

BUILDING SURVEYING

Condition Report

Huddersfield Open Market
Brook Street
Huddersfield
HD1 1RY

Version
A

Report Date
06 November 2023

Client: Kirklees Council

Job Reference: 201153

Property: Huddersfield Open Market, Huddersfield HD1 1RY

Project Preface

Client Name and Address

Kirklees Council Offices
Civic Centre
3 Market Street
Huddersfield
HD1 2EY

Watts Details

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Further Assistance

This report raises a number of issues, if you would like to discuss any aspect of this report, or for assistance in developing a strategy for the resolution of these issues please contact the author:

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Identification photograph

View of Huddersfield Open Market from Lord Street.

Executive Summary

The table below sets out our principal findings and comments. For ease of reference, we have adopted a red/amber/green/number coding to illustrate the relative importance, urgency or significance of the observation in question; red ❶ being the most significant and green ❸ being the least.

Huddersfield Open Market is a Grade II* listed market located to the north of Huddersfield town centre. The market comprises a cast and wrought iron frame in 6 bays to each elevation, infilled with tiers of timber-framed windows varying in height to absorb the change in level. Roller shutters fill the GF section of each bay giving access to customers and stallholders. A stone extension is present to the length of Back St, with gable ends at Lord Street and Byram St which contains the market offices, traders' facilities, storage, two tenanted café premises and one grocers' premises.

The market is in generally fair condition and has not deteriorated materially since our inspection in August 2021. Key issues remain, and are the leaking main gutter, and lack of maintenance to the decorative finish of the cast iron and the general condition of the windows (particularly the string courses and cills as projecting, water-shedding elements).

The following table summarises our key findings:

❸	As the Market is a Grade II* listed building, once the scope of the works have been determined, initial discussions with the Kirklees conservation officer should take place as the works will likely require listed building consent and the production of a heritage statement and relevant details (particularly regarding string course replacement and window refurbishment).
❷	Scaffolding requirements have been fleshed out via engagement with a local scaffolder (IBN Scaffolding). To maintain an operational market scaffolding one elevation at a time would be the best solution for cost effective works; this would also involve the removal and setting aside some of the canopy glazing to accommodate the works. Internal arrangements of the market would need to be reconfigured to accommodate the scaffolding and working area, but it would be possible to remain operational. Vehicular access points would be maintained, but permanent stalls to the Brook Street / Byram Street corner would need to be temporarily relocated.
❸	Renewal of netting has been allowed for given the build-up of dirt. The access for this element is provided by the specialist pest control contractor and would represent a separate cost to the main scaffolding.
❸	M&E testing of services, including inspection and reporting of all LL equipment with a view to proposed future usage should be undertaken.

3	Despite its age and chalked appearance, the decorative finish to the cast iron market is deteriorating in localised areas only. The cost for this item has been placed within the medium-long term in order to focus on more pressing repairs.
3	Despite appearances, timber boarding to frames and fascias are in fair condition it is mainly the decorative condition which has failed. The exception to this are areas where the gutter has leaked down upon the fascia board and is localised.
2	There is very little visible damage to the cast iron upon inspection but there is some minor loss of section to the flanges of the steel work to beam-to-column connections at fascia level, as well as delamination of flange to exposed east corner. A structural engineer should be appointed to review the whole structure and specify any relevant works to the beam-to-column connection. There are two cracks to the spandrels of the northernmost vehicle entrance on Lord Street. Cold repair techniques should be employed for repairs such as straps, metal stitching, threaded studs and/or bonding using epoxy resin. This can be done in situ.
3	WCs, changing rooms and staff facilities (offices/WC and kitchen) are functional but generally dated and in need of refurbishment. Security of the WCs are also a reported issue.
3	The key issues are the leaking main gutter, and lack of maintenance to the decorative finish of the cast iron and the windows (particularly the string courses and cills as projecting elements). The decorative finish forms the weatherproofing to both these elements, and the failure of this finish will allow accelerated decay.
3	Roofs are generally in good condition, but leaks are occurring due to gutter overwhelm in periods of high rainfall. Discussions with site staff have revealed that there are ongoing leaks above stalls 40 and 18, but these occur intermittently.

N.B. The above summary highlights the main points only of this report. We advise you to read this Report in full for a detailed understanding of our findings, opinions and advice.

Some general background notes on general technical and legislative topics are given at Appendix BIR2.

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1 Introduction

1.1 Instructions and Brief

Sarah Collins on behalf of Kirklees Council instructed us to proceed with an inspection of Huddersfield Open Market on 9th October 2023. Our brief was confirmed in an email / Service and Fee proposal dated 5th October 2023. In summary we were required to:

- Make a visual inspection of the property and to report our findings as to its general features, forms of construction and state of repair.
- Review and update the existing schedule including formatting our findings so that the Council can clearly understand what works should be carried out urgently and then in the short, medium and long term.
- Update all costs, increasing or removing where necessary and engaging with relevant project crucial suppliers (i.e. scaffolding) incorporating the relevant access requirements for works and within the operational requirements of the market
- The report should also identify which elements could potentially qualify for Historic England funding.

