celebrate the site's heritage by:

- Improving the setting of the Conservation Area
- Improving connectivity and access with the wider town
- Recapturing significance through improved setting of listed buildings in the setting of the site

1.4.7 - Summary of Significance

The Statements of Significance provide detailed accounts of the special significance of the listed buildings. See:

- Statement of Significance_Vol 4-V2-Library and Art Gallery
- Statement of Significance_Vol 5-V5 - Queensgate Market

Both buildings hold primary significance for their design with the focus largely on their form and the expressive nature of their architecture. Their purpose as civic structures is of great importance. The inclusion of art in the form of sculpture is also of high significance.

It is an interesting paradox that the landscape design and wider Piazza development, of which the GII Queensgate Market was a component substantially eroded the setting of the former Library and in so doing imposed harm. It is within this context that the masterplan has sought to restore an improved setting shared by both listed building on the site and those within the setting of the site.

Heritage Impact Assessment - Section 1

1.5 - SUMMARY DESCRIPTION OF PROPOSALS

1.5.1 – Proposals

The scheme is for the redevelopment of the Kirklees Cultural Heart site at the southeast edge of the centre of Huddersfield. The master plan vision is for the removal of the 1969-73 Piazza development and the creation of a new public landscape, public library, museum, gallery, Food Hall, venue and carpark

The description of development is as follows:

'Demolition of the existing Piazza shopping centre, part removal of elements of Queensgate Market, and demolition/ retention of service tunnels; with redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into new Food Hall (Use Class E (b) Sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form a new museum (Use Class F.1); change of use of part existing market hall building and extension to form a new public library (Use Class F.1); construction of new indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of new public gallery building (Class F.2); and associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre, Huddersfield.'

The scheme holds potential to impact the following heritage receptors:

- The Huddersfield Town Conservation Area – the site is adjacent to but is not within the Conservation Area.
- Listed buildings that are in the setting of the site (a full assessment of these and the impact of the proposals is provided in the Desk Based Archaeology and Built Heritage Setting Assessment prepared by Pegasus Group).
- Castle Hill (Scheduled Monument)
- Queensgate Market (GII Listed Building)
- Huddersfield Library and Art Gallery (GII Listed Building)

This statement is specifically concerned with the proposed changes to the two listed buildings that fall within the site. These are the former Library and Art Gallery and Queensgate Market. The other receptors have been collected under the ES Chapter prepared by Pegasus Group Planning and Heritage Consultants (see Desk Based Archaeology and Built Heritage Setting Assessment).

Museum (former Library and Art Gallery)

The proposed Museum is to be located within the extended former Library and Art Gallery hereafter identified as the 'Museum'.

The proposals are for the conversion of the building to serve as a museum to house existing collections taken from other sites and storage within Kirklees. The scope of the museum requires the creation of new spaces capable of providing facilities, services and access in keeping with a modern public building. The proposed extension will also house museum spaces that require environmental controls that are not readily achievable within the envelope of an existing building.

Food Hall and Library (former Queensgate Market)

The proposed Food Hall and public Library is to be housed within the footprint of the former Queensgate Market.

The proposals are for the creation of a new Food Hall within the footprint of the former Queensgate Market Hall and the construction of a new public library behind the façade of the former market which addresses Queensgate. The proposals are seeking the retention of the primary structure, roof shells and most significant parts of the envelope including the elevation that addresses Queensgate.

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Heritage Impact Assessment - Section 2

2.0 - HERITAGE IMPACT ASSESSMENT

2.0.1 – Detailed Proposals – Introduction

The impact assessment describes the listed buildings each in turn.

The proposals have been summarised under a series of headings in order that they can be captured, and a detailed appraisal of the scope and scale of change appropriately assessed. The assessment should be reviewed in conjunction with the 'Heritage Strategy Plans' included within the Architectural information. These drawings help identify the locations of the proposed changes. The application of a hierarchy of change starting with 'Removal' and progressing to 'Conservation and Repair' adopts a scale for categorising the potential of harm. In this scale 'Removal' is concerned with the taking away of historic fabric which holds some degree of significance. The categorizing of the changes in this way allows for them to be considered in a manner appropriate to the scale of the project and the potential for harm. This is considered a proportionate method for a scheme seeking extensive changes that affect the whole building.

The changes have been collected under the following headings. This approach has supported the assessment to offer consideration to those changes that have greatest potential for harm. The hierarchy is:

Removal – greatest potential
Intervention – significant potential
Renewal – some potential
Enhancement and Alteration- some potential
Conservation and Repair – minimal potential

2.1 – MUSEUM – Former Huddersfield Library and Art Gallery

2.1.1 – Detailed Proposals - Museum

Proposals for the Library and Art Gallery are concerned with its adaption and expansion to facilitate the positive reuse of the building as a museum. Expanding its footprint with a new extension to the north aspect will enable the new modern museum functions to be accommodated whilst limiting the potential for harm to the existing fabric and layout. The proposed footprint of the new extension emulates that of Ashburner's original design intent for the site but never realised.

The proposals for re-use of the former Library and Art Gallery have been developed from a detailed understanding of its construction and the arrangement of the functions that sit within it. This is exemplified in the documents that accompany the application for Listed Building Consent. Reference has been made to Ashburner's original drawings and his writings on Libraries. The hierarchy of significance is set out in the Statement of Significance.

Alterations to the existing building have been proposed to enable its sensitive re-use. Elements of high significance have been identified for retention. Elements which impose limitations on the safe and cost-effective operation of the building have been investigated and changes explored. This includes but is not limited to elements such as the defective roof fabric and inherently flawed roof design, the ventilation system embedded in the external wall and the presence of asbestos both reported by Kirklees and identified on Ashburner's assembly drawings.

The new Museum will permanently house objects from the Kirklees collection as well as host temporary touring exhibitions. The collections include objects that range in age, size and material and have differing needs of care and presentation. An appraisal of the collections and close engagement with the Kirklees Museums team and an exhibition designer has informed the proposals.

Heritage Impact Assessment - Section 2

2.1.2 – Huddersfield Library and Art Gallery hierarchy of significance:

High Significance

- South elevation
- Sculptures by James Woodford RA
- Main entrance lobby and stair well, Lending Library and other key rooms
- Gallery spaces

Medium Significance

- East and West elevations
- Children's Library
- Upper Ground Floor Graphic Novels room
- 2nd Floor - Local History, Reference Library and Study Carrels
- Perimeter walls and railings

Low Significance

- North elevation
- The roof including lanterns and lift overruns
- The rear building element housing the serves spaces, staff WCs, etc.
- Most of the lower ground areas
- Passenger lift, public WCs

Negative Significance (Detrimental)

- Landscape to the north and east
- Lower Ground meeting carrel (added into the stair lobby)
- Non original fabric including past changes to the building that have imposed harm

2.1.3 – Schedule of Changes - Museum

The works to the building fabric that are the subject of assessment include:

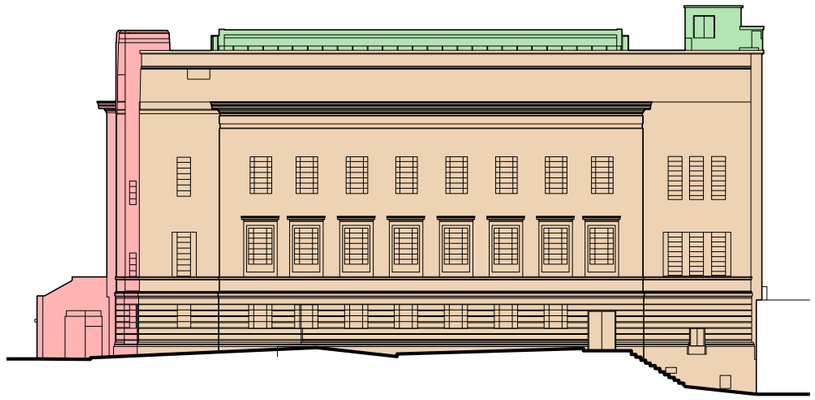
Activity	Description
Removal	
2.2.1	Removal of rear building element primarily containing service functions / construction of a new extension in its place
2.2.2	Roof deck, lanterns, roof lights and lift overruns
2.2.3	Atrium, North wall ground floor to roof, separating service area and main lending library at ground floor and service area and lightwell above
2.2.4	Removal of the lantern over Laylight and associated daylight
2.2.5	Removal of bookshelves and other original fitted furniture
2.2.6	Removal of modern partitions, carpets, wallpaper, fixtures and fittings
Intervention	
2.3.1	New Museum focused landscape to the east
2.3.2	New doorways in internal walls
2.3.3	Subdivision of lower ground rooms
Renewal	
2.4.1	Staff and Visitor WCs and service risers

Activity	Description
Enhancement and Alteration	
2.5.1	Thermal enhancement of the external envelope including secondary glazing
2.5.2	Laylight – alteration to improve maintenance access to the void above
2.5.3	Original bookshelves to be altered to serve as display as part of the museum exhibition
2.5.4	Ramp access into the south main entrance
2.5.5	New lift within existing expanded shaft
2.5.6	Overhaul internal doors and ironmongery
2.5.7	Alteration of the masonry and steel windows the east and west elevations at lower ground level to form new entrances
2.5.8	Alterations to accommodate the new servicing strategy
Conservation and Repair	
2.6.1	Masonry Envelope – repairs
2.6.2	Reuse of the second floor – disused due to failed roof
2.6.3	Existing Windows – overhaul
2.6.4	Reinstatement of lost grilles to the south elevation
2.6.5	Repair and restoration of key rooms
2.6.6	Repair of the perimeter wall and railings

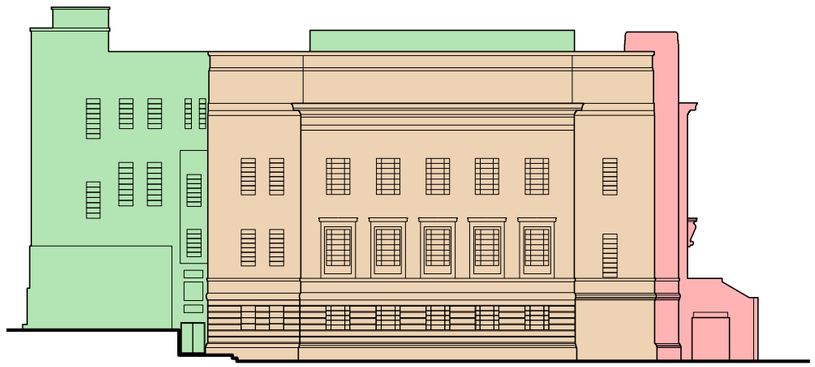
Heritage Impact Assessment - Section 2

SIGNIFICANCE DIAGRAMS - Elevations

SOUTH - PRIMARY ELEVATION



EAST - SECONDARY ELEVATION

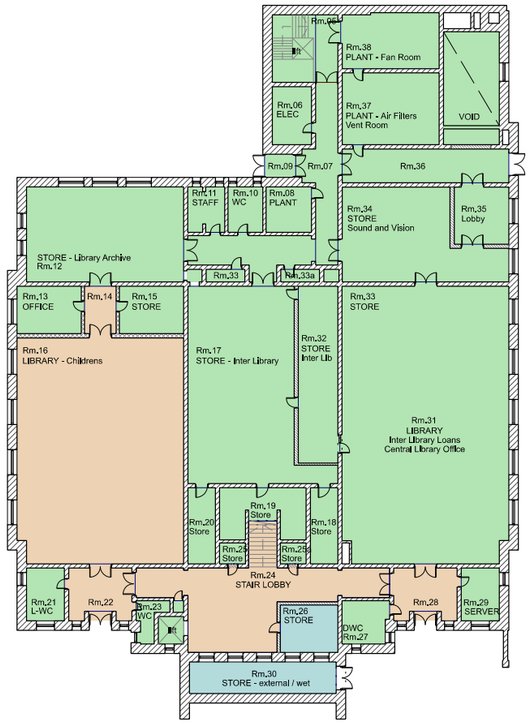


SIGNIFICANCE KEY

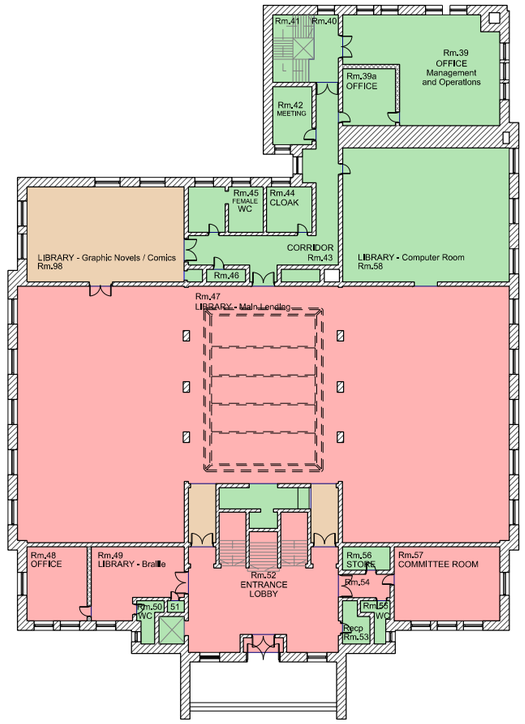
1	HIGH
2	MEDIUM
3	LOW
4	NEGATIVE

Heritage Impact Assessment - Section 2

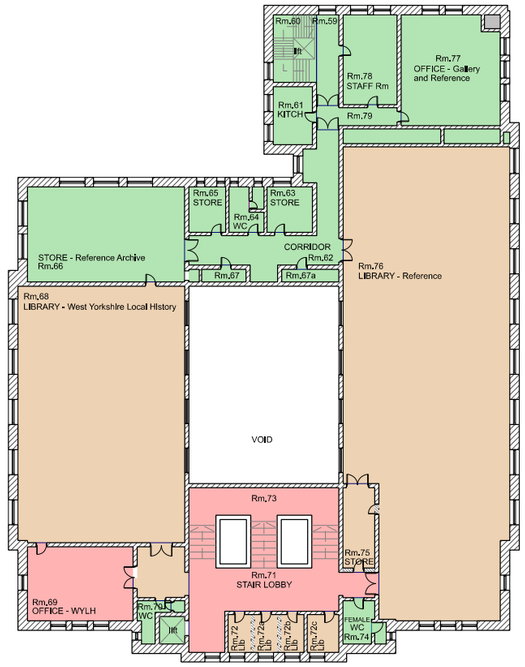
SIGNIFICANCE DIAGRAMS - Plans



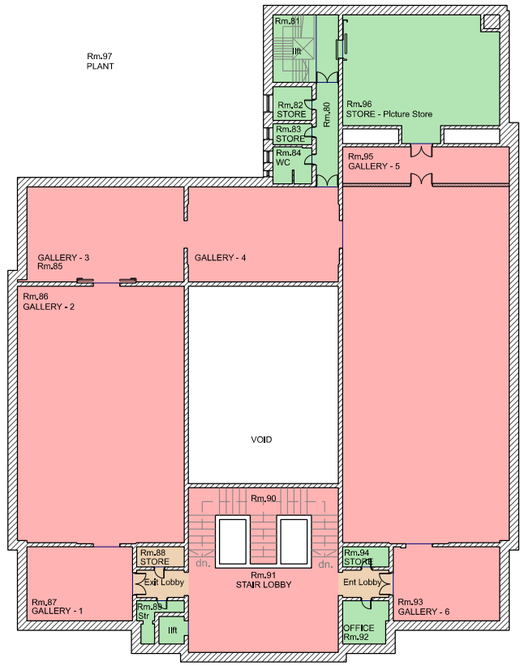
LOWER GROUND FLOOR



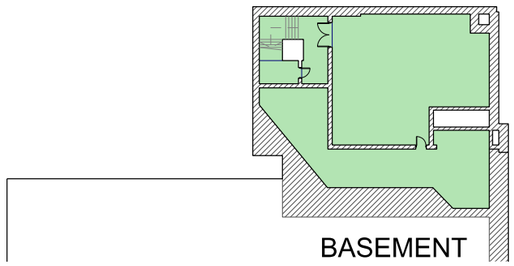
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BASEMENT

SIGNIFICANCE KEY

1	HIGH
2	MEDIUM
3	LOW
4	NEGATIVE

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2.2 - REMOVAL of FABRIC

The following changes are primarily concerned with the removal of historic fabric to enable the reuse of the building in its new form.

2.2.1 – Removal of rear building element primarily containing service functions / construction of a new extension in its place

The rear of the building forms the north aspect away from the visitor entrance. As a predominantly back-of-house area, it accommodates a series of ancillary rooms across five floors which are associated with the building's operation as a public library and art gallery.

Ashburner's original design was laid out to enable the building's future expansion to the north. In 1939, the north aspect was completed with a reduced level of articulation in the façade and the architectural detailing, presumably in anticipation of expansion. The largely blank north elevation overlooked an urban block of lower-scale terraces on the immediately adjacent site to the north, including the Bull and Mouth public house. A staff entrance at lower ground floor level is accessed via a set of external steps from Victoria Lane. Ashburner's plan for the extended building indicates the removal of the low-rise buildings with the extension running up to the former east-west route of Victoria Street and the former Victorian indoor market opposite. This original vision for northward expansion is an important principle that has guided the proposed designs.

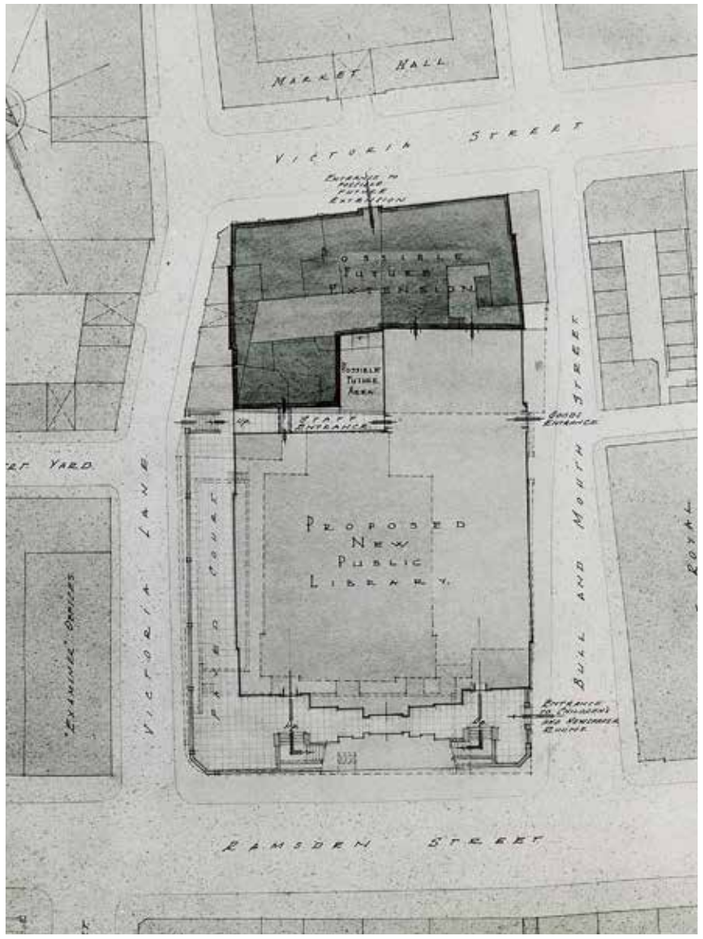
The redevelopment of the area in 1969 resulted in the staff entrance becoming an edge to an open area of the town. A retaining wall separates this route from the higher street level of what became known as Nelson Mandela Corner. The urban realm to the north of the building is largely free of positive public realm features and is, at least in part, a neglected area of the town.

