



Huddersfield Open Market

Heritage Assessment

Buttress

July 2025



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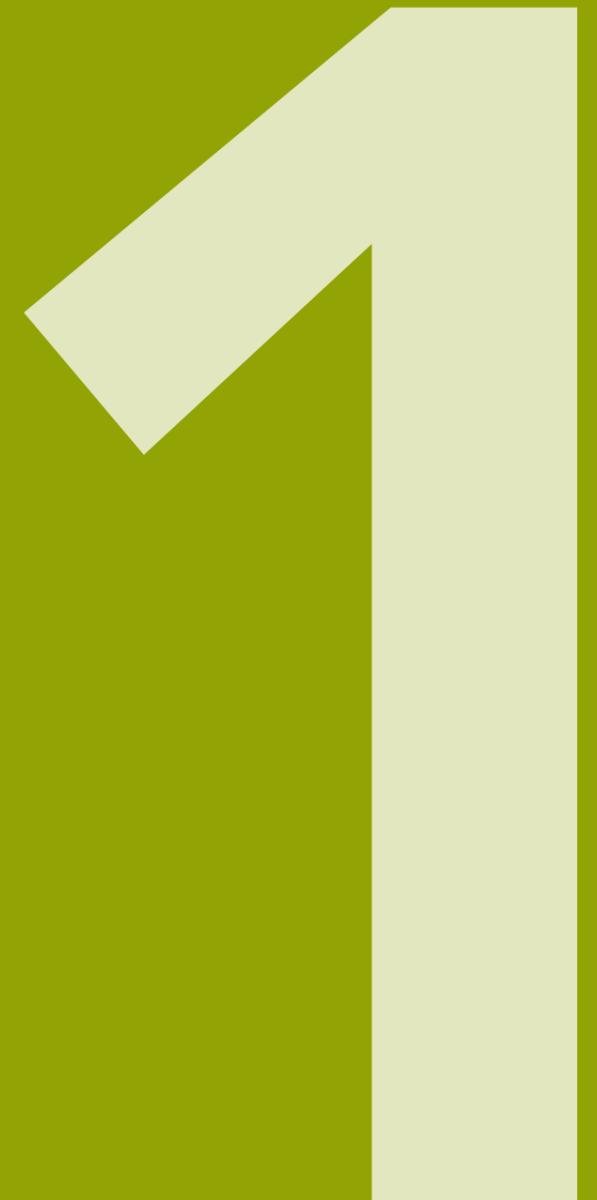
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Contents

1.0	Introduction	5	6.0	Bibliography & Sources	65
1.1	Methodology	5	6.1	Kirklees, West Yorkshire Archive Service	65
1.2	Authorship & Acknowledgements	6	7.0	Appendices	67
1.3	Location & Site Description	6	7.1	Wholesale Market for Fruit and Vegetables Listing Description	67
1.4	Scope	6	7.2	Extension Plan Regression	68
2.0	Understanding the Heritage	8	7.3	Endnotes	69
2.1	Designation	8			
2.2	Description of the Heritage	9			
2.3	The New Wholesale Market, Huddersfield, Huddersfield Chronicle, 1888	13			
2.4	History & Development of Huddersfield	14			
2.5	History & Development of the Site	16			
2.6	Historic Mapping	29			
2.7	Historic Setting	32			
3.0	Assessment of Significance	36			
3.1	Archaeological Interest	37			
3.2	Architectural or Artistic Interest	37			
3.3	Historic Interest	40			
3.4	Summary Significance of Huddersfield Town Centre Conservation Area	41			
3.5	Significance Plans	42			
3.6	Key Views	46			
4.0	Summary of Proposed Works	54			
5.0	Heritage Impact Assessment	57			
5.1	Assessment of Heritage Impacts on the Huddersfield Open Market	58			
5.2	Assessment of Heritage Impacts on the Huddersfield Town Centre Conservation Area	60			
5.3	Assessment of Impact on Key Views	62			

1 Introduction



1.0 Introduction

This Assessment has been prepared to support an application for Listed Building Consent for works to the Huddersfield Open Market, in acknowledgement of its Grade II* designation and location within the boundary of the Huddersfield Town Centre Conservation Area.

The following report provides an understanding of the site's heritage context, and provides a breakdown of heritage significance, and assesses the potential impacts of the proposed scheme on this significance.

1.1 Methodology

The document is the final heritage report relating to these proposed works. The initial Heritage Statement, including assessment of significance and phasing, was produced in 2021 to support the design team's understanding and decision making. An Interim Heritage Assessment was produced in 2024, outlining high level impacts of key interventions. This Heritage Assessment has been produced to capture these prior iterations, and meet the requirements of the Planning (1990) Act and the NPPF in seeking Planning and Listed Building Consent.

This document has been written in recognition of National Planning Policy Framework (2024), Historic England's Statements of Heritage Significance (2019), and Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment (2008), and BS7913 - British Standards Guide to the Conservation of Historic Buildings.



Figure 1 Location of Huddersfield Open Market

1.2 Authorship & Acknowledgements

This document has been prepared by Jenna Johnston MA(Hons) MSc IHBC, Associate Heritage Consultant, at Buttress.

The proposals assessed within this report have been produced by Greig and Stephenson architects and their wider design team.

1.3 Location & Site Description

Huddersfield Open Market is bounded by Brook Street and the market square to the north, Lord Street to the east, Byram Street to the west, and an un-named street, historically known as Back Street, to the south. The Site is located within the urban core of Huddersfield and is a key building within the Huddersfield Town Centre Conservation Area. The Site is approximately 200m northeast of Huddersfield Railway Station.

1.4 Scope

This heritage assessment covers proposed works to the Huddersfield Open Market and the proposed new build works to the southeast of the site. The assessment will consider potential heritage impacts on the significance of the historic fabric of the Open Market. The proposed new works within the setting of the building will also be assessed for potential impacts on the heritage significance of the Open Market, in addition to an assessment of potential impacts on the architectural and historic significance of the conservation area.

This will include high level assessment of impacts on key views that have been identified through consultation with the local authority. However, it is important to note that these assessments are not verified views, nor officially adopted key views identified as contributing to the significance of the conservation area.

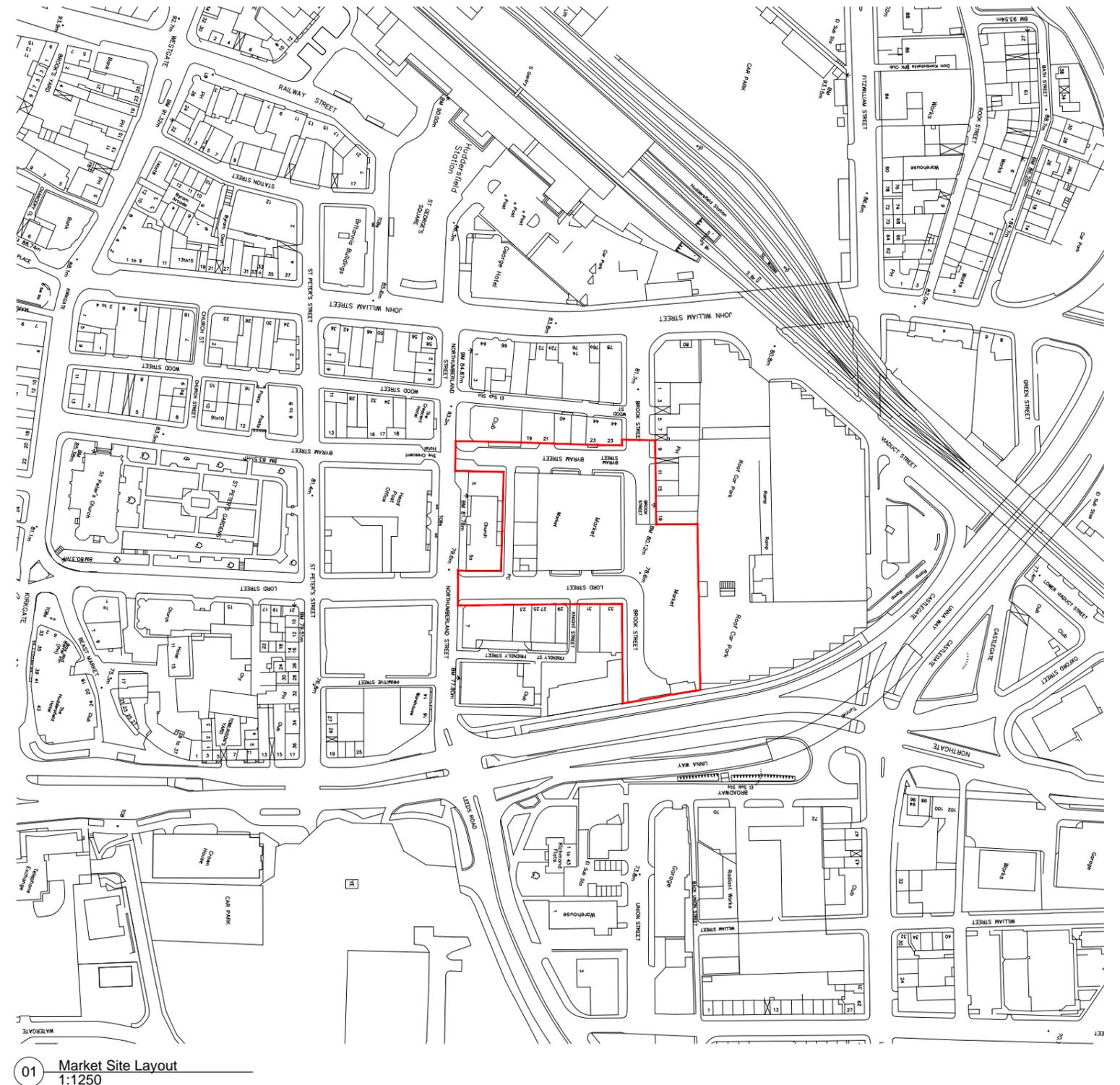


Figure 2 Red Line Boundary of proposed works covered within this application.

2 Understanding the Heritage



2.0 Understanding the Heritage

2.1 Designation

The Huddersfield Open Market, also known as the Wholesale Market, is a [grade II* listed building](#), indicating that it has more than special heritage interests. The grade II* designation applies to only 5.8% of listed buildings in England.

The grade II* designation extends to the whole site, including the later stone annexe to the south of the site, as the structure was complete at the time of designation, and was constructed for the purpose and service of the historic market. The extent of the designation is marked on the adjacent plan, for clarity.

Municipal wholesale markets like Huddersfield Open Market are intrinsically linked to the introduction of the railway and changes in retail practices.

There are a number of extant covered markets from this period in the country, ranging in grade II to grade I designations. Other grade II* markets include East Building of Central Market, London, and Leadenhall Market, London.

2.1.1 Listing Description

II*

1887-9. Architect: R S Drydale, Borough Surveyor. Ironwork by the Whessoe Foundry Company of Darlington. Cast iron. Walls and north lights of each aisle roof glazed all over. 6 aisles, each taken on 4 giant iron columns with elaborate foliate capitals. Decorative patterns pierced in girders. Hipped roofs on segment-shaped iron trusses with decorative patterns pierced in them. Glass canopies on pierced ornamental brackets with similar valences. Continuous round-arched lights above these, in 2 tiers, or 3 as ground slopes away towards the east. Frieze with roundels and heraldic ornament.



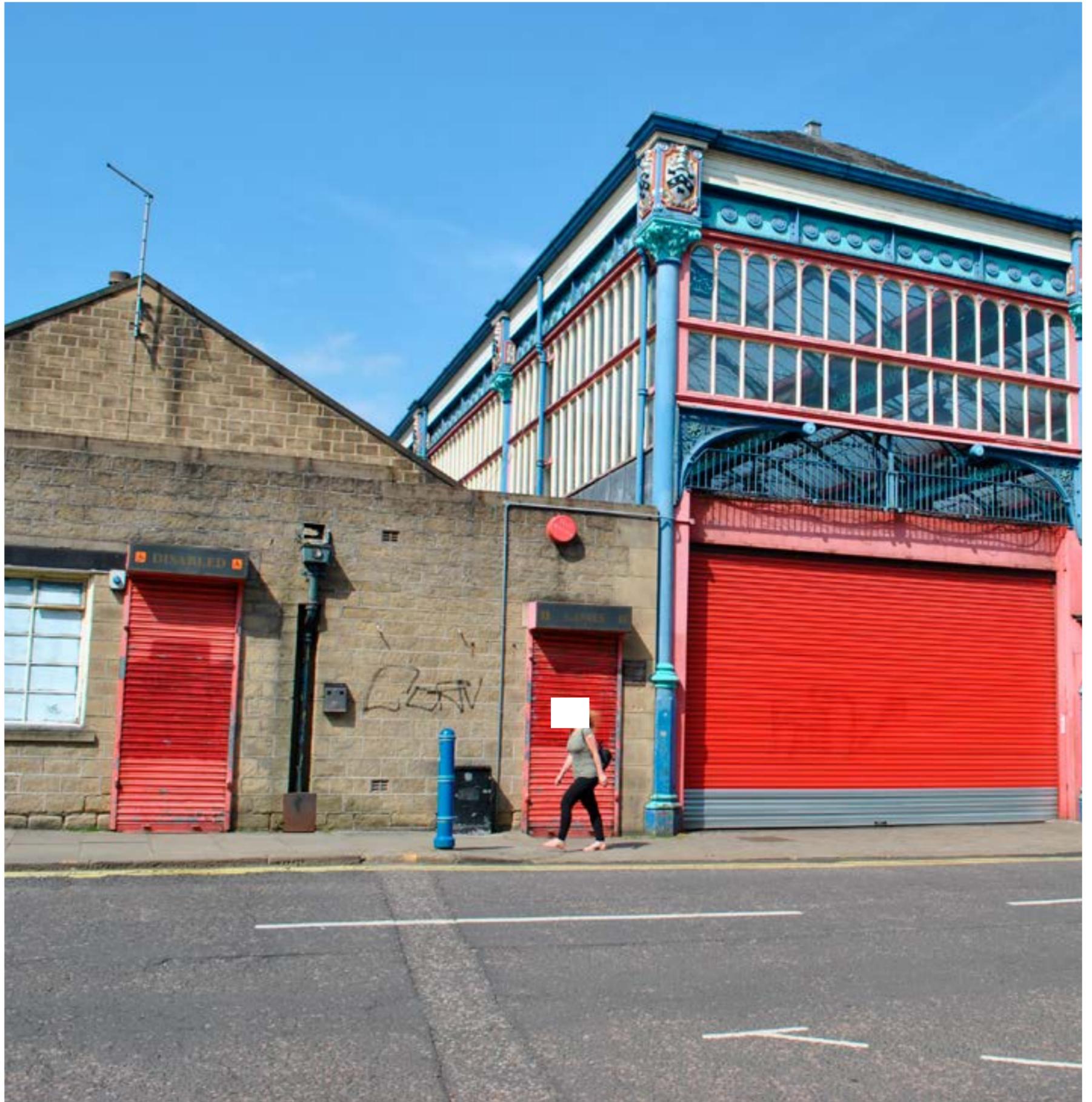
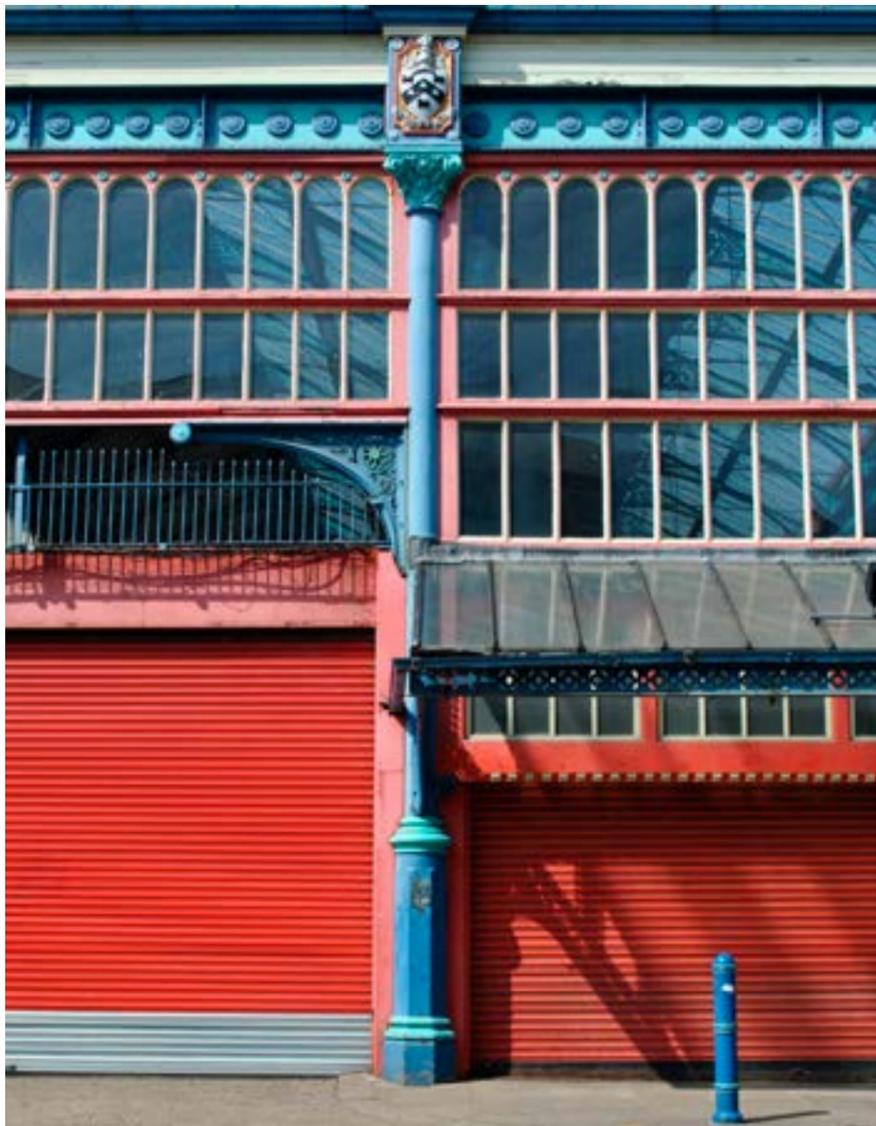
Figure 3 Huddersfield Town Centre Conservation Area © Kirklees Council

