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Re: Town and Country Planning Act (as amended) 1990 Planning (Listed Buildings and Conservation Areas) Act 1990 Application for Listed Building Consent for the Demolition and Re-Building of x2no Walls (Inside the Former Market Hall Offices) relating to part of previous permission 2024/70/92472/W for the refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); 4, Princess Alexandra Walk, Huddersfield, HD1 2RS.

The following information is hereby provided in support of this application:

- Application Forms
- Site Location Plan
- Existing Wall Elevations
- Proposed Wall Elevations

The proposal

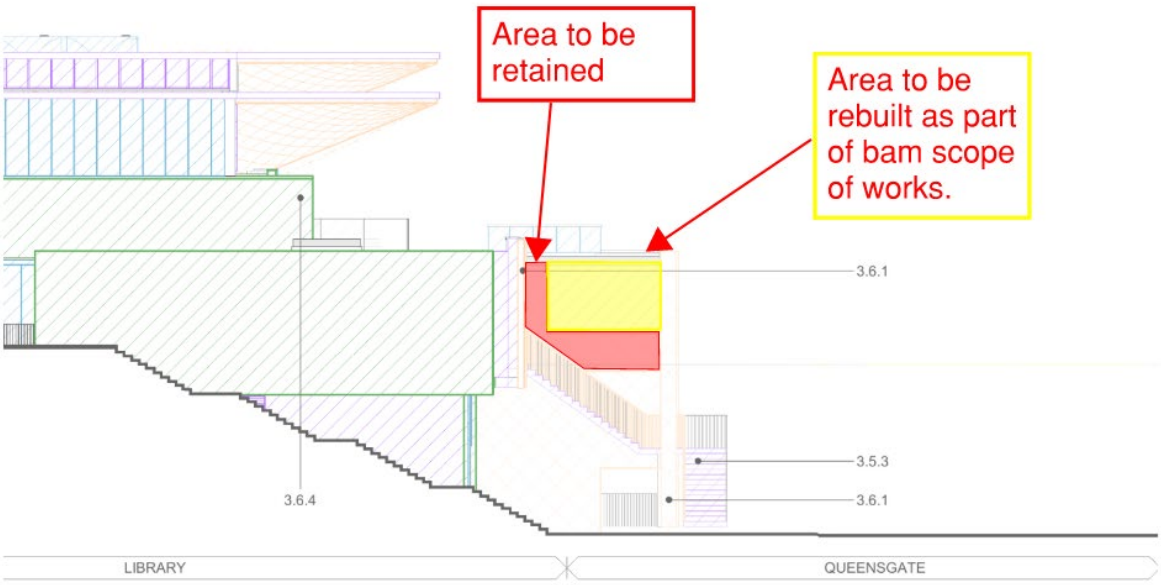
Wall by staircase off Queensgate

The approved scheme involved the retention of the existing stone wall to Queensgate elevation, by 'the blue staircase'.

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During the demolition phase of works in this area, it was found that the existing wall had no head restraint which led to the wall becoming unstable and an immediate health and safety risk. As such, the contractors, BAM took the decision to reduce the wall down to a point where the lateral restraint was supported by the concrete beam below. BAM propose to rebuild the wall using the



reclaimed stone.

***Figure 1**- Drawing showing the area of wall to be retained/rebuilt*



***Figure 2**- Site photo showing current level of wall*



Figure 3 – Wall prior to controlled demolition works

The wall is therefore proposed to be re-built with a sufficient head restraint and using salvaged stone from the existing wall to form a like for like replacement minimising any heritage concerns for the LBC. Mortar samples will also be taken for colour matching and coursing will match the pattern previously, using photographic records.

<u>Walls Inside Former Market Hall Offices</u>

The proposal is to remove short sections of wall, originally intended for retention. The removal of the wall is a consequence of the concrete planks below it being structurally unsound. On exposing the planks, holes have been found, leading to concerns about their stability. 2 short sections of walls originally intended for retention are also situated on top of the existing planks, these will need to be demolished to a point and reinstated.