Internally, back-of-house spaces within this element include staff facilities and work areas, a service staircase, plant equipment, service risers and storage. The picture lift depicted on Ashburner's plans is thought to remain, although is now redundant and hidden behind later partitions.

Two book lifts rise within the wall that divides the service spaces from the public parts of the building. These are approximately 400mm square and lie in a symmetrical arrangement on either side of the Lending Library central wall within the rear building element. Both lifts are part of the original scheme with 90 degree dual-sided openings and were designed as a means of transporting books from the three stack rooms at Lower Ground Floor up to the library spaces on Upper Ground and Level 01. The lift cars themselves are later replacements and neither remain in use. Linings to the lift openings on the Lending Library north wall comprise original timber spandrel panelling as well as simple oak profile architraves and skirtings. The original timber roller shutters and call buttons also remain. Various adaptions have been made to the book lift linings on other floors.

As a non-public area, the aesthetic of the back-of-house spaces is plain and utilitarian. The purpose of these rooms for ancillary use has remained unchanged, however their decoration is modern and existing fittings are largely post-1980s replacements. There are original architraves and skirtings, although these comprise simple profiles compared to the more intricate linings seen elsewhere in the building's public-facing spaces. Some early plant equipment remains, including the fan unit serving the concealed ventilation system (now redundant).

On most floors, this vertical stack of ancillary rooms lies adjacent to public-facing spaces to the south. Some of these are partially situated within the rear building element, including the northern edges of the Upper Ground Floor Computer Room (formerly a Music Room), Level 01 Reference Library, and the north end of Gallery 5 at Level 02, which was partitioned off from the main space shortly after the building's opening.



Ashburner's block plan for potential extension - 1937

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Appraisal of Significance

The rear envelope of the building holds low significance for its Aesthetic and Architectural significance.

The north elevation was not designed to be of aesthetic significance, with architectural detailing only retained at the wall head. It has little to no aesthetic and architectural significance.

The current setting is the result of the Murrayfield redevelopment, which resulted in the extensive excavation of this area to a substantial depth so that access tunnels could be formed.

Public-facing rooms contained within the rear building element that are to be altered to accommodate the new extension include the Computer Room (low significance), Reference Library (medium significance) and Gallery 5 (high significance).

The interiors offer understanding of the hierarchy of the spaces and the economy of materials and detailing expressed in the greatly reduced finishes in the staff spaces. The linings to the book lift openings, where intact, hold aesthetic and architectural significance. The shafts hold some historic significance as elements of fabric that describe the operation of the building. The lifts themselves hold no significance.

The Statement of Significance confirmed that *"In summary, the north elevation in isolation comprises little in the way of aesthetic value and is of low significance when compared to the building's other elevations."*

Proposals

The scheme is seeking the expansion of the existing Library and Art Gallery building to provide new facilities and enhance its ability to house specialist spaces in keeping with its new function as a Museum. This will involve the removal of the rear building element and the creation of a new purpose-built extension. Proposals for the new extension are central to Kirklees' wider long-term vision, which seeks to consolidate its museum collection within a facility suited to contemporary standards for collections care and display, in a manner that promotes physical and social access within a town centre location.

The extension is also seeking to rectify the harm caused by the dislocation of the building from its setting as a result of the 1969 Murrayfield development and the later 1980s landscaping that consolidated the tunnel to the east of the building and the blank open hard landscape to the north-west. The improvement of the setting is to be achieved via the creation of a new entrance with landscaped approach and visual activation at street level that is inclusive and inviting to visitors.

In summary, the scheme will accommodate the following spaces within the new purpose-built extension:

- New public entrance to the north with café and shop;
- New public facilities including accessible toilets, Changing Places facility and bike store;
- New spaces design to supporting education and public engagement with Kirklees' museum collections;
- New environmentally controlled exhibition spaces suitable for hosting touring exhibitions indemnified under the Government Indemnity Scheme;
- New plant and storage spaces to enable the building to operate to modern standards expected for collections care and management.

The new extension will be realised through the following changes to the listed building fabric:

- Replacement of the rear building element primarily containing back-of-house spaces;
- Windows removed and openings enlarged to form a new visitor entrance element inserted into the east elevation;
- Partial façade retention of the east elevation with new extension behind;
- Insertion of a new lift shaft that will require a stack of windows on the east elevation to be formed as blind windows;
- Partial retention of internal brick partitions, with new inserted partitions and doors to form new spaces and circulation routes;
- New goods lift, passenger lift and service risers, mostly within the zone of the original picture lift / risers;
- Partial removal / alteration of: LGF Store and Access Lobby (formerly Stack Room – subdivided following completion), loss of the north and west walls forming the Computer Room (formerly Music Room), loss of the north wall forming the Reference Library (formerly General Reading Room) loss of the north wall of Gallery 5 (the element partitioned off from the main space post-completion);
- Removal of book lifts inclusive of surviving timber linings where present;
- North wall of the Computer Room (former Music Room) removed with new partitions subdividing the space.

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Extension Design and Aesthetic

The extension has been designed to seek a balance between the formal composition of the existing building and the needs of the new facilities which are prescribed and specific. The extension's height, scale and massing has been articulated to create a building which complements the scale and mass of the existing without being overbearing. The detachment of the Library building from its setting requires a sensitive approach to ensure it can reconnect with its setting.

The west elevation has been articulated to maintain balance between the elements. Here the high-quality façade of the museum extension wraps the corner to ensure the extension is present on Victoria Lane and to reduce the scale of the new when set against the Library building.

The north elevation holds the new public realm and offers the opportunity for views deep into the building plan where aspects of the original building can be seen.

At street level the building will have an arcade-like form creating a plinth for the element above. The ground floor will be largely glazed offering views deep into and out of the building.

The new entrance will complement the existing with both remaining functional. The new entrance will be formed in place of the existing tripartite window on the east elevation identified as part of the façade retention. The use of the historic architecture to characterise the public entrance is a potent mechanism to ensure the existing and new link positively in the consciousness of a visitor.

The extension has been designed to achieve high standards for energy performance. This is to be achieved through the formation of the new building envelope with insulating materials and the use of high-performance glazing. The external skin of the extension will be rainscreen cladding of local millstone grit offering a sympathetic material that closely matches the existing building in tone, colour and texture. The cladding will be fitted to aid the vertical architectural language of the extension which will help it sit in balance to the larger mass of the original building. The cladding will have a semi-louvered aesthetic to enable a play of light across the facade adding to interest and activation.

Mitigation

The extension is proposed to sit over the site of the current rear building element and the area described by Ashburner as the site for potential future expansion.

The new extension has been designed to contain the spaces and functions that hold greatest potential to drive change, thereby mitigating the potential for impact on the higher significance spaces of the listed building.

The extension is designed to remediate the harm imposed by the poor-quality changes of the Murrayfield development.

The avoidance of the removal of spaces with medium and high significance has informed the layout and form of the extension. The rooms identified for removal are back-of-house predominantly of low significance. The spaces within the building identified for retention hold medium and high significance. The examples of retained spaces include Galleries 1,2 much of 5 and 6; the West Yorkshire Archive Office (with fitted shelves) and the Main Lending Library (with some retained shelving and adaption / enhancement).

The architectural language of the extension celebrates the bold artistic form of the existing building. It uses materials and architectural devices that complement and celebrate the quality of the existing building.

Likely impact on Heritage Significance arising from the proposed change

The back-of-house spaces that will be removed to enable the expansion of the building hold low significance. Although removal of the rear building element will affect medium and high significance spaces, the impact of the proposals is limited as the extent of change is limited to the partial removal of fabric in a manner that will allow the significance of these spaces to be maintained. The setting holds negative / detrimental significance.

For the loss of the rear element and replacement with a new, well designed and sensitively resolved envelope, will cause harm at the lower extent of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

Interior of the proposed new extension

Heritage Impact Assessment - Section 2

2.2.2 - Roof deck, lanterns, roof lights and lift overruns

The building's roof was designed to be concealed behind a tall stone parapet. The roofscape includes glazed lanterns, rooflights, lift machine rooms and plant. The roof is built of hollow clay blocks laid between steel beams. Concrete was poured over the blocks creating a slab. This was also the approach for the formation of the lanterns which were laid out to align with the gallery spaces below regardless of their solar aspect. They include heating panels in the form of pipework inset within the concrete deck. Over the slab was laid a 50mm mat of cork onto which was poured a bitumen waterproofing. Rainwater pipes were routed through the roof fabric and designed to drop internally within the thickness of the external wall. The top floor galleries were originally served by an independent ventilation system, with extract ductwork housed at high level within the ceiling voids.

The roof has been reported to have suffered leaks for several decades. It has been altered on several occasions, with the changes including removal of lanterns and rooflights, replacement of patent glazing, renewal of roof coverings including insulation and the introduction of new rainwater pipes though the Picture Store. A series of investigations since 2000 have identified the roof as flawed in design for the failure of its fabric and in need of substantial intervention to address water ingress issues. The flaws include:

- Lanterns which allow direct sunlight to bleach the gallery walls;
- Insufficient rainwater drainage capacity;
- Flawed rainwater drainage systems which block and surcharge;
- Failed roof coverings which are over large by area and prone to failure.

The consequence of the above is that the top floor gallery spaces have been out of use and closed to the public for two years, with water ingress continuing to cause damage internally to the building fabric.

Appraisal of Significance

The presence of roof lanterns illuminating the galleries holds some heritage significance tied to the functional operation of these spaces, however the significance is reduced by the absence of original material and the architectural form of the lanterns themselves. For the presence of the original structure and long pitched roof lights, the roof has aesthetic or architectural significance.

Proposals

Following appraisal of the reports since 2000, the existing roof design has been recognised as a substantial constraint to the sustainable re-use of the building. As such, the scheme is seeking the complete renewal of the roof deck which will result in the loss of the original form as well as the removal of more recent lantern windows, roof coverings and the gallery ventilation system housed within the ceiling void. The new roof deck is to be laid over the existing primary steel structure and remain set below the existing parapet. The design for the new roof includes lanterns over the top floor spaces set out to ensure the provision of north light which will offer suitable illuminance and direction of daylight as required for collections display. A new glazed roof light will be assembled over the existing atrium, transforming this from an exterior space to a covered space that will remain naturally lit. A new lift overrun will accommodate the new positions for the passenger and goods lift below.

The rainwater drainage strategy is seeking a more robust and maintainable solution with increased capacity comprising multiple downpipes to be routed within the lightwell and to link up to new and replacement drainage that drops via risers to the lower ground floor.

Mitigation

The new roof will remain no more visible than the original.

The new roof is seeking the retention of the primary structure of the original roof.

The new roof will employ the design principles of top-lit spaces that Ashburner was seeking to implement with greater appreciation for the exploitation of daylighting in a collections display setting.

Likely impact on Heritage Significance arising from the proposed change

The removal of non-original fabric to the roof and the remediation of inherent design defects via the sympathetic replacement of the roof structure and coverings, will cause **'no harm'.**

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2.2.3 – Atrium, North wall ground floor to roof, separating service area and main lending library at ground floor and service area and lightwell above

The north wall of the atrium rises the full height of the building from Lower Ground to Roof level. As a building element, it forms a consistent division between the public-facing spaces at the front of the building and the back-of-house spaces to the rear. The elements of fabric proposed for removal that primarily lie north of this wall have been assessed under section 2.2.1.

Lower Ground Floor - At this level, the north wall is internal and divides the main library storeroom from more general back-of-house spaces associated with the building's operation as a public library and art gallery. Its plain linings and finishes reflect the use of these spaces.

Upper Ground Floor - The Lending Library at Upper Ground Floor spans the full width of the building. At this level, the north wall is internal and public facing with a symmetrical arrangement. The central section of the wall is bookended either side by Swedish Green marble pilasters, which align with the faceted marble columns within the floor plan. A modern free-standing service counter stands in front. This arrangement differs from the Library's original layout, which saw a fitted service counter, since removed, positioned against the south wall.

An original double-leaf oak door with original vision panels complete with Art Deco motif is positioned in the centre of this central section of the north wall. Some later adaptions have been made to it, including modern door furniture and timber veneer panels in place of the lower glass panes. It's original Art Deco-inspired oak architrave matches that seen on the other two door openings of the north wall beyond this central section which lead into adjoining public-facing spaces, one of which is missing the doors. The door in this central section provides access into an adjoining back-of-house corridor within the rear of the building. Above the door is a wall clock with original face, hands and dial, and modern numbers, served by a modern electrical conduit. There is also a modern CCTV camera and fire escape signage.

On either side of the door are two runs of oak shelving. Like the other perimeter shelving evident elsewhere in the Lending Library, these units were built to Ashburner's design and are original to the building (see section 2.2.6. for detailed description). They are largely intact, with some decorative alteration and additions.

On the other side of the north wall, immediately behind the shelving, are two storerooms. These are accessed via the back-of-house corridor in the rear of the building. One of the storerooms hosts an internal rainwater downpipe serving the lightwell roof above the Lending Library. These service spaces also acted as the risers for cables, pipes, etc that ran between the floors.

Between the pilasters and shelving are two book lifts, one on either side of the central wall. These are described under section 2.2.1.

Level 01 and above - Above the Lending Library, the wall becomes external and forms the north aspect of the lightwell. This is visible in photo 4.4.19 of the Statement of Significance. The wall is built of imperial white glazed bricks set in a lime, cement mortar. At each end of the wall, rainwater pipes can be seen penetrating the parapet and carrying the rainwater to a single outlet at the level of the atrium lantern which sits above the laylight (addressed under section 2.2.4. and 2.5.2) A single window from Level 01 provides access from the service corridor out into the lightwell for maintenance purposes. The light well deck and lantern are located approx. 1200mm above Level 01.

Appraisal of Significance

At Upper Ground Floor, the north wall holds architectural and aesthetic significance for its part in the composition of the northern edge of the Lending Library. The glazed brick facade above was not meant to be seen and while it was selected to improve the amount of light that could be reflected into the library spaces, the material holds no significance in its own right.

Proposals

The proposals are for the partial removal of the north wall to enable the linking of the existing volume of the lightwell and the new volume of the atrium that is at the centre of the proposed extension. The proposals also include partial removal of the central section of the Lending Library north wall in order to create a physical link at Upper Ground Floor between the existing building and the new extension.

A new opening at Upper Ground will be formed by removing the central door and surrounding area of wall, including the oak architraves, oak skirtings and storerooms behind. The doorset will be retained and relocated to the original door opening missing its doorset to the east of the central section. The oak shelving units will also be removed, with the intention of repurposing them for use elsewhere within the building as part of the Museum's display furniture strategy. Refer to section 2.2.6 which explicitly assesses the removal of bookshelves. The marble pilasters will be retained and repaired where required.

The clock will be restored and remounted in Level 01 RM.76, formerly the Ladies' Reading Room and proposed to be Museum Display. Here the room has lost its original clock.

At Levels 01 and 02 above, the wall in its function as an external element will be removed and the volume of the proposed atrium and light well will become a single volume.

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Mitigation

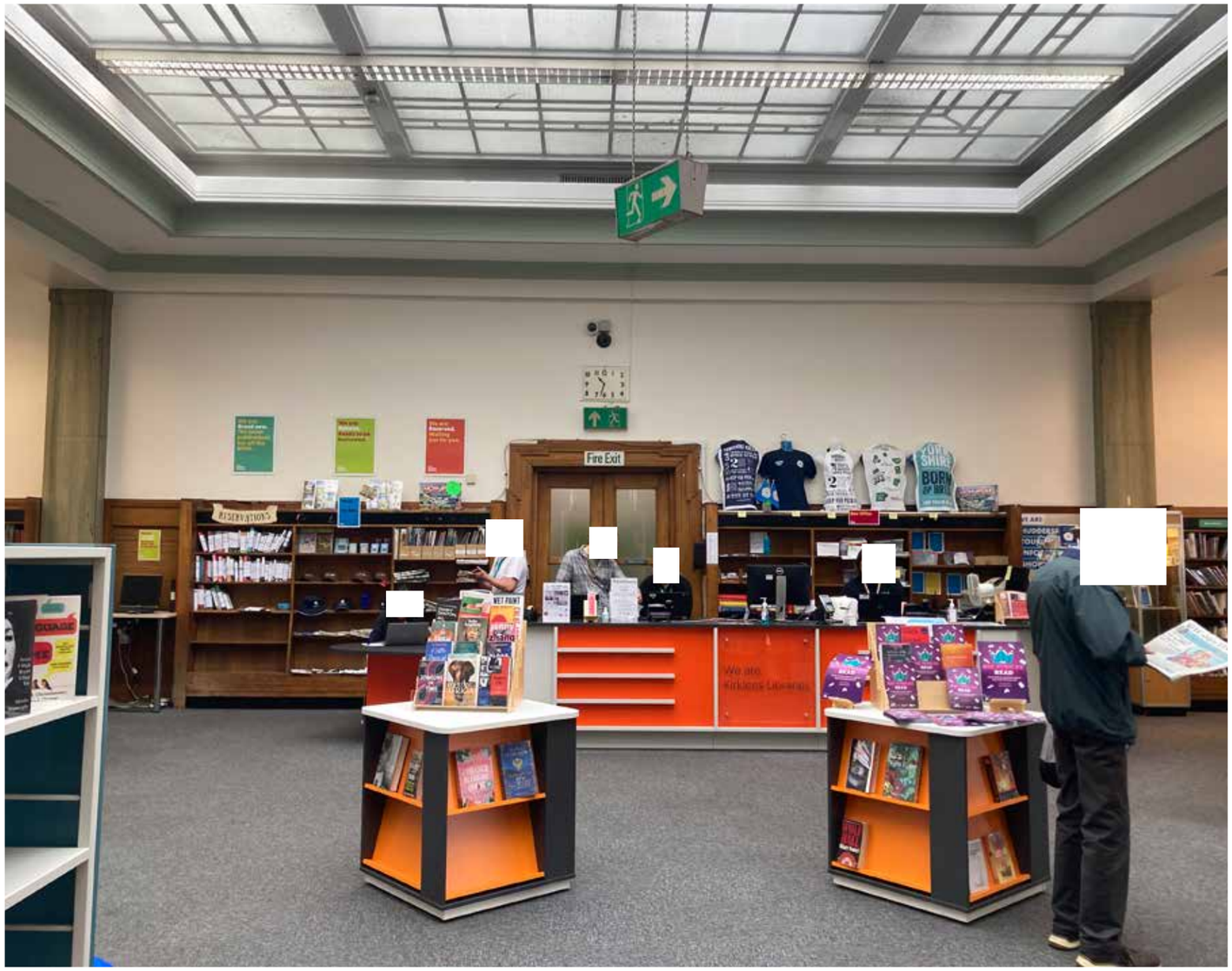
Elements of original fabric are to be set aside for re-use.