2.2 Description of the Heritage

2.2.1 Exterior

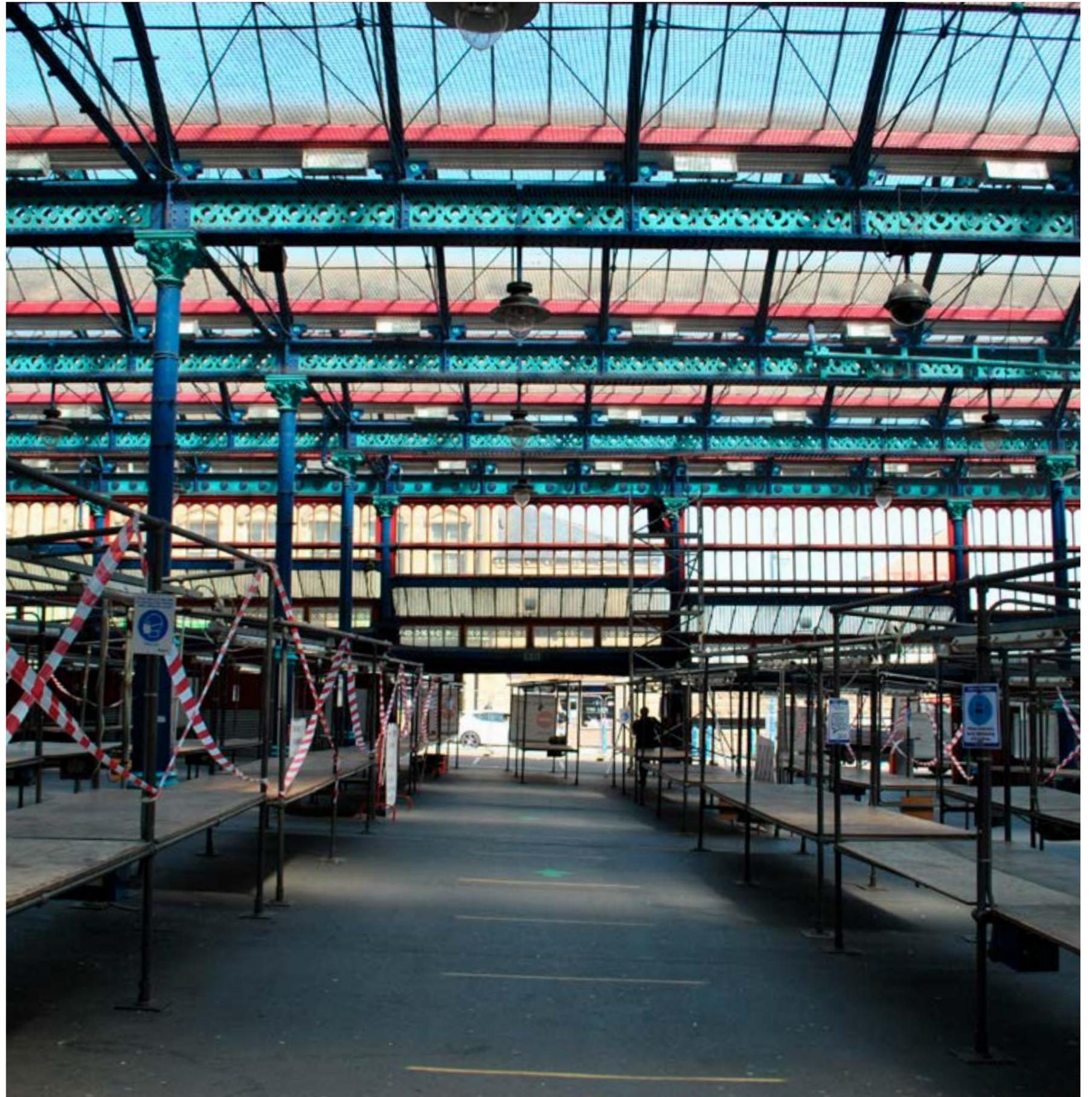
Huddersfield Open Market is a cast iron structure with 6 aisles. Each aisle has 4 iron columns with foliate capitals. Each aisle roof is hipped and pitched on decorative iron trusses, with north-lights. There are continuous bands of lights around the buildings, in either two or three tiers depending on the height of the bay in relation to the site topography. The top tier is round headed with small floral details in the spandrels, matching the roundels in the frieze panels above. The second and bottom tier are simple rectangles, with heavy transoms separating the tiers. Glass canopies surround the building on ornamental pierced brackets. Underneath these canopies, and below the tiers of lights, is another panel with similar rectangle windows, split into four-light sections, with a wide frame and a simple chamfered dentil course. The external columns contain heraldic imagery for Huddersfield. The original avenue entrances are marked by double height open entrances with decorative spandrel panels. All routes through the building are secured with roller shutters.

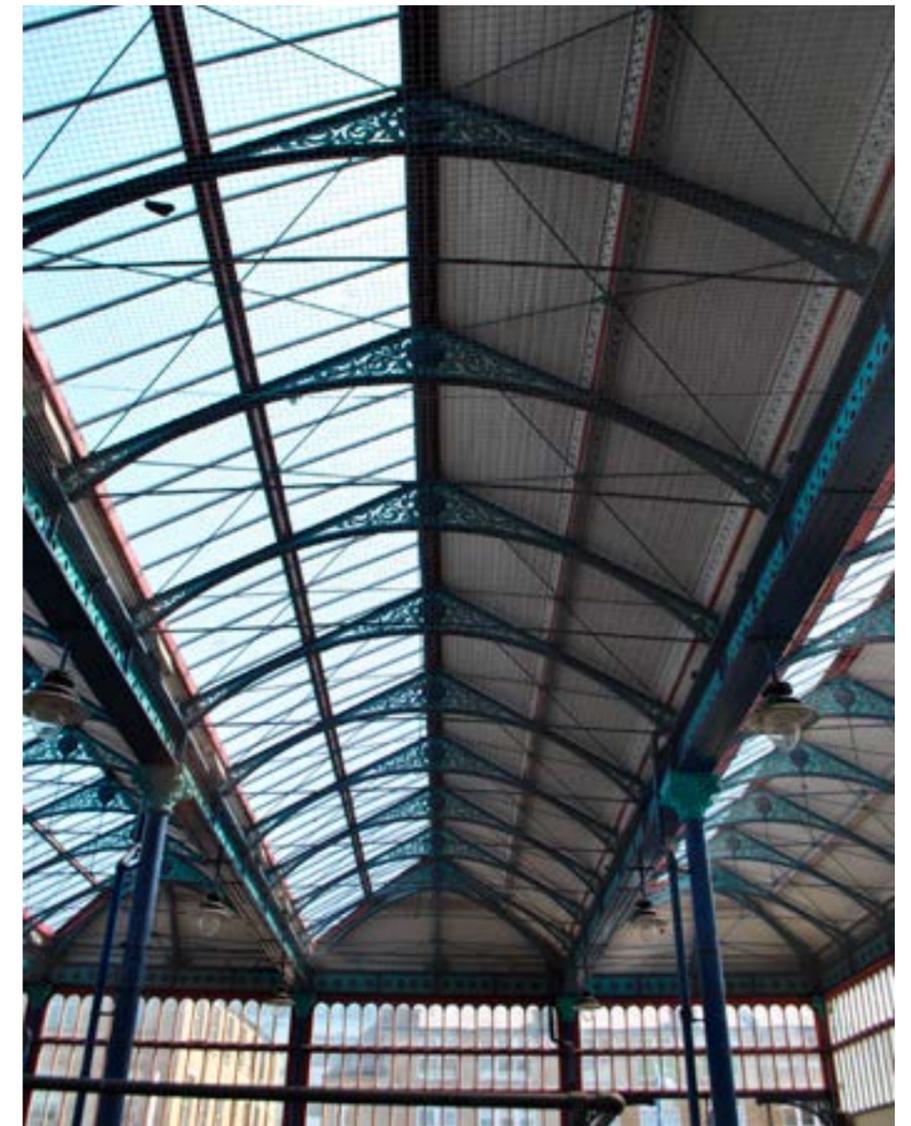
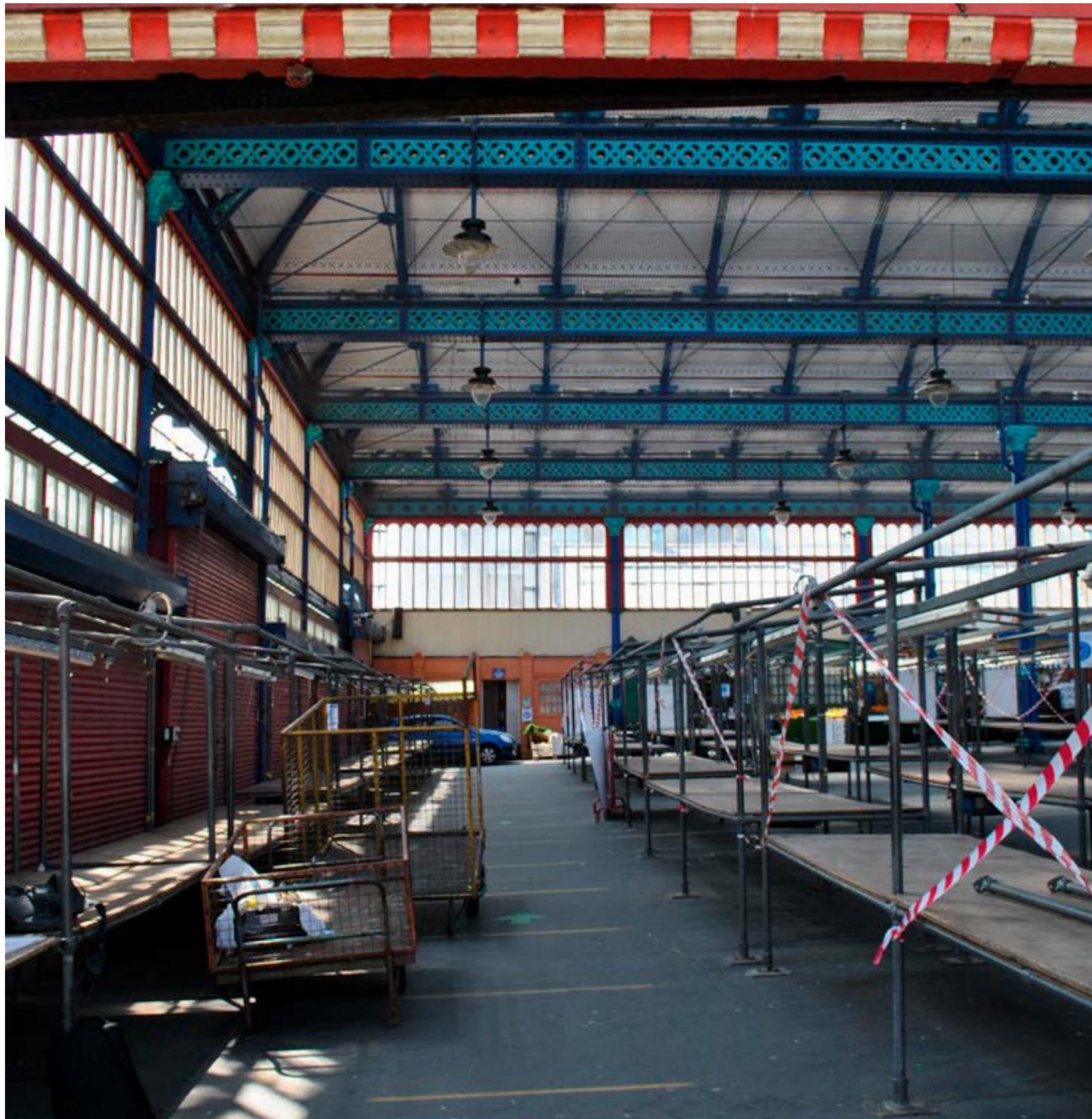




2.2.2 Interior

The interior of the building reflects the cast iron structure of its construction, as the building is, in principle, simply to provide a roof and some weather protection for the stalls beneath. The floor has been tarmacked, and simple pole and board market stalls have been constructed. The interior has been fitted with pendant lights, and some timber stalls and shopfronts around the perimeter.





2.3 The New Wholesale Market, Huddersfield, Huddersfield Chronicle, 1888

HUDDERSFIELD. The standings in the new Wholesale Market, Byram Street, Huddersfield, were let by auction, by Messrs Geo. Tinker and Son, on Tuesday afternoon. There was a good attendance, and the bidding was brisk. The market has been cut up into 40 standings, eight of which are to be reserved exclusively for the sale of fish and game by wholesale. The area of the land which has been purchased from Sir John William Ramsden, Bart., is 3,619 square yards, including the causeways. It is bounded on the north by Brook-street, on the south by the Post Office, on the west by Byram-street, and on the east by Lordstreet. The standings are flagged, and there is an ample supply of water for the fish stalls. The other standings are for the sale of fruit, vegetables, and flowers, but mainly vegetables. The structure consists of iron, glass, and wood. The roof is divided into bays, with north lights, which are glazed; the corresponding half of the bays is slated with Westmoreland green slates. The roof is supported on cast-iron columns, the heights of which vary from 20 feet to 30 feet according to the level of the ground. There are two avenues, paved with wood, 18 feet clear, with a three feet causeway on each side for the purpose of safety to foot passengers, and there will be two aisles as well, crossing from the north to the south side on the upper side of two rows of columns. There are 34 columns in all. Ample lavatory accommodation has been provided, and there is an attendant's, or waiting-room, at the east end of Messrs Tinker and Son's auction-room, which is included in the area of the site. The following is the result of the sale:- Mr George Bletcher, fruiterer and potato merchant, took three stands facing Messrs Tinker and Sons' auction rooms at a rental of 30s, 13s, and 17s respectively; the following three in the same avenue being taken by Mr W W North, fruiterer, for 15s, 14s, and 13s. The two stands nearest Lord-street, and running in the same parallel as the above, were knocked down to Mr George Eastwood, fruiterer, &c., for 11s and 15s. The stand nearest Byram Street, and backing the first one bought by Mr Bletcher, was run up to 34s, (the highest bid during the letting), Messrs Marks and Son being the lessee; the two stands following were taken by Mr Howarth, fruiterer, &c., at 13s and 17s respectively; and the three in the same line were lot to Mr Gibson, fruiterer and potato merchant, for 14s, 13s, and 13s). The first three stands nearest Byram-street, and on the

north side of the central avenue, were knocked down to Mr Fish, fruiterer, &c, for 19s, 15s, and 13s respectively. The end stand in the same line facing Lord-street (and which is solely devoted to the sale of fish), was taken by Mr A Towlson, fish merchant, for 14s: and the one at the corner of Byram-street and Brook-street by Mr WE Parker; fruiterer, &c., for 17s. Messrs H Jagger and Son (in the fish department facing Brook-street) took the third from the end for 13s; and Messrs Russell, Class, and Co., the remaining two for 16s and 25s respectively.

The total area under cover, including the verandah, which extends all round the balldlog, is 2,583 square yards, and has been erected at a cost of about £7,500, the contractors for the various kinds of work involved being - Ironwork, Whessoe Foundry, Darlington; masonry, Ben Graham and son; painting, Joseph Preston; wood paving, M. O. Daffey and Sons, Limited, London; patent glazing, Mellows and Darby, Sheffield; plumbing, Mellor and Orowther; joinery, Ramsden, Marsden, and Halgh, Paddock. It may here be stated that the borough surveyor (Mr R. S. Dagdale, C.E.) has introduced an improvement of his own in the glazing of the roof. The terms and conditions of tenancy of standings are as follows: The occupancy is to be only during each days and hours as the Corporation shall from time to time prescribe for the market to be kept open. For the present those are fixed from four o'clock 8.m. to six o'clock p.m. on all days (Sundays and Christmas Days excepted). The standing is to be used for sale of marketable articles only by wholesale, and the tenant will in all respects be amenable to the bye-laws which prescribe the quantity to be sold of each article offered for sale. The standing cannot be sublet in whole or in part, and the tenancy will be from week to week, the rent being payable in advance. The rent will include gas used in the general lighting of the market, and water for the general use of the tenants. Any additional gas-lighting required by the tenant will have to to [sic] be provided at his own cost. A weighbridge capable of weighing eight ton waggon loads will be provided at the market, the use of which tenants may avail themselves on payment of a nominal sum.

Figure 4 Advertisement from the 1951 Huddersfield Corporation Social Services in Huddersfield book

Telephone Nos. : 244 and 2444

W. & A. BLETCHER

*Fruit Salesmen and
Potato Merchants*



**WHOLESALE MARKET
HUDDERSFIELD**

2.4 History & Development of Huddersfield

Huddersfield is an historic market town. The earliest surviving record of the place name is in the Domesday Book of 1086, 'Oderesfelt'. The name appears 'Hudresfeld' in a Yorkshire charter (1121-27) and as 'Huderesfeld' in subsidy rolls in 1297.

The manor of Huddersfield was owned by the De Laci family until 1322, when it became the property of the crown. In 1599, William Ramsden bought the manor from the crown, which remained under the ownership of the Ramsden family until 1920.

Huddersfield is ideally located at the convergence of the rivers Colne and Holme, the waters of which were ideal for washing raw wool, which was also readily accessible geographically, making Huddersfield a natural location for the growth of the textile industry.

Traditionally a cottage-based industry, with many working from their homes to supplement their income, the shift to mill-based and mechanised production changed how people worked.

The textile industry in Huddersfield was supported by the Ramsden family; who built the Cloth Hall in 1766 to facilitate the wholesale trade of finished cloth, and the Sir John Ramsden's canal in 1780, which facilitated its transport. The textile town was boosted by the arrival of the railway in the 1840s. This connected Huddersfield to Manchester, Leeds and Sheffield, providing the ability to transfer and deliver goods much faster.

Huddersfield was granted a Royal Charter as a Municipal Borough on 7 July 1868. In comparison to neighbouring towns such as Halifax (1848) and Wakefield (1848), this status was markedly twenty years later. However, within 15 years, Huddersfield expanded quickly, establishing markets, water and gas supply, tramways, a police force, a fire brigade, and some of the country's first council housing.



Figure 5 Huddersfield Cloth Hall, n.d. © Kirklees Council

The industrial wealth of the town in the second half of the 19th century is reflected in its legacy of fine Victorian buildings showcasing a variety of popular architectural styles at the time. Huddersfield station (built in 1846-50), now a grade I listed building, was described by John Betjeman as 'the most splendid façade in England'. The George Hotel, built in 1851 showcasing an Italianate facade, is grade II listed, and famous for also being the birthplace of Rugby League football. Huddersfield Town Hall, built in 1881 follows the principles of classical architecture and the Kirkgate buildings, Byram Street (1883) incorporates French and Flemish renaissance styles.

The boom period for Huddersfield's textile industry was the late 19th and early 20th century owing to several factors: the revelation of machine work, bringing the industry out of homes and into mills, compounded by the introduction of the railway and the ability to increase supply at a greater rate.

'while Huddersfield was not unique, it was unusual in the scale and degree of planning of its railway-oriented urban growth.'¹

In 1920 the Ramsden family sold their estate to the Corporation for £1.3m, so Huddersfield became 'the town that bought itself'. By the late 1960s, the textile industry in Huddersfield was in decline, largely due to increased competition and further technical advances.

The design of the Borough coat of arms was based on the family of Ramsden, though with some changes. The Fleurs De Lys have been replaced by rams' heads and the rams' heads by towers. The arms feature the motto 'Juvat Impigros Deus' which translates to 'God helps the diligent'.

Figure 6 Coat of Arms, The Boy and Barrel, Beast Market



Figure 7 The George Hotel



Figure 8 Huddersfield Railway Station , 1954 © Kirklees Council

2.5 History & Development of the Site

2.5.1 Original Market

The 1851 OS Town Plan of Huddersfield, and the 1851 OS County Series map, shows that the site of the Open Market was part of a complex of buildings to the south of Brick Mill (Woollen and Cotton) and Wells Mill (Woollen).

The Market Rights were granted to the Ramsden Family by Elizabeth I in September 1599, and Charles II in 1672. The Ramsden family sold the rights to the Huddersfield Corporation in 1874 for £14,453, under the Huddersfield Waterworks and Improvement Act, 1876.

The Open Market, built as the Wholesale Market, was built in 1887-9, designed by the Borough Surveyor, Richard Swarbrick Dugdale, after having visited markets in Manchester, Sheffield, and Preston. The building is shown on the 1890 OS Town Plan for Huddersfield, and mapping through to 1932 shows that the south of the site was occupied by 3 individual buildings.

A copy of the ground plan from 1886 shows that the buildings to the south of the site were for Messrs. Tinker & Sons. The buildings were to be erected to the south of the building line, exceeding 15 feet in height to the ridge. An updated plan shows the Tinker & Sons. Auction Rooms to the southwest of the site, with lavatories in the centre block, and a small open space to the southeast. These buildings were separated from the central Market block by an avenue, which was echoed internally in the layout of the stalls.

1887 elevation shows the brook street elevation, but differed to version constructed, especially in the style of the roof lights.

A photograph from 1895 shows the building in its most complete and unaltered state from its initial construction to the best of our knowledge currently.



Figure 9 Approximate site location. Yorkshire 246 (includes Elland Huddersfield.) Surveyed 1848 to 1850, Published 1854 © National Library of Scotland

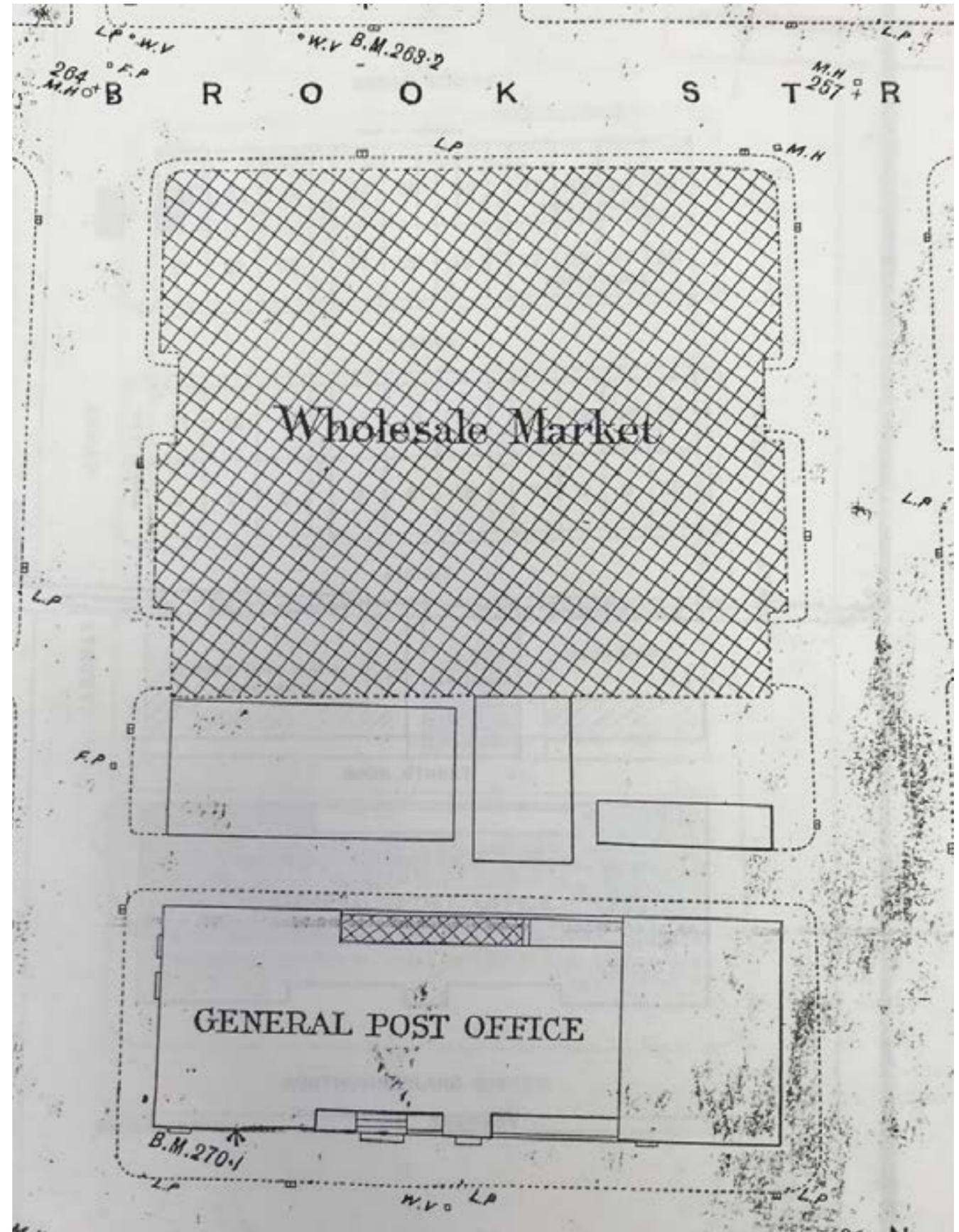
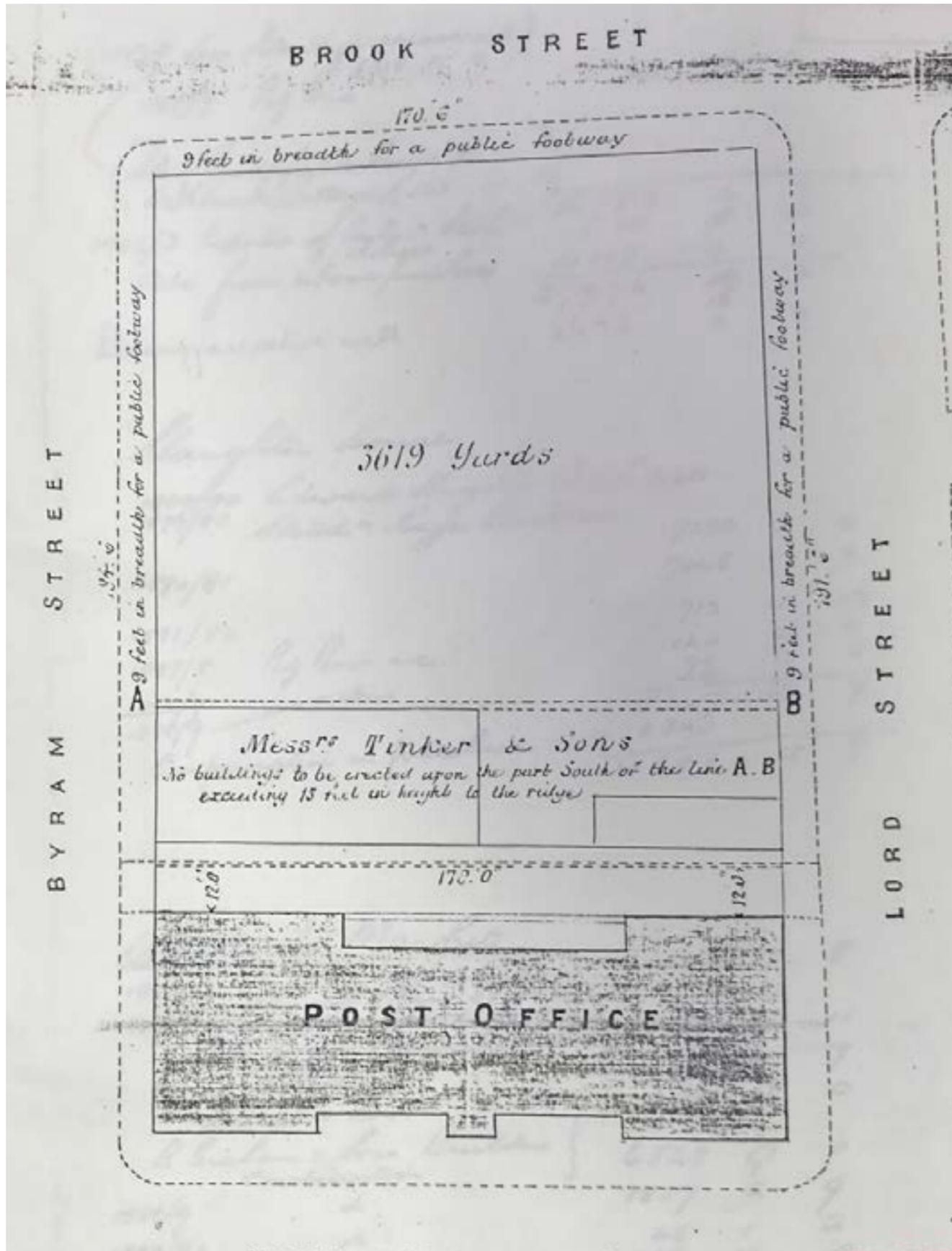


Figure 10 Ground Plan of land sold to the Huddersfield Corporation by Sir J.W. Ramsden in 1886 © Kirklees Council

Figure 11 1890 OS Map © Kirklees Council



Figure 12 1895 © Kirklees Council

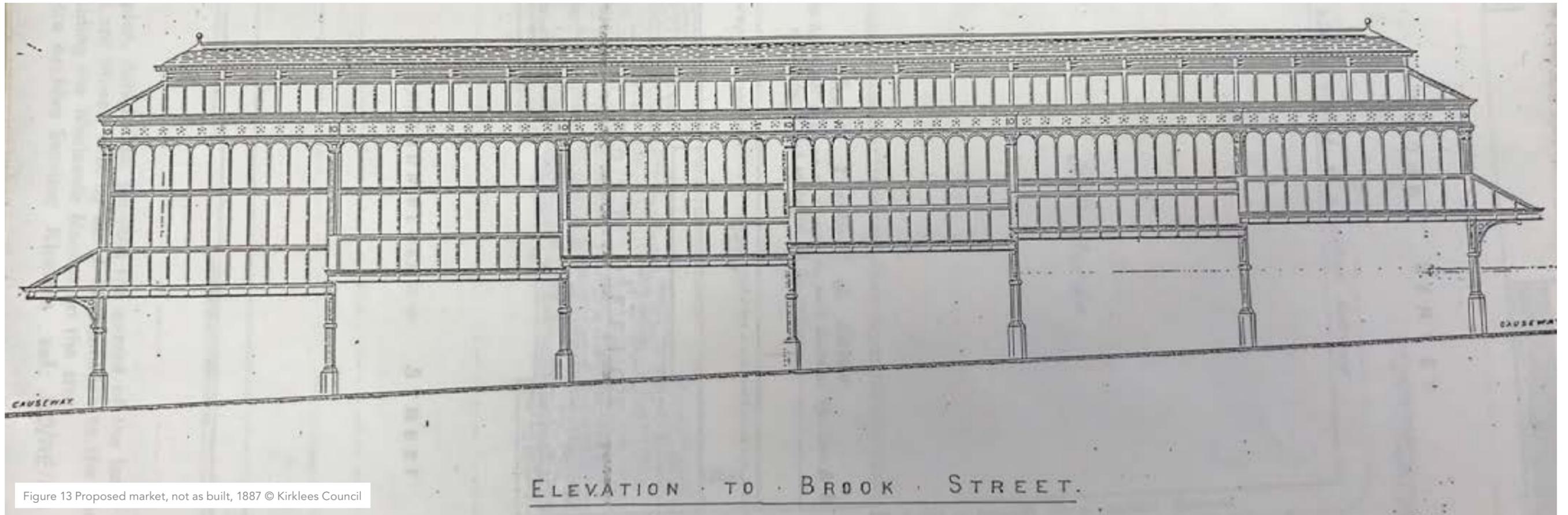


Figure 13 Proposed market, not as built, 1887 © Kirklees Council

2.5.2 1909 Alterations

In 1909, there was an agreement between Mayor, Alderman and Burgess of the County Borough of Huddersfield, and Mr. James Greenhalgh as to the tenancy of additional land adjoining the Wholesale Market. It is unclear currently which piece of land this refers to.

Also in 1909, there was a phase of repair and adaptation relating to the gutters and the canopy.

The 1909 drawings seem to indicate that at this point, the below-canopy board with dentil detail was installed, alongside an upgraded canopy, details in the brackets, revolving shutters, and a decorative face board.

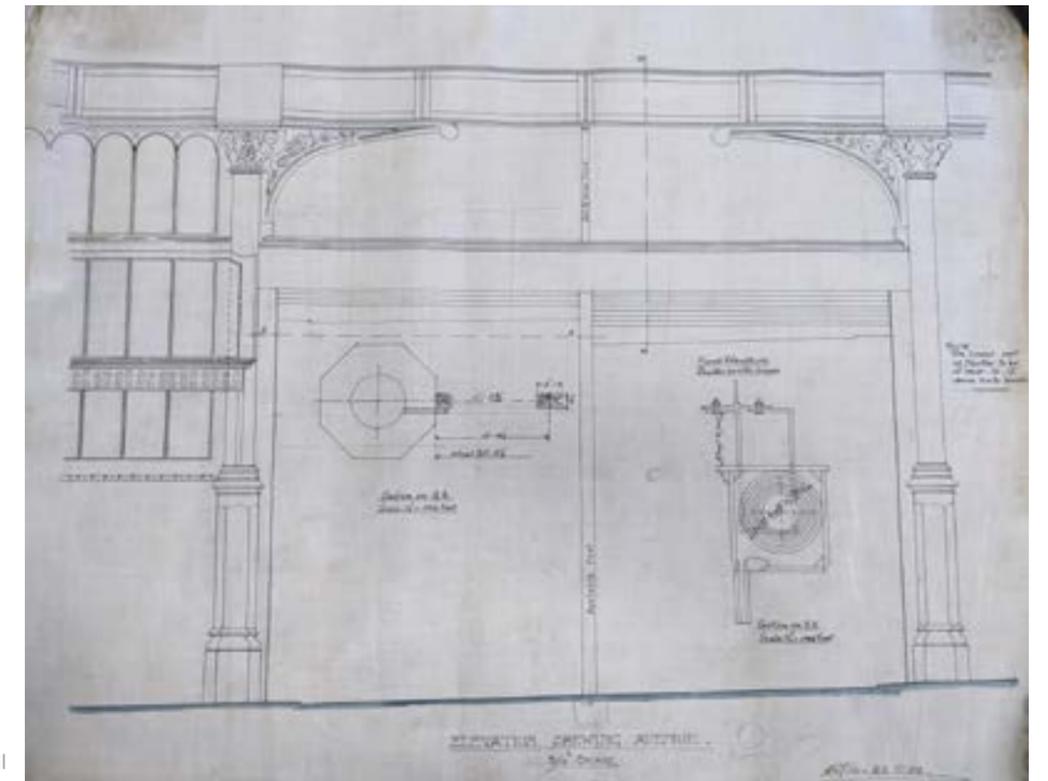


Figure 15 Roller shutter details, 1909 © Kirklees Council

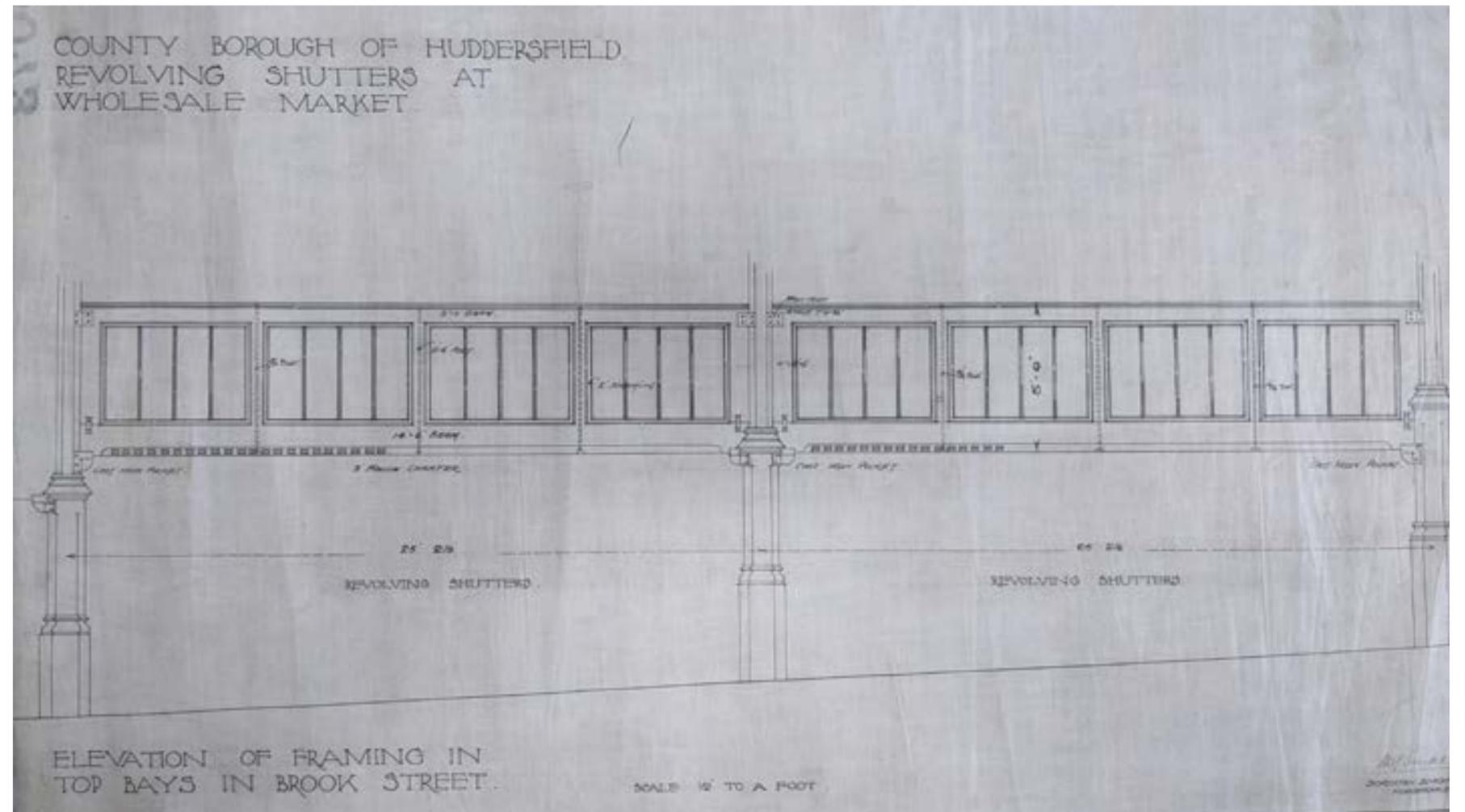


Figure 16 Elevation showing framing, 1909 © Kirklees Council

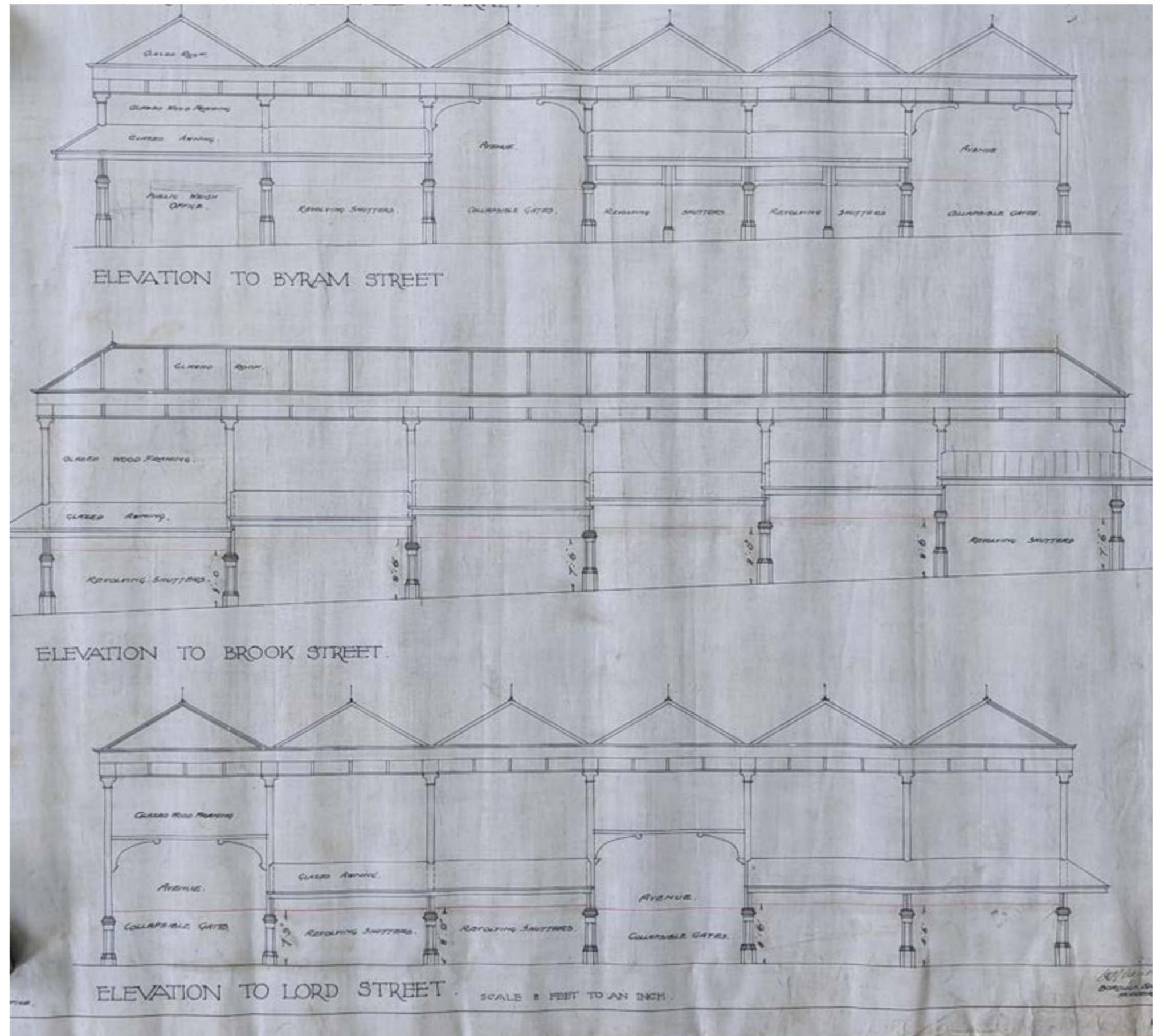


Figure 17 Shutters 1909 © Kirklees Council

2.5.3 20th Century Annexe

The 20th century annexe building was the first time the elevation along Back Street had been enclosed and contained within one building. The “original fabric” referred to here relates to the 1930s annexe extension and not the original 1870s market building.

Further works took place in 1936 for the installation of new shutters. It is also at this time that the buildings to the south of the site are rationalised, with the new extension built along the whole of the Back Street elevation.

Drawings demonstrate that the Lord Street entrance remains very similar today, with the modern introduction of security measures. The internal market avenue elevation shows that the two bays to the south of the site, currently occupied by wooden market stall shop fronts, were solid walls with doors, including one sliding door, likely part of the 1930s redevelopment of the south of the site.

The stone shopfront elevation remains. It is possible that this was adapted from the historic lavatories on site, however, due to the existence of additional drawings demonstrating window details for this elevation from 1936, it is likely that it was constructed at this time.

Drawings also show “new boards” installed above the existing stepped steel line, though it is unclear whether this was a new addition, or a replacement of existing. Whether new or replacement, the boards covered the tiered glazing from the historic market design.

The 1936-8 drawings show the electric plant, and a floor plan for the 1930s extension, which included a restaurant, kitchen, banana rooms, packing space, WC provision and a Weighbridge Office, with multiple sliding doors to the southern elevation to Back Street.

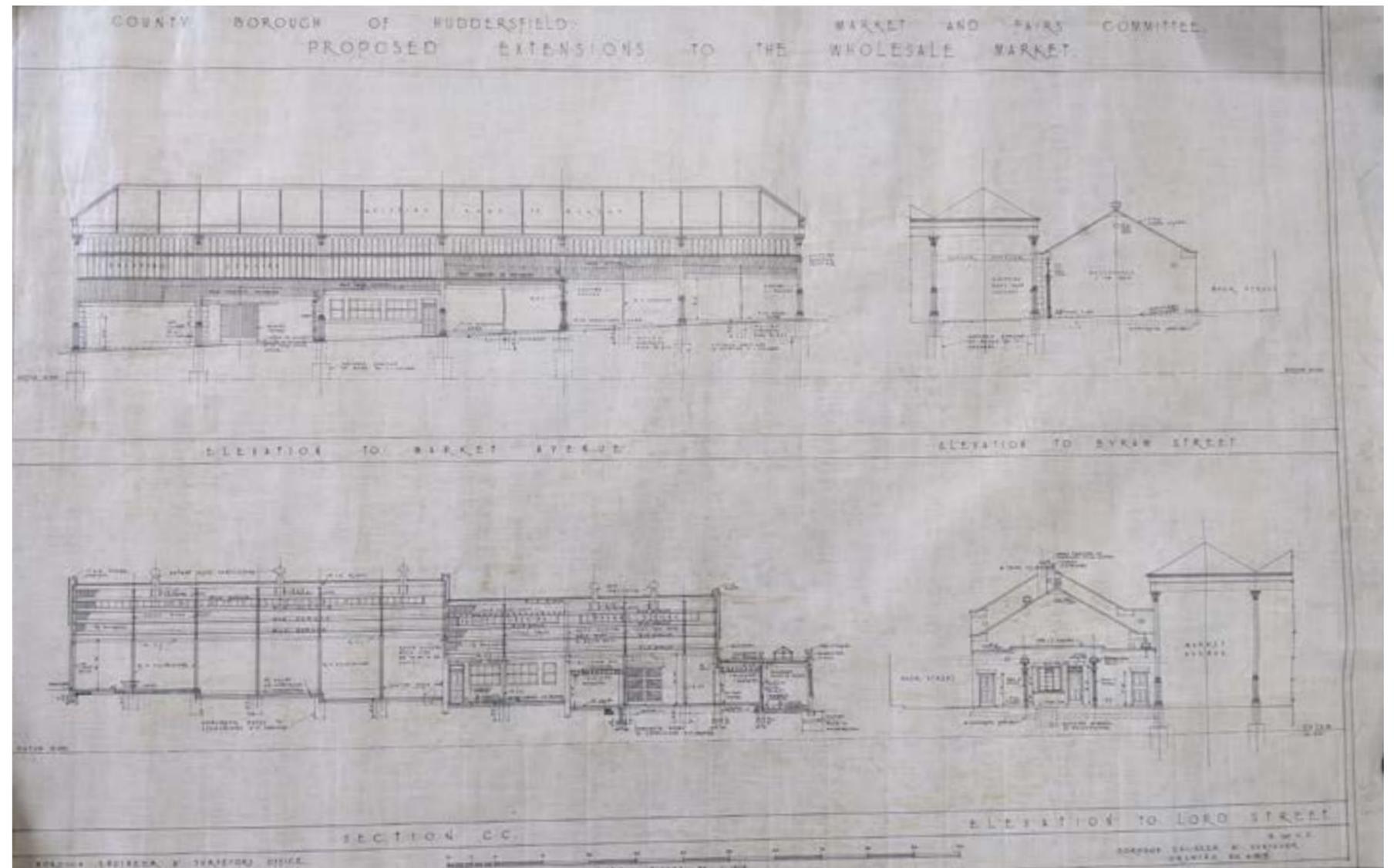
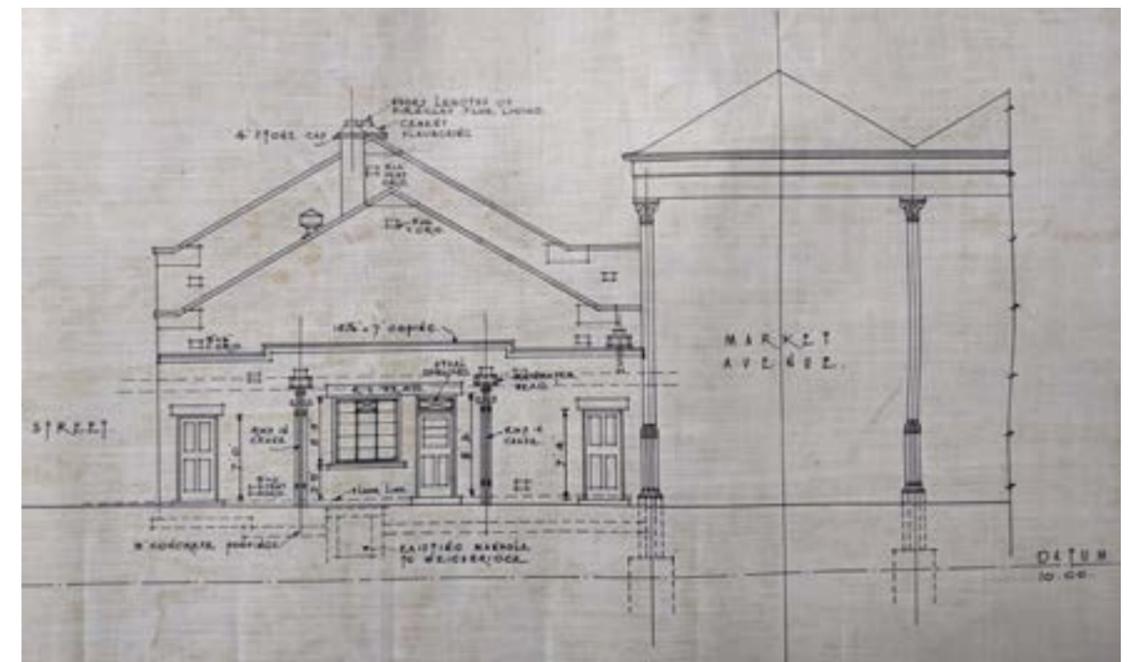
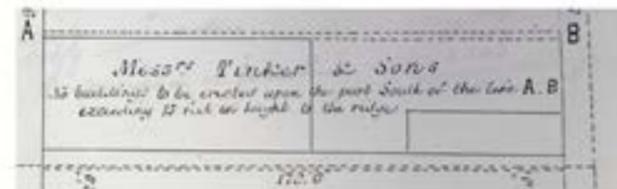


Figure 18 Proposed Extension, 1936 © Kirklees Council

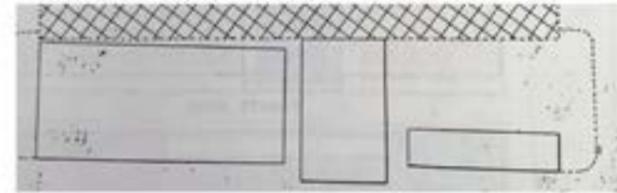


1. 1886 original independent buildings

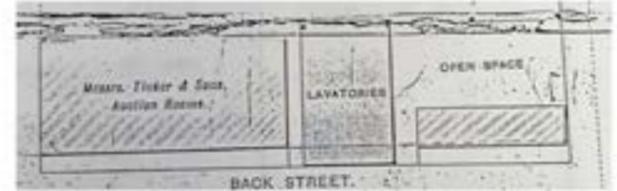
1886



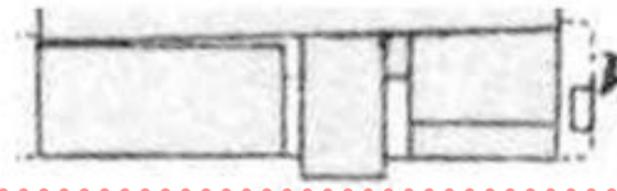
1890



n.d.



1932



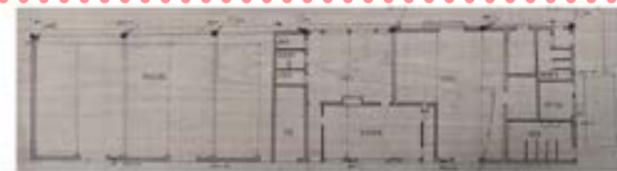
1936



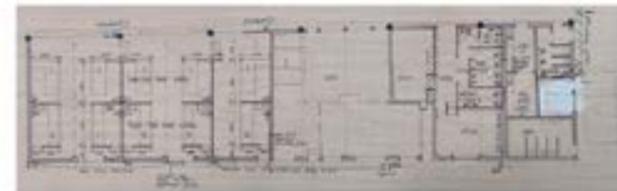
1938 (SECTION)



1978



1979



PRESENT



2. 1930s consolidated annexe buildings

3. Post-war modifications and the loss of the 1930s plan

4. 21st century redevelopment and adaptation, further loss of 1930s plan

The annexe has continually been adapted to suit the changing needs of the market, but has phases of larger or planned intervention.

A comparative plan timeline of the south of the site reveals:

- The original buildings on this site were not to be built over 15m.
- In 1890 there were three independent structures on site.
- These are indicated in a plan with no date to be an auction house, lavatories, and an unidentified structure, leaving a small courtyard space.
- In 1932, it appears that another building has been constructed to infill the space.
- The 1936 plans show the proposed uses and layout of the extension, but these are not confirmed as built.
- The 1938 section shows an area which has been taken over for use by plant use.
- By 1978, the existing plans show that the layout of this space has already changed, but is not captured in separate drawings in the subsequent decades.

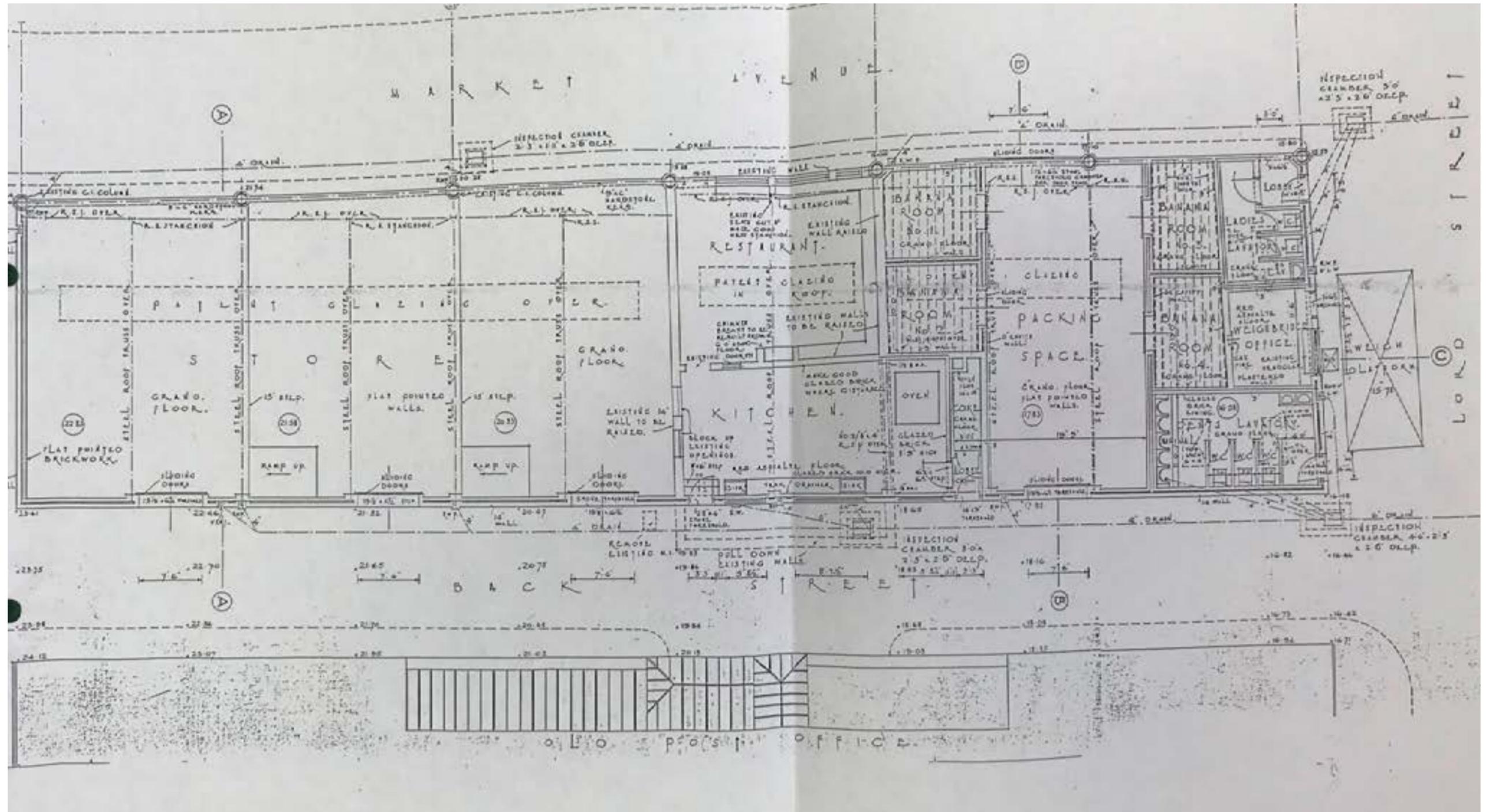


Figure 19 Ground plan showing intended extensions and alterations, 1936-8 © Kirklees Council

- The 1979 drawings demonstrate the further conversion and adaptation of this space.
- We have no records for adaptation or alteration between 1979 and the present day.

This plan can be found in a larger format in [6.2 Extension Plan Regression](#).

2.5.4 1979 Alterations

A scheme of work in 1979 was undertaken to improve the layout of heating and mechanical services, linked to the relocation of the Monday Market. The last Monday Market was held on the Lump off Southgate on 9th March 1981; a week later, a twice weekly market, held on Mondays and Thursdays, opened in and around the newly renovated Wholesale Market.

At this time, there were also upgrade works to the shutter casings, and some new roller shutters installed.

2.5.5 Later Alterations

Over the late 20th century, there were a number of adaptation and refurbishment projects undertaken, including redecoration and new lighting in 1999, the opening of a café in 2006, and further refurbishment and installation of louvres in 2007.

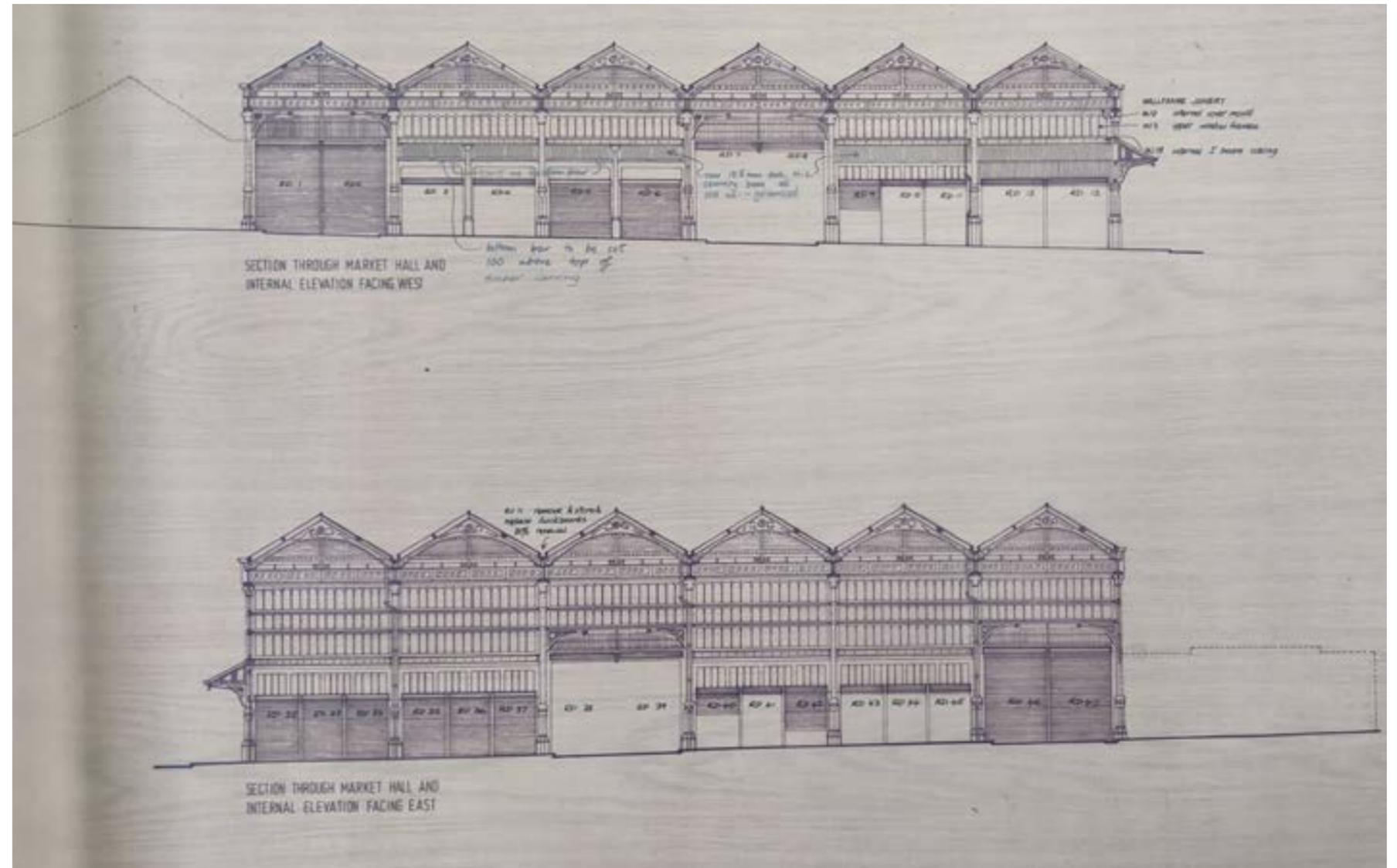


Figure 20 Existing Internal elevations: repairs component location plan 1979 © Kirklees Council

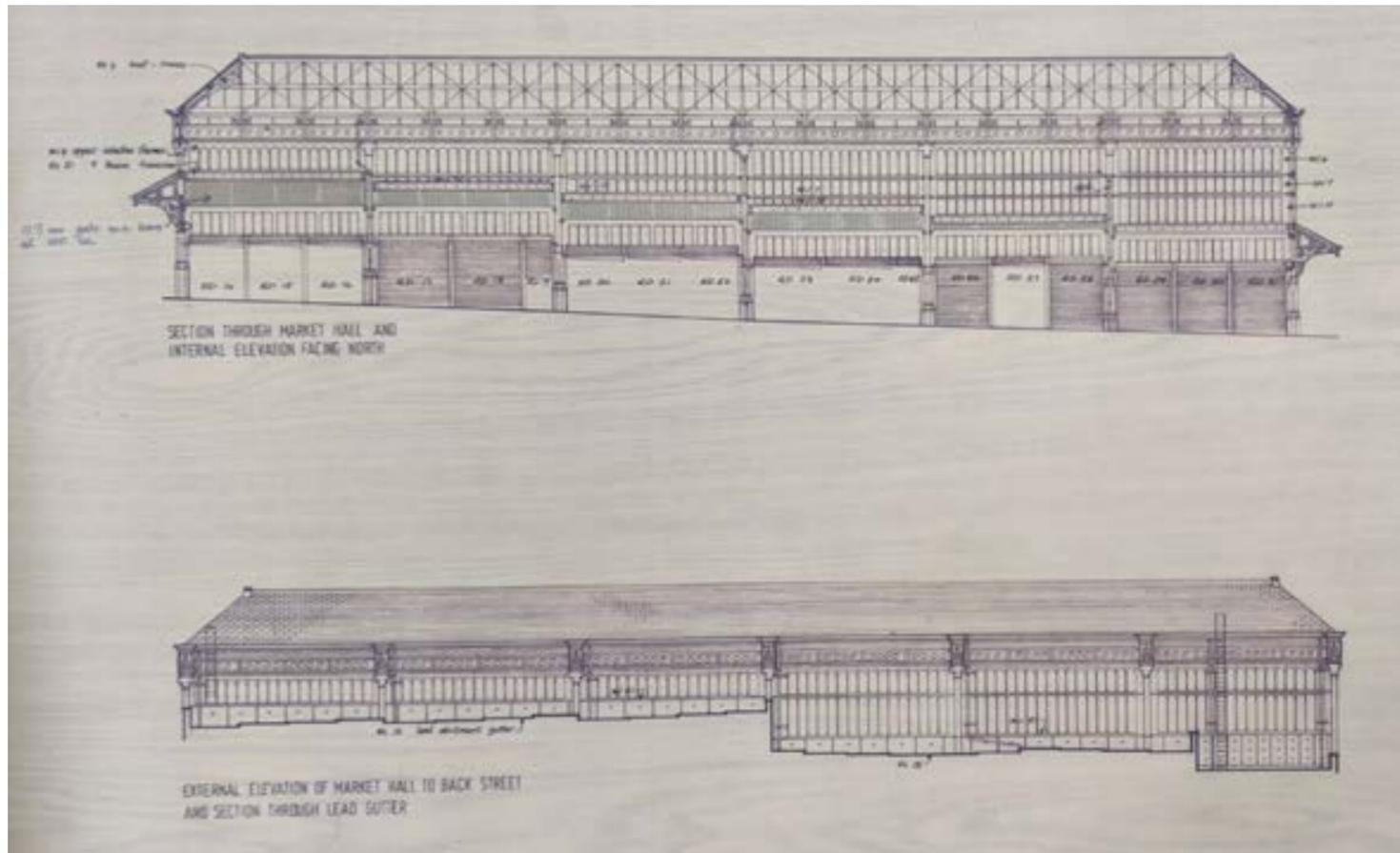
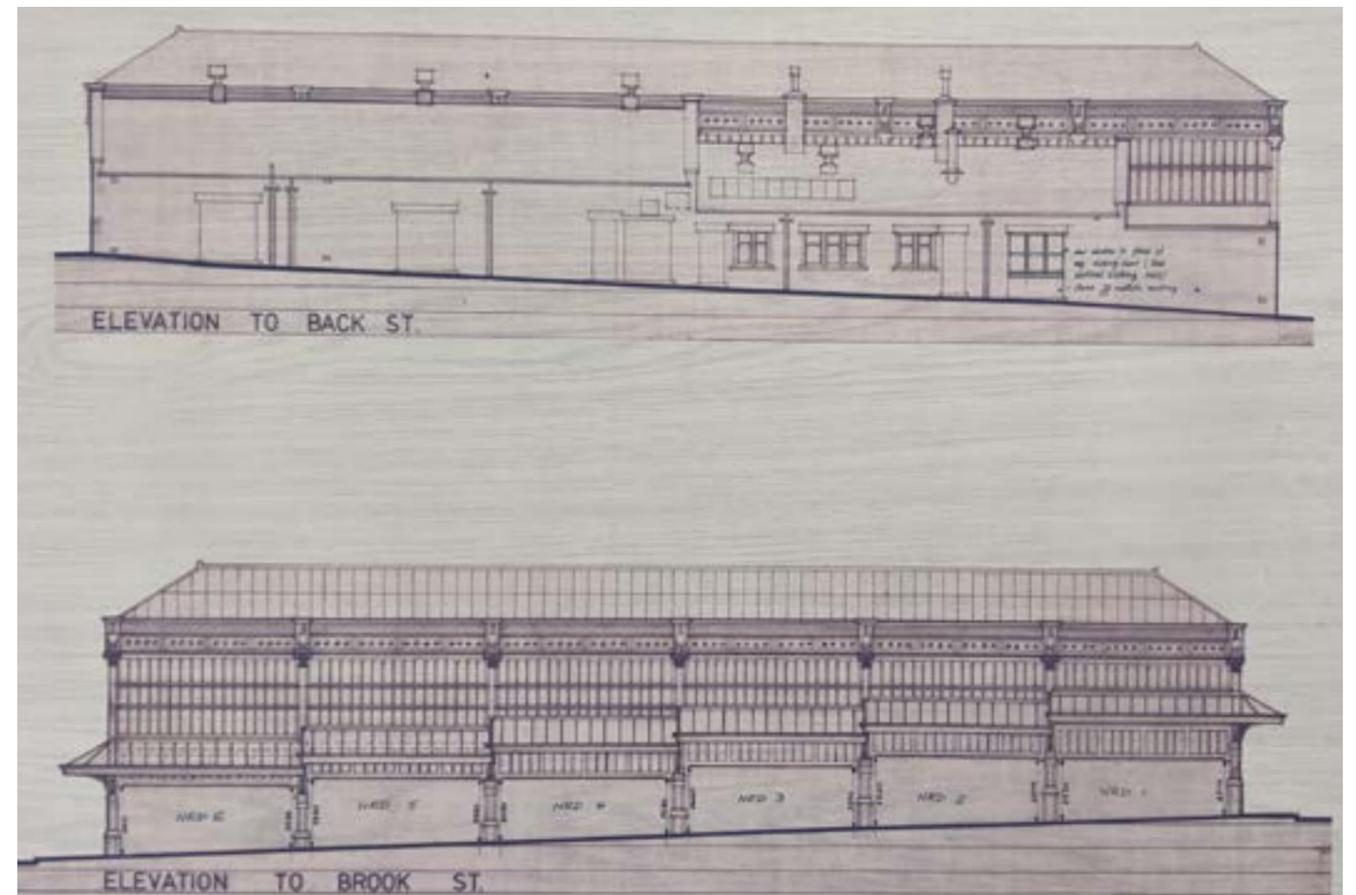


Figure 21 Existing elevations: repairs component location plan 1979 © Kirklees Council

Figure 22 Repairs to North and South Elevations component location 1979 © Kirklees Council



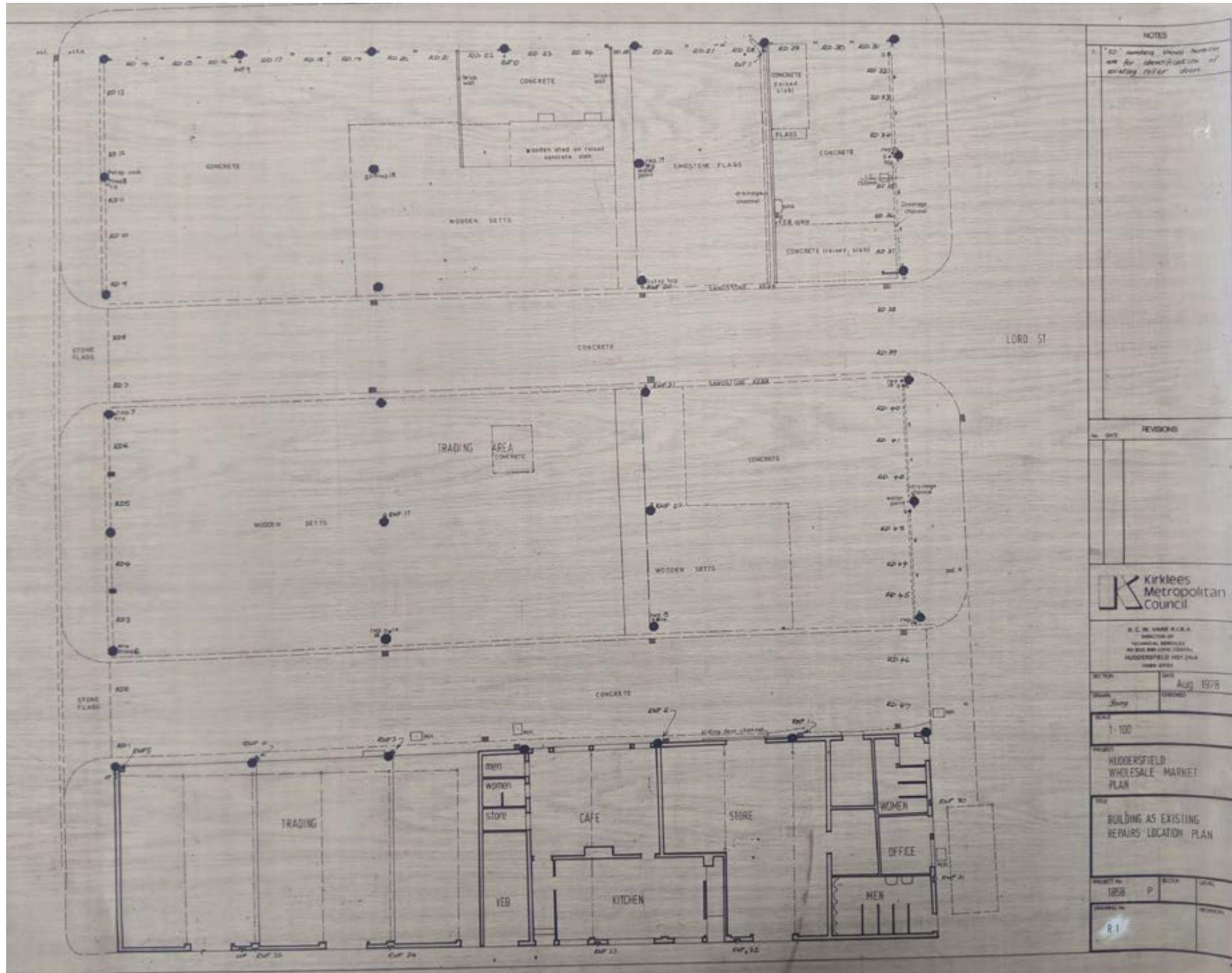


Figure 23 Building as Existing Repairs Location Plan 1979 © Kirklees Council



Figure 24 Open Market n.d. © Kirklees Council

2.6 Historic Mapping



Figure 25 Yorkshire 246 (includes Elland Huddersfield.) Surveyed 1848 to 1850, Published 1854 © National Library of Scotland



Figure 27 Huddersfield County Series OS 1893



Figure 26 Huddersfield County Series OS 1893



Figure 28 Huddersfield County Series OS 1907



Figure 29 Huddersfield County Series OS 1918



Figure 31 National Grid, 1961



Figure 30 Huddersfield County Series OS 1932



Figure 32 National Grid, 1978



Figure 33 National Grid,1985



Figure 35 National Grid,1995



Figure 34 National Grid,1993



Figure 36 Land Line,2003

2.7 Historic Setting

Located within the Huddersfield Town Centre Conservation Area, the Open Market is also within the context of a number of listed buildings. The following assets were identified within a 100m radius, though not all will be necessary for Heritage Impact considerations in the future, due to their proximity to, or relationship with, the site.

- Empire Cinema, grade II
- 1 and 3, Brook Street, grade II
- 11 Brook Street, grade II
- 13/17 Brook Street, grade II
- 23 Byram Street, grade II
- Princess Cinema, grade II
- Four telephone kiosks outside head post office, grade II
- Friendly and Trades Club, grade II
- 70/8 John William Street, grade II
- 68 John William Street, grade II
- 64 and 66, John William Street, grade II
- 1 and 3, Northumberland Street, grade II



Figure 37 Open Market with 100m radius

- Crescent Hotel, grade II
- 13-18 Byram Street, grade II
- 32 and 34 Wood Street, grade II

The high concentration of assets in this area makes a positive contribution to the significance of the Conservation Area, and highlights the importance of this area for Huddersfield. Notably, the Open Market is the most significant building within this area, designated at grade II*.

2.7.1 Position Within the Conservation Area

The core of Huddersfield Town Centre Conservation Area is characterised principally by buildings of buff ashlar, which are synonymous with the town. The Conservation Area contains a number of high profile buildings, and encapsulates the municipal nature of development of the town, focussing around Huddersfield Railway Station, St George's Square, and the St George's Hotel. Large scale buildings usually sit around 3-5 storeys, with distinct banding, rhythmic fenestration patterns and bay structures, and repeated use of decorative elements such as pedimented windows, cill and lintel details, and contrasting materials. The 20th century buildings in Huddersfield also have distinctive grid patterns, but offer an alternative material palette to the warm-toned buff of the historic core.

The 19th century development within the Huddersfield Town Centre Conservation Area is relatively consistent in approach and material, providing a distinct character and tone. The Open Market, therefore, is one of the only contemporary examples to defy this material palette, opting for a more utilitarian cast iron structure. It sits in stark contrast, both in material and in elevation to its surroundings. Due to its function as a market, the proportions of the building are also vastly different to the majority of contemporaneous buildings in the area, with

the weight of the building focussed on the top third. Notwithstanding any modern paint schemes, the building is very clearly different to its historic surroundings, which highlights how its function differs from the broader town, and brings additional interest and focus to it.

On 3 sides, the Open Market faces onto broad streets, giving the building some breathing room. These are presently used for parking and vehicular traffic which can cut the market off from its surroundings. The historic buildings in the vicinity retain the characteristic Huddersfield material palette, and average around 3 storeys with similar details found elsewhere in the town. Sitting in parallel, this creates interesting enclosed views through the Conservation Area. The setting of the Open Market is diluted by the large presence of Tesco and the surface car parking, however, the building presents an interesting corner to pedestrians passing through.

Overall, the Open Market is a unique building in the Huddersfield townscape, and its contrast with the more traditional character of the area, especially for its date, highlights it as a building of vast significance and exceptional contribution.



Figure 38 Huddersfield Town Centre Conservation Area © Kirklees Council



Figure 39 General Palette of Huddersfield Town Centre Conservation Area

3 Assessment of Significance



3.0 Assessment of Significance

Following guidance outlined in Historic England’s Conservation Principles, Policies and Guidance (2008), along with the more recent Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets. For the purpose of proportionality, the following section will aim to assess any heritage interest(s) that may be present in the area of the proposed work.

The level of significance will be assessed based on the scale here:

Levels of significance

Exceptional	Assets of the highest importance at an international or national level with significant heritage interests.
High	Assets of significant national or regional importance with substantial heritage interests.
Moderate	Assets of local or regional importance, often contributing to the character and history of their setting but not meeting the threshold for national designation.
Low	Assets with limited historical, architectural, or archaeological interest but some contribution to local context or community identity.
Neutral	Historically unimportant, elements that neither contribute to nor detract from the heritage interests of the area or assets.

Understanding of significance is broken down into the following categories:

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 & 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 skills, like sculpture.

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.

3.1 Archaeological Interest

There is potential for archaeology on the site due to the presence of pre-existing buildings on the Open Market Site, however, these are more likely to contribute to greater understanding of the Conservation Area more broadly.

The archaeological interest of the Huddersfield Open Market is: **low**.

3.2 Architectural or Artistic Interest

3.2.1 Aesthetic

Dugdale, on the request of the Markets Committee in January 1887, was asked to study other markets in other towns, and is known to have visited Sheffield, Preston (Covered Market) and Manchester (likely Smithfield Market). The choice was made to pursue a "simple, inexpensive roof upon pillars, conveniently arranged and so designed as to afford, as far as possible, protection for the people from the weather; the exterior to be a little removed from absolute plainness." The building therefore has similarities to these buildings, and reflects the functional nature of the building.

The resulting building is simple and symmetrical, responding to the function of the building and the topography in the land in simple but effective ways. The highly geometric elevations provide a sense of rhythm and order, whilst the decorative elements atop capitals and in structural details, provide additional visual interest.

The bands of glazing, and the north lights, create interesting light patterns and movement within the building, depending on the time of day and time of the year. The banding casts pleasant geometrical shapes, whilst the north lights change the atmosphere within the building depending upon the location it is viewed from. The light permeation within the building is a contributing factor to its significance.

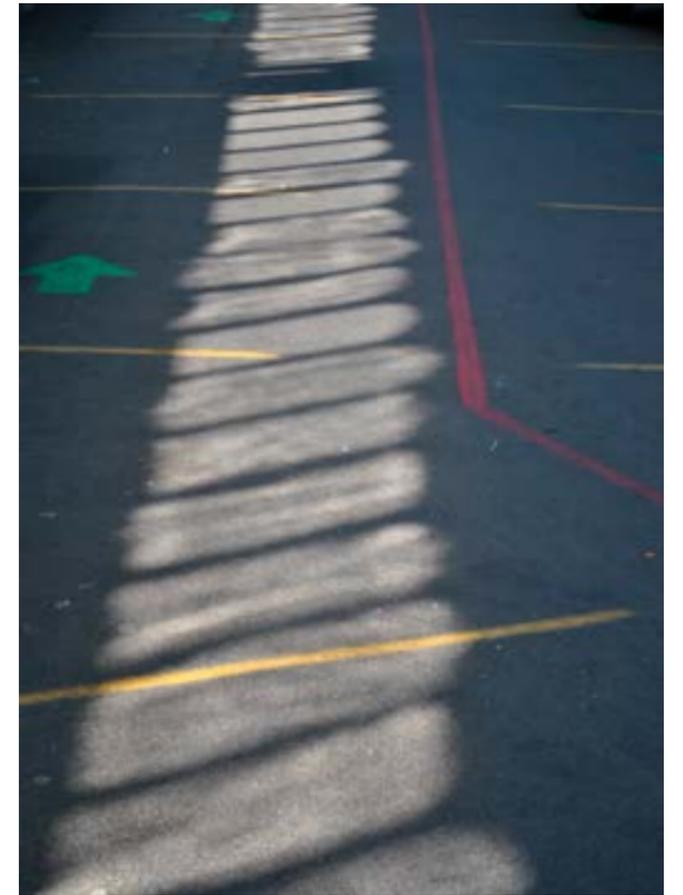


Figure 40 Smithfield Market , 1854 © Manchester City Council

3.2.2 Form & Function

As described, the canopy design was intended principally to protect people below using the market from the weather, highlighting the importance of the openness of the market, and the arrangement of the canopy upon pillars. Due to the ratio of the structure, and large amount of space, this is retained and still recognisable today.

The canopy upon pillars, like other markets of the time, also allowed for a large plan of relatively flexible floor space, catering to the needs of various traders.

The market was also arranged around the inclusion of two key avenues, traversing the site from west to east. This highlights the large amount of circulation space that was required to fulfil the needs of traders at the time, and the use of the building as a thoroughfare. The 1978 existing plan demonstrates that the avenues were delineated by sandstone kerbs, and the trading areas were a combination of concrete and wooden setts.

This lateral layout has been adapted over the years and is not currently legible or a necessary part of how the market works on a day to day basis.

3.2.3 Townscape and Contrast

Huddersfield is characterised, largely, by buildings of buff ashlar, which results in a historic core defined by warm-toned, polite architecture. Within its immediate context, the Open Market is the only building which defies this material palette. It sits in stark contrast, both in material and in elevation to its surroundings, which highlights its visual interest and importance. Notwithstanding any contemporary paint schemes, the building is very clearly different to its surroundings, except for the later annexe building, which was clearly designed to fit more closely with the other structures around it.

The arch that announces the Open Market is a replica bay of the Open Market's original structure. The date is unclear, but estimated to be installed in the 1980s.



3.2.4 Craftsmanship

The Wholesale Market was constructed by a combination of local and national craftspeople. For example, Huddersfield-based Ben Graham & Sons were contracted for the masonry. They were also the contractors for other local projects, including Castle Hill Almondbury, and the Prudential Assurance Buildings on New Street. A number of contractors are named for the site, many believed to have also been from Huddersfield, including the plumbers and joiners.

Nationally, contractors with established reputations were used, including the Whessoe Foundry Co in Darlington, which had been established in 1790, and continued to trade in some form until the 1970s. At the time of the market's construction, they were iron founding, particularly for railway plant and bridge works, and had already produced several locomotives. In 1920 the company went public and 51% of the shares were bought by Shell, and the work shifted focus into equipment for the gas and oil industry. The company appears to have been more heavily involved in engineering in the 19th century, and the extractive industries in the 20th century, so the market sits as an anomaly within their portfolio. There are only two records on the National Heritage List for England that contain references to Whessoe, the Wholesale Market, and the grade II listed Vertical spinning tunnel in Bedford which was built between 1948 and 1955.

Mellowes and Darby of Sheffield, also known as Mellowes and Co, were established as a lead business in 1814 and built a reputation on using patent roof glazing for the construction of railway stations, mills, and arcades.

The architectural and artistic interest of the Huddersfield Open Market is: **high**.

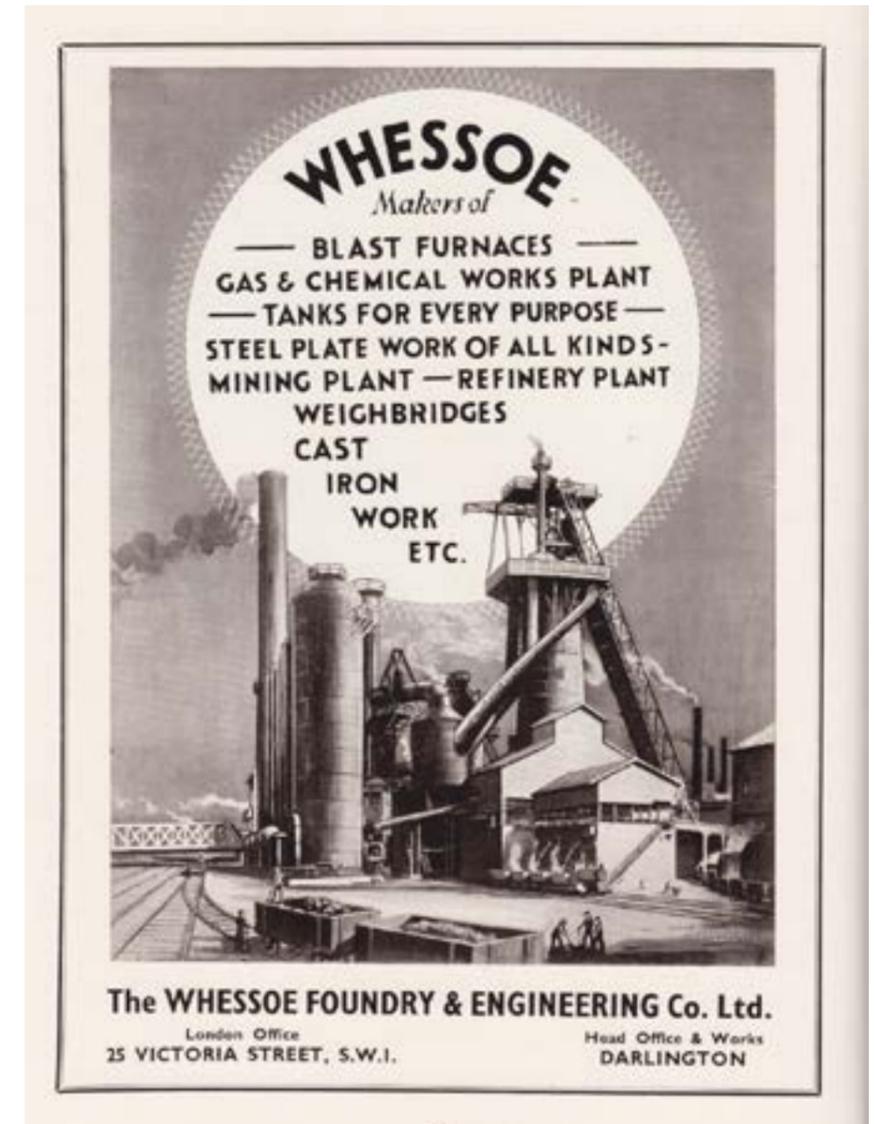


Figure 43 Whessoe Foundry Advertisement, c. 1935



Figure 44 Mellowes Advertisement c. 1935

3.3 Historic Interest

3.3.1 Illustrative of the Development of Huddersfield

Huddersfield Market is the result of several development influences converging. It is a direct result of the existence and perseverance of a historic market town, the growth of the textile industry, its unique geography, the influence of the canal, railways, and subsequent industrial revolution, the purchase of the town and the investment in municipal services.

3.3.2 Illustrative of the Development of Commerce

Historic England states that 'by 1891, around half of England's markets were covered,' and that 'elaborate municipal wholesale markets were opened, greatly facilitated by the coming of the railways.' Although the intention was for Huddersfield to be "a little removed from absolute plainness," it is still an attractive decorative structure, and fits chronologically with the development of commercial buildings in the country. Several covered markets are designated grade II*, including Smithfield and Leadenhall Market in London, recognising the significance of these building types to the architectural and historical interest of the nation's heritage. Historic England also recognises that London examples of significant markets are 'rivalled only by those in the northern industrial towns,' including Huddersfield, City Market Leeds, and Halifax, and notes that 'markets remain places of particular community resonance, and some possess special historic interest on these grounds.'

The historic interest of the Huddersfield Open Market is: **high**.

3.4 Summary Significance of Huddersfield Town Centre Conservation Area

3.4.1 Archaeological Interest

There is potential for archaeology to yield further information about the history and development of the Town Centre Conservation Area due to the known presence of pre-existing mills and associated buildings on the Open Market site. It is unclear how much evidence is likely to remain.

The archaeological interest of the Town Centre Conservation Area is **medium**.

3.4.2 Architectural or Artistic Interest

The Town Centre Conservation Area is designated for its unique historic and architectural interests, in line with planning policy. Although there is no adopted Appraisal or Management Plan for the Conservation Area, its key areas of relevant significance are: the robust scale and mass of the buildings, wide streetscapes and long views through key arterial routes, the medieval urban grain with a more rational plan responding to later phases of development, and the warm buff colour stone material palette.

The overall architectural or artistic interest of the Town Centre Conservation Area is **medium**.

3.4.3 Historic Interest

The special interest of the Conservation Area relates to the survival of many 19th century buildings relating to the expansion and success of the historic textile industry, and its role in textile trading. There is a civic quality to the stone buildings, and the core contains a number of unique mid 20th century buildings that contribute variety of form to the streetscape.

The historic interest of the Town Centre Conservation Area is **medium**.



Figure 45 Huddersfield Railway Station, 2021



Figure 46 Westgate House, 2021

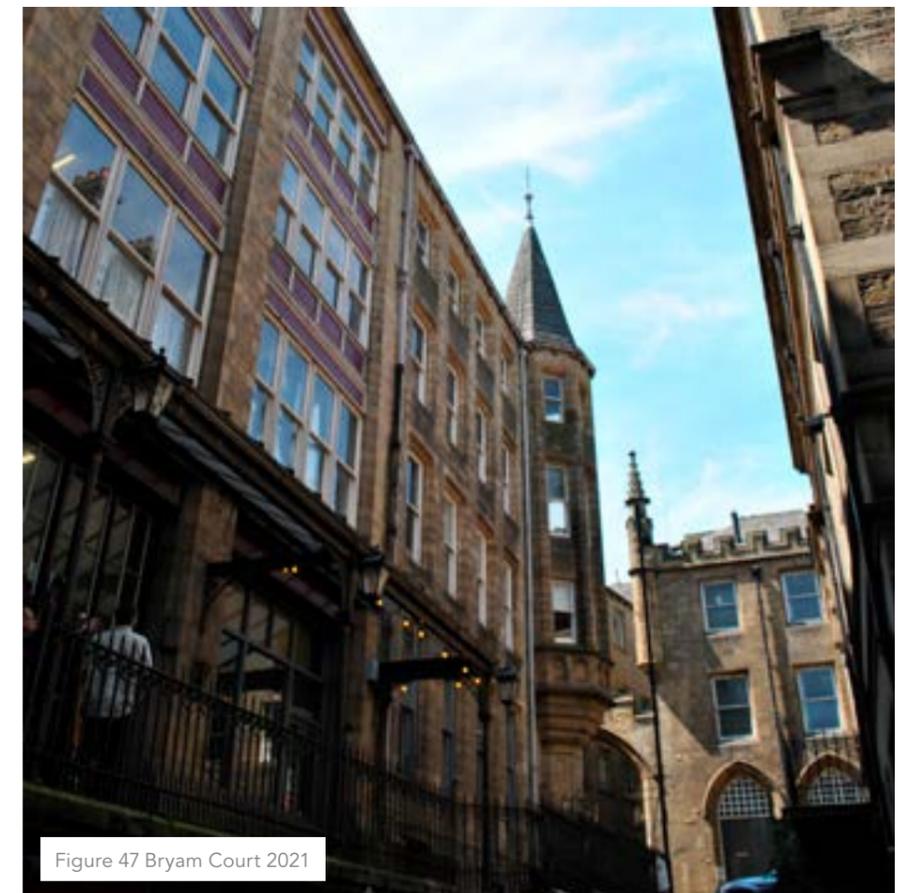


Figure 47 Bryam Court 2021

3.5 Significance Plans

The level of significance ascribed in the following plans relates principally to the value of the specific element of fabric in question, rather than any intangible implications of that fabric. Notes have been added to the following drawings to capture some of the nuances between tangible and intangible significance.

Exceptional
Exceptional historic and architectural interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.
High
High historic interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.
Medium
Less special historic interest, altered, with a less important contribution to the wider significance and understanding of the heritage.
Low
Lost or little special historical interest, significantly altered or largely obscured.
Neutral
Historically unimportant but having negligible impact on the heritage.
Intrusive
Historically unimportant with a harmful impact on the heritage.

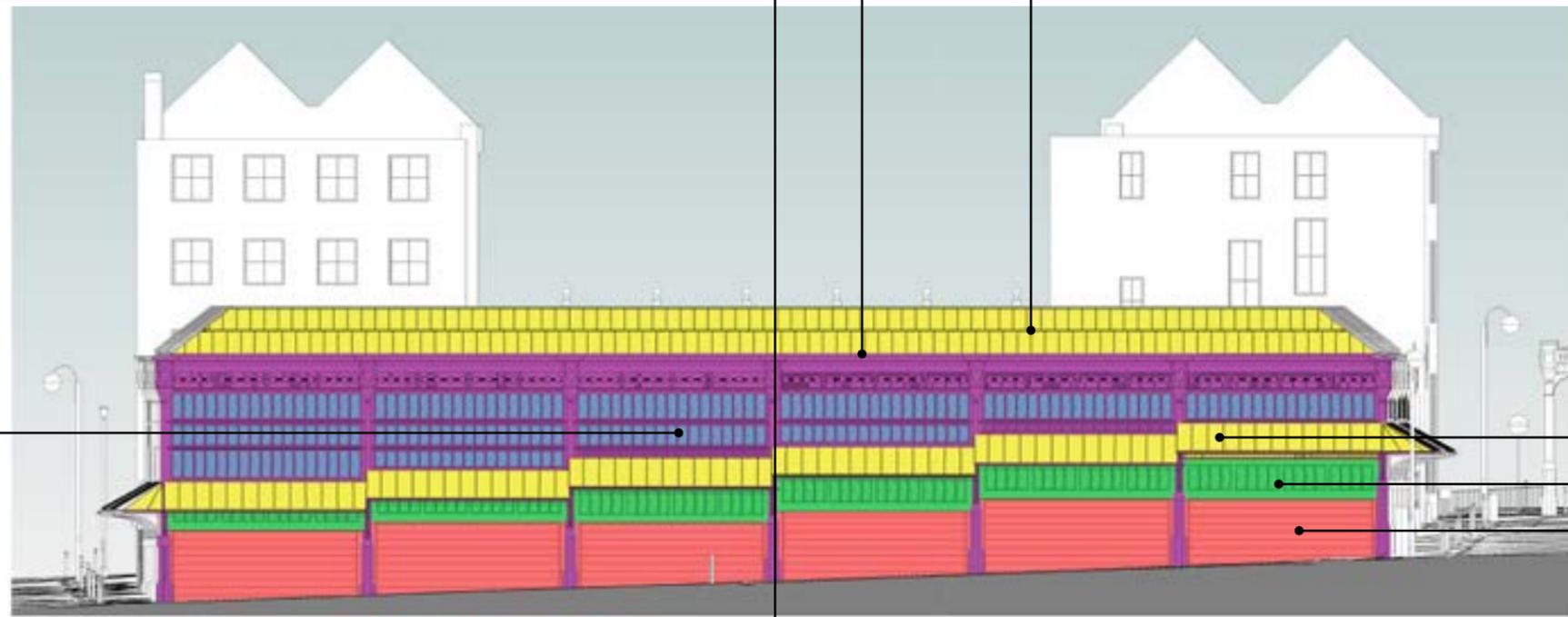
The Core cast iron structure of the Market is the most significant element of fabric, due to its form, function, and craftsmanship. It forms the skeleton of the whole building, facilitates its use, allows for the high levels of glazing, creates vast floor space, and makes a substantial contribution to the aesthetic quality of the building.

According to the Watts condition survey, the tiered glazing is approximately 70% original, which is the focus of the significance. Modern replacements are of neutral significance. The original glazing makes a high contribution due to its clear function within the context of the building, its longevity, and the influence it has over the quality of the interior space. The internal light of the Open Market is intrinsic to its use and its aesthetic interest, and therefore the tiered glazing is imperative to understanding the heritage.

The roof north lights are overlapping georgian wired glass, with aluminium glazing bars, and not original fabric. The glazing retains some significance due to facilitating light saturation within the building below.

The 1909 inserted fascia boards make little contribution to the understanding of the heritage, but are clearly an early phase of intervention, demonstrating some historic interest. Generally, their inclusion could be seen to limit the effectiveness of the original design, in part due to the heavy glazing bars, but the regular pattern of glazing above is mimicked, tying the two together.

The projecting canopy is georgian wired glass in all instances, indicating that it is not original historic fabric. The glazing retains some significance due to facilitating light saturation at the edges of the site, which would have been used as trading spaces.



1 North Elevation - Brook St
1 : 100



2 East Elevation - Lord St
1 : 100

- B**
- Note: The fabric scores from this surveying assessment are to be observed on site. For more general use.
- EXCEPTIONAL FABRIC
 - EXCEPTIONAL
 - HIGH FABRIC
 - HIGH
 - MEDIUM FABRIC
 - MEDIUM
 - LOW FABRIC
 - LOW
 - NEUTRAL FABRIC
 - NEUTRAL
 - INTRUSIVE FABRIC
 - INTRUSIVE

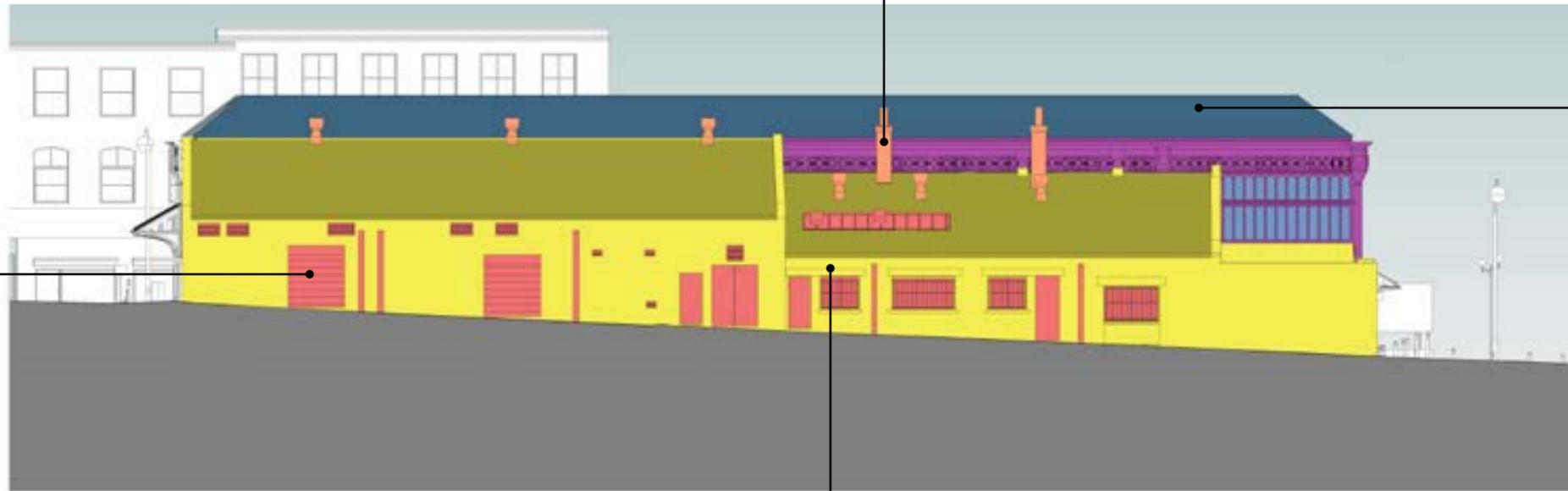
The fabric of the 1930s extension has been altered with the insertion of modern security shutters on the Lord Street elevation. This building was constructed as part of market consolidation works, and the internal layout is substantially altered, resulting in loss of its historic interest. Its installation caused harm to the Victorian building. Its aesthetic interest is severely limited.

Modern shutters and security interventions are intrusive to the significance of the Open Market. The materials, details and aesthetic are harsh and unsympathetic in comparison to the lightness of the rest of the structure. When closed, the shutters that enclose the whole building at ground floor level see the building turn in on itself and removed from its broader context.

The Back Street elevation appears to have had a number of additional breakthroughs for doorways and windows. These are all guarded by modern security deterrents and present a blank, unwelcoming elevation to the street, making this a dead space, and intimidating walkway for pedestrians.

The high level extracts are only visible in part from foot level, but make no significant contribution to the understanding of the heritage.

The slate pitches and hips of the Victorian Market Hall appear to be original historic fabric, although allowing for some patch repairs. This fabric works in conjunction with the historic glazed roof lights at this level to create the distinct form of the roof, and to control the light permeation through the building.



1 South Elevation
1 : 100

The projecting canopy is georgian wired glass in all instances, indicating that it is not original historic fabric. The glazing retains some significance due to facilitating light saturation at the edges of the site, which would have been used as trading spaces.



2 West Elevation - Bryam St
1 : 100

The fabric of the 1930s extension has been altered with the insertion of modern security shutters, and a number of openings, along the Back Street elevation. This building was constructed as part of market consolidation works, and the internal layout is substantially altered, resulting in loss of its historic interest. Its installation caused harm to the Victorian building. Its aesthetic interest is severely limited.

- B**
- Note: The Back Street elevation has been shown in a simplified manner for clarity. For more detail see the site plan.
- EXCEPTIONAL FABRIC
 - EXCEPTIONAL
 - HIGH FABRIC
 - HIGH
 - MEDIUM FABRIC
 - MEDIUM
 - LOW FABRIC
 - LOW
 - NEUTRAL FABRIC
 - NEUTRAL
 - INTRUSIVE FABRIC
 - INTRUSIVE

A number of faux historic shopfronts have been installed in the space over the 20th century. These are poor quality, and not representative of any historic element of the market. These are intrusive in character to the rest of the space, and could be misleading to guests that may not be familiar with historic buildings.

A direct result of the historic cast iron frame, roof profile, and glazing, the internal experience of the market is its most significant element. The large floor span, a result of the frame, is clear in its form and function. The now lost avenues demonstrate how movement was facilitated through the site. The north lights and tiered glazing contribute to a sense of lightness, and the internal quality of light changes depending on where you are in the building, which direction you're moving in, the time of day, and the season. This sense of light and the openness of the ground floor level emphasises the concept of the building as a roof on a series of stilts, with the ground floor relatively unincumbered. The space is enhanced by clear views of the roof structure, and visible fine craftsmanship in the detailing of the structural elements.

The neutral spaces and fabric within the 1930s extension relate to areas of presumed 20th century adaptation and alteration, spaces that have lost their original use, and where changes have obscured original functions. These changes, as with the construction of the original building, are all a response to how the building's uses, and intensity of use, has changed, and how its role within the wider town centre has changed, i.e. the consolidation of other markets to this site.

Some elements and spaces within the 1930s extension remain from its original construction, but it has been highly altered, and almost all rooms no longer serve their original function. Internal fabric marked as low here is presumed to be original, based on plan regression, but cannot be guaranteed without intrusive investigation.



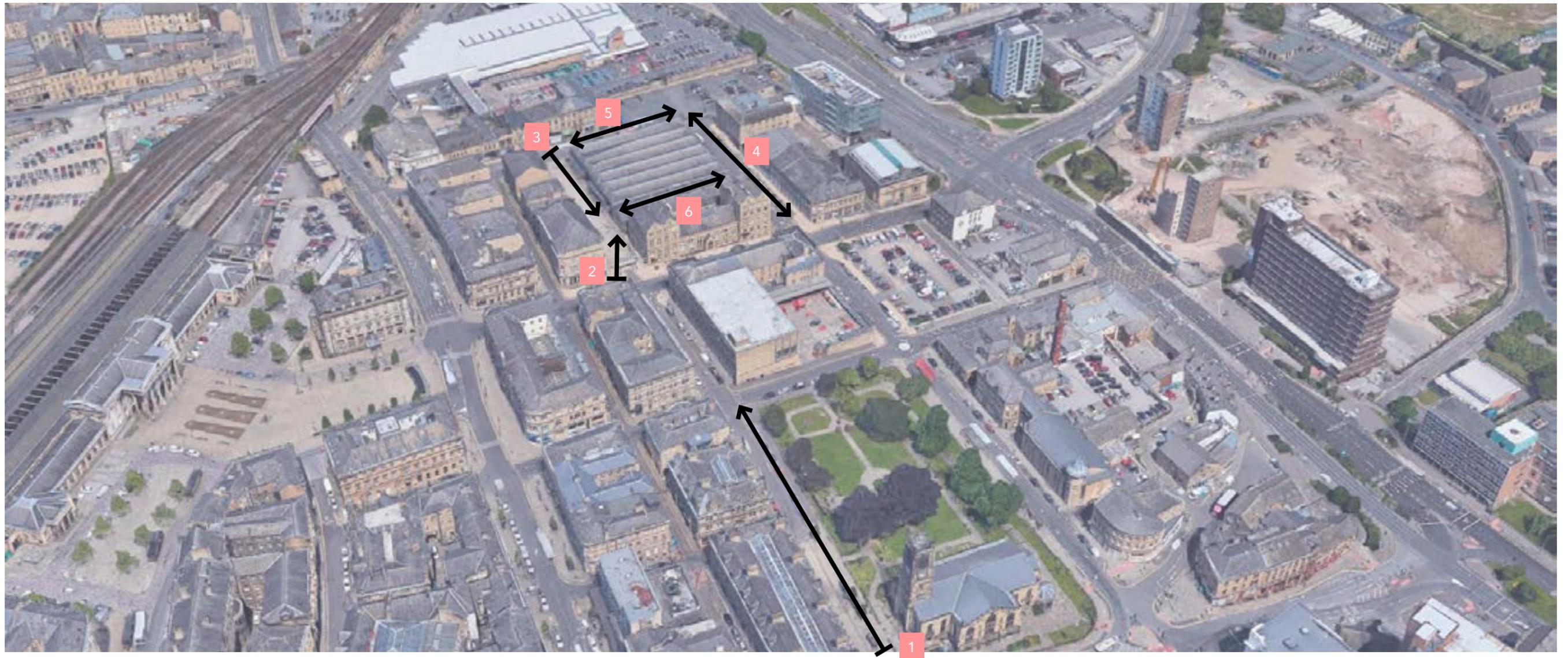
- D**
- Note: The fabric quality from this plan may vary from the actual fabric quality in situ. It is a general guide only.
- EXCEPTIONAL FABRIC
 - EXCEPTIONAL
 - HIGH FABRIC
 - HIGH
 - MEDIUM FABRIC
 - MEDIUM
 - LOW FABRIC
 - LOW
 - NEUTRAL FABRIC
 - NEUTRAL
 - INTRUSIVE FABRIC
 - INTRUSIVE

3.6 Key Views

The following key views have been identified for the assessment of impacts on the Huddersfield Open Market and the Conservation Area. The views take into consideration elements of the character of the Conservation Area, including urban grain, material palette, scale, routes through the area, and density.

These views are not considered to be part of assessments for any other designated assets within the context of the Site, as the Site is not part of the essential setting of any designated assets within the Conservation Area. Designated assets in proximity to the key views are important for the contribution they make to the streetscape and character of the conservation area.

Figure 48 Key Views Analysis



3.6.1 Key View 1: View Along Byram Street from Church of St Peter

The grade II* Church of St Peter is situated approximately 200 metres south of the Open Market. As two of the most significant buildings within the Conservation Area, they represent key anchor points within Huddersfield Town Centre.

Byram Street provides a strong connecting line between the two sites, and the street is characterised by dense buff stone buildings of 3-4 storeys. It is a core north-south route through the Conservation Area.

Due to the street layout and position of the building, it is not possible to see the Open Market from the Church of St Peter, and therefore this view is unlikely to be impacted by any new development that sits below the roof line of the buildings on Northumberland Street.



Figure 49 Key View 1: View Along Byram Street from Church of St Peter

3.6.2 Key View 2: Corner of Byram Street and Northumberland Street

When approaching the Open Market from the Railway Station, a highly-respected grade I listed building, and St George's Square, this is the first view afforded to pedestrians from Northumberland Street. The location of the Open Market moved from another site in order to provide greater connectivity with the Railway.

The site is marked by the signage at the entry, in the same style as the core components of the historic building, creating visual connection.

At this point, the relationship between the Open Market and the extension, and the surrounding streets and buildings, is clear.

This view also captures the Byram Street elevation as a whole.



Figure 50 Key View 2: Corner of Byram Street and Northumberland Street

3.6.3 Key View 3: View from Brook Street and Byram Street Looking South

The view south down Byram Street demonstrates the width of the plot surrounding the Open Market, its relationship with surrounding buildings, demonstrates a clear visual connection with the tower of the grade II* Church of St Peter, and to the countryside beyond.

This view is also incorporated to capture the Byram Street elevation.

This is a significant view as it captures the variety of Huddersfield's history captured in different building forms and types, and its picturesque setting.



Figure 51 Key View 3: View from Brook Street and Byram Street Looking South

3.6.4 Key View 4: Views of Lord Street, North and South

Views north and south along Lord Street are incorporated in order to capture the whole elevation of the Open Market within its context. The setting to the north of the site does not make a positive contribution, but similarly to other views, the view south captures the town's relationship to the countryside, and variety of building forms and types.



Figure 52 Key View 4: Views of Lord Street, North and South

3.6.5 Key View 5: Views of Brook Street, West and East

Views west and east along Brook Street are incorporated in order to capture the whole elevation of the Open Market within its context. This elevation also provides the clearest view of the stepped bays and canopy.

Similarly to other views, the view east captures the town's relationship to the countryside, and the view west demonstrates some of the variety of building forms and types.



Figure 53 Key View 5: Views of Brook Street, West and East

3.6.6 Key View 6: Views of Back Street, West and East

Views of Back Street provide an alternative context to the other elevation views, due to the more utilitarian facade and limited space.

The terminated view of 19 Byram Street, and The Media Centre, are also unusual in the context of this building,



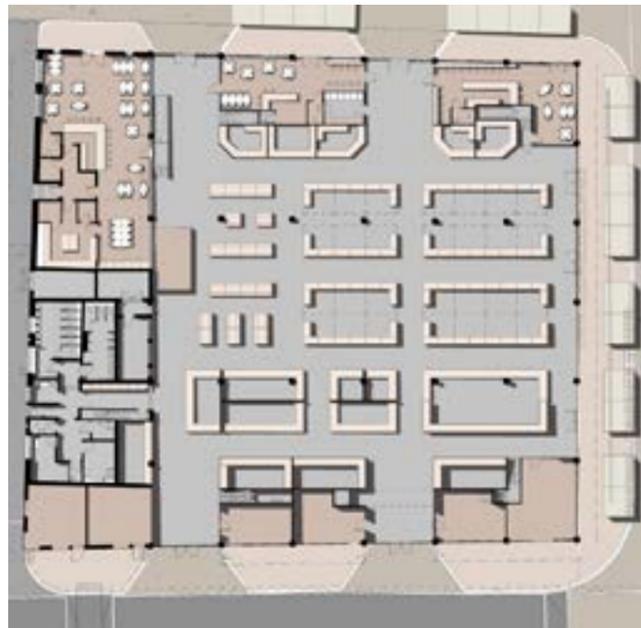
Figure 54 Key View 6: Views of Back Street, West and East

4 Summary of Proposed Works



4.0 Summary of Proposed Works

Open Market Hall



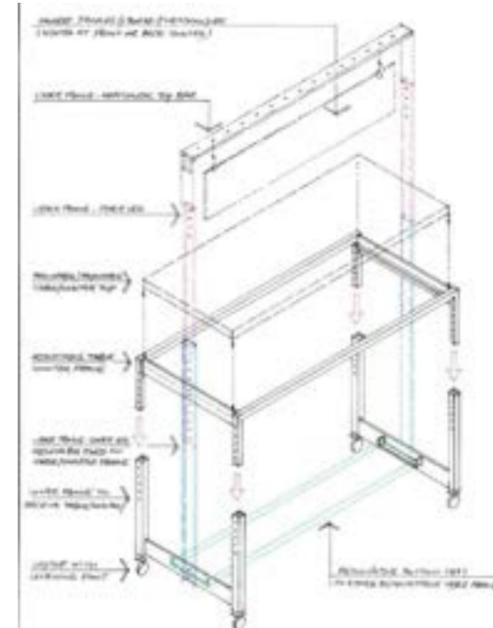
- New self-contained cafe / bar units along Byram Street and retail / service use along Lord Street.
- Small number of hot food units with cooking facilities on site.
- Additional seating provided by mezzanine floors above the self contained units.
- Flexible space within top part of main hall for different market types goods/dry/day/farmers and events space with stage and seating.

Annexes



- New heated space enclosed with glazed screens for visual connection and access to open market.
- New bar and community kitchen with associated back of house.
- Seating area provided which can be zoned and arranged differently to facilitate a range of activities.
- Able to be operated independently from Market Hall.
- New Public WC facilities catering to a wide range of public needs.

Furniture + Finishes



- Redecoration of the historic frame.
- Introduction of new flooring types throughout to respond to proposed uses of space.
- Commercial kitchen.
- Stalls that can be quickly and easily moved and reconfigured in order to facilitate a range of different events.
- A metal frame with adjustable level timber counter allows for dining and trading.
- A removable frame for display of products. Adjustable legs on castors.

Mezzanines



- Intent for self contained cafe/bar units along Byram Street and also on Lord Street to carry mezzanine access.
- Stepped roof slab is installed on a new steel frame. Sensitive connection with glazing on existing building and perimeter 'shelf' for new ductwork routing.
- Dividing walls between units are load-bearing dense block work.
- New mild steel painted balustrade with timber handrail. New planters with plants to the base of the balustrade.
- Each mezzanine has a different level of fit out to suit the requirements.

Glazed Screens



- New self-contained cafe / bar units along Byram Street and retail / service use along Lord Street.
- Small number of hot food units with cooking facilities on site.
- Additional seating provided by mezzanine floors above the self contained units.
- Flexible space within top part of main hall for different market types goods/dry/day/farmers and events space with stage and seating.

Market Yard + Container Pavillion



- Open space for a temporary outdoor market.
- Market Yard Building 02 has been omitted and replaced with a Container Pavillion using repurposed ISO containers.
- Market Yard Building 01 reverted to producer unitsDemountable market stalls.
- New Container Pavillion containers and 4 storage containers, screened with decorative cladding, specifically designed for use by market traders.
- Power, signage, and seating are integrated, and it provides a cohesive visual addition to the listed

5 Heritage Impact Assessment



5.0 Heritage Impact Assessment

The following section will present a summary of the proposed works on the Huddersfield Open Market site, followed by an assessment of the potential impacts on the heritage.

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Exceptional	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 55 Significance/Scale of Impacts Table

Scale of Change

No Change	No material change to the heritage asset or its setting.
Negligible Change	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.
Minor Change	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.
Moderate Change	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.
Major Change	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Scale of Impact

Major beneficial	The proposal will have an exceptionally positive impact on the significance of the heritage.
Moderate beneficial	The proposal will have a substantial positive impact on the significance of the heritage.
Slight beneficial	The proposal will have some limited positive impact on the significance of heritage.
Neutral	The proposal does not affect the significance of the significance of heritage.
Slight adverse	The proposal will have some limited negative impact on the significance of the heritage.
Moderate adverse	The proposal will have a substantial negative impact on the significance of the heritage.
Major adverse	The proposal will have a serious and irreversible impact on the significance of the heritage.

5.1 Assessment of Heritage Impacts on the Huddersfield Open Market

5.1.1 Step 1: Determine the Asset’s Significance

The Huddersfield Open Market is of **high architectural and historic interest** due to its distinctive functional design, aesthetic qualities, and importance in the commercial history of the town. It contributes to the character of the Conservation Area through its contrast with surrounding ashlar buildings.

The asset also holds **low archaeological interest**, as previous structures on the site are more relevant to understanding the broader development of the Conservation Area rather than the market itself.

5.1.2 Step 2: Assess the Scale of Change

The proposed interventions introduce both minor and moderate changes to the asset, depending on the specific works.

Minor Change: Works that restore or enhance existing features without significant alteration, such as redecoration, removal of security shutters, and new flooring.

Moderate Change: Structural interventions, such as the introduction of mezzanine levels, glazed screens, which alter spatial configurations while maintaining key heritage elements.

5.1.3 Step 3: Evaluate the Impact Using the Matrix

Intervention	Significance of Asset	Scale of Change	Impact	Harm
Open Market Hall	High	Moderate	Moderate Beneficial	Enhancement (No Harm)
Annexes	High	Moderate	Moderate/Slight Beneficial	Enhancement (No Harm)
Furniture & Finishes	High	Minor	Slight Beneficial	Enhancement (No Harm)
Mezzanines	High	Moderate	Moderate/Slight Beneficial	No Harm
Glazed Screens	High	Minor	Slight Beneficial	Enhancement (No Harm)
Market Yard + Container Pavillion	High	Moderate	Moderate Beneficial	Enhancement (No Harm)
Service & Waste Compound	High	Minor	Neutral/Slight Adverse	No Harm

5.1.4 Step 4: Interpretation

Overall Impact: Moderate Beneficial – improving functionality, visitor experience, and public use while respecting the market’s historic character.

Impact

- The removal of shutters and introduction of glazed screens will enhance the market’s permeability, providing better interaction with its surroundings.
- The introduction of new market uses will drive footfall and ensure a sustainable future for the building, aligning with its historic function.
- The mezzanine floors will offer new ways to experience the market while maintaining the openness of the structure.
- Redecoration will reinforce the market’s architectural character, and new flooring will support modern functionality without historic loss
- The Market Yard additions will improve connectivity with the surrounding Conservation Area, increasing vibrancy without harming significance.

Benefits

- Strengthens the long-term viability of the market as an active, adaptable space, supporting its historic role as a marketplace
- Enhances architectural legibility, making key features more visually prominent.
- Improves public realm by creating a more welcoming, connected, and usable space.
- Ensures sensitive conservation by using appropriate materials and methods.

Mitigation

- New interventions will maintain visual harmony with the existing market through material selection and detailing.
- Structural changes, such as the mezzanine, ensure reversibility to minimise long-term heritage impact.
- Ongoing monitoring and maintenance should be implemented to sustain the market’s character over time.
- The design team have produced a vast array of options for overall approaches and individual details based on the significance of the asset, and in collaboration with the local authority.

5.1.5 Conclusion

The proposed interventions will have an **overall moderate beneficial impact** on the Huddersfield Open Market. They align with its historic function, enhance its long-term viability, and improve its interaction with the surrounding Conservation Area. The changes respect and celebrate the asset’s architectural and historic significance while ensuring it remains a key part of Huddersfield’s culture.

5.2 Assessment of Heritage Impacts on the Huddersfield Town Centre Conservation Area

5.2.1 Step 1: Determine the Asset’s Significance

The Huddersfield Town Centre Conservation Area is of **medium archaeological, architectural, and historic interest**, designated for its robust scale and massing, wide streetscapes, historic street patterns, and characteristic buff stone material palette.

Archaeological Interest (Medium): The potential for surviving remains of pre-existing structures on the Open Market site could contribute to the understanding of the area’s industrial history.

Architectural Interest (Medium): The area is characterised by its historic urban grain, civic-scale stone buildings, and long views along arterial routes, which contribute to its townscape character.

Historic Interest (Medium): The area retains 19th-century buildings linked to the textile industry, with later mid-20th century civic and commercial buildings adding variety to the streetscape.

5.2.2 Step 2: Assess the Scale of Change

The proposed interventions introduce **both minor and moderate changes** to the asset, depending on the specific works.

5.2.3 Step 3: Evaluate the Impact Using the Matrix

Intervention	Significance of Conservation Area	Scale of Change	Impact	Harm
Open Market Hall	Medium	Moderate	Moderate Beneficial	Enhancement (No Harm)
Annexes	Medium	Moderate	Neutral/Slight Beneficial	Enhancement (No Harm)
Furniture & Finishes	Medium	Minor	Slight Beneficial	Enhancement (No Harm)
Mezzanines	Medium	Moderate	Neutral/Slight Beneficial	No Harm
Glazed Screens	Medium	Minor	Slight Beneficial	Enhancement (No Harm)
Market Yard + Container Pavillion	Medium	Moderate	Moderate Beneficial	Enhancement (No Harm)

5.2.4 Step 4: Interpretation

Overall Impact: Moderate Beneficial – The interventions enhance public space, usability, and connectivity while maintaining the historic character of the Conservation Area.

Impact

- The Open Market Hall interventions reinforce its role as a historic commercial space, ensuring its continued contribution to the Conservation Area.
- The Annexes and Glazed Screens improve the market's visual engagement with the streetscape, enhancing permeability.
- The Furniture, Finishes, and Mezzanines modernise usability while creating reversible, sympathetic changes.
- The Market Yard, Container Pavillion and associated Planter additions strengthen the market's interaction with the Conservation Area, improving public engagement.

Benefits

- Reinforces the role of the Open Market within the Conservation Area.
- Improved interface between the market and public realm, particularly through the Market Yard, which now provides a civic space that aligns with the town's tradition of open trading.
- Enhances public engagement and visitor experience through improved access and permeability.
- Use of glazing and spatial openness enhances visual connections, improving the contribution of the market to key streetscapes (Byram Street, Lord Street).
- Supports townscape character, ensuring that modern interventions respect the historic urban fabric.

Mitigation

- Maintains high-quality materials and sympathetic design for new interventions.
- Ensure glazed screens and annexes remain visually lightweight and reversible as far as possible.
- The design team have produced a vast array of options for overall approaches and individual details based on the significance of the conservation area and the setting of the Open Market, and in collaboration with the local authority.
- Material palette and proportions have been selected to complement the visual language of the market while maintaining distinction from the surrounding traditional buff stone architecture.

5.2.5 Conclusion

The proposed interventions will have an **overall moderate beneficial impact** on the Huddersfield Town Centre Conservation Area. The changes strengthen the Open Market's role, enhance public space, and improve interaction with the streetscape, while respecting the area's architectural and historic character. The proposals contribute positively to the vibrancy of the Conservation Area.

5.3 Assessment of Impact on Key Views

5.3.1 View 1: View Along Byram Street from Church of St Peter



View	Significance of CA	Scale of Change	Impact	Harm
Byram Street	Medium	Neutral	Neutral	No Harm

5.3.2 View 2: Corner of Byram Street and Northumberland Street



View	Significance of CA	Scale of Change	Impact	Harm
Corner	Medium	Neutral	Neutral	No Harm

5.3.3 View 3: View from Brook Street and Byram Street Looking South



View	Significance of CA	Scale of Change	Impact	Harm
Byram South	Medium	Neutral	Neutral	No Harm

Please note: comparisons are illustrative only and do not represent verified geographic locations and view settings.

View 4: View of Lord Street



View	Significance of CA	Scale of Change	Impact	Harm
Lord Street	Medium	Moderate	Moderate Beneficial	Enhancement (No Harm)

5.3.4 View 5: View of Brook Street



View	Significance of CA	Scale of Change	Impact	Harm
Brook Street	Medium	Moderate	Moderate Beneficial	Enhancement (No Harm)

5.3.5 View 6: View of Back Street,



View	Significance of CA	Scale of Change	Impact	Harm
Back Street	Medium	Neutral	Neutral	No Harm

6 Bibliography & Sources



6.0 Bibliography & Sources

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- CBH/A/1162
- WYK1660/Tube 6

7 Appendices



7.0 Appendices

7.1 Wholesale Market for Fruit and Vegetables Listing Description

7.1.1 Overview

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1313799
Date first listed: 12-Sep-1973
Date of most recent amendment: 07-Aug-1980
Statutory Address: WHOLESale MARKET FOR FRUIT AND VEGETABLES, BYRAM STREET

7.1.2 Location

Statutory Address: WHOLESale MARKET FOR FRUIT AND VEGETABLES, BYRAM STREET
The building or site itself may lie within the boundary of more than one authority.
District: Kirklees (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SE 14514 16994

7.1.3 Details

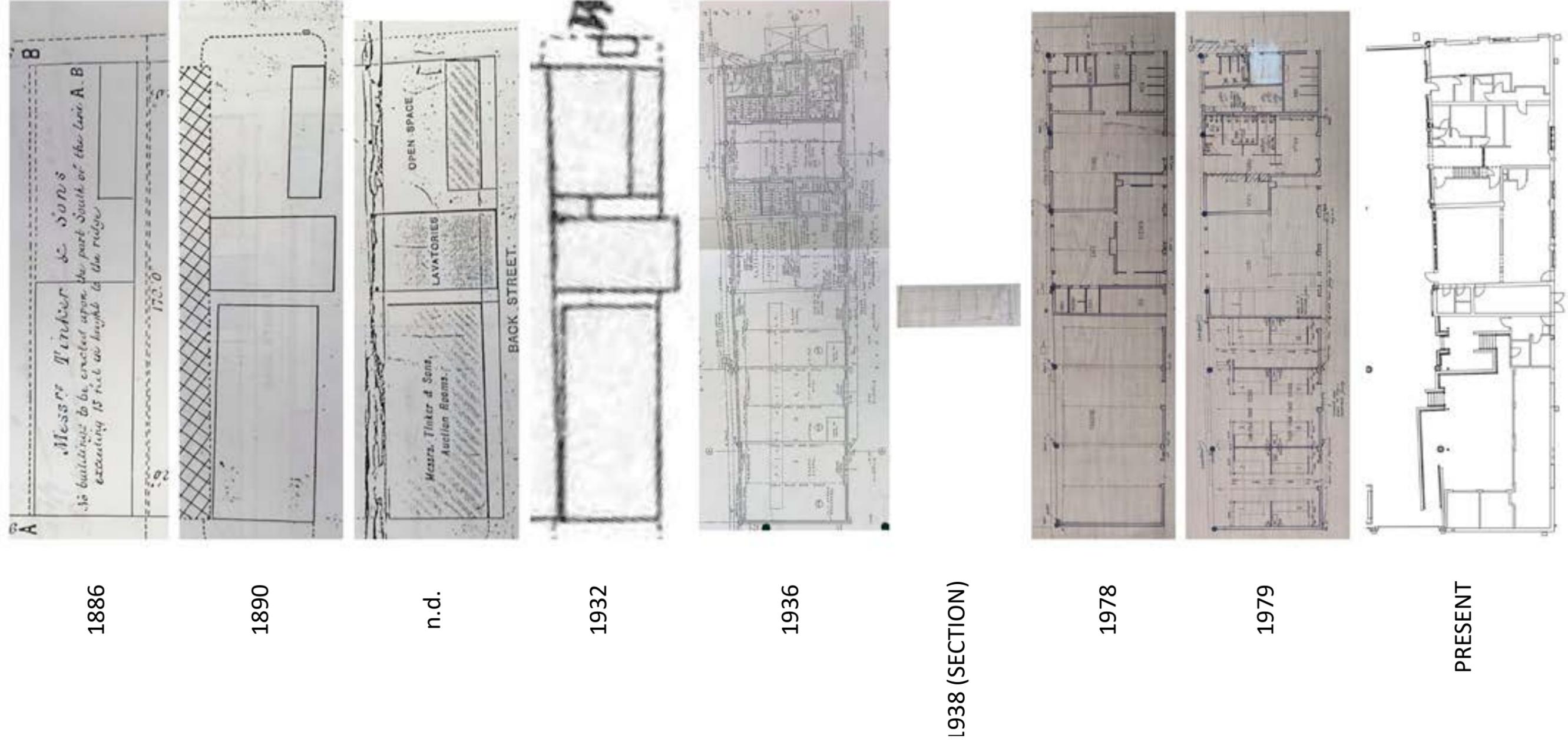
SE 1416 NW 1/285 SE 1416 NE 2/285 SE 1417 28/285 5113
BYRAM STREET (East Side), Wholesale Market for Fruit and Vegetables
12.9.73.

II*

1887-9. Architect: R S Drydale, Borough Surveyor.
Ironwork by the Whessoe Foundry Company of Darlington. Cast iron. Walls and north lights of each aisle roof glazed all over. 6 aisles, each taken on 4 giant iron columns with elaborate foliate capitals. Decorative patterns pierced in girders. Hipped roofs on segment-shaped iron trusses with decorative patterns pierced in them. Glass canopies on pierced ornamental brackets with similar valences. Continuous round-arched lights above these, in 2 tiers, or 3 as ground slopes away towards the east. Frieze with roundels and heraldic ornament.

Listing NGR: SE1451416994

7.2 Extension Plan Regression



7.3 Endnotes

- 1 Dennis, Richard. English Industrial Cities of the Nineteenth Century: A Social Geography. Cambridge: Cambridge University Press, 1986. 129.

Buttress

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