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PLANNING,
HERITAGE
STATEMENT

ALTERATIONS WITHIN LISTED BUILDING TO PROVIDE
LOWERED COLUMN-SUPPORTED CEILING AT
27 MARKET PLACE, HUDDERSFIELD

Job Ref: 2957

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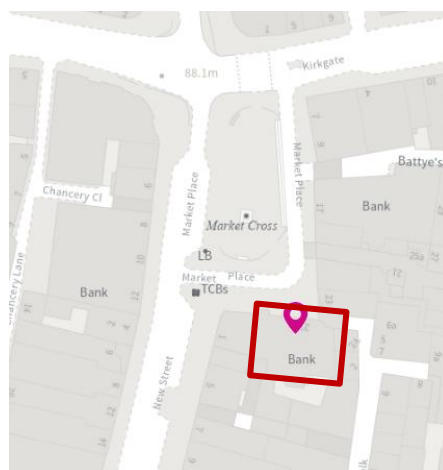
SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the installation of a lowered ceiling at the listed building 27 Market Place.
2. The building is Grade II listed, and therefore in accordance with paragraph 200 of the National Planning Policy Framework (NPPF) *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected”*, this statement outlines the impact or contribution of the proposed development upon the surrounding heritage asset.
3. This statement has been prepared by Grace Haigh BA(Hons). Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DISCRPTION.

GENERAL DESCRIPTION & SITE LOCATION.

4. The application relates to 27 Market Place. The building is of ashlar construction with marble columns in window jambs.
5. The site is located in the town centre of Huddersfield on the south of Market Cross square along Market Place road. It is within a Conservation Area [image below from Kirklees Kompass].



Location Map

6. 27 Market Place is listed. The listed building is recorded as Grade II and is described by Historic England as - *MARKET PLACE 1. 5113 (South Side) No 27 SE 1416 NE 1/903 SE 1416 NW 2/903 II 2. Mid C19. Ashlar. 3 storeys. Modillioned and dentilled eaves cornice and parapet with panelled piers. Continuous moulded cill band to 2nd floor. Fluted Composite pilastrade to*

ground floor and full entablature with foliage carving in frieze. 5 ranges of sashes. Ground floor windows round-arched with masks on keystones, polished marble columns in jambs, carved foliage spandrels and carved foliage panels below each one. 1st floor windows are segment-headed, have panelled pilasters, carved spandrels, and alternating triangular and segmental pediments. 2nd floor windows have moulded consoles to cills, festoons on either side of frame and rounded corners at top. Sunk panels set in between. Porch with panelled double doors, surrounded by carved foliage panels, round-headed side windows with moulded surrounds, moulded cornice and ornate cresting. Attached to the east end of No 27, just under the arch leading to Market Walk, is part of shopwindow belonging to Messrs Fillans of No 2 Market Walk. Late C19. Curved glass panels in moulded wooden frames. Painted glass panels above and beside windows, with characteristic late C19 lettering.

7. There are several listed buildings with proximity to the site. Those which are in the immediate vicinity are: Market Cross and 2 Market Wall.



Location Map
Showing Surrounding
Heritage Assets

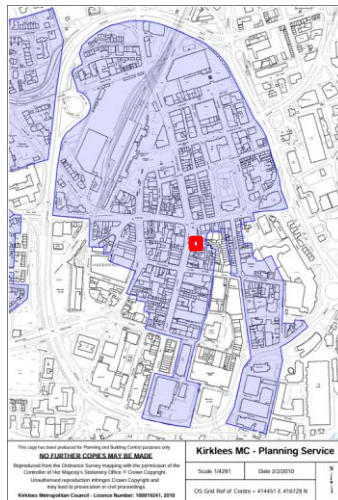
8. The listing notes for these buildings are:

2 Market Wall - *MARKET WALK 1. 5113 (West Side) No 2 SE 1416 NE 2/908 II Mid C19. Hammer-dressed stone. Pitched stone slate roof. Stone brackets to gutter. 3 sashes. Included for its characteristic late C19 shopfront: viz; horizontally rusticated pilasters, with Tuscan capitals, entablature and dentilled cornice (now boarded over); door with curved glass panels either side: and 3 painted glass panels below window, with legend "Jewellers. Fillans and Sons. Watchmakers".*

Market Place - *MARKET PLACE 1. 5113 Centre Market Cross SE 1416 NW 1/24 3.3.52. II 2. 1671. Erected by Sir John Ramsden, 1st Baronet, when he was granted a Royal Charter to hold a market on this site. 2 modern ashlar steps. Ionic column with roughly gadrooned base, and small swags hanging from volutes. Square die above this bearing achievements of arms on each side. Ball finial. The sculptural style is similar to the C17 garden house at Whitley Beaumont.*

9. The first record of the building is in the 1830 Ordnance Survey Map [National Library of Scotland]. The building shape is shown to be unchanged across the mapped evidence (image below 1854 Country Series map [Kirklees Kompass]) with the preliminary use being highlighted as a bank. The surrounding buildings on Market Place are a mix of varied traditional ashlar & stone and slate roof dwellings constructed in the 19th Century.