Likely impact on Heritage Significance arising from the proposed change

The atrium facing fabric holds low significance, the room facing fabric that addressed the Lending Library and Gallery 4 holds high significance as part of the fabric of the rooms they address.

The past reordering of the Lending Library floor included the removal of the original fixed service counter on the south wall and addition of a new free-standing serving counter in front of the north wall. This reorientation of the space has eroded the authenticity of its arrangement.

The partial removal of walls will result in the loss of some historic fabric but will not fundamentally reduce the legibility of the Lending Library space or result in the loss of original features that are unique within the building. In consideration of the overall change, the partial removal of the wall will cause harm at the lower end of **'less than substantial harm'.** It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.



View of the north wall as seen from within the Lending Library

Heritage Impact Assessment - Section 2

2.2.4 – Removal of the lantern over Laylight and associated daylight

At the base of the lightwell is a glazed lantern which sits over the original steel and glass laylight. The lantern appears to be of Georgian wired glass set between patent glazing bars all over a white painted steel truss. The truss structure is thought to be original and the glazing system a replacement of the 1990s.

The lantern allows daylight to penetrate deep into the building plan. Whilst impacts to the fabric of the laylight are described under 2.5.2 the loss of daylight to the centre of the main room and the loss of the lantern are described here.

Appraisal of Significance

The lantern is not a unique or remarkable feature; however, its inclusion is a key articulating device that drives the building's typology and floor plan arrangement. Natural light penetrating deep into the building characterises the spaces which the lightwell serves. The lightwell has historic significance for its form and purpose within the wider arrangement of public-facing spaces but is low in architectural and aesthetic value in relation to its design and use of materials.

Proposals

The scheme is seeking to move the function of the lantern up in line with the wider roof plane. The inclusion of the lightwell within the building's thermal envelope will mitigate energy use and is a necessary and sensible part of the retrofit strategy. The existing lantern will be removed, and a new accommodation floor inserted above. The new glazed roof light at Roof level will ensure natural light continues to penetrate the lightwell, meaning daylighting of the Level 01 rooms will be largely unaltered. The Lending Library laylight will become covered by the new accommodation floor, which will result in the loss of the top-lit daylight source within the centre of the main room. To manage this, a new lighting array designed to offer synthesised daylight will be fitted above the refitted laylight. This will ensure the luminescence of the laylight will appear similar to that seen in its current form.

Mitigation

The existing building form requires an energy intensive means of heating. The external envelope of the lightwell was well suited to a building of the early and mid-20th century. As building systems have become more sophisticated and the methods and means of insulating buildings has become increasingly urgent, the need to simplify building envelopes to reduce heat loss and improve efficient energy use has become better understood and more important.

The lighting array will seek to substitute the quality of the light experienced in its existing form so that future users will experience the space as intended.

Likely impact on Heritage Significance arising from the proposed change

The loss of the light well lantern and the removal of natural light will result in some harm, but in consideration of the mitigating measures this harm is considered to be at the lower end of **'less than substantial harm'.** It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

Lantern and north glazed brick wall photographed from roof level

Heritage Impact Assessment - Section 2

2.2.5 – Removal of Bookshelves and other original fitted furniture

Bookshelves: Fitted perimeter shelving along the external walls is evident within a number of public-facing spaces, including the main Lending Library, Graphic Novels Library and the Children's Library and its adjacent office (partitioned off during a later phase). The shelving in these rooms is original and forms part of a series of original fixed and loose furniture items within the building that were constructed to Ashburner's design. The perimeter shelving reflects Ashburner's design approach as described in his 1946 publication 'Modern Public Libraries'. Similar shelving arrangements appear in other buildings such as Sheffield Central Library, where Ashburner served as assistant architect.

The shelves are made of oak and oak veneered block board. Some of the shelving has been subject to decorative alteration and additions, although it remains largely intact. Although tailored to library use, they were designed for mass production with their joinery detailing embodying simple principles such as adjustable shelving with bronze tonk strips to enable minor degrees of adjustment to the shelves. The detailing of the shelf cases is generally replicated throughout with some variations in arrangement, such as angled shelves to the base of units within the Upper Ground Floor Lending Library and Graphic Novels Library.

The perimeter shelving functions as an integrated element within the building's original although now redundant services distribution, which featured galvanised metal ductwork concealed within the building's fabric linked to a centralised mechanical ventilation and heating system. The system is described further in section 2.5.1. The shelves lining the external walls conceal short ply ducts which link the in-wall galvanised metal ducts of the warm air ventilation system to metal grilles in the shelf head. A void to the base of the shelving allows for pipe and duct runs whilst metal grilles promote ventilation of the void. Some of the shelves also feature low-level valves at the bottom rails which connect to the building's central vacuum cleaning plant, although the system has long been out of use.

Elsewhere, perimeter shelving units evident in the Reference Library comprise modern replacements of original shelving installed to Ashburner's design that were removed as part of a phase of post-1970s alterations.

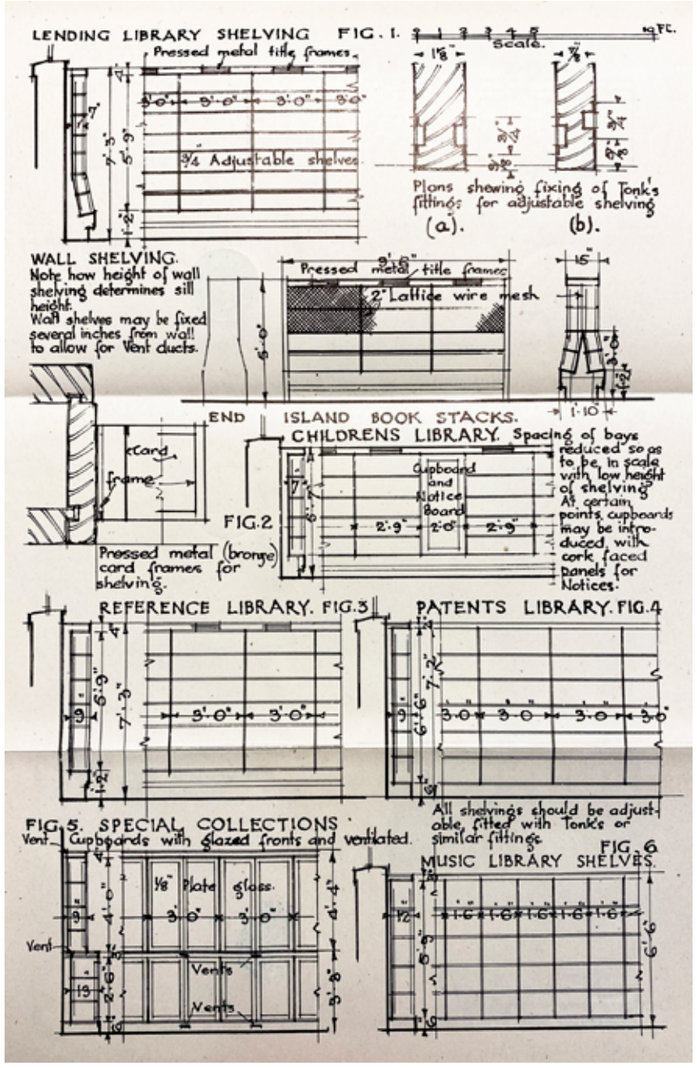
Gallery dado panelling / trunking: In the top floor galleries, ventilation was originally supplied via ducts concealed behind timber dado trunking which runs the full perimeter of each gallery space with fresh air gratings to the panelled face. The system has been redundant for a number of years. The trunking sits 150mm from the existing wall face, and previously sat below fabric-covered wall linings with pressed metal picture rails, which have since been removed. The dado trunking remains in situ and has been subject to numerous modern decoration schemes and installation of modern grilles.

Wall clocks: A number of wall clocks original to the building have been subject to various levels of adaption.

<u>Appraisal of Significance</u>

The original shelving and gallery dado trunking were designed to be in keeping with the architectural style of the building. They hold aesthetic and architectural significance both for their design interest and as integrated elements of the building's mechanical operation. They also hold historic significance for their purpose and function closely related to the building's civic use as a public library and art gallery.

As later replacements, the modern fitted furniture evident elsewhere hold no significance.



Extract from Ashburner's *'Modern Public Libraries'* 1946

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Proposals

The proposals include the removal of fitted furniture in the form of both original and modern shelving units. The scheme seeks to carefully balance the scale of removal against the need to ensure the building can successfully function in its new use as a museum in a manner that encourages flexibility of spaces for different means of display and interpretation of collections. Wider proposals to sensitively conserve and restore a number key spaces within the building are also central to this balance, which are discussed separately in section 2.6.0.

Under the proposals, fitted furniture will be removed from the following rooms:

- Full removal of original shelving in the Graphic Novels Library
- Full removal of original shelving in the Children's Library and adjacent office
- Partial removal of original shelving in the main Lending Library
- Full removal of modern shelving in the Reference Library

To help balance the of harm from this removal of existing furniture, alongside proposals to conserve and repair key spaces highlighted above, specific elements of original shelving along the north wall of the Lending Library have been identified for retention, adaption and repair. In addition, shelving in this location will be sensitively adapted to accommodate the display of objects from the Kirklees Museum and Galleries collection. Shelving identified for retention and an outline description of its enhancement are discussed under sections 2.5.3.

A similar approach which seeks to balance the risk of harm has been adopted for proposals to the timber dado trunking within the top floor galleries. Some sections will be removed under the proposals in order to accommodate the building's reconfigured spatial arrangement and flexibility needs, whilst other sections will be retained and adapted as part of wider changes relating to the building's thermal enhancement.

As described under section 2.2.3. the wall clock within the Lending Library is to be retained and refitted in Level 01 RM.76, formerly the Ladies' Reading Room and proposed to be Museum Display.

Mitigation

The select retention of shelving along the north wall of the Lending Library will ensure some original fabric is preserved in-situ. It's sensitive adaption to suit the needs of the building's new use will ensure its longevity as an original element of furniture designed for cultural and civic use.

The conservation and repair of key rooms of high significance is an important factor in seeking a heritage balance.

Likely impact on Heritage Significance arising from the proposed change

The likely impacts have been determined with due consideration of the mitigating factors and recognition that there will be no total loss of any single element of original fitted furniture. As such where fitted furniture is removed its loss will cause harm at the lower end of **'less than substantial harm'.** It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

Original shelving in the Lending Library

Heritage Impact Assessment - Section 2

2.2.6 – Removal of modern partitions, carpets, wallpaper, fixtures and fittings

The building has been subject to at least three phases of repair and renovation over its lifetime. These phases of change seem to have been undertaken to ensure the building remained functional and in compliance with contemporary safety standards and to meet the needs of the building's users.

The most notable is thought to have taken place in the 1980s when all the WCs were refitted. It is around this time that the carpets are also thought to have been fitted, some over existing floors and some in place of.

Over the years there have also been new electrical services, fire escape systems, security systems and access facilities installed. These have been complimented by phases of new signage. Some rooms have been partitioned to enable new uses and to accommodate changes in operation. Other changes include the installation of modern fixtures and fittings associated with the building's use as a public library, such as modern shelving units and information displays. In some cases, removal of original fixtures or damage to original linings has taken place in order to accommodate these changes. This cumulative impact has served to conceal and interrupt the simplicity of the original aesthetic. Every addition noted seems to be of lower quality and without consideration of the overall impact on the building's aesthetic.

Appraisal of Significance

The later additions hold no significance and are recognised as being detrimental to the legibility of the building's aesthetic and architectural significance.

Proposals

The proposals include several steps that will enable the remediation of past detrimental changes.

The removal of all non-original signage and other modern fixtures will ensure that key spaces are returned to a more authentic aesthetic.

Modern 1980s carpeting generally will be removed and replaced with robust, high-quality floor finishes in the form of either new terrazzo or hardwood timber flooring. Linoleum will be installed to WCs, kitchens and service areas. Prior to installation, surviving flooring found below modern finishes will be inspected, repaired and retained below the new floor linings.

Walls and ceilings are to be painted plaster in place of 1980s wallpaper and in a manner that suits the building's original decoration scheme.

Later partitions that have previously served to sub-divide a number of spaces will be removed.

Mitigation

The use of modern high-quality finishes that emulate the original proposals will be sympathetic to the building's significance.

Likely impact on Heritage Significance arising from the proposed change

The renewal of linings, removal of modern building systems surface-mounted over the building fabric and the replacement of low-quality later additions, will cause **'no harm'.**

Wall paper (1980s) and secondary glazing (1950s) to the Chief Librarian's Office

Carpet tiles laid over original / worn floor coverings

Heritage Impact Assessment - Section 2

2.3 - INTERVENTIONS

The following items have been grouped together as elements that are additional to the existing building. They can impose varying degrees of harm depending on the scope and scale.

2.3.1 - New Museum focused landscape to the east

This east elevation of the building once addressed Bull and Mouth Street, a tapering street that linked to the now lost Victoria Street that ran from Victoria Lane to Queen Street and informed the south aspect of the Victorian Market Hall. The changes made to the surrounding townscape as a result of the 1969-1974 Murrayfield development have significantly altered the relationship of this elevation to its setting. diminished its prominence as an edge forming. In particular, the removal of Bull and Mouth Street and the subsequent formation of a steeply sloping route into subterranean tunnels has diminished its prominence as an urban edge and served to isolate this elevation from the public realm. This space was initially excavated to form a car park and adjacent delivery zone. The continuation of this as an access route from the tunnels to the upper street level was made some time after 1990.

Appraisal of Significance

The east elevation holds medium aesthetic and architectural significance. Elements of the setting, including the sloping tunnel access have had a negative impact on this elevation of the building.

Proposals

The levels of the urban realm are largely constrained by the presence of the tunnels. The creation of a new contained landscape emulates that of the landscape to the west. The sunken garden at the west was an important part of the Library's design which Ashburner viewed as space for contemplation and thought. The new garden to the east will emulate the function of the west garden. The east garden will provide a protected space linked to the education suite of spaces situated in the east wing of the Lower Ground Floor of the Museum.

Mitigation

The creation of a usable space to the east of the building will afford a use that is in keeping with the philosophy of the original building.

Likely impact on Heritage Significance arising from the proposed change

The creation of a new soft and hard landscape to the east will serve to rectify the most harmful impacts of the 1969 scheme and be an enhancement of the building's setting and will cause 'no harm'.

Proposed landscaping scheme to the east

Heritage Impact Assessment - Section 2

2.3.2 - New doorways in internal walls

The scheme requires several new doorways to be made in existing internal walls in order to facilitate revised visitor and staff movement around the building through its new use as a museum.

Appraisal of Significance

The new internal doors will be inserted within a variety of existing walls holding low, medium, and high significance.

Proposals

Lower Ground Floor – New doors are proposed though the brick walls separating the main east and west rooms from the former store spaces in the centre of the building.

Upper Ground Floor – The existing closed-over door between the Chief Librarians office and the Main Lending Library is to be reinstated.

First Floor – New doors are proposed to create doored lobbies to the east and west of the landing. A new door is proposed in the north wall of the former archive room.

New WC door proposed in the east wall of the lobby have been described elsewhere.

In general, and wherever possible existing internal doors have been retained and the buildings re-use planned accordingly. New doors within the former Library will be designed to emulate the material, form, and appearance of the original.

Mitigation

The new doors have been proposed to match the original fabric. Insertion of new doors within existing walls of high significance are limited to areas where the design intent seeks to reinstate original openings that have been lost through later phases of adaption.

Likely impact on Heritage Significance arising from the proposed change

The creation of new doorways will cause harm at the lower end of **'less than substantial harm'**. This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

2.3.3 - Subdivision of lower ground rooms

The lower ground floor has been subject to a variety of change in the past. The former newspaper room has changed repeatedly in its life and is now free of original features. The storage areas at the centre of the plan have also been adapted to suit the evolving needs of the Library. The Children's Library is largely intact with the north end partitioned off early in the building's use.

Appraisal of Significance

The Children's Library within the Lower Ground Floor holds medium significance, although its spatial arrangement has been subject to adjustment following the building's opening. The remainder of the Lower Ground Floor layout to be subdivided as part of the proposals are back-of-house spaces holding low significance.

Proposals

The storage area and former office / newspaper room are to be laid out anew to enable their use as museum storage and education spaces. The shelving and non-original partition of the Children's Library will be removed in order to reinstate the space back to its original layout.

Mitigation

The adaption of this area of the building to house key operational activities has guided the design for a smaller extension that would be the case had these spaces been located beyond the existing building footprint.

The subdivision of the spaces is proposed to those rooms already the subject of past change.

Likely impact on Heritage Significance arising from the proposed change

The subdivision of the central space and former office will cause harm at the lower end of **'less than substantial harm'**. The removal of fitted furniture and change of use of the Children's Library will cause harm at the upper end of **'less than substantial harm'**. This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

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2.4 - RENEWAL of FABRIC

The changes described under the following headings are concerned with the improvement of the building to support its future use. Changes described include the replacement of original fabric but seek to ensure the proposals are empathetic to the aesthetic, architectural and historic significance of the asset.

2.4.1 - Staff and Visitor WCs and service risers

This section is specifically concerned with the introduction of new WCs within the existing building and the changes required to accommodate them.

Proposals

The original design included for a series of male and female WCs set either side of the main stair. The new lift described under section 2.5.5. will entail the removal of the male WCs. To the east side of the stair the female WCs are to be fully renovated. At Lower Ground the existing WCs adjacent to the Children's Library will be renewed as will the existing WC to at the entrance to interlibrary loans. The current security room (formerly the attendants office) will be converted into a new WC.

All of the current WCs were subject to renovation in the 1980s. The proposals are for the complete renewal of the current fixtures, fittings, and wall linings. The WC layout will be altered, and the stack of ladies' WCs will have new entrances formed though the west wall to achieve improved access and to better suit the formation of service risers. The new openings are typically though plastered brick walls. Lower Ground Floor - Access into the WC will be via a new opening in the masonry wall.

Ground Floor - The existing doorway of the attendant's room that opens into the ground floor lobby will be retained and re-used as the entrance to the WC.

First Floor – Access will be via the east most Carrel which currently serves as the map storage room. Access into the WC will be via a new opening in the masonry wall.

Second Floor – Access will be via a new opening in the masonry wall.

Appraisal of Significance

The existing fittings and finishes of the WC rooms hold no aesthetic or architectural significance.