The reasoning; the 1.2m section of wall in question is founded off existing concrete planks that require removal and replacement. The remainder of the wall is founded on top of the existing concrete structure (beams) therefore does not need removing. Removal of the planks would lead to structurally undermining the wall and would result in its collapse. The new construction will be sympathetic and ensure the wall is returned to its current aesthetic state, through the reuse of the bricks

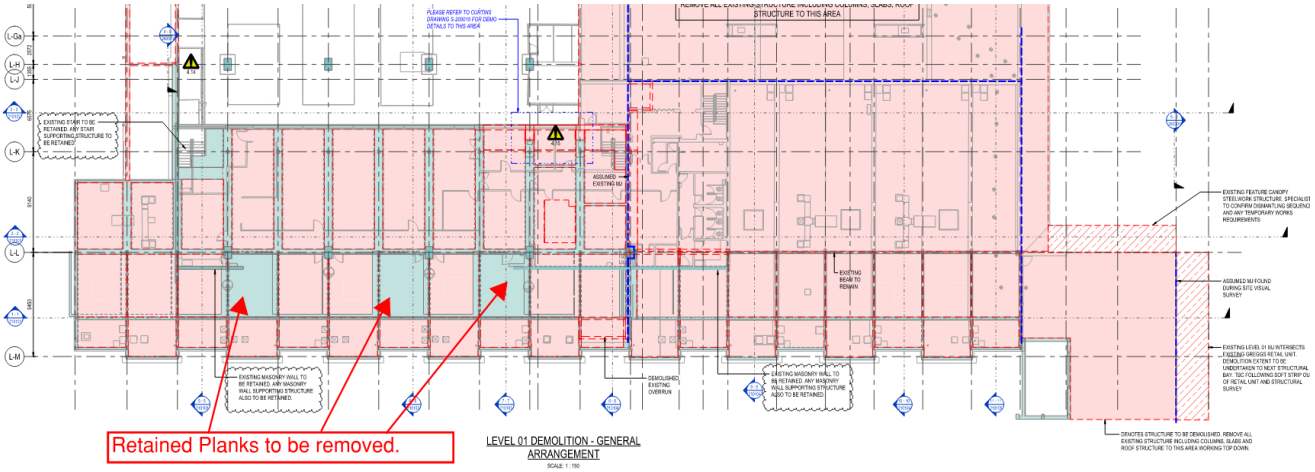


***Figure 3**- Drawing showing the areas of retained planks to be removed*

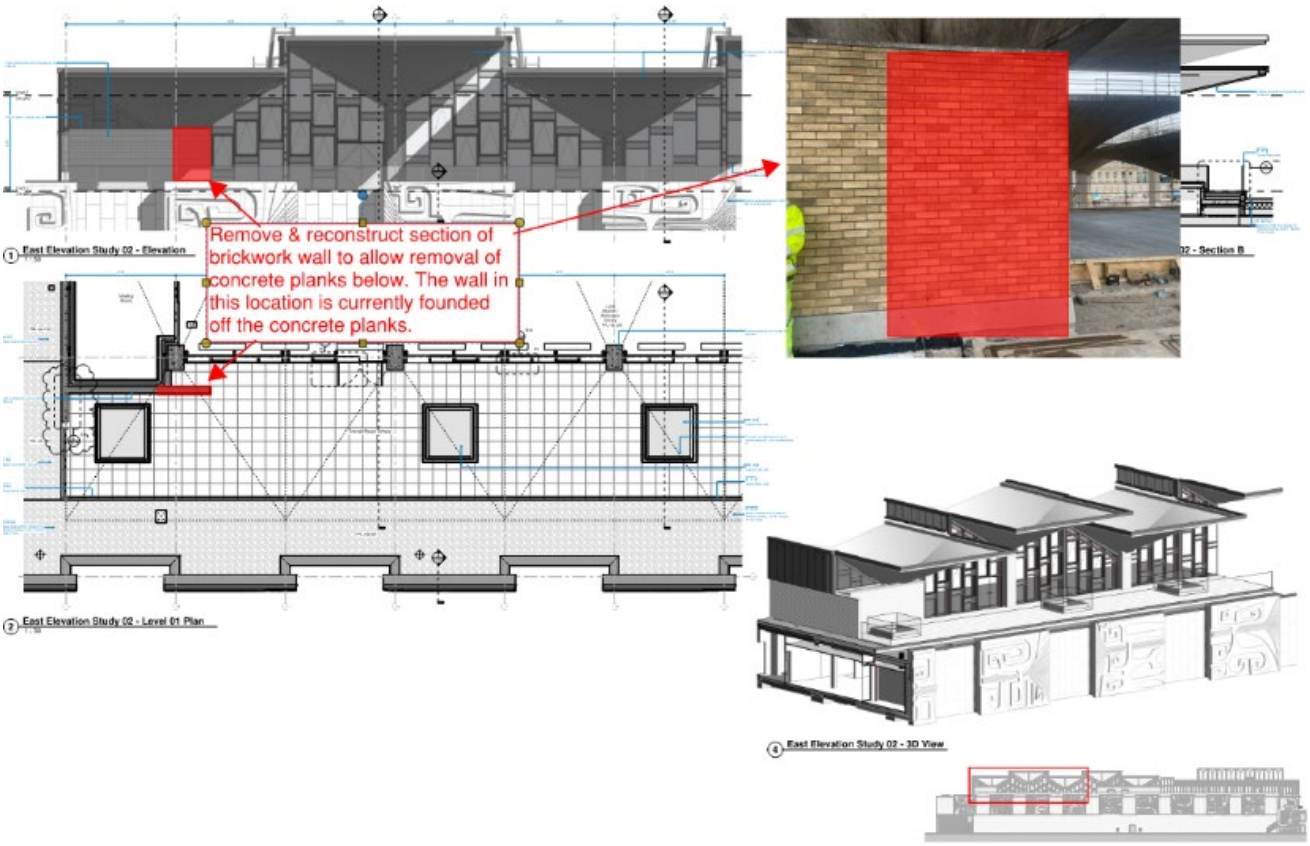


***Figure 4**- Diagrams showing the location of the wall*

A Level survey of existing wall is to be taken at the base, head and position recorded via Bam's onsite engineers. Photos of the wall are to be collated as a record of the current state of the stonework and recorded on BIM360. Mortar samples will also be taken and sent away for colour matching. The brickwork is to be carefully removed, dressed and stored ready to be reinstalled. The bed joints will also be measured to line through with existing.

The brickwork is to be removed by hand using trained and competent bricklayers and are to be hand dressed to remove any existing mortar. They will also be palletised and stored on site in a safe location to reduce the likelihood of damage. The existing concrete plans will be removed below the wall and new slab construction reinstated. The slab will be left to cure for 28 days and engineers will set out the length and height of the wall to match the dimensions per demolition. The brick walls will be subsequently reconstructed utilising mortar matching the existing and the retained bricks. All joints are to line through with the existing sections.

Heritage Impact

Queensgate Market Hall is a Grade II Listed Building and has recently obtained Listed Building Consent "for demolition, alteration, refurbishment and extension to create library, Food Hall and public realm" under application 2022/65/93235/W. Work has commenced on the building under