A copy of the scope of service and the limitations that apply to this report are attached at Appendix BIR1.

1.2 Site Inspection

Personnel Inspecting	Date of Visit	Weather Conditions at the time	If accompanied and by whom
Suzannah Meade MSc IHBC MRICS	12 th and 13 th October 2023	Sunny and overcast with intermittent rain	MEWP operator and market staff intermittently

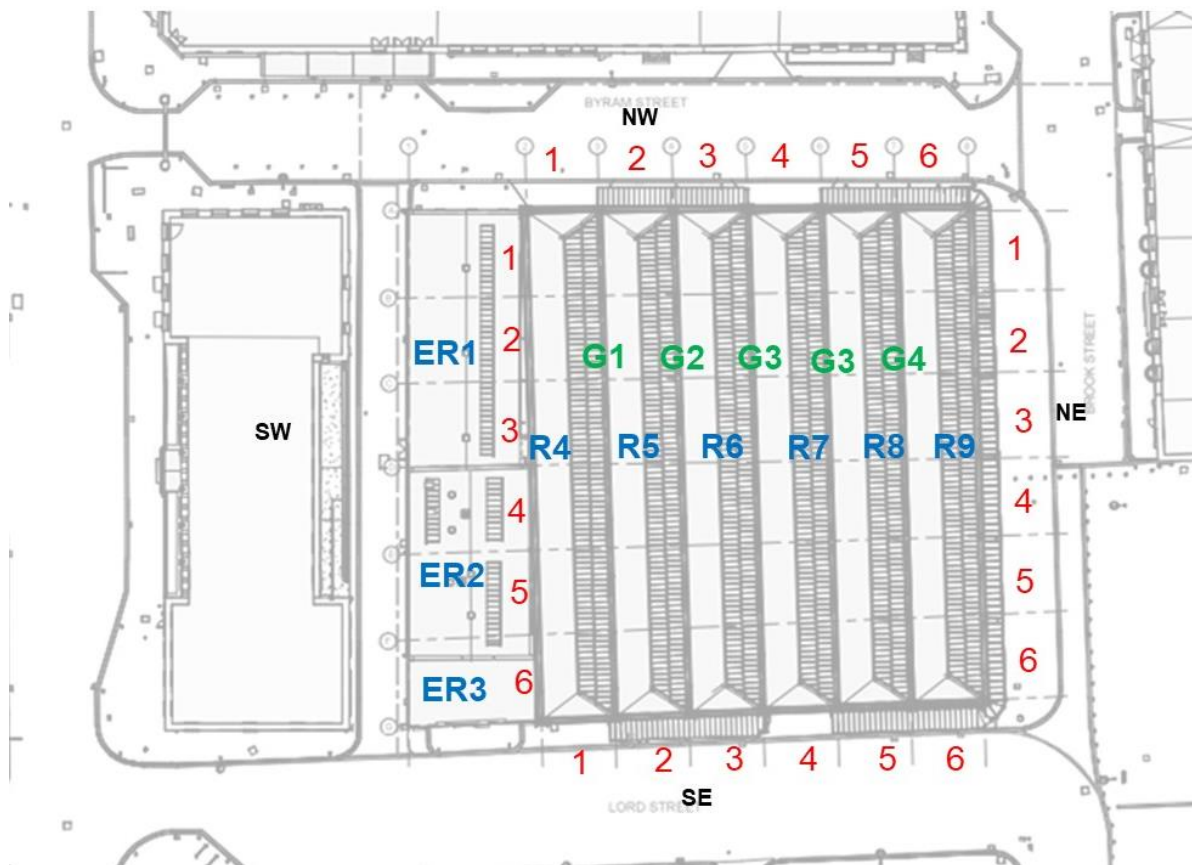
The following limitations should be noted in respect of our inspection:

1. Access was not gained to the 'Market Café' as a tenanted space.
2. A limited inspection of the roof areas was undertaken using a MEWP.
3. Some parts of the building were obscured due to the presence of stored goods.

1.3 Identification and Terminology

For the purposes of description and identification we have described the front elevation of the property as facing SE. Descriptions such as “left” and “right” are given as if facing the particular element in question.

We have identified the bays and roofs as follows.



Downpipes are labelled as follows;



Where the expressions immediate, short term, medium term, long term and very long term are used they generally mean the following:

Immediate: Within 1 year

Short Term: Within the next 1 to 3 years

Medium Term: Within the next 4 to 10 years

Long Term: Within 11 to 20 years

Very Long term: Over 20 years

Appendix BIR2 contains additional information and guidance on a number of the issues that are relevant to this report.