The walls that enclose the WCs are of bricks and mortar with linings of plaster at each level and hold low significance.

The existing doors that provide access to the WCs are of low significance save for the roof off the corridor to the committee room which is of medium significance due to its finish which matches that of the panelled walls.

Mitigation

The inclusion of a larger number of WCs in the proposed extension has minimised the need for an increase in WCs at the south end of the building.

The retention and renovation of the WCs in their existing locations has sought to deliver improved provisions of access while minimising the extent of change to the fabric.

The new riser wall and doors that open into the Committee Room Lobby are to be fabricated to match the existing wall linings.

Likely impact on Heritage Significance arising from the proposed change

The renewal of the WCs and addition of WCs in place of the security room will cause **'no harm'.**

The knocking though to form new access in the west wall of the WCs located where the current female WCs exist will cause harm at the lower end of **'less than substantial harm'.**

The loss of original doors serving the WCs are all floor levels to enable the formation of a service riser will cause harm at the lower end of **'less than substantial harm'.**

This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

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2.5 - ENHANCEMENT and ALTERATION

The following items have been grouped together as elements subject to some degree of change but that are largely unaltered.

2.5.1 - Thermal enhancement of the external envelope including secondary glazing

The existing building envelope is of solid wall construction over a steel frame. The outer face is of Crosland Hill millstone grit laid in a lime mortar. The body of the wall is of imperial bricks laid in a lime gauged cement mortar and built off the steel beams at each floor level. The inside faces of the walls are painted plaster.

Services related to the whole-building centralised system run within the depth of the external walls. Ashburner's design allowed for the inclusion of conduits and ducts within the inner leaf of brick. Inlet and extract ducts serving each main room of the library and art gallery spaces were designed to terminate at fitted furniture in the form of bookshelves, archive shelving or dado panelling. This zone has several services that run the height of the building.

- Rainwater pipes drop from roof level
- Warm air ducts rise from beneath the floor at lower ground level
- Electrical conduit is chased into the brick

In his book 'Modern Public Libraries' Ashburner described the installation as follows:

"The rising ducts are of galvanized metal trunking, turning into shaped mouthpieces concealed in the top of the shelf framing and discharging through pierced metal grilles at each floor level."

The roof is described under section 2.2.2.

The windows are of rolled steel sections with plate glass held in position with painted hardwood beads and brass screws.

Appraisal of Significance

The existing wall linings and services have low aesthetic and architectural interest. The services hold low historic significance as a record of building servicing of the period. The windows hold high architectural and aesthetic significance for their place in articulating the architectural style of the building and distribution of natural light within the spaces.

Proposals

The scheme is seeking to achieve the maximum thermal enhancement of the building envelope to improve the internal environment, minimise future energy demands and assist in regulating internal conditions. The strategy will require the following steps to be undertaken to all rooms identified for enhancement:

- Demount all furniture and services mounted to the inside (room) face of the external walls
- Existing plaster to be stripped from the wall face
- Existing vent ducts to be insulated and closed at each floor level (fire precautions)
- Cornice along external wall to be demounted and set aside for reinstatement
- Walls and window reveals to be lined out with new insulation build-up
- New framing to underside of slab installed to allow for insulation lining to return at ceiling soffit
- Existing windows to be retained largely unaltered (refer to conservation and repair strategy as part of wider works)
- Cornice to be refitted in new position slightly inboard and below its original location
- Secondary glazing fitted in the plane of the new insulation
- Where identified for retention, the existing fitted furniture is to be refixed

Insulation is to be selected to ensure it is compatible with the hygrothermal behaviour of the existing wall. Final specification is to be based on further investigation and testing of the existing building fabric.

Secondary glazing is to be of thermally broken double glazed units akin to a new window inboard of the existing window. This is essential to enable the building to achieve the required thermal values and air tightness.

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Mitigation

The designs have been developed to minimise impact to the existing fabric by ensuring that only the material that cannot be retained is removed i.e. wall plaster. Vent ducts will be retained in the walls but altered in limited locations to ensure integrity in respect of the spread of fire and avoid thermal bridging where required.

Decorative plaster cornices will be retained and refixed. Where losses occur in the course of the works a new fibrous lime plaster cornice will be reinstated to match.

The specification of the insulation material is being resolved based on detailed technical assessment of the building fabric to ensure it is suitable and complementary.

The 'climate crisis' extends to all aspects of construction both new and old. It is the obligation of existing buildings listed or not, to implement measures that mitigate the volume of energy required for their operation.

Likely impact on Heritage Significance arising from the proposed change

The changes required to achieve the thermal enhancement of the external envelope will cause harm at the lower end of **'less than substantial harm'**. This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

Schematic diagram exploring potential for thermal enhancement

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2.5.2 - Laylight – alteration to improve maintenance access to the void above

The laylight over the main Lending Library is of white painted rolled steel sections with patterned clear cast glass. The laylight is set out on a 3x3 grid with narrow outer edges. The fenestration is typically Art Deco in appearance with the textured glass selected to complement the fenestration.

The division of the laylight follows a grid of steel 'I' sections set below the level of the lantern truss. The laylight frame runs between the beams and is carried by steel straps that run over the top of the beams. At the perimeter of the laylight a profiled pressed metal piece closes the gap to the wall.

Beneath the level of the laylight a timber and plaster cornice steps inboard creating a deep shadow that the laylight appears to hover above. This gap has a series of ventilation grilles which link to a large duct concealed in the ceiling void beyond.

Appraisal of Significance

The cornice, laylight and design arrangement of these elements hold high significance for contribution toward the aesthetic and architectural interest of the Lending Library.

Proposals

The removal of the lantern is described under 2.2.4.

The scheme is seeking the retention of the laylight with minimal alteration. The steel beams are to be renewed with larger sections to carry a new floor above. The beams are to be designed to ensure they match the visual proportion of those visible from beneath. The laylight will need to be demounted to enable this work to proceed. As part of its reinstatement the laylight will be adapted to include access points for cleaning and maintenance. These will be formed in whole sections to ensure there is no interruption to the visual form and proportion of the frame and glass.

The cornice will be retained unaltered.

Mitigation

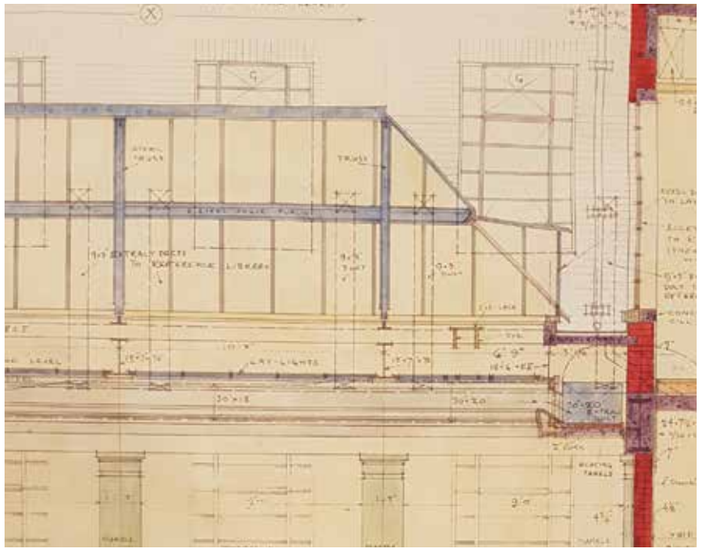
Aspects of the works are necessary to improve safe access for cleaning. These are to be executed so that they do not alter the visual form of the laylight.

The loss of existing material is limited to the steel beams which are to be replaced with a new stronger structure that will be engineered to appear as the original from below.

The installation of a daylight array described under section 2.2.4. will allow the daylight to be perceived as it was intended.

Likely impact on Heritage Significance arising from the proposed change

The retention of the laylight with some changes will cause harm at the lower end of **'less than substantial harm'.** This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.



Extract from construction drawing (1936) held at the Kirklees Archive

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2.5.3 - Original bookshelves to be altered to serve as displays as part of the museum exhibition

The shelves are as described under section 2.2.5.

Appraisal of Significance

The bookshelves significance is described under section 2.2.5.

Proposals

The existing shelves identified for retention are to be adapted to enable their continued use as elements of fitted furniture. The detailed proposals are yet to be resolved as the museum collections and finer design parameters will not be confirmed until a later stage.

The outline proposal is for the partial removal of the shelves and the retention of the shelving case including the plinth and head. The front will be glazed in to create a museum case with new AV connections routed through the back of the units.

Mitigation

The proposed adaption of the shelves is being developed to seek their reuse in the same locations from which they are taken to enable the installation of the thermal enhancements described under 2.5.1. This will better communicate the building's original use.

Likely impact on Heritage Significance arising from the proposed change

The alteration of the shelving will cause harm at lower end of 'less than substantial harm'. This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

2.5.4 - Ramp access into the south main entrance

The existing stepped entrance on the south aspect of the building is above the street level up a flight of stone steps. Step-free access currently requires visitors to descend to the east lower ground entrance wrapping around the perimeter wall and enter via a gap between the perimeter wall and building. This entrance is for staff and wheelchairs. Vertical circulation is then possible via the very small lift on the west side of the building.

Appraisal of Significance

The south elevation holds high significance for its aesthetic and architectural appearance which draws from a reductive Art Deco style with Greek and Egyptian influences. The original elements of the perimeter wall hold aesthetic significance for its demarcation of the visitor approach. The immediate setting which informs the south aspect of the building is of low significance as a deviation from the building's original urban layout.

Proposals

The proposal is to install a steel frame ramp that links the primary entrance on the building's south elevation to street level on Victoria Lane to achieve improved step-free access. The ramp will require the removal of a section of railings at the west edge of the perimeter wall and opening up of the west wall forming the balustrade to the side of the main entrance landing in order to afford sufficient space for a ramp. A new step will need to be added at the top of the existing flight of steps to ensure the entrance threshold is flush.

Mitigation

The location of the ramp has been selected because it offers the opportunity for the smallest intervention that can achieve step free access into the original primary entrance. Physical intervention to existing fabric is focused to the perimeter wall and stone balustrade to the main entrance landing, thereby avoiding impact to the stone façade of the south elevation.

The new ramp will run across the west front of the south elevation above the entrance to the former Children's Library. This aspect of the façade is largely unseen unless viewed from the half landing of the stairs descending to the west lower ground entrance.

The ramp has been designed to be in materials and of a form that is polite and discreet thereby being sympathetic to that of the building.

Likely impact on Heritage Significance arising from the proposed change

The ramp and changes to the fabric to accommodate it will cause harm at the lower end of **'less than substantial harm'**. This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

Addition of accessible ramp to the south entrance

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2.5.5 - New lift within existing expanded shaft

The existing lift dates to post 2000 and is a replacement of the earlier and original lift. The shaft if built of brick rising from lower ground to second floor. The original lift motor room survives at roof level. To the west of the lift shaft are a series of services spaces and private WCs. None of the WCs are original.

Appraisal of Significance

The modern lift holds no significance. The brick-built shaft and adjacent service spaces, while original holds little to no significance.

Proposals

The new lift will be fitted into an adapted shaft capable of housing a larger lift car that is better suited to contemporary accessibility standards. The reconfigured shaft will also allow the lift to function as an evacuation lift. The lift will be specified to suit the aesthetic of the spaces it serves.

Mitigation

The lift has been sized to fit within a shaft that will not require interventions within areas that hold significance.

Likely impact on Heritage Significance arising from the proposed change

The renewal of modern lift and enlargement of the shaft will cause **'no harm'.**

2.5.6 - Overhaul internal doors and ironmongery

The existing doors are made of oak and other hardwoods. Most of the doors to the front of house are varnished with the oak grain visible. Some doors have been redecorated several times. One set has been stripped and given a finish emulating a lime wash. The original ironmongery was of bronze knobs and plates with floor flush door springs, hinges and etched glass. Most of the doors have had the ironmongery renewed although knobs, springs and hinges do survive on many doors. Later fittings and changes to the doors include:

push plates / mechanical openers / signage / Georgian wired glass / oak over-beading to house intumescent sealant.

Appraisal of Significance

The original ironmongery holds aesthetic and architectural significance. The modern replacements and additions hold no significance.

Proposals

The scheme will ensure every door is appraised individually with each door prescribed a scope of repair. All original ironmongery will be overhauled and refitted. Modern ironmongery will be removed and replaced with aesthetically sympathetic components were required. Georgian wired glass will be removed and replaced with fire rated clear glass that is aesthetically sympathetic to the original design.

Mitigation

The proposals are seeking the maximum retention of existing historic components.

Likely impact on Heritage Significance arising from the proposed change

The proposed overhaul and reinstatement of the doors in a more historically sympathetic form will cause **'no harm'**.

2.5.7 - Alteration of the masonry and steel windows to the east and west elevations at lower ground level to form new entrances

The external walls and windows are described under section 2.5.1.

Appraisal of Significance

The windows and external walls hold high significance as elements informing the aesthetic and architectural interest of the respective east and west elevations.

Proposals

The lower ground level is to have 6no. windows adapted to form doorways though the external walls, 4no. to the east elevation and 2no. to the west wall. The doors will be of material and aesthetic to emulate that of the original windows. The doors will fit within the width of the existing window openings and will extend to floor level. This is to be achieved though the removal of the masonry element below the window. The wall reveals will be remade to match the assembly of the window reveals above.

Mitigation

The new doors are proposed to meet the requirements for fire escape and to improve the connectivity between the landscape and the building.

Likely impact on Heritage Significance arising from the proposed change

The new doors will impact original fabric. and will alter the compositional balance of the façade. The careful detailing of the doors will aid the reduction in potential harm. The change will cause harm at the lower end of **'less than substantial harm'.** This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

Heritage Impact Assessment - Section 2

2.5.8 Alterations to accommodate the new servicing strategy

The original building services were distributed via built-in vents and ducts. The warm air ventilation and electrical services of the 1939 scheme were advanced for their time although quite limited by modern standards. The building's future use will require not simply improved services but a wholly renewed suite of building systems from ventilation and environmental control through to electrical, digital and lighting.

Proposals

The new servicing strategy will exploit risers located within low significance areas. Here services will be mounted and routed to avoid impact on the high significance spaces of the former Lending Library and gallery.

The lightwell will become the major distribution zone. Here ventilation ducts and pipework will drop from roof level. These services will penetrate through the wall into purpose-built furniture in ceiling voids and at low level to enable distribution across the museum spaces without visual intrusion. In the lightwell the services will be within containment that is to be encased so that the space maintains a largely clear appearance.

In addition to the new ventilation systems the whole building is to have new electrical and data systems. These will be chased into the walls and where possible existing conduits will be re-used.

New lightning protection will be included. This will require conduction tape to be added to the external walls. This will be places in discreet locations to disguise its presence.

Mitigation

By exploiting the lightwell for the distribution of services there will be less impact upon the higher significance spaces.

The encasement of the ducts and pipes will help disguise their presence and maintain a clear aesthetic to the lightwell space.

Likely impact on Heritage Significance arising from the proposed change

The use of the lightwell and other low significance spaces for the distribution of services will cause harm at the lower end of **'less than substantial harm'.** This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

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2.6 - CONSERVATION and REPAIR

The following works have been grouped as changes that will afford Heritage Gain

2.6.1 - Masonry Envelope – repairs

The proposals are for the cleaning and repair of the external masonry. There is evidence of at least two past phases of repair. This is most evident that the corners where the differential movement of the steel frame and masonry envelope has caused the corners to open up.

The proposals will seek to remediate poor quality past repairs.

2.6.2 - Reuse of the second floor – disused due to failed roof

The proposed replacement of the defective roof will enable the second floor to be brought back into use. Roof designs sympathetic to the original design philosophy will ensure the new roof will allow the second floor to be experienced largely as intended in the original design.

2.6.3 - Existing Windows – overhaul

The retention of the existing windows is an important part of the design approach. The application of a retrofit strategy that introduces new secondary glazing has enabled the retention of the steel windows unaltered. The existing steel windows will be cleaned back, repaired and redecorated. Broken glass will be renewed and failed and missing ironmongery repair and renewed.

2.6.4 Reinstatement of lost grilles to the south elevation

Ashburner's design included bronze grilles set within the windows each side of the main entrance and a grille in the fan light. The proposals are for the reinstatement of these grilles.

2.6.5 Repair and restoration of key rooms

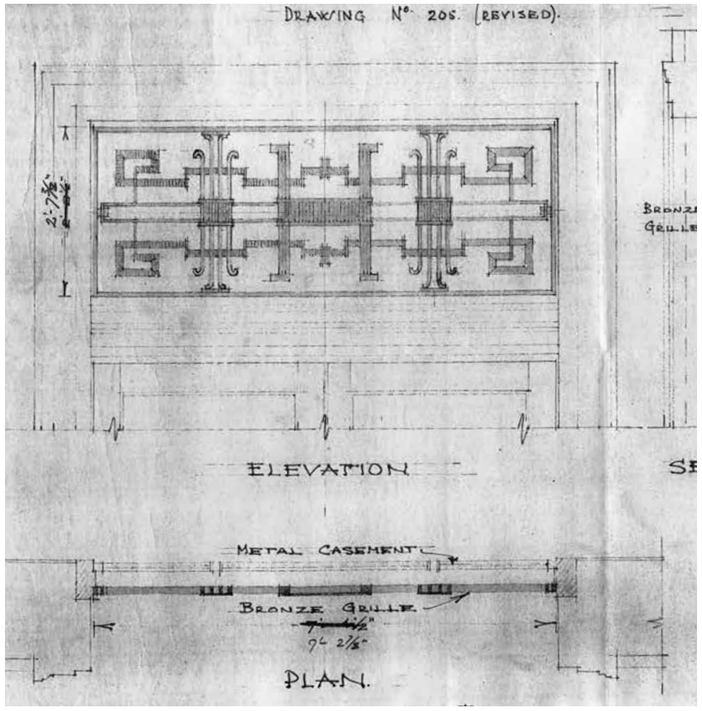
Key rooms have been identified for focused conservation and repair. The former Committee Room, Chief Librarians Office, Archive Office, First Floor Carrels and Main Entrance Lobby and stairwell have all been highlighted as rooms that will be retained with minimal alteration save for repair.

2.6.6 Repair of the perimeter wall and railings

The scheme will also extend to the cleaning, repair and restoration of the railings and walls to the south and west.

<u>Likely impact on Heritage Significance arising from the proposed change</u>

The proposed conservation and repair of the historic fabric will cause **'no harm'** and represents a volume of work that underpins the conservation of the historic fabric.