this Listed Building Consent and the subsequent amendment to the Consent under Listed Building Consent 2024/65/90270. Another LBC consent application for another section of wall located on Princess Street is currently under review ref: 2025/65/90274/W.

As a Grade II Listed Building the market is a designated heritage asset of the less than highest significance as defined by the NPPF. The heritage significance of this Listed Building is principally embodied in its architectural interest through its innovative design, especially the use of cutting-edge technology in its application of freestanding asymmetric hyperbolic paraboloid shells in its construction and its patent glazing method to create a building that is visually pleasing with a dramatic roofscape. The building also incorporates very high quality decorative ceramic sculptures by a noted sculptor, Fritz Steller, both externally and internally and are integrated into the overall design and form and provide the building with a degree of artistic interest also.

As stated previously, multiple measures will be undertaken to ensure that any potential damage to the Grade 2 listing will be next to none. The re-building process will be a replica replacement due to the mortar and existing stone/materials matching the existing walls. The proposals are also structurally necessary to remove risk to the public and when considering the proposals in isolation from the already consented scheme, the stonework, will be rebuilt with a like-for-like appearance.

The proposals are thereby considered to comply with the duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan policies and policies contained in Section 16 of the NPPF for heritage. The public benefits of the proposals are considered to outweigh the less than substantial harm.

This application is for Listed Building Consent and therefore the application fee is nil.

I trust the above and enclosed are sufficient to register the application as valid. However, should you require any further information, please do not hesitate to contact me.

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