2 General Description of Property

2.1 Generally

Type of Building	Retail.
Nature of Building	Purpose built market hall.
Location	Huddersfield Open Market is situated between Huddersfield Station and the eastern section of the A62, forming Huddersfield inner city ring road.
Locality	Predominantly commercial and retail.
Transport Links	Within five minutes' walk of Huddersfield Station and bus services on Northumberland Street.
Access and Parking	Access for vehicles is possible to all sides of the Market, with some on-street parking on Brook Street and Lord Street.
Approximate Age or Date of Construction	1887-9, with major works undertaken in 1980 and 2008.
Number of Storeys	Double height to much of the internal market hall, with ground and first floor to the extension providing office space for market staff.
Approximate Area	655.46 m ² or 28,583.10 ft ²
Principal Designers and Contractors	R S Drydale, Borough Surveyor. Ironwork by the Whessoe Foundry Company of Darlington.

2.2 Structure

Foundation Type	Foundations were not exposed and were not available to view.
Structural Form	Exposed iron frame with cast iron columns connected to wrought iron beams with intermediate steel supports between window tiers. Glazing is partially supported on a cast iron, decoratively perforated beam spanning between spandrels.

	The extension is loadbearing stone and dense concrete block cavity walls on a concrete slab. Roof to the main market building and the bulk of the extension is pitched and steel-framed on segmental-arched trusses.
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2.3 External Fabric

Roofs	To the main market: six hipped roofs comprising segmental iron trusses with decorative pierced detail internally, sitting on timber wall plate. South pitches of each roof are covered with tongue-and-grooved timber boarding topped by diminishing courses of riven slates with northern pitches entirely glazed. The windows are Georgian wired glazed panels on aluminium t-bar supports and lead flashing. Lead-clad square base roof finials are present to the apex of each hip at each end. A glazed cantilevered canopy with decorative cast iron spandrels is present to the perimeter of the building (with the exception of the vehicular entrances – similar decorative spandrels are present to each corner of these arches). The roof to the stone building is pitched and framed on iron trusses and covered with tongue-and-grooved timber boarding topped by regular coursed riven slates with inset Georgian wired glazed roof lights. There is a lead wood-cored ridge to each roof, with buff terracotta half-round ridge tile to extension roof.
Roof Projections and other features at roof level	Large steel redundant vents are present to the roof of the stone building which have surface corrosion.
Rainwater Disposal	Moulded cast iron gutters are present to the perimeter of the main roof, to the canopy and Back St elevation of the extension. Separate lead-lined box gutters (200x200mm) are present to each roof valley. All these are carried through the façade to internal downpipes attached to the internal supporting columns – see attached plan. Two downpipes enter the internal space and have long runs along eaves level before reaching the downpipe.

	Wide (1m tapering to 400mm) lead-lined box gutters are present to the junction between the extension and main market structure, venting to the flat roof of ER3, and via hoppers to downpipes on the Lord St façade.
Walls	Walls to the main market comprise the exposed iron frame (as described above in 'Structural Form'), and otherwise largely glazed (as described below) with small sections of gridded apertures and tongue-and-groove boarding. Walls to the extension are loadbearing stone and dense concrete block cavity walls.
Cladding and/or Windows	Windows are timber-framed continuous fixed round-arched lights (beaded internally). There 15 per bay in multiple tiers increasing or decreasing as necessary to absorb the change in level from east to west. Windows are a mixture of hand-drawn and flat glass, with a handful of Georgian wired glazed replacement panels. Infill windows above the present roller shutters, dating to a later phase comprising substantial jambs, mullions and transoms of painted hardwood fixed to the cast iron frame with iron brackets. Infill windows comprise four sets of four windows within internally beaded frames, painted white. Two single-glazed rounded rectangular picture windows are present to the newer replacement bays. WC windows comprise one set of metal-framed Crittal windows, painted white. Timber-framed windows to extension (Back Street elevation) comprise single-glazed sash windows fitted with obscured Georgian wired glazing and steel security grilles, fixed to masonry.
External doors	External openings to the main market consist of a mixture of red-painted and unfinished modern steel roller shutter doors filling each bay. Red-painted pedestrian modern steel roller shutter doors are present to the three WC entrances on Lord Street as well as to two delivery entrances on Back Street. Steel window grilles dating to a later phase are present to the aperture above the vehicular entrances, supported by a central post

	attached to roller shutter structure and strapped to spandrels either side. Two solid flush timber fire exit doors are present to the Back St elevation as well as solid steel security double doors to the electricity substation entrance.
External Decorations	External decorations comprise teal and blue to the cast iron structure canopy and all gutters with red and white to the window frames. Fascias are painted cream, with heraldic ornament to each capital are highly decorated.