10. The building has had previous planning applications for the removal of the previous bank provisions in 2021 (Ref: 2021/62/94490/W) on the ground floor level to which this application relates, and alterations to the upper floors in 2023 (Ref: 2023/65/93560/W). Another application was made for the change of use to an adult gaming centre to which this application relates (Ref: 2023/62/93615/W). All referenced applications were accepted with listed building consent in a Conservation Area.
11. The site is located in the centre of the Huddersfield Town Conservation Area, the location within this area is pictured below. There are 358 listed buildings within the Conservation Area.



12. The external façade is retained to the listing.
13. Internally, the primary entrance room has a coffered structure sectioned into eight squares. Six of these divisions feature highly decorative covings in several layers with floral patterns to the recesses. In each coffer there is a central ceiling rose decorated in blue. Where the divisional lines of each coffer converge there is a circular extrusion detail, these are pictured below.



14. The surrounding rooms have been partitioned with suspended ceilings attached to cover the existing ceiling structure (pictured below).



15. Arch extrusions are visible in the main entrance room walls and within a rear room. They are reminiscent of the giant order style where gradually smaller arches are embedded within a larger arch. It can be deduced that they formed openings as functional circulation within the bank.

SECTION 3: PROPOSED DEVELOPMENT

16. This planning application seeks to form a self-supporting ceiling in the main entrance room. The frame structure will not damage the fabric of the existing ceiling structure.
17. The proprietary ceiling structure will be supported by timber framed columns circulating the walls and central line of the room to support the span of joist and beams.
18. The ceiling will be 3.6m from finished floor level. Where the ceiling structure meets the existing window, the structure will be boxed upwards to hide the structure.
19. There will be hatches within the ceiling structure to access the existing ceiling above for maintenance.

SECTION 4: HERITAGE IMPACT

20. The proposed development relates to the internal alterations. There will be no alterations to the external building fabric, and therefore no impact upon the listing details.

21. There will be minimal impact on the character of the building. The internal building has previously had existing ceilings covered and subsequently damaged by suspended ceiling systems. The proposal provides an alternative ceiling structure to protect the historic fabric of the building.
22. The hatches installed in the proposed ceiling structure will facilitate access so that the listed building can be periodically inspected for maintenance.
23. The proposal will have negligible impact on the visual appearance of the surrounding listed buildings or the Conservation Area.

SECTION 5: KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK
(NPPF)

24. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm of the heritage asset should require clear and convincing justification.
25. Paragraph 207 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
26. Paragraph 208 of the NPPF sets out that *'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. 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'*.
27. The Kirklees Local Plan Policy LP35 describing Historic Environment states: *"Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset."*
28. Policy LP24 states *how proposals should promote good design by ensuring 'high levels of sustainability, to a degree proportionate to the proposal, through: i. The re-use and adaptation of existing buildings, where practicable'*
29. The site is identified within the Kirklees Local Plan as being within Huddersfield Town Centre Conservation Area which contains various listed and unlisted properties and is the priority area within the town development – in corroboration with the Huddersfield Blueprint SPD.
30. The Huddersfield Blueprint SPD states the desire for the regenerative use of the buildings in the centre and create opportunities for work: *"We want to celebrate and promote our heritage as part of our town centre regeneration"*

plans. The wealth of historic buildings provides opportunities to promote new uses and for sympathetic renovation to provide good quality low-carbon living or working environments.”

31. The Kirklees Local Plan section 11.4 illustrates how: *‘The diverse built and natural environment in the district presents a range of different challenges, requiring bespoke solutions to help respect and enhance character, particularly within conservation areas and when development proposals may impact on the setting of listed buildings.’*
32. The supporting text explains in 14.6 that *‘Of all Yorkshire districts Kirklees has the highest number of designated heritage assets... Where the impact of a planning proposal on the potential significance of a heritage asset (designated or non-designated) is not fully understood, the developer may be expected to carry out a Heritage Impact Assessment using appropriate expertise to inform their planning application.’*

SECTION 6: CONCLUSION

33. The proposal has negligible impact on the historical fabric of the existing listed building.
34. The proposal has no impact upon the setting of the adjacent listed buildings.
35. Efforts have been made to protect the historic features of the building whilst accommodating future user and maintenance provisions.
36. Through a column supported ceiling solution which has no impact on the existing ceiling, the proposal appropriately contributes to the integrity and longevity of the listed building.
37. The proposal has minor impact on the street scene of the listed building or on the Conservation Area. It aims to enhance the overall appearance of the heritage asset by improving the current disused state. This will allow the building to be brought back into beneficial use, which will safeguard the future sustainability of the Listed Building.



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