Ashburner's drawing of lost grilles (1937) - Kirklees Archive

Former Student's Room in 1940 (now Archive Office)

Archive Office - 2022

Heritage Impact Assessment - Section 2

2.7 - SUMMARY CONCLUSIONS

In summary assessment accounting for proposed changes:

Activity	Description	Substantial Harm	Less than Substantial Harm			No Harm
Removal			upper	mid	lower	
2.2.1	Removal of rear building element primarily containing service functions / construction of a new extension in its place					
2.2.2	Roof deck, lanterns, roof lights and lift overruns					
2.2.3	North wall ground floor to roof, separating service area and main lending library at ground floor and service area and lightwell above					
2.2.4	Removal of the lantern over Laylight and associated daylight					
2.2.5	Removal of bookshelves and other original fitted furniture					
2.2.6	Removal of modern partitions, carpets, wallpaper, fixtures and fittings					
Intervention						
2.3.1	New Museum focused landscape to the east					
2.3.2	New doorways in internal walls					
2.3.3	Subdivision of lower ground rooms					
Renewal						
2.4.1	Staff and Visitor WCs and service risers					
Enhancement and Alteration						
2.5.1	Thermal enhancement of the external envelope including secondary glazing					
2.5.2	Laylight – alteration to improve maintenance access to the void above					
2.5.3	Original bookshelves to be altered to serve as display as part of the museum exhibition					
2.5.4	Ramp access into the south main entrance					
2.5.5	New lift within existing expanded shaft					
2.5.6	Overhaul internal doors and ironmongery					
2.5.7	Alteration of the masonry and steel windows the east and west elevations at lower ground level to form new entrances					
2.5.8	Alterations to accommodate the new servicing strategy					
Conservation and Repair						
2.6.1	Masonry Envelope – repairs					
2.6.2	Reuse of the second floor – disused due to failed roof.					
2.6.3	Existing Windows – overhaul					
2.6.4	Reinstatement of lost grilles to the south elevation					
2.6.5	Repair and restoration of key rooms					
2.6.6	Repair of the perimeter wall and railings					

Refer to Section 4 for summary conclusions

Heritage Impact Assessment - Section 3

3.1 - FOOD HALL & LIBRARY – Former Queensgate Market

3.1.1 – Detailed Proposals - Food Hall and Library

The proposals for re-use of Queensgate Market have been developed with detailed understanding of its structural form and the arrangement of the functions that sit within it. There are several structurally distinct elements of the building which together form Phase 2 of the 1969 development but that are distinct and can be removed without reducing the overall significance of the building. As set out in the Statement of Significance not all elements are considered to hold a value that informs the special heritage significance and most are reliant upon their association with the most significant parts, namely the asymmetric hyperbolic paraboloid roof shells (hypar roof shells) and ceramic artwork overlooking Queensgate.

An important premise of this assessment is based on the identification of the market hall typology as not core to the building's special significance. While the buildings was designed to be an indoor market, the layout and architecture of its typology has been identified to be of low significance and capable of tolerating change without imposing high degrees of harm.

As such, this assessment must consider the impact of substantial alteration that has been proposed which will entail the removal of whole elements of the building while also seeking to retain intact the fabric which holds the highest significance. For this building there is an important distinction between those elements of high significance and those of low significance. The volume of low significance fabric is extensive and typically comprise the edges of the Market Hall. This reflects the division in the elements of design quality and those that were the product of commercial modernity and a such unremarkable or explicitly significant. The removal of the low significance elements has the potential to reveal the elements of high significance and to enhance the visibility and experience of the building.

3.1.2 - Queensgate Market hierarchy of significance:

<u>High Significance</u>

- 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

<u>Medium Significance</u>

- curtain glazing to mezzanine, both internal and external
- Market stall plinths including terrazzo coved skirting to market plinths
- terrazzo floor coverings
- creased brickwork elements forming the edges and envelope of the Market Hall
- Market manager's office and service core within the Market Hall (panopticon)

<u>Low Significance</u>

- 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

<u>Negative Significance / Detrimental Elements</u>

Mezzanine

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

<u>Ground Floor</u>

- 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

<u>West and South Elevations</u>

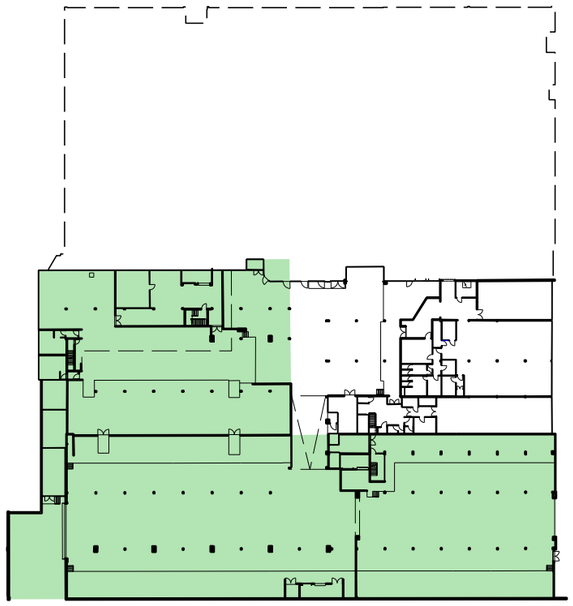
- modern anti-climb elements on the west elevation above the flat roof
- roller shutters externally fitted to the west elevation along Peel Street
- modern entrance doors at Peel Street, Princess Street
- modern signage at Peel Street and Princess Street entrances

<u>East Elevations</u>

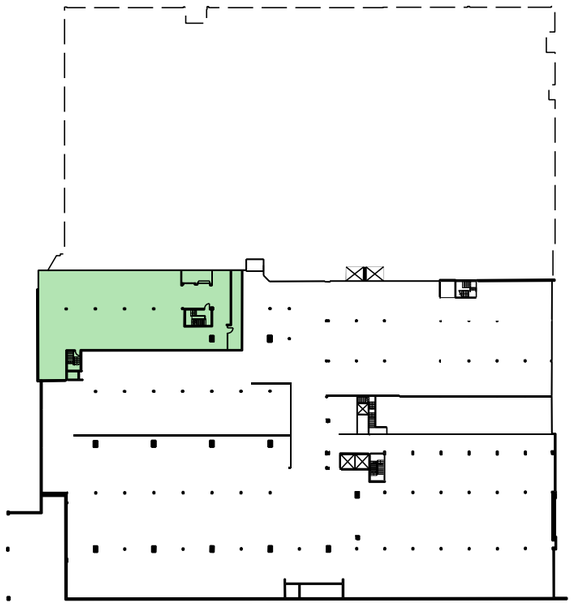
- signage fitted to the 10th ceramic panel of the steps (damage to ceramic panel and some elements lost)
- mature trees obscuring the elevation (departing from the architect and sculptor's design intent)

Heritage Impact Assessment - Section 3

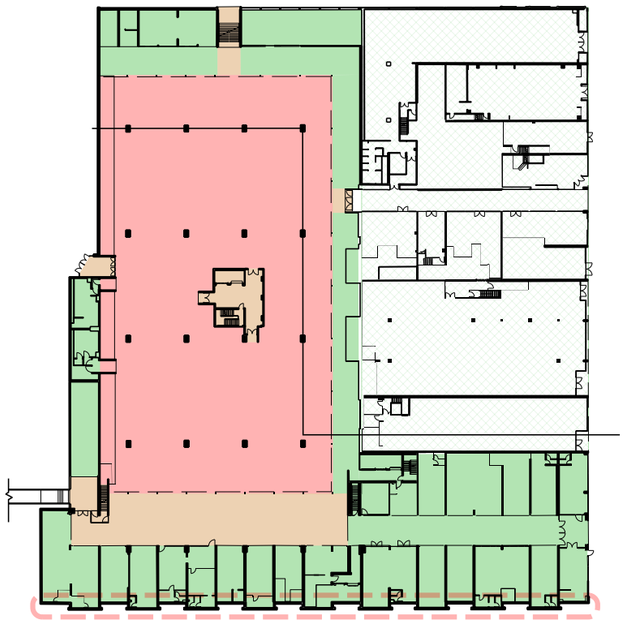
3.1.2 - SIGNIFICANCE DIAGRAMS - Plans



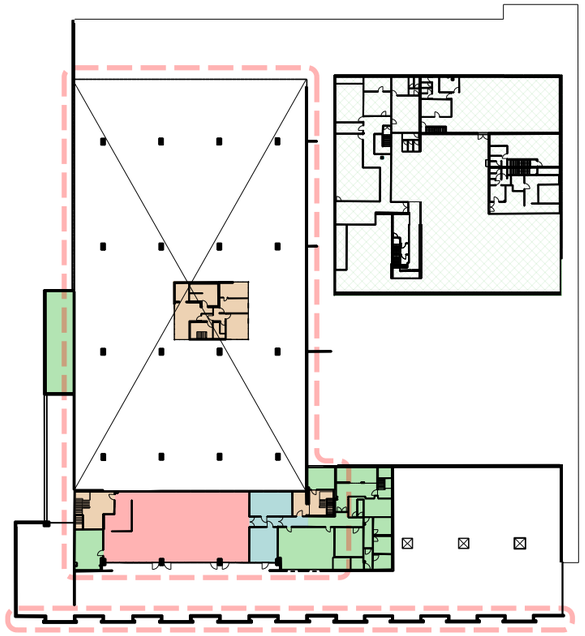
Basement Level Plan



Basement Mezzanine Level Plan



Ground Level Plan



First Floor Mezzanine Level Plan

SIGNIFICANCE KEY

1	HIGH
2	MEDIUM
3	LOW
4	NEGATIVE

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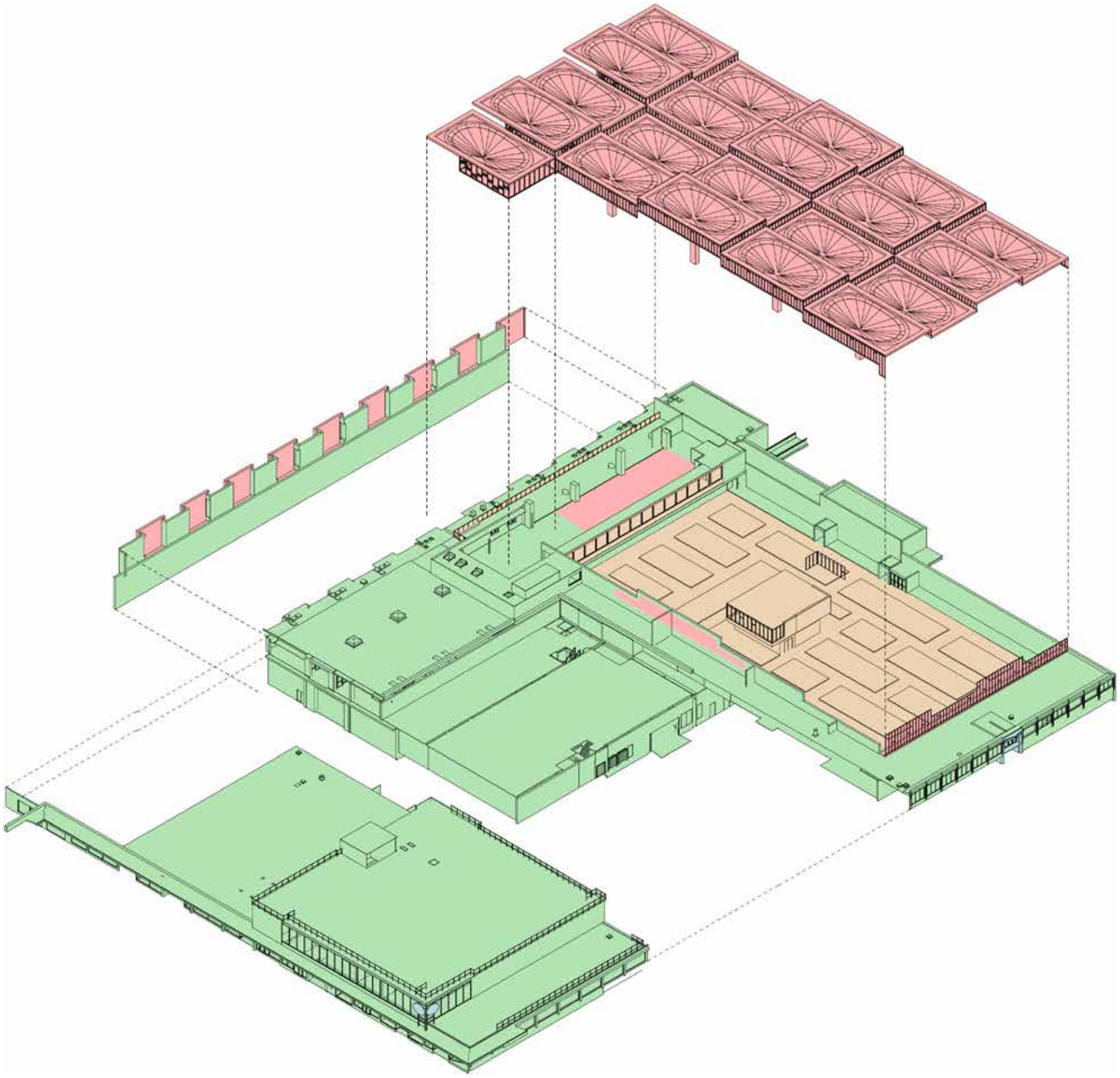

SIGNIFICANCE KEY

1	HIGH
2	MEDIUM
3	LOW
4	NEGATIVE

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3.1.3 – Schedule of Changes - Food Hall and Library

Activity	Description
Removal	
3.2.1	Removal of Panopticon / Market Managers Office
3.2.2	Removal of Market Stalls and Plinths – Stalls 1-176
3.2.3	Removal of self-contained shop units and arcade to the north edge of the Market Hall inclusive of the dividing wall onto which 'Commerce' is mounted
3.2.4	Removal of shop units 1-27 and arcade that once linked Princess Alexandra Walk through the Market into the carpark. Also, offices at First Floor.
3.2.5	Removal of shop units 177-188 at the west edge set below the pavement of Peel Street
3.2.6	Removal of space beyond shop units 165-168 including former carpark entrance
3.2.7	Removal of Basement Mezzanine – stall holders stores and rooms below
Intervention	
3.3.1	New library behind the east Queensgate façade and over the existing primary structure of the former Queensgate Market
3.3.2	Curtain Walling to the north and west edges
3.3.3	Curtain walling, located internally, between the east edge and proposed library
3.3.4	Food Hall units inclusive of food and beverage units, back of house facilities, public toilets and management office space
3.3.5	Renewal and reuse of the basement below the north block
Renewal	
3.4.1	Clerestory Glazing
3.4.2	Terrazzo Floor covering
3.4.3	Hypar roof shell coverings (2000)
3.4.4	WC block to the south edge
3.4.5	Curtain Walling to the east façade of the offices
Enhancement and alteration	
3.5.1	Thermal enhancement of the external envelope – retained east elevation
3.5.2	Thermal enhancement of the basement area including building structure
3.5.3	Stair through panel 10 onto Queensgate
3.5.4	Sculpture 'Commerce' relocated
3.5.5	Landscape to the east of the ceramic panels
Conservation and Repair	
3.6.1	East Elevation – ceramic panels 1-10 and masonry
3.6.2	Sculpture 'Commerce'
3.6.3	Concrete Roof Shells

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3.2.0 - REMOVAL of FABRIC

The following changes are primarily concerned with the removal of historic fabric to enable the reuse of the building in its new form.

3.2.1 - Removal of the Panopticon / Market Hall Manager's Office

To aid the assessment a further detailed study has been carried out. Research by Ed Dennison Archaeological Services (EDAS) has informed the preparation of a Building Recording study which has focused on the Panopticon and the market stalls. Detailed reference is made to this document in the following text.

The Panopticon feature has been identified as of 'Medium Significance' and is described in the Market Hall Statement of Significance as an "*element - 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. - 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.*" (5.5.0)

This feature is a substantial component of the Market Hall which informs the legibility of the building's typology. While a Market Manager's Office is a common feature in C20 market halls, at Queensgate Market, the creation of an office at the centre of the Market Hall set over the service core is unusual. It is of simple design with little aesthetic value.

The removal of the Market Hall Managers Office, like that of the market stalls will result in the loss of an important feature that defined the buildings' purpose and historic means of operation. To inform this assessment, further investigation was commissioned. Level 3 Building Recording including an appraisal of significance via reference to contemporary structures has enabled greater understanding for the assessment of harm. The following offers an abridged summary.

Research by Ed Dennison Archaeological Services (EDAS) has offered the following:

"*As far as can be ascertained, the market offices formed an original component of the realised design for the market hall. They were already present in something very close to their existing from on drawings likely to date to January 1967, and they continue to be referred to as 'Market Offices' in documentation and descriptions until at least 1977."* (Paragraph 5.2)

When the panopticon is considered as a feature of design set within the context of 20th century markets EDAS observes "*market offices – appear to have been considered as the least interesting element of a new market by contemporary commentators when compared to the architecture and form of the market as a whole"* (paragraph 5.1)

In consideration of the designed purpose of the panopticon EDAS observes that *"since the market was listed in 2005, the market offices have been described variously as 'panoptical' or 'panopticon like', and most recently as a 'panopticon'. As far as can be ascertained, this term was not applied to the market offices in contemporary documentation, and the term itself carries various connotations which may or may not be applicable to the structure,"* (paragraph 1.3)

EDAS records that *"in a booklet written by Alderman Jack Sykes in April 1970 to accompany the official opening of the market hall, the market offices were noted. They were described as the:*

"central service area, which also houses the refuse disposal facilities. The Market Offices are located above this central service area and are readily accessible from the Hall" (paragraph 3.9)

Further to these observations, EDAS records that *"An English Heritage advisor's report regarding the listing of the market hall, dated 12th May 2004, includes the text of the proposed list entry, which itself includes the following text:*

"In the centre, panopticon like, is a former restaurant at first-floor level, heavily glazed, reached via steps and used as market offices. It is not known if it in fact ever opened as a restaurant, admired though it was for its views across the town"

"*The wording is unclear, and confuses the market offices building in the centre of the market hall with the proposed mezzanine restaurant at the east end, which was presumably in use as market offices as well when the consideration for Listing was undertaken. It is also the earliest use of the term 'panopticon' or 'panopticon like' in relation to the market offices building that has been discovered in the research undertaken for this report. The wording must have been adopted in the official listing description, as it appears in a later 2005 revision."* (paragraph 3.10)

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EDAS further considers the origin of the term panopticon and the principle of an overlooking structure. While a raised feature set within the middle of the Market with glazing to some, but not all aspects offered opportunity for overlooking a number of factors including the original installation of curtains and the absence of contemporary accounts of it providing this function call to question its modern-day ascribed purpose. Further to this, the actual visibility of activity from the original Market Office is greatly constrained by the occupied stalls which obscure sight of the majority of activity on the hall floor. EDAS concludes:

"On balance therefore, it is difficult to argue against an overview of the market hall and its day-to-day business as being an important factor in the design and placement of the market offices. Nevertheless, it could also be argued that the use of the terms 'panoptical', and more definitely 'panopticon', infer a degree of observation and control that the market offices did not possess, nor do they properly characterise its day to day usage." (paragraph 5.10)

"*The historic building recording work has uncovered no evidence to counter previous suggestions that the form and placement of the Queensgate market offices are unlike the offices at any other contemporary market. One difficulty of comparing the Queensgate offices to those elsewhere is that they appear to have been considered by contemporary commentators as being the least interesting element of a new market (when compared to the architectural form of the market or the design of the stalls, for example). A striking omission from any account of the market offices to date is an explanation of who was responsible for the decision to adopt this form at Huddersfield and why it was never apparently adopted elsewhere; presumably this decision was made by someone in Huddersfield Corporation but it may be that the evidence to explain these matters no longer exists.*" (paragraph 5.16)

It is reasonable to conclude that the wider requirements of the Market Hall brief provided the architects with an obvious opportunity to locate the office above the service core serving the heart of Market Hall. The unrealized mezzanine restaurant overlooking the Market Hall to the east and the requirement of shop retail space to the north left few places for the Market Manager's Office close to the market floor.

In conclusion it must be noted that while the overviewing function of the Market Office is rightly questioned, the presence of the structure in the middle of the Market Hall was intended and an original aspect of the buildings design. Its importance as holding 'medium significance' remains while confirmation of its purpose as a position explicitly designed to enable the policing of the Market has been shown to be unproven. As such the term 'Market Hall Manager's Office' is a closer description of its purpose than that of 'panopticon'.

Appraisal of Significance

For its position at the centre of the Market Hall, the Statement of Significance has attributed medium significance to the Market Manager's Office. The finding of the Building Recording add to the body of information and analysis available since this initial assessment allowing for a more refined interpretation of significance.

The materials used in its construction speak of the supply chains found in the wider building's construction and not of the artistic or sculptural features that best encapsulate the buildings architectural values. It is not a well-considered or well executed piece of design and as such does not hold architectural or aesthetic significance.

Historic significance exists in the legibility of the space as an indoor Market and the presence of the office as a central feature to the Hall.

Proposal

The proposals are seeking the removal of the 'panopticon / Market Hall Manager's Office' to provide a flexible floor plate for the future business operation.

Mitigation:

The removal of the Market Manager's Office will open up the volume of the Market Hall enabling clear views and greater appreciation of the roof shells and the artwork 'Commerce'.

Likely impact on Heritage Significance arising from the proposed change:

For the erosion of legibility of the building's typology and functionality, the proposed removal of the 'Market Hall Manager's Office' will cause harm at the upper most end of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

The removal of the Market Manager's Office will open the Market Hall and afford building wide views internally. This, coupled with the removal of the market stalls will enable greater appreciation of the hypar roof shells.

Market Hall Manager's Office

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3.2.2 – Removal of the Market Stalls and Plinths – Stalls 1-176

The heritage impact assessment identifies the plinths have holding medium significance and stalls as low significance. The difference in significance rests in the integrity of the original stalls observed at the time of the assessment of significance. The removal of the stalls and plinths, like that of the market managers office will result in the loss of a features that defined the buildings' purpose. To inform this assessment, further investigation was commissioned to build on that set out in the Statement of Significance. Level 3 Building Recording has enabled greater understanding for the assessment of harm. Research by Ed Dennison Archaeological Services (EDAS) has offered the following:

"*The historic building recording on the Queensgate market stalls has established that there were originally 188 stalls spread across the hall, grouped in a number of different blocks, and that the stalls were of three different types. In terms of their layout, an earlier design which had the stalls clustered around the market hall's mushroom support columns, was abandoned due to a need to accommodate more stalls. The existing stall layout, or something very similar to it, had been decided upon by January 1967. The layout meant that there were no clear sight lines at ground level through the stalls from one end of the hall to the other, except along the perimeters, and this sometimes produced an awkward relationship between the columns and the stalls. The majority of the stall fittings were manufactured by Insulation Equipments Ltd of Oswestry, Shropshire." (*paragraph 5.24)

Stall Types

"The Type 1 stalls were the most numerous of the three types, representing 168 of the total of 188, and occupying most of the market hall floor. The blocks of stalls are defined by raised plinths, including terrazzo coved skirting with radius corners, and they differ widely in size according to the number of stalls in the block; some blocks contained four stalls in a square, others were placed in rectangles of between six to twelve stalls, while others formed single rows of between three and eight stalls (figure I). There was a void beneath the plinth, crossed by concrete upstand walls, in which services such as water pipes and electricity cables were placed. The stalls themselves were floored with tongue and grooved softwood board flooring; where the boards project above the terrazzo skirting, their edges are encased by a stainless steel strip. (paragraph 5.25)

"The superstructure was formed by a bolted Unistrut metal frame rising from the stall plinth, supporting a similar 'roof' frame which supported a sprinkler system and fluorescent tube lighting. - All the Type 1 stalls were originally open to the market hall roof, meaning that their fluorescent lighting lit the roof shell and light reflected from the shells into the stalls. The sides of the upper parts of the Unistrut frames had fascias attached to them, and a number of examples of surviving original or early 1970s painted or former applied lettering signage have been identified (e.g. stalls 69-72, 89 and 120-125). Some of the fascias retain original or early curtain tracking to their insides, to allow curtains to be drawn around the stall when it was closed. In addition, some of the terrazzo coved plinths have had metal eyes or loops for hooks, to secure covers around the sides of the stall. (paragraph 5.28)

"The Type 2 stalls, of which there are eight, are all located at the east end of the market hall, on the west side of the arcade lined by shops that leads to the Piazza shopping centre. They are grouped into four blocks or units, each formed by two stalls, defined by raised terrazzo plinths as seen with the Type 1 stalls. A characteristic feature of the Type 2 stalls is the low wall to the east side, clad in very pale green terrazzo panels, with a polished steel top." (paragraph 5.29)

"The Type 3 stalls, of which there are twelve, are all located at the west end of the market hall, flanking the Peel Street entrance. They have all been heavily altered, making reconstruction of their original form more difficult. Some of the stalls have solid partitions between them, while others are separated by an east-west aligned downstand concrete beam, running between board-marked concrete pillars; these beams may or may not once have had brickwork partition walls beneath them." (paragraph 5.30)

Alterations

"*The removal of original fixtures and fittings has continued throughout the early part of the 21st century and in some cases even the Unistrut frame has gone. However, in terms of their overall size and distribution, all the stalls and the blocks into which they were arranged remain defined by the original terrazzo plinths, with very little departure from the original market layout."* (paragraph 5.32)

It is apparent that the changes made to the stalls has been an intended aspect of their use. Their utilitarian construction and unitised design by the stall manufacturers aided both simple and complex modification. In time whole units have been removed while a very few have survived with only limited alteration.

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Appraisal of Significance

The Statement of Significance has attributed medium significance to the market stall plinths and low significance to the stalls.

Aesthetic and Architectural significance is found in the utilitarian assembly and form of the stalls and the localised flourishes of original signage and use of terrazzo. The loss of the majority of original linings has diminished the value of the stalls. The integrity of the stall layout and upstanding form of the stalls retaining most significance. The enclosure of the stalls and reduction of visual transparency (while a natural evolution of the stalls use) has imposed harm upon the architectural significance.

Historic significance exists in the legibility of the space as an indoor Market afforded by the presence of the stalls.

Proposal

The proposals are seeking the removal of the market stalls and their plinths. Their removal is necessary to facilitate the re-use of the building as a Food Hall which is seeking an open plan space with new enclosed food counters located along the southern edge of the market hall plan. The proposals are prioritising the reuse of the building volume as defined by the hypar roof shells with the low-rise introspective environment created by the stalls no longer a desirable feature for the building's future use.

Mitigation

Terrazzo Fronts - The proposals are seeking the retention of the type 2 stall terrazzo fronts. The re-use of these more decorative elements of the original stalls will ensure the retention of some of the historic fabric.

Sprinklers – The proposed fire suppression required to the new F&B units will adopt the same strategy as used by the original stalls. While this will not entail the re-use of the same pipework and sprinkler heads, the repetition of the detail can serve as record of the original designer's strategy to disguise the services and avoid the placement of services on the hypar roof shells.

Floor Tile Pattern – The proposed floor pattern will echo the position of the stalls and the market managers office on the new floor. This is interpreted as a gesture to help communicate the past use and understood to form part of a wider strategy to offer a record of the buildings use as an indoor market.

Likely impact on Heritage Significance arising from the proposed change:

For the erosion of legibility of the building's typology and functionality, the proposed removal of the market stalls will cause harm at the upper end of **'less than substantial harm'.** It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

The removal of the market stalls will open the Market Hall an afford building wide views. This, coupled with the removal of the manager office will enable greater appreciation of the hypar roof shells.

Market stalls

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3.2.3 – Removal of the self-contained shop units and arcade to the north edge of the Market Hall inclusive of the dividing wall onto which 'Commerce' is mounted

This portion of the building has been identified as of Low Significance. This element was a part of the Murrayfield development that provided self-contained shops. The shops addressed Princess Alexandra Walk and faced onto the public realm and the Library and Art Gallery.
The shops were not a part of the Market Hall function but did share a short arcade which linked to one of the five entrances into the Market Hall. This arcade has a slightly off axis relationship with the Library entrance and offers an almost incidental relationship to its setting. This serves as an indicator of attitudes to setting of the time. Off the arcade were 11 small shops of which 8 served solely by the arcade and the remaining three with both arcade aspect and aspect onto Princess Alexandra Walk. The storerooms and service space for these shops is located at first floor in an element that has a smaller footprint than that at street level. This first-floor element and the depth of the plan serves to entirely disguise the presence of the Market Hall top the south.

The southern edge of this building is a masonry-built wall that runs east / west dividing the Market from the shops. The wall is structurally distinct from the Market Hall shells and is restrained by the structures of the shops most notable the north / south walls that extend into the plan of the shops. The key observation here being that the removal of the block in which the shops were housed must include the removal of this boundary wall.
The south face of this wall has served as the canvas on to which the sculpture 'Commerce' was mounted. The wall is the largest single plane of masonry which defines the northern extent of the Market Hall.

Appraisal of Significance
The Statement of Significance has identified the shops and the wall as holding low significance.

Architectural and aesthetic significance is found in the sculpture 'Commerce'.

The shops are unlike the Market Hall and do not hold its special character. The brick wall below the hypar shell edge is of the same fabric and construction as most of the other walls that form the hard edges and circulation cores of Queensgate Market.

The design, materials and form of the shops, arcade, and service spaces at first floor have very little to no aesthetic and architectural significance.

Proposal
The scheme is seeking to remove the shops to the north of the Market Hall. The building envelope of the Market Hall itself will be reinstated in the form of curtain walling set beneath the hypar roof shells. The space created by the removal of the shops will be given over to use as a new public square.

Mitigation
Visibility and Setting - The removal of this element will serve to reveal the northern aspect of the Market Hall with the roof shells becoming visible. As elements of high significance, their greater visual presence has potential to better reveal the buildings special significance.

Public Access - The removal of the shops will afford the creation of an open public space which is intended to serve as a new urban facility. This public space will redefine the setting of the Food Hall and new Library.

Likely impact on Heritage Significance arising from the proposed change:
The removal of the shops will better reveal the presence of the Market Hall. The removal of the south wall of these shops will require the north edge of the Market Hall to be redefined. This is appraised under section 3.5.4 and 3.5.2 which appraises the remounting of 'Commerce' on the proposed curtain walling. The removal of this block will cause harm at the lower end of '**less than substantial harm'.** It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

Shop units on north edge of Market Hall

Heritage Impact Assessment - Section 3

3.2.4 – Removal of Shop units 1-27 and arcade. Also, offices at First Floor.

The eastern arcade runs parallel with Queensgate and is set behind the wall with the ceramic panels. 27 shops address the arcade which used to link the carpark to Princess Alexandra Walk and the Piazza shopping centre. Shops 1-5 and 9-13 are located under a flat roof to the north. Shops 6-8 and 14-16 are located under hypar roof shell No.21, the only shell to step outside the grid that covers the rest of the Market Hall. Behind shops 6-8 are a series of lifts that used to link the basement, Market Hall and offices at first floor. Shops 17 – 27 make up the remaining arcade of self-contained shop units. A service lift is located behind shop 17 which has been absorbed within shop 18. Shops 17-27 are all located on the east edge, set behind the ceramic panels and below the roof terrace. From the line of shop 6, the arcade is set below the first-floor offices. The shops and arcade have been identified as holding low significance.

The first-floor offices were originally intended to serve as a public restaurant. Public access to, and use of the first floor was never realised. The first floor retains the majority of its original construction which has been overlaid by later additions and some adaption. The main office floor offers long views across the Market Hall floor with the drama of the roof shells appreciated in a way not possible from other aspects. It is also the only location from which to see the entirety of the sculpture 'Commerce'. The first floor is contained by brick-built cavity walls and to the east, three bays of aluminium curtain walling set between the columns of the roof shells.

The first floor retains high significance for the main room and views into the Market Hall volume. The former stair cores, which were intended to provide public access hold medium significance as does the aluminium glazing to both the east and west aspects. The remaining original spaces and fabric holds low significance.

Appraisal of Significance

The Statement of Significance has identified the shops and arcade as holding low significance.

Architectural and aesthetic significance is derived from the authenticity of the buildings form and materials used. Most significance rests in the façade overlooking Queensgate, the Hypar roof shells and arrangement of the first floor overlooking the Hall.

Historic significance exists in the buildings form and layout as an example of mid-century indoor market.

Proposal

The proposals are seeking to replace the majority of the building to the north of hypar roof shell 21 with the new library. The building beneath the roof shells is to be largely stripped back to primary structure and fully renovated to enable the new library to be accommodated. This will require the complete removal of the linings and secondary structure of the building in this area which will result in the loss of all of the lift cores, shops, all of the linings and the roof above.

At first floor the proposals are for the removal of the glazing overlooking the Market Hall, all external masonry walls and all internal partition and ceilings set below the roof shells. The curtain glazing to the east elevation is to be renewed. This is addressed under a separate part of this assessment. See 3.5.5.

Mitigation

Historic Fabric – The elements of high significance have been retained. Changes have been focused on those areas of medium and low significance.

Layout - The proposals retain the aspects the buildings original layout that underpin the reasons for high significance. The new first floor layout affords public access and views across the flood hall achieving the ambition of the original design that was never realised. This is a significant heritage gain.

Fabric - The renewal of the wall and roof fabric will ensure the new library is able to achieve appropriate levels of energy efficiency and the mitigation of operational energy costs. This is an increasingly important factor in the long and short-term sustainability of listed buildings. The fin wall to the southern extent of the first floor has been cut back affording greater sight of the roof shells and a continuity in the visual connection between the proposed Venue terrace and the terrace of Queensgate Market.

Cores – The replacement of the lift and stair cores with new cores that meet modern standards are a core part of ensuring a fully accessible public building.

In assessment of the sum of the changes, despite much of the original fabric being identified for removal there are critical design approaches that offer powerful mitigation. These include the preservation of key elements of the historic fabric and the reinstatement of original design principles such as public access, views across the hall and the appreciation of the hypar roof shells.

Likely impact on Heritage Significance arising from the proposed change

Whilst the removal of cores, shops, the first-floor rooms and the edges of the Market Hall are together constitute substantial alterations they are for the most part elements of low significance. The most significant elements of the building and the space they define will be preserved and as such any harm is considered to be at the upper end of **'less than substantial harm'.** This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

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3.2.5 – Removal of shop units 177-188 at the west edge set below the pavement of Peel Street

The shops at the west edge are located at approx. 1.8m below Peel Street. Here a ribbon of glazed shop fronts, now with roller shutters were designed to allow passers-by the opportunity to look down into these shops, although not into the market hall beyond. These shops are similar in scale to those at the east edge but lack the facilities and are not as close to the services afforded the other stalls and shops. This portion of the building has been identified as of Low Significance.

EDAS has described these shops as follows:

"The Type 3 stalls, of which there are twelve, are all located at the west end of the market hall, flanking the Peel Street entrance. They have all been heavily altered, making reconstruction of their original form more difficult. Some of the stalls have solid partitions between them, while others are separated by an east-west aligned downstand concrete beam, running between board-marked concrete pillars; these beams may or may not once have had brickwork partition walls beneath them. Regardless of how they were divided, each stall would have measured c.5.95m east-west by c.3m east-west; these dimensions, combined with the greater height of c.3m, would have given them a much larger volume than the Type 1 or Type 2 stalls." (EDAS, Historic Building Recording. paragraph 5.30)

"*Stalls 177-182 - These Type 3 stalls are placed to the immediate north of the Peel Street entrance, in a single north-south row. They retain terrazzo coved skirting, supporting regularly-spaced board-marked concrete pillars rising to one end of an east-west aligned downstand concrete beam. These beams cross to another pillar at their west ends. The south wall of stall 182 to the Peel Street entrance is of the same brickwork used throughout the market hall, and there is a solid partition between stalls 177 and 178. However, it is unclear how many of the beams which mark the divisions between the stalls had solid partitions beneath them. The undated J Seymour Harris and Partners plan notes that "the walls to be fair faced commons left to receive tenants' own finish, although their depiction on the plan is suggestive of the existing arrangement of a beam running between two pillars. The 1969 Insulation Equipments Ltd plan shows brick partitions between stalls 178 and 179, 179 and 180, and 180 and 181.*" (EDAS, Historic Building Recording. paragraph 4.55)

"*Unlike the majority of the market stalls, these stalls did not have a Unistrut frame and each was lit by a raised window in the west wall to Peel Street. There are fascias to the east elevation, set flush with the concrete pillars to either side. At the time of the survey, stall 177 was used for storage, but the other stalls had been extensively refurbished for use as an art gallery by Temporary Contemporary. These stalls retain what appears to be an original softwood board floor although the undated J Seymour Harris and Partners plan notes that the concrete floors should be finished flat to "receive PVC tiles"."* (EDAS, Historic Building Recording. paragraph 4.56)

"*These Type 3 stalls are placed to the immediate south of the Peel Street entrance, in a single north-south row. They retain terrazzo coved skirting, supporting regularly-spaced board-marked concrete pillars rising to one end of an east-west aligned downstand concrete beam. These beams cross to another pillar at their west ends. The north wall of stall 183 to the Peel Street entrance is of the same brickwork used throughout the market hall, but it is unclear how many of the beams which mark the divisions between the stalls had solid partitions beneath them. The undated J Seymour Harris and Partners plan suggests that they may not have had, but the 1969 Insulation Equipments Ltd plan shows brick partitions between stalls 184 and 185, 186 and 187, and 187 and 188."* (EDAS, Historic Building Recording. paragraph 4.57)

These shops were contained beneath a flat roof that creates a margin of approx. 9.6m between the back of the pavement on Peel Street and the leading edge of the west most roof shells. The parapet over these shops is 2.5m above pavement level. It is at this end of the building that the shells have stepped down to their lowest level. The low-rise form of the building at this end offers a very obvious contrasting scale to the towering presence of the Town Hall.

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Appraisal of Significance

The Statement of Significance has identified the shops as holding low significance and the re-clad entrance has holding negative / detrimental significance.

Aesthetic and Architectural significance is derive wholly from the association with the main Market Hall. This element of the building holds little significance in its own right with later changes serving to substantially erode the original form and function of the shops within.

Proposals – The scheme is seeking the complete removal of the low-rise element to reveal the volume of the Market Hall beyond. The building envelope will be reinstated in the form of curtain walling and solid wall construction. The revealed margin will be given over to new public realm.

Mitigation

The removal of this element of the building will better reveal the high significance elements, notably the hypar roof shells and the volume of the hall within.

Improved access will be achieved with ramps as part of the new public realm.

Likely impact on Heritage Significance arising from the proposed change

The removal of the shops and relocation of the line of the building envelope will cause harm at the middle of **'less than substantial harm'.** It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

Shops on the west edge of the Market

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3.2.6 - Space beyond shop units 165-168 including former carpark entrance

These spaces are described in the Statement of Significance as GF-MH-168a and GF-MH-201 at ground floor and B-MH1-168a and B-MH-197 at basement level and hold low significance.

This element of the building steps outside the line of the roof shells. At ground floor the block is set behind units 165-168. At basement level the block houses the electrical substation and the switch room. At roof level the block is lined with mineral felt and has mechanical plan set over.

GF-MH-168a - The original plans of 1966 do not show rooms in this location. By 1969 the plans show the ground floor spaces were intended to serve as a restroom and washroom accessed off the Market Hall. At some time in the past, they have been converted into retail units. The south facing wall which is partially glazed has been overlined internally. The rooms and the original fabric are much altered.

GF-MH-201 was one of the five public entrances. It was arguably the most important public entrance as it ensured a captive audience was delivered into the heart of the Market Hall, at the threshold of the intended entrance to the restaurant, and arcade of shops. The loss of the carpark and function of this entrance has diminished the significance of the building in this part.

B-MH1-168a and B-MH-197 – Both spaces are utilitarian in form and material. The equipment contained within is a combination of original services and modern upgrade equipment.

Appraisal of Significance

The Statement of Significance has identified this area as holding low significance.

Aesthetic and Architectural significance is minimal and derived from the element's association with the main Market Hall building.

The loss of the carpark has diminished the significance of part of the Market Hall and how it was accessed, nullifying the function of the eastern arcade and the importance of the link to the carpark, a major public entrance.

Historic significance is present in the basement rooms retained original function and also of the original purpose as an element of the building's typology.

Proposals

The proposals are seeking the removal of this element of the buildings volume. The space created will be used to recreate an entrance and access between the proposed Venue building's and the Food Hall and Library.

Mitigation

The impact of the loss of the former entrance can be balanced by a recreation of a link at this point.

The proposed building layout will retain an internal avenue on the axis of the former arcade. This echoes the original design and coupled with the reinstated entrance will restore the link to the setting.

Likely impact on Heritage Significance arising from the proposed change

The removal of this element will result in the relationship of the south edge of the roof shell above becoming like that of the other roof shells at the west end of this elevation. This is not considered to negatively impact the aesthetic significance of the building.

The loss of the volume as a whole is not considered to be sufficient to erode the special significance of the listed building. The loss of the room types does erode the historic significance.

The removal of the block housing the former carpark entrance and rest room at ground floor and the substation and switch room at basement level will cause harm at the lower end of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

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3.2.7 – Removal of Basement Mezzanine – stall holders stores and rooms below

The area below the Market Hall includes a series of storage cages set within a low ceiling area of the basement. This is located below the former Managers Office and extends to the south. The space is typically of reinforced concrete, brick partitions and painted metal screens. The Statement of Significance has attributed this area as of low significance.

Appraisal of Significance

The Statement of Significance has identified the market trader's storage area as holding low significance.

The facility for storage and the cages have minimal aesthetic significance. The provision of this space and its function holds historic significance as part of the legibility of the indoor market typology.

Proposals

The proposals are for the removal of this element from within the larger basement volume. The work will include the removal of the rooms below the mezzanine. The space will be redeveloped to provide accommodation for the sprinkler tank and other plant facilities.

Mitigation

The primary volume of the space will be retained intact.

The reuse will entail the adaption of the space to duplicate is function as a service space supporting the operation of the building above.

Likely impact on Heritage Significance arising from the proposed change

The removal of the mezzanine, cages and basement service spaces will cause harm at the lower end of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

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3.3.0 - INTERVENTIONS

The following items have been grouped together as elements that are additional to the existing building. They can impose varying degrees of harm depending on the scope and scale.

3.3.1 - New library behind the east Queensgate façade and over the existing primary structure of the former Queensgate Market

Proposals

The proposal is seeking a new public library that sits behind the east façade. The new library will occupy the location of the former arcade of shops. It will be built over the existing structure and will extend into the volume of the former Market Hall in place of the arcade, shops and offices. The removal of these elements to accommodate the new library are described under earlier sections of this assessment. This part of the assessment is concerned with the addition of the new library in terms of scale, massing and materials.

The new library will sit within the footprint of the Phase 2 Murrayfield development. At lower ground floor the east façade of the building will be punctuated by new glazed openings set within the brick and coursed stone wall. These have been co-ordinated to fall beneath the ceramic panels. The first-floor area will be increased with the new first floor footprint adopting the line of the existing east facing curtain walling. The first floor will continue to the north extent of the east façade and align with the edge of panel 10 while remaining set back. A new second floor will be present stepping back from the line on the first floor at the north, south and west aspects. The east aspect steps forward creating the appearance of a jettied floor. This new floor, with necessary plant space above will mean the new library roof steps above the line of the hypar roof shells. These new elements of building at first and second floor are step away from the existing roof shells achieving a visual distinction between the new element, the inserted element and the revealed volume of the former Market Hall. The west elevation is heavily articulated with the ground floor set below a cantilevered first floor and the second floor set back even further than the first. This is intended to reduce the building mass.

The new library façade will be of glass reinforced concrete (GRC) cast elements over curtain glazing set out to respond to each floor plate and as such offering a horizontal emphasis to the massing. The GRC elements will be formed to create a sculptural panels with a varying rhythm between the upper element and the intentionally simpler mid element. The curtain glazing will be a combination of transparent window and solid panel.

Mitigation

The new building mass has been carefully considered to respond to the existing context. Each floor plate is expressed and of a human scale. The stepping form will significantly reduce its visual mass and will create a horizontal emphasis at first floor level. This will aid in minimizing the visual presence of the second-floor element.

The stepping back and away from the 21 hypar roof shells aids in maintaining a distinction between the two phases.

The new library will introduce a high degree of visual activation at ground floor. Here the public will be able to look into the library as well as enter the library and Food Hall. This replicated the intention of the original design while offering an enhanced degree of feedback though the activation of the public realm.

The use of GRC and curtain walling will offer a common language between the buildings.

The new openings in the east wall have been located under and in the shadow of the ceramic panels to reduce their visual impact. The openings have been reduced in number to minimise the volume of proposed change. All have been designed to appear the same to minimise the potential for them to appear irregular across the rhythm of the existing façade.

Likely impact on Heritage Significance arising from the proposed change

The new element has a mass and height that exceeds that of the original arcade and block of shops north of the former Market Hall but it is sufficiently removed and a distance from the highly significant and distinctive concrete hyperbolic paraboloid roof and the ceramic panels to ensure that it does not detract from it in views of them. However, it is important to also recognise that the former Market Hall in its original form is not visible from the north or west aspects, but the peeling back of the shops and arcades and replacement with a new, outward facing and activated façade will better reveal more of the roof shells. This degree of enhancement would serve in weighing the balance of any harm, if perceived, from any visual impact arising from the library extension.

The addition of the new library of high-quality design is sympathetic and will replace fabric that is of low heritage significance. The new library extension will cause **'no harm'**. Any harm relating the to the extension is from the removal of original fabric, as discussed in sections above.

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3.3.2 - Curtain Walling to the north and west edges

Proposals

The removal of the shops to the north of the Market Hall are described under 3.2.3. The removal of the west shops of the Market Hall are described under 3.2.5. This section is concerned with introduction of new curtain walling as the method to re-define the building envelope.

The curtain walling design has been informed by a series of engineering studies. It is a design solution informed by understanding of the building's behaviour.

The existing (original) strategy for glazing of the roof shells includes hung glazing (clerestory level) and curtain walling (east elevation). The peeling back of the north and west edges will reveal the hypar roof shells so that they become visible in a form that more closely resembles the east.

The peeling back approach is intentional. It will reveal the roof shells and express the dramatic roof form of the building. Currently both aspects of the Market Hall structure are largely hidden with no direct line of sight into the hall. The peeling back approach will change the aesthetic of the space by opening up to the setting.

The proposal is for new ground-based aluminium and timber curtain walling with double glazed units. The system will be restrained at the head, as found on the east elevation over the Queensgate terrace. At the head a movement joint will allow the shells to move, as the original design intends.
The location of the new curtain walling away from the edge of the shell has been proposed to address three objectives:

- Recognise the existing movement potential
- Minimise potential for Solar gain
- Reveal the roof form to the setting

Movement - on the basis that the deflection is greatest at the edge the decision has been made to locate the glazing at the centre line. This is also where the soffit offers the flattest junction. Placing the glass at or near the column line reduced the extent of deflection that needs to be allowed for by the movement joints.

Solar Gain – The potential for solar heat gain has been identified as significant to the east, south and west aspects. The recommendation by the façade engineers has been to exploit the shading afforded by the roof shells and the inclusion of opaque panels is some areas on the west elevation.

Mitigation

The proposed curtain walling system has been designed to emulate the form, construction and material of the original curtain walling used on the east elevation.

The design has sought to recognise the dynamic structural behaviour of the structure and to work with this while also achieving the design objective to reveal the space within the building, beneath the roof shells and to celebrate the sculptural form of the building.

The fixing of the curtain walling will follow the same principles as that used on the east elevation.

Likely impact on Heritage Significance arising from the proposed change

It is unknown whether the original design intent was for the concrete columns to have been revealed more, or whether they were only enclosed as a requirement by the client to ensure a larger commercial space for the market. The latter is the more probable route as almost every architectural design is the mediation of necessity. It is however, telling that in the area that was not commercial space, the terrace overlooking Queensgate, the concrete columns are exposed.

However, the revealing of the roofscape in a manner sympathetic to and in celebration of its impressive sculptural form, as seen with the existing terrace, enhances its potential for appreciation by all. For this reason, the creation of a new envelope line made of aluminium and glass curtain walling is deemed to cause harm at the lower end of **'less than substantial harm'**, but only as a result of the removal of original fabric and not by the design of the curtain walling itself It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

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3.3.3 - Curtain walling, located internally, between the east edge and proposed library

Proposals

The proposal is for a glazed screen formed of curtain walling that will separate the Public Library from the Food Hall. The screen will be located between the existing columns in a manner identical to that of the original curtain walling on the east elevations. The screen is aligned along the axis of the former shops and will sit 5.3m further west of the existing first floor office glazed screen that will be removed to make way for the new Library.

Mitigation

The proposed curtain walling system has been designed to emulate the form, construction and material of the original curtain walling used on the east elevation.

The design has sought to recognise the dynamic structural behaviour of the structure and to work with this while also achieving the design objective to reveal the space within the building, beneath the roof shells and to celebrate the sculptural form of the building.

The fixing of the curtain walling will follow the same principles as that used on the east elevation.

The partition between the Library and Food Hall has been designed to maintain visual continuity of the volume of the space. The legibility of the space beyond the screen as a core part of its design to minimize the potential impact.

Likely impact on Heritage Significance arising from the proposed change

The creation of a new envelope line made of aluminium and glass curtain walling as a partition between the Library and Food Hall has been designed to maintain legibility of the volume of the space. For this reason, it is deemed to cause harm at the lower end of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

Curtain walling between the Library and the Food Hall

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3.3.4 - Food Hall units inclusive of food and beverage units, back of house facilities, public toilets and management office space.

Proposals

The proposal is for the clearance of the Market Hall to create a largely open plan floor for public use. This space will serve as a Food Hall. The removal of the features within the former Market Hall is described earlier in this assessment. This part of the assessment is concerned with the addition of new elements that will enable the preparation and service of food and drink and the associated ancillary accommodation.

The new food and beverages stalls have been designed to incorporate the terrazzo stall fronts of the Type 2 market stalls. The new stalls have been laid out to a pattern and scale that emulates that of the former market stalls. These are located at the south edge of the plan to allow maximum counter space opening onto the Food Hall.

Behind the stalls are a series of spaces including a staff cycle store, staff WCs, service risers and plant spaces and storerooms. These spaces are core to the function of the building and to satisfy the operational needs of the businesses and staff. As back of house spaces that have been placed against the south wall. This reflects the strategy adopted by the former Market Hall.

At the southwest corner the management office and public toilets compete the collection of interventions all of which sit within the footprint of the former Market Hall and beneath the roof shells.

An entrance off Princess Street is maintained in the new layout although repositioned to suit the new plan.

Mitigation

The proposed interventions seek to emulate the scale of the market stalls and where possible have retained elements of the market stall fabric.

The new elements are low rise and remain below the level of the existing wall head along the south elevation. While this wall has been identified for renewal its replacement will faithfully re-create the level and form of the original wall.

The placement of the service spaces at the rear of the units will mitigate the potential impact upon the volume of the space.

Likely impact on Heritage Significance arising from the proposed change

This aspect of the assessment is specifically concerned with the impact of the intervention of new elements within the space. The creation of new elements to house the functions of the Food Hall has been designed to maintain legibility of the volume of the space and where possible re-use some of the original building fabric. In consideration of the addition to the space the intervention is deemed to cause harm at the lower end of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

3.3.5 - Renewal and reuse of the basement below the north block

Proposals

The proposals include the expansion of the basement area dedicated to the former Market Hall by moving into the area formerly used by the shops above at the north edge of the Market. This has been identified as necessary to achieve the substantial area require for servicing and operating the Food Hall and Library. The additional space will be for plant rooms and stores.

Mitigation

The location of the change has been made to an area deemed to hold minimal and no heritage significance.

Likely impact on Heritage Significance arising from the proposed change

The expansion of the basement will cause **'no harm'**.

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3.4.0 - RENEWAL of FABRIC

The changes described under the following headings are concerned with the improvement of the building to support its future use. The change includes the replacement of original fabric but seek to ensure the proposals are empathetic to the aesthetic, architectural and historic significance of the asset.

3.4.1 - Clerestory Glazing

The clerestory glazing is formed of aluminium patent glazing sections with single panes of glass suspended from steel cleats / shoes anchored into the face edge of the concrete hypar roof shells. The bars are set out to achieve consistent centres with a thin steel angle serving to anchor all together. Beneath the angle are two thin galvanized steel channels. One forms part of the upper glazing assembly and slots over the channel below. This lower channel is fixed to the lower roof shell. Between them they form a simple movement joint that allows the glazing to be restrained while also accommodating movement between the shells. The channels are covered by a flexible concertina of neoprene / rubber. This section is used in several location to provide a closing detail. It offers a basic form of weathering.

The original arrangement for the glazing included glass louvers that could be opened to permit greater ventilation. The south facing windows were painted to offer some shade from solar gain.

The clerestory glazing is largely original and has been adapted in a number of ways to address failings in the original design or due to the deterioration of the materials.

Changes include:

- addition of glazing film
- external covers to south facing windows to provide improved share
- replacement of louvres with framed opening units
- introduction of mechanical vents in place of units
- insulation inserted at the head (to close air path)
- additional over cill to address rainwater ingress
- internally mounted service conduit over movement joint assembly

Appraisal of Significance

The Statement of Significance has identified the clerestory glazing as holding high significance.

The glazing assembly holds aesthetic and architectural significance for its unusual assembly and use in a form that complements the expression of the sculptural roof shells. The assembly of the glazing system is not sophisticated but is unusual as a necessity for it to accommodate movement in the building structure. The windows also hold historic significance as an original component that is a key element of the original design.

Proposals

The original design had not fully anticipated the solar gain that the hall would experience from the clerestory windows. In addition the extent of ventilation needed for the hall in the summer had also been underestimated. Further to these two design factors the original assembly design was not successful at keeping the rain out. Later changes sought to address these issues and thereby improve the internal environment of the hall. The proposals have explored a number of options for the remediation of the problems experienced by the building. The design intention is to wholly renew the original glazing system with a new thermally broken, double glazed window, hung from the upper shell and set over a movement joint. This proposal seeks to implement a combination of factory made components and a unique assembly, as was the case for the original assembly. The intention is for the new system to offer improved insulation in winter, greatly improved solar shading and sufficient automatic louvre-like vents to ensure the original passive ventilation strategy can be made to work. The philosophy of the new assembly is to emulate the design and aesthetic of the original with superior materials to address the limitations of the original system.

Mitigation

The proposals emulate the design and engineering of the original system applying current technological practice to achieve enhanced robustness.

The appearance of the system has been designed to appear almost identical to the original system.

The vents in the new windows have been selected to appear similar to the original louvered vents.

Likely impact on Heritage Significance arising from the proposed change

The sympathetic replacement of the window system on basis that seeks to match the aesthetic form and technological approach will cause harm at the lower end of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

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3.4.2 - Terrazzo Floor covering

The Statement of Significance has identified the general terrazzo floor as of low significance and the stall plinths of medium significance for their association with the building's typology.

J Seymour Harris specified the flooring between the stalls as *"5/8 inch Terrazzo with non-slip aggregate laid on 2 and 3/8 inch screed of fine concrete laid on 1 layer of building papers. Ebonite dividing strips to be set in screed to divide the terrazzo into areas of not more than 14 sq ft".*

The public floor of the Market Hall is tiled with terrazzo floor tiles that are 12" square. The terrazzo is of dark aggregate set within a white matrix. The terrazzo coved skirting that forms the stall plinths is a matching tone and colour made of much smaller aggregate. The ground floor of the Managers Office has been lined with large terrazzo tiles of a mix much like that of the Market Hall. A slim margin of green terrazzo is present at the threshold between the Market Hall and the east arcade that houses the shops. This terrazzo matches the colour of the terrazzo clad fronts of the Type 2 Stalls.

Set within the floor are flush inspection chambers inlaid with matching tiles. There is evidence of several phases of repair where buried services have been broken our and closely matching terrazzo tiles used to make good. The east arcade was renovated in the 1990s. This phase of change included the complete renewal of the terrazzo tiles in this area. The replacement tiles have an off white, creamy appearance with less contract between the aggregate and binder than the original terrazzo tiles.

Appraisal of Significance

The Statement of Significance has identified the original terrazzo floor as holding medium significance and later terrazzo as holding low significance.

The specification of a wet laid terrazzo is indicative of the Architect's ambition for the use of quality materials and a nod to the aspiration for a building that included craft skills. The presence of tile terrazzo was most likely part of the application of construction efficiencies at the time. Tiles will have afforded a substantially simpler and cheaper means to line for Market Hall floor. Wet laid terrazzo is a material more closely associated with craft and quality which is exemplified by the board marked roof shells and pieces of sculpture but absent from every other part of the building's construction.

In consideration of this factors the tiles are noted to have low aesthetic significance.

Proposals

The scheme is seeking the complete removal of the terrazzo floor to facilitate the installation of insulation as a part of the building envelopes improved efficiencies. This is considered to be a key part of achieving long term future sustainability. The new floor will be formed of a heated screed floated over insulation. The floor finish will be in terrazzo tiles laid in a pattern that reflects the past Market Hall layout. Stalls footprints will be laid in a variety of coloured terrazzo reflecting the original design for each block of stalls to have a distinctive colour.

Mitigation

The thermal upgrading of the building fabric is an important factor that this and every existing building is having to face. The reinstatement of the floor in matching and sympathetic materials is intended to mitigate the loss of the original tiles. The new floor has been designed to offer a memory of the buildings past use and layout.

Likely impact on Heritage Significance arising from the proposed change

The sympathetic replacement of the floor coverings reflects the aesthetic quality of the original floor and will cause harm at the lower end of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

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3.4.3 - Hypar roof shell coverings (2000)

The roof coverings of the Market Hall were renewed in 2000. The new system was a modern multi ply bitumen impregnated membrane laid over modern PU insulation. Two fall arrest anchor points were included for each shell. The perimeter shell edge cover flashing, and additional window cill pieces were added across all roofs. This work required the removal of the original membranes and cork insulation. These sorts of roof coverings have a 20-30 year life.

Appraisal of Significance

The original design is emulated by the more recent linings. The coverings and insulation hold low aesthetic significance and no historic significance.

Proposals

The new roof is to be relined in a bitumen impregnated membrane laid over new insulation. The fall arrest system will also be renewed. The edge flashings will be renewed in a thin sheet metal to match the visual appearance of the existing roof.

Mitigation

The new roof is of materials that match or are modern equivalents of the original design.

Likely impact on Heritage Significance arising from the proposed change

The sympathetic replacement of the roof coverings, insulation and flashings will cause **'no harm'**.

3.4.4 - WC block to the south edge

This element is located adjacent to the former rest room and entrance described under item 3.2.6. At basement level this element contains male WC (room B-MH-195) and female WC (room B-MH-194) which were for use by the stall holders. An adjacent room B-MH-196 contains plant. At ground floor GF-MH-194, 195 and 196 house the public WCs accessible only from within the Market Hall. Above is a low ceiling plant room that contains boilers and water storage for the WCs. The Statement of Significance has attributed these elements as holding low significance.

The envelope of the element is of brick-built cavity walls, RC slab and basement walls and RC roof slab clad in mineral felt. The Public WCs are wholly modern. Some original signage is present. The stall holders WCs have a number of original features and furniture.

Appraisal of Significance

The Statement of Significance has identified this element as holding low significance. It holds historic significance for its function in association with the indoor market. It holds limited aesthetic significance of the original fitting and signage.

Proposals

The proposals are for the retention of this volume and the complete replacement of the fabric and elements within its footprint. At basement and ground floor level the element will house the lift and stairs serving the new carpark. At first floor level a plant space will be recreated.

Mitigation

The volume and form of the building will be reinstated.

Likely impact on Heritage Significance arising from the proposed change

The renewal of this block housing the WCs will cause harm at the lower end of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

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3.4.5 - Curtain Walling to the east façade of the offices

The east façade of the main market offices (room FF-30) is formed of milled aluminium box sections with square section beads retaining single pane glazing. This form is also found at the perimeter of shell no.21, over the masonry box which contains offices and ancillary rooms (FF-14, 15 and 21). The mullions sections measure approx 136x42 and the transom sections 76x42. The curtain wall assembly is restrained at the head where a large movement joint is concealed by bent metal cover flashings. This detail is necessary to accommodate the +50mm movement of the roof shells. The glass is a combination of clear panes with glazing film and smaller dark panels. The fenestration has a vertical accentuation with stepped horizontal element that reflects the slopping soffit of the shell above.

The Statement of Significance has attributed the curtain walling medium significance.

Appraisal of Significance

The Statement of Significance has identified the curtain walling as holding high significance.

The material and form of the curtain walling is largely unchanged. Some of the glass units and glazing beads have been renewed. The system holds architectural and aesthetic significance.

Proposals

The proposals seek envelope wide enhancements to improve thermal performance and reduce solar gain. The options to adapt the existing system have been informed by an engineering assessment of the existing assembly. The façade engineers have concluded that the scale of change required to enable the necessary adaption of the existing system would lead to large dimensional changes in the section sizes to achieve greater stiffness and the target thermal performance.

In consideration of these factors the proposal is for a new curtain walling system that closely matches the fenestration pattern of the exiting curtain walling. The new system would be thermally broken and fitted with double glazed units affording the necessary level of solar shading and thermal performance. The philosophy of the new assembly is to emulate the design and aesthetic of the original.

Mitigation

The proposals seek to closely emulate the appearance, material and form of the original assembly. The new system is akin to a like for like renewal of a thermal element applying current standards.

Likely impact on Heritage Significance arising from the proposed change

The renewal of the curtain walling will cause harm at the lower end of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

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3.5.0 - ENHANCEMENT and ALTERATION

The following items have been grouped together as elements subject to some degree of change but that are largely unaltered.

3.5.1 – Thermal enhancement of the external envelope – retained east elevation

The internal linings will be removed to expose the internal face of the retained brick walls. These will be lined out with insulation and the internal line of the wall adjusted.

3.5.2 – Thermal enhancement of the external envelope - Basement area including building structure

The concrete soffits will be lined with insulation and a new ceiling suspended below.

Appraisal of Significance

The Statement of Significance has identified the external walls as holding low significance with the ceramic panels has holding high significance. The internal linings are noted as being of low significance.

The proposed addition of insulation will require the loss of some existing linings, most of which are not original. Where linings do survive the retained fabric holds low significance.

Likely impact on Heritage Significance arising from the proposed change

The renewal of internal wall plaster and other lining to the areas identified for thermal enhancement will cause '**no harm**'.

3.5.3 - Stair through panel 10 onto Queensgate

The existing stair is of precast concrete with a painted steel balustrade fixed over. The stair was installed as part of Panel 10 in 1973 and in the course of Phase 3 of the Murrayfield development. The mid landing of the stair was designed to step through opening in the panel bringing the user in close proximity to the ceramic artwork. The existing handrail and guarding is a combination of original and later elements. The balustrade to the lower and upper flights are formed of a modern round handrail fixed over the original structure which has been re-clad in sheet metal. The landing section retains the rectangular box section at handrail level. The stair has been overlined with bright anti-slip treads and nosings.

Appraisal of Significance

The Statement of Significance has identified panel 10 as holding high significance. By extension the stair assembly and ability to move though the panel holds some significance.

The stair and handrail hold aesthetic and architectural significance for their form and design. The stair holds historic significance as an element of the original scheme as the only surviving linkage of the former Ramsden Street axis that connected into Queensgate. The significance of the balustrade and handrail element is low. However, as part of the wider composition of Panel 10 the stair holds high significance due to the design intent for users to step through the double sides ceramic artwork which holds high significance.

Proposals

The proposals is for the renewal of the handrail with a new metal balustrade with simple flat top finished to achieve a natural appearance. The ceramic panel will be unaltered. The concrete stair will have localised repairs to address old fixings. Some holes will be made to enable the new balustrade to be secured.

Mitigation

The new handrail is required to meet modern safety standards. The existing handrail has been altered creating an unsympathetic assembly. This has been finished in a bright blue colour which appears incongruous against the tones the natural material. The proposals are seeking to install solution informed by the qualities of the stone and ceramic material on the adjacent surfaces.

Likely impact on Heritage Significance arising from the proposed change

The renewal of the balustrade will cause harm at the lower end of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development. Considerable importance and weight has been afforded to the identified harm in carrying out the following balancing exercise.

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3.5.4 - Sculpture 'Commerce' relocated

'Commerce' is a black painted metal relief by sculptor Fritz Steller. It was commissioned as part of the public art included within the original Murrayfield Development of Queensgate Market.

The sculpture is formed of thin sheet metal and rods gas welded together to create humanistic forms. The composition describes the activity of growing and processing plants to create cloth. The scene is divided into three parts which parallel the activities which it depicts. From the left of the scene the composition described the ploughing of the land and planting of seeds. The plants are harvested and processed. At its centre the sculpture likely depicts the processing raw material via crushing and scutching. To the right of the scene the fibres are woven into cloth on a loom.

'Commerce' is approximately 46.5m long and stretches the length of the building. It is mounted on hidden fixings over a rendered brick wall that has a buff appearance.

The sculpture can be seen from several positions within the market. In almost every instance the available views offer fragmentary glances. It is possible to see the whole sculpture from the upper level which had been intended to be a publicly accessible restaurant but was in practice never made open to the public.

Appraisal of Significance

The Statement of Significance has identified 'Commerce' as holding high significance.

The sculpture 'Commerce' holds architectural and aesthetic significance. It is an important example of mid-century public art procured as part of a commercial development.

Proposals

The removal of the north wall as described under 3.2.3 will require 'Commerce' to be relocated. The proposal is for the sculpture to be re-mounted onto the curtain walling in a position largely as found. The proposals include for the cleaning, repair and minor adaptation of the sculpture to ensure its hidden face can be seen.

Mitigation

The sculptures existing location offers it limited opportunity to be appreciated. It is not well understood by those who know of its presence. To better reveal the sculpture is to improve its cultural value.

The retention of the sculpture within the Hall is important factor in the reuse of the building.

Likely impact on Heritage Significance arising from the proposed change

The sculpture will become more visible to the public. It will be possible to view the sculpture from within the Hall and externally from the public square. The sculpture is of a sufficiently conceptual form that the new viewing aspect will not detract from its significance. The remounting of 'Commerce' over the new curtain walling will cause harm at the lower end of **'less than substantial harm'**. It will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

Current position of 'Commerce'

Proposed new position of 'Commerce'

Heritage Impact Assessment - Section 3

3.5.5 - Landscape to the east of the ceramic panels

Plan No. 2513A from approx. 1966 describes the margin at the base to east wall as a 'paved area'. By 1967 the materials for the elevation overlooking the margin had been defined although there is no evidence of a landscape scheme described in the architect's drawings. Photos taken in 1973 show the margin as grassed with low trees all set below the ceramic panels. Beyond the grass margin was the public pavement.

Appraisal of Significance

The margin of land to the east offers a space that has allowed the ceramic panels to be visible from Queensgate and the public realm. Whilst the setting of the building and panels itself is not a heritage asset this margin of land contributes to the significance of the Listed Building in its ability to allow the artwork and building to be experienced, the design of the landscape and margin of land here is not inherently significant, its significance is only in its ability to enable a view of the ceramic panels and building. The Statement of Significance notes the impact of the mature trees as negative / detrimental to the building's significance.

Proposals

The removal of the mature trees to reveal the panels beyond. The replanting of the margin with smaller shrubs.

Mitigation

None it required.

Likely impact on Heritage Significance arising from the proposed change

The replacement of the trees will cause **'no harm'**. By better revealing the building and the ceramic panels to public view the change offers a heritage gain.

3.6 - CONSERVATION and REPAIR

The following works have been grouped as changes that will afford Heritage Gain.

Survey, conservation and repair of the following:

3.6.1 East Elevation ceramic panels 1-10

3.6.2 Sculpture 'Commerce'

3.6.3 Sculptural Hypar Concrete Roof Shells

Landscaped margin on Queensgate

Heritage Impact Assessment - Section 3

3.7- SUMMARY CONCLUSIONS

In summary assessment accounting for the proposed changes:

Activity	Description	Substantial Harm	Less than Substantial Harm			No Harm
Removal			upper	mid	lower	
3.2.1	Removal of Panopticon / Market Managers Office					
3.2.2	Removal of Market Stalls and Plinths – Stalls 1-176					
3.2.3	Removal of self-contained shop units and arcade to the north edge of the market hall inclusive of the dividing wall onto which 'Commerce' is mounted					
3.2.4	Removal of shop units 1-27 and arcade that once linked Princess Alexandra Walk through the market into the carpark. Also offices at First Floor.					
3.2.5	Removal of shop units 177-188 at the west edge set below the pavement of Peel Street					
3.2.6	Removal of space beyond shop units 165-168 including former carpark entrance					
3.2.7	Removal of Basement Mezzanine – stall holders stores					
Intervention						
3.3.1	New library behind the east Queensgate façade and over the existing primary structure of the former Queensgate Market.					
3.3.2	Curtain Walling to the north and west edges					
3.3.3	Curtain walling, located internally, between the east edge and proposed library					
3.3.4	Food Hall units inclusive of food and beverage units, back of house facilities, public toilets and management office space					
3.3.5	Renewal and reuse of the basement below the north block					
Renewal						
3.4.1	Clerestory Glazing					
3.4.2	Terrazzo Floor covering					
3.4.3	Hypar roof shell coverings (2000)					
3.4.4	WC block to the south edge					
3.4.5	Curtain Walling to the east façade of the offices					
Enhancement and Alteration						
3.5.1	Thermal enhancement of the external envelope – retained east elevation					
3.5.2	Basement area including building structure					
3.5.3	Stair through panel 10 onto Queensgate					
3.5.4	Sculpture 'Commerce' relocated					
3.5.5	Landscape to the east of the ceramic panels					
Conservation and Repair						
3.6.1	East Elevation – ceramic panels 1-10 and masonry					
3.6.2	Sculpture 'Commerce'					
3.6.3	Concrete Roof Shells					

Refer to Section 4 for summary conclusions

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Heritage Impact Assessment - Section 4

4.0 - ASSESSMENT OF HERITAGE IMPACT - CONCLUSION

4.1 - FORMER HUDDERSFIELD LIBRARY and ART GALLERY

The proposals for the re-use of the Huddersfield Public Library and Art Gallery to serve as a new Museum for Kirklees hold great potential to deliver heritage gains. The heritage gains are possible because the building is to remain in public service and because the drivers for change are concerned with achieving greater intensity of use, reduced operational costs through retrofit, improved accessibility and to secure its long-term sustainability. These cornerstones underpin the mitigation for the proposed changes.

Change is required to address the operational issues of the existing building and enable its continued use. The new use will seek to unlock the building's full potential whilst also preparing it for future decades of public use. The changes have sought to recognise the building's special significance in order that where change is proposed it imposes the minimal degree of harm with the potential for overwhelming benefits. The building's most significant qualities are summarised in Historic England listing as:

- *Primary south façade in reductive Art Deco style with clear Egyptian and Greek stylistic influences*
- *Two free standing statues 'Spirit of Literature' and 'Spirit of Art' by James Woodford RA*
- *Carved panels to the east and west bays of the south façade, likely also by James Woodford RA*
- *Internal spaces lined with high quality finishes and coffered ceilings*
- *Some original bookcases*

These Statement of Significance identifies the following elements as holding highest significance:

- External elevations of the South, East and West
- Woodford Sculptures
- Main Entrance Lobby and stairwell inclusive of original finishes
- Main Lending Library including laylight and fitted shelves
- Rooms - Former Chief Librarians Office (UGF), Committee Room (UGF), West Yorkshire Archive Service Office (1st), Carrels / Study Rooms(1st), Gallery Reception (2nd), Gallery Entrance Lobbies (2nd), Gallery Spaces (2nd), Stair lobbies across all floors

The assessment recognises that the works will not result in the complete loss of any element of high heritage significance. Where loss of fabric has been proposed it has been balanced by design measures to first minimise and then mitigate the potential harm. Where possible the proposals have included for the conservation and repair of key spaces, all of which are identified as of high significance within the Statement of Significance. In assessment of the balance of harm the heritage gains that must be considered include:

Heritage gain:

- *Remediation of fabric defects (walls, roofs etc.)*
- *Conservation of high significance spaces and fabric currently in poor condition*
- *Improved accessibility through new entrances and circulation*
- *Repair and reuse of second floor*
- *Removal of unsympathetic later additions such as modern partitions, finishes and linings*
- *Achieving a sustainable, long-term building use*
- *Enhancement of fabric to ensure greater resilience to changing weather patterns, including thermal enhancement of building envelope and improved rainwater drainage provision*

In conclusion, for the scope and scale of work proposed to enable the conversion of the Huddersfield Public Library and Art Gallery to serve as a new Museum for Kirklees the arising **harm will be at the lower end of 'less than substantial harm'**. This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development.

Heritage Impact Assessment - Section 4

4.0 - FORMER QUEENSGATE MARKET

The proposals for the re-use of Queensgate Market as a Food Hall, Public Library and new public square hold great potential to deliver heritage gains. The heritage gains are possible because these buildings are to remain in public service and because the drivers for change are concerned with achieving greater intensity of use, reduced operational costs through retrofit, improved accessibility and to secure their long-term sustainability. These cornerstones underpin the mitigation for the proposed changes.

To enable the conversion of the Market Hall to serve as a new public library and Food Hall, harm will arise to its heritage significance. This harm is not consistent across all parts of the building. The level of harm is assessed as a consequence of the volume of proposed change which is most visually evident in the transformation of an introspective indoor market full of low-rise stalls to an open and accessible Food Hall.

Historic England describe the buildings the building most significant qualities as:

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

These aspects are embodied by specific elements of the building's fabric. As identified in the Statement of Significance the elements of highest significance are limited and include 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
- glazing system, suspended from the hypar roof shells
- sculptural stoneware ceramic panels titled 'Articulation in Movement' by Fritz Stellar
- sculpted metal frieze titled 'Commerce' by Fritz Stellar

The assessment recognises that the works will not result in the loss of any element of high heritage significance and that the proposals will better reveal the building's most significant elements and to secure its long term, viable future. In assessment of the balance of harm the heritage gains that must be considered include:

Heritage gain

improving the experience of the Market Hall by allowing its high significance aspects to be legible within its setting and from within

- conservation of the Fritz Steller public artworks that contribute positively to the experience of the public realm
- removal of unsympathetic later additions from within the Market Hall space i.e. paint to board marked concrete, surface mounted ventilation fans.
- enabling the reinstatement of the historic street pattern to the north and south
- creation of landscaped setting that positively responds to the Listed Buildings
- introducing street level activity to the areas of Queensgate, Peel St, Alfred St, Princess St
- remediation of fabric defects – walls, roofs, etc.
- enhancement of fabric to ensure greater resilience to changing weather patterns, including thermal enhancement of building envelope and improved rainwater drainage provision

In conclusion, for the scope and scale of work proposed to enable the conversion of the Market Hall to serve as a new public library and Food Hall the arising **harm will be at the upper end of 'less than substantial harm'** due to the extent of removal of original fabric. This will engage paragraph 202 of the NPPF which requires any harm to be balanced against the public benefits of the proposed development. Of most importance is the recognition that the works will not result in the total loss of significance of the heritage asset and that there are extensive measures proposed to better reveal the building's most significant elements, and to secure its long-term viable future.

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