2.4 Structure and Fabric Internally

Ceiling Types	The internal space of the market is open to the underside of the roof structure, with soffits of glazing (north pitches) and tongue-and-grooved timber boarding painted white on the south slated pitches. Both sides have decoratively perforated timber lengths. c. 40mm bird netting is installed to the whole market, with various areas of patched netting.
Floor Structures	Floor structure of the main market hall is ground-bearing masonry (assumed flags and setts), covered with later tarmac. Floor structures within the extension are assumed concrete throughout. Upper floor of the extension is of timber construction.
Floor Finishes	Floor finishes within the market are asphalt, with one remaining E-W avenue delineated by original kerbs. Flooring within the extension is a mixture of vinyl sheet flooring and carpet tiling.
Internal Walls and Partitions	Internal walls to the main market are present to the extension, where they are a mixture of timber partitions, exposed and painted dense concrete block, and plastered and painted masonry. The individual trading 'pods' appear to be timber-framed and clad.
Internal Joinery	Internal joinery solid flush timber doors are present to the traders facilities, offices and plant areas, with roller shutters to the café premises.

Sanitary and Staff Welfare Facilities	WCs are present within the traders' facilities, and consist of painted timber cubicles with ceramic WCs and Male, female and accessible WCs are present externally from Lord St and are similar in fit out to the staff and traders' facilities. Kitchenette and WCs within the staff areas are of veneered chipboard construction with stainless steel and ceramic sanitaryware.
Staircases	There is one concrete staircase leading from ground level in the extension to first floor level.
Fire Compartmentation	The building is compartmented within the traders' areas/offices and plant space utilising the building's construction and timber fire doors.
Internal Decorations	Internal decorations to the main market hall structure are identical to the external elevations. The shopfronts of the extension and the permanent stalls are decorated in emulsion paint in a variety of colours.

3 General Condition of Property

The following section details our observations and opinions on the condition of the building. A flag system has been used to identify points which need urgent attention, or which are significant in terms of the proposed transaction. For an explanation of the flag system please refer to the executive summary.

3.1 Structural Condition

	Observation	Recommendation
3	There is some minor loss of section to the flanges of the steel work to beam-to-column connections at fascia level, as well as delamination of flange to exposed east corner.	A structural engineer should be appointed to review the whole structure and specify any relevant works to the beam-to-column connection.
3	There are two cracks to the spandrels of the vehicle entrances on Lord Street and Byram Street.	Following structural review, a mixture of cold and hot work techniques should be employed to repair the spandrels. A relevant specialist contractor has been engaged with, and costs have been included.
3	There are a number of minor cracks to the masonry of the extension as well as slight displacement of stone in localised areas (Byram St gable end, and gable between Lord St roof and central roof).	Take down displaced stone and reinstate. Undertake helifix repairs to cracking and repoint.

3.2 Condition of External Fabric

	Observation	Recommendation
3	Roofs are in generally good condition throughout, with small, localised areas of slipped and cracked slates (c. 5% throughout).	Undertake a scheme of small-scale repairs to the roofs. Access from above has been allowed for within the overall scaffolding costs.
3	The roof glazing is in fair condition, but the seal along the internal bottom edge of the	Clean down. Re-seal the glazing supports.

	window (nearest the valley gutter) has become displaced in numerous locations.	Renew the internal bottom edge seal.
3	The canopy glazing panels are discoloured with soil build up. The age of the glazing panels would suggest that the sealant to the windows would require renewing.	The canopy glazing will need to be removed prior to installation of the scaffolding.
3	Flat roof to the stone building is of some age and there is balding to the felt, but there do not appear to be any active leaks manifesting internally. Debris and vegetation has accrued, to the roof surface and site staff report that the hopper is often blocked by cans etc.	Overlay this roof Mesh the top of the hopper to prevent blocking with rubbish.
3	Valley gutters: Valley gutter is c. 200x200mm in size, and leaks occur during periods of high rainfall due to overwhelm.	Installation of siphonic drainage has been considered, but the intermittent nature of the leaks may mean that installing a siphonic drainage system would not be cost-efficient. Gutter overflows could be considered to prevent gutter overwhelm, and provide a more cost-effective solution.
3	Perimeter gutters: throat to outlet is bigger than the downpipe by some degree and causes issues during heavy rainfall. Perimeter gutters have recently been cleaned, but are corroded, with flaking ironwork. Joints leaking and rusting, with rainwater affecting materials and finishes below the gutters.	Remove all flaking material, then prime ready for re-lining. Fill all joints. Reline the entirety of the gutter with liquid gutter liner and gutter repair system.
3	Valley gutter between extension and main building is lead-lined, wide and in good condition with minor soil build-up.	Clean down and monitor.

3	In fair condition generally with ad hoc issues with blockages. D9 has a large vertical crack + D14 has multiple patch repairs and a poor connection into below ground drainage.	D9 and D14 should be replaced to match existing. Downpipe D5 has water cascading down the outside of the pipe during heavy rain, affecting electrical equipment below. Install sealant to throat of gutter and downpipe to ensure proper rainwater flow.
3	Mixture of cast iron and plastic downpipes are present externally to the stone extension. Two sections of downpipe are beyond repair and there is peeling and flaking paint throughout. Leaks and staining/build up to downpipe joints. Cast iron hoppers are present to Back Street and Lord Street, with lead throats. These regularly block with rubbish thrown by passersby.	Replace cast iron downpipes to match existing. Install mesh hoppers to prevent blockages.
3	Failure of decorative finish and minor surface corrosion to the cast iron frame is present throughout, exacerbated in places by the rusting and leaking of the main gutter, which has corroded. There is flaking and corroded surface finishes although no serious loss of section observed.	Relining the main perimeter gutter (with an EDPM gutter lining or similar) and sealing all the joints would be required. Clean cast iron frame back to a sound surface. Redecorate cast iron frame, using appropriate paints and a zinc rich primer. Further details are to be supplied within the specialist paint report.
2	Failure of decorative finish and weathering of timber to window frames is present throughout. This is more significant to the Lord Street/Brook Street corner due to higher exposure to weather at this part of the site.	Circa 25% timber repairs required to the external elements, and circa 15% repairs to internal beading of windows, followed by filling, rubbing down and full redecoration of both faces. This issue is of significant scale given the building's design.
3	The glazing generally appears in good condition, and circa 70% of the glazing units are considered to be original. There have	Cracked panes and GWG should be replaced with flat glass as part of the refurbishment.

	been repairs with flat glass and Georgian wired glazing (GWG) over the years and there are a small number of cracked panes.	
3	External timber (fascias and cornice) has a failed decorative finish and weathering.	A percentage allowance for timber repairs to this section should be accounted for. Otherwise, rub down and redecorate.
3	At the corner of each bay, the leaks from the gutter have resulted in rainwater travelling down the side of the column affecting the corner of the window frame on left- and right-hand side uppermost window which has caused minor displacement. This has occurred throughout.	Following relining of the gutter fixings to the windows should be checked and fixings installed to strengthen the weakened edge.
3	Cast iron spandrels with perforated decorative detail to canopy throughout have heavier corrosion than elsewhere.	As with the other cast iron elements, the spandrels should be cleaned back to a sound surface. Redecorate cast iron frame, using appropriate paints and a zinc rich primer. Further details are to be supplied within the specialist paint report.
3	T&G timber and lapped lead panels have been installed to the lower glazing on the Back Street elevation. Boarding has been simply nailed onto the existing timber window frame, and the glazing and frames are in good condition underneath.	Removal of the timber and refurbishment is a possibility – but when considering necessary repairs the windows could be left covered and remain protected for a future possible refurbishment of the market.
3	Failure of decorative finish to downpipes with localised areas of leaking are present throughout.	These should be resealed and redecorated.
2	Canopy gutters are backed up with moss and soil and are corroding and leaking at joints.	Replace guttering and rationalise venting to internal downpipes. Joints between T-bar supports and glazing units should be resealed.

3	Pigeon proofing has been lost in various areas.	Reinstall, as part of the wider bird guano cleaning and proofing measures.
3	Stone extension: there are minor areas of mortar loss and washout on each elevation, as well as one cracked area.	Repoint. Install Helifix ties to the cracked areas and repoint.
3	Stone extension: mortar pointing to stone parapet wall capping has failed and the elevation affected by water ingress through the joints.	Repoint.
3	Roller shutters to all elevations (inc extension) and WC and rear doors to Back Street have flaking and peeling paint.	Redecorate.

3.3 Condition of Internal Fabric

	Observation	Recommendation
2	Site staff report M&E difficulties during events, and heavy rainwater was witnessed in the area of electrical equipment via downpipe leaks.	M&E testing of services, including inspection and reporting of all LL equipment with a view to proposed future usage should be undertaken.
3	Failure of decorative finish and weathering of timber to window frames and beading is present throughout. The timber elements of the ceiling soffit have minor elements of peeling and cracking.	As mentioned above, c. 15% repairs to internal beading of windows will be required, followed by filling, rubbing down and full redecoration.
3	Failure of decorative finish and minor surface corrosion to the cast iron frame is present throughout.	Redecorate as with the external face of the cast iron frame.
3	The extension houses offices, traders' facilities/WCs and storage spaces, as well as one tenanted grocers' storage space and tenanted café spaces. The Café spaces are	A general refurbishment and redecoration would be beneficial to all areas, as well as removing the inner leaf of the timber

	well maintained, but the remaining spaces are heavily used, and finishes are tired and showing heavy wear and tear.	cladding to reveal the covered windows on the Back St elevation.
3	The stone frontage of the former Market café restaurant has been repaired/infilled with inappropriate mortar and foam in areas of lost mortar.	Repoint with appropriate mortar the whole of the stone internal façade.
3	Interior details of potential historic interest were observed within (fireplace, glazed bricks) but access not gained.	Observation only.
3	Flooring is asphalt with remaining sandstone kerbs. It is hard-wearing and heavily used, but in fair condition with some build-up of dirt particularly around the more permanent stalls (i.e. the grocers).	Clean down regularly as part of normal maintenance.
3	Some evidence of a perimeter cornice to the internal face of the market, remaining in small sections.	This would not form part of a repair scheme but may be worth considering in the medium-long term.

3.4 Historic England funding

The following advice is based on the [Repair Grants for Heritage at Risk | Historic England](#) and the associated guidance document *Repair Grants for Heritage at Risk - Guidance for Applicants*.

The type of work that is not funded under the terms of the HE grants are as follows;

Work not funded	Where this might affect the proposed works
any work carried out, whether paid for or not, prior to our making a written grant offer and your accepting it	N/A
any work resulting from an event which would normally be insurable	N/A
alterations and improvements unless essential to protect historic fabric and/or where there is a structural need	WC refurbishment
maintenance and minor repairs	Minor roof repairs Re-netting
demolition or removal unless essential to protect historic fabric and/or where there is a structural need	None planned.
reinstatement and reconstruction unless essential to protect historic fabric and/or where there is a structural need	Only planned to window repairs to Bay 6 of Back Street – essential works
any work not based on an adequate understanding of the site	N/A

Otherwise, it is assumed that the works would form part of a conservation-led repairs scheme and be eligible. A notation to denote this has been inserted within the reporting table.

More detailed advice on grants could be sought from the [Heritage Funding Directory \(heritagefundingdirectory.org\)](http://heritagefundingdirectory.org).

Client: Kirklees Council

Job Reference: 201153

Property: Huddersfield Open Market, Huddersfield HD1 1RY

4 Condition Survey



Huddersfield Open Market
Brook St, Huddersfield HD1 1RY
Condition Survey
Element: Structure and Fabric

Condition Rating:
A = Good
B = Satisfactory
C = Poor
D = Life expired

Priority Rating:
1 = Urgent work (within next 12 months)
2 = Anticipated 1-5 Yrs.
3 = Anticipated 5-15 Yrs.
4 = Anticipated 15+ yrs.

Item	Façade	Bay	Element (Asset Group)	Component (Asset Description)	Specific Defect	Repair Action	Condition rating	Priority rating	Cost	Eligible for HE funding	Priority 1	Priority 2	Priority 3
0	GENERALLY												
0.1					Obtain structural engineering review of the structure, including review of beam-to-column connections and		N/A	N/A			£		
0.2					M&E testing of services, including inspection and reporting of all M&E and incomers, with a view to proposed usage.		N/A	N/A	£				
1	EXTERNALS												
1.2	Scaffolding	Main				For provision of elevation-by-elevation scaffolding with corresponding inner scaffold + over-roof scaffold.	N/A	N/A	£				
						Dismantling / moving permanent stalls. Costs TBC with discussion to market.	N/A	N/A					
1.3	Roofs	Main	Covering	Regular coursed slates with lead flashing.	A handful of slipped and cracked slates are present to each of the roof pitches.	Range over and undertake a small scheme of refixing and slate replacement.	B	2	£				
1.4		R4			Missing and detached sections of leadwork are present to the Back Street side of main market structure.	Renew.	C	2	£				
1.5		Main		Wood-cored lead covered ridge roll.	Good condition, no defects.	-	A	4	£				
1.6		Main	Gutters	Cast iron moulded perimeter gutters, painted blue.	Gutters themselves are corroded, with flaking ironwork. Joints leaking and rusting, with rainwater affecting materials and finishes below the gutters.	Remove all flaking material, then prime ready for re-lining. Fill all joints. Reline the entirety of the gutter with liquid gutter liner and gutter repair system.	C	2	£				
1.7		Main			Decorative finish to the outside of the gutter is peeling and flaking along the length.	Rub down loose material, prime and redecorate.	C	2	£				
1.8						Install gutter guards for the whole perimeter gutter.	B	2	£				
1.9		Main	Pigeon proofing	Post and wire pigeon proofing is present along the outer edge of the gutter.	Missing wires in sections.	Replace pigeon proofing.	C	2	£				
1.10		Main		Lead-lined valley gutter.	Leaks occur during periods of high rainfall due to overwhelm. Gutters themselves appear to be in good condition.	Undertake regular cleaning.	B	3	£				
1.11		Main	Glazing	Georgian-wired glazing panels with aluminium t-bar glazing supports.	Discoloured with soil build up. The age of the glazing panels would suggest that the sealant to the windows would require renewing. The seal along the bottom edge of the window (nearest the valley gutter) has become displaced, likely due to rainfall.	Clean down. Re-seal the glazing supports. Renew the internal bottom edge seal.	B	3	£				
1.12		ER1	Covering	Regular coursed slates with lead flashing .	A handful of slipped and cracked slates are present to each of the roof pitches.	Range over and undertake a small scheme of refixing and slate replacement.	B	2	£				



Huddersfield Open Market
Brook St, Huddersfield HD1 1RY
Condition Survey
Element: Structure and Fabric

Condition Rating:
A = Good
B = Satisfactory
C = Poor
D = Life expired

Priority Rating:
1 = Urgent work (within next 12 months)
2 = Anticipated 1-5 Yrs.
3 = Anticipated 5-15 Yrs.
4 = Anticipated 15+ yrs.

Item	Façade	Bay	Element (Asset Group)	Component (Asset Description)	Specific Defect	Repair Action	Condition rating	Priority rating	Cost	Eligible for HE funding	Priority 1	Priority 2	Priority 3
1.13		ER1	Parapet wall	Walling is hammer-dressed stone in stretcher bond, having been repointed in cement mortar.	Minor areas of mortar loss and washout on parapet wall.	Repoint.	C	3					
1.14				Dressed ashlar coping is present to the parapet wall.	Mortar has failed to joints and rainwater is penetrating to gable end and walling of parapet.	Repoint.	C	3					
1.15		ER1	Gutters	Cast iron moulded perimeter gutters, painted blue.	Standing water and soil build up is present to various areas. Decorative finish to the outside of the gutter is peeling and flaking along the length.	Clean down thoroughly. Rub down loose material, prime and redecorate.	C	2					
1.16		ER1			Small localised areas of gutter edges have been broken off.	Replace small lengths of broken gutter.	C	2					
1.17		ER1		Stepped and tapered, lead-lined valley gutter between the stone extension and the main market building.	Gutters themselves appear to be in good condition. Silt-build up at present is minor.	Clean down gutters.	B	3					
1.18		ER1	Rooflights	Georgian-wired glazing panels with aluminium t-bar glazing supports.	Discoloured with soil build up. The age of the glazing panels would suggest that the sealant to the windows would require renewing.	Clean down. Re-seal the glazing supports. Renew the internal bottom edge seal to the windows where necessary.	B	2					
1.19		ER1	Steel chimneys	Steel chimneys are present to the roof ridge.	Chimneys are corroded and decorative finish has been affected by UV exposure.	Confirm if chimneys are utilised. Ideally remove. No costs allowed until status is determined.	D	3					
1.20		ER2	Covering	Regular coursed slates with lead flashing.	A handful of slipped and cracked slates are present to each of the roof pitches.	Range over and undertake a small scheme of refixing and slate replacement.	B	2					
1.21		ER2	Parapet wall	Walling is hammer-dressed stone in stretcher bond, having been repointed in cement mortar.	Minor areas of mortar loss and washout on parapet wall.	Repoint.	C	3					
1.22				Dressed ashlar coping is present to the parapet wall.	Mortar has failed to joints and rainwater is penetrating to gable end and walling of parapet.	Repoint.	C	3					
1.23		ER2	Gutters	Cast iron moulded perimeter gutters, painted blue.	Standing water and soil build up is present to various areas. Decorative finish to the outside of the gutter is peeling and flaking along the length.	Clean down thoroughly. Rub down loose material, prime and redecorate.	C	2					
1.24		ER2			Small localised areas of gutter edges have been broken off.	Replace small lengths of broken gutter.	C	2					
1.25		ER2		Stepped and tapered, lead-lined valley gutter between the stone extension and the main market building.	Gutters themselves appear to be in good condition. Soil-build up at present is minor.	Clean down gutters.	B	3	£				
1.26		ER2	Rooflights	Georgian-wired glazing panels with aluminium t-bar glazing supports.	Discoloured with soil build up. The age of the glazing panels would suggest that the sealant to the windows would require renewing.	Clean down. Re-seal the glazing supports. Renew the internal bottom edge seal.	B	3	£				



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1.27	Stone Extension	ER2	Steel chimneys	3 x steel chimneys are present to the roof ridge	Chimneys are corroded and decorative finish has been affected by UV exposure.	Confirm if chimneys are live. Remove if not required and make good roof.	C	3					
1.28		ER2	Brick chimneys	2 x buff brick-built chimneys are present to the ridge of the central block of the extension, capped by stone coping and clay vent caps.	Good condition, with very minor spalling to the stone coping of the chimneys.	Remove loose material. Repair spalled area with mortar.	B	2					
1.29		ER3	Covering	Bitumen mineral felt flat roof with assumed concrete deck.	Felt is balding and aged, and the condition of the masonry to Back Street suggests minor moisture penetration over a period of time, but no leaks observed internally.	Overlay roof with new waterproofing, and introducing increased levels of insulation.	B	3					
1.30		ER3	Parapet wall	Walling is hammer-dressed stone in stretcher bond, having been repointed in cement mortar.	Minor areas of mortar loss and washout on parapet wall.	Repoint.	C	3					
1.31				Dressed ashlar coping is present to the parapet wall.	Mortar has failed to joints and rainwater is penetrating to gable end and walling of parapet.	Repoint.	C	3					
2													
2.1		All	Walling	Walling is hammer-dressed stone in stretcher bond, having been repointed in cement mortar.	Multiple stepped cracks to all elevations, ranging from 0.2 to 1.5m in length.	Undertake helifix repairs to cracks and repoint.	C	3					
2.2		Byram St			Small areas of displacement of stone to the (Byram St gable end, and gable between Lord St roof and central roof).	Take down and rebuild aforementioned small areas.	C	2					
2.3		All			Minor areas of mortar loss and washout on each elevation, particularly on wall-floor junction.	Repoint.	C	2					
2.4		All		Stone lintels are present to each window and door opening throughout.	Generally good condition.	None.	A	4					
2.5		Lord St			The roller shutters to the Lord Street elevation form a water trap and keep moisture against the elevation in this location.	Cost benefit analysis as to whether new roller shutters should be installed as part of the repairs.	B	3					
2.6		Lord St			Cracks visible to the right hand side of the lintel above the disabled toilet on Lord Street.	Remove roller shutter housing and inspect crack, allowing for grout repair.	C	2					
2.7		Back St			Missing stone vent face through impact damage.	Replace.	C	2					
2.8		Back St	Signage	Market Café illuminated acrylic signage is hung above-head-height level.	Redundant signage is still present.	Remove.	B	3					
2.9		Byram St	Signage	Commemorative timber sign denoting the Market name and refurbishment dates hangs on the gable end of the extension.	Decoration is chipped and soiled.	Clean down and redecorate.	C	3					



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2.10	Facades - Main Market	Lord St	Windows	Crittal-style casement windows with side-hung openable lights.	Poor condition, with missing putty and corrosion and small missing sections.	Overhaul windows.	C	2	£				
2.11		Back St		Timber-framed casement windows with side-hung openable lights.	Peeling and flaking paint throughout, and exposed timber. Missing putty.	Overhaul windows.	C	2	£				
2.12		Byram St		Timber-framed casement windows with side-hung openable lights.	Good condition, no defects.	None	A	4	£				
2.13		Back St	Window grilles	Steel window grilles are present to the windows.	Grilles have localised areas of corrosion underneath paint layers and decorative finish is bubbling and peeling.	Clean down thoroughly. Rub down loose material, fill and prime, and redecorate.	C	3	£				
2.14		Back St	Doors	2 x Solid flush painted timber fire doors and one timber infill panel with stainless steel door furniture.	Decoration is chipped and soiled.	Clean down and redecorate.	C	3	£				
2.15		All	Hoppers & Downpipes	Mixture of cast iron and plastic downpipes are present externally.	2 x sections of downpipe are beyond repair. Peeling and flaking paint throughout. Leaks and staining/build up to downpipe joints.	Replace cast iron downpipes to match existing.	C	2	£				
2.16		All	Hoppers & Downpipes	Cast iron hoppers are present to Back Street and Lord Street, with lead throats.	These regularly block with rubbish thrown by passersby.	Mesh hoppers to prevent blockages.	C	1	£				
2.17		Byram St			Sections of guttering with damaged top edge are present, c. 2.5lm.	Replace.	C	2	£				
2.18		Back St			1 x 1.5lm section of missing downpipe.	Replace.	C	2	£				
3													
3.1		Byram St	All	Timber fascia + cornice	Timber T&G fascia board and moulded cornice.	Peeling and flaking paint throughout. No rot determined from sample areas, but c. 15% should be accounted for.	Make allowance for timber splice repairs. Rub down loose material, prime and redecorate.	C	2	£			
3.2			All	Cast iron frame	Existing paint composition and paint archaeology are to be determined from previous investigations.	Failure of decorative finish and minor surface corrosion to cast iron frame is present throughout.	Clean back to a sound surface. Redecorate cast iron frame, using appropriate paints and a zinc rich primer.	B	3	£			
3.3			3	Vehicle entrance spandrels	Cast iron decorative spandrels present at the left and right hand side of vehicle entrance arch.	There are two cracks to the spandrels of the vehicle entrances on Lord Street and Byram Street.	Following structural review, a mixture of cold and hot work techniques should be employed to repair the spandrels. A relevant specialist contractor has been engaged with, and costs have been included for design and repair.	B	2	£			
3.3			3			Corrosion is more pronounced to the spandrels with the small localised areas heavily corroded. Due to corrosion build up, it is not clear whether this has resulted in loss of section.	Clean back to a sound surface. Redecorate cast iron frame, using appropriate paints and a zinc rich primer.	A	2	£			



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3.4		All	Timber window frames - main	Fixed lights in tiers (15No. windows per tier). No. of tiers variable to elevation and bay No.	Failure of decorative finish and weathering of timber to window frames is present throughout, with some areas of rot in isolated areas. Putties throughout are split and cracked.	c. 25% timber repairs to external elements particularly focused on the bottom bars, cills and moulded string courses between tiers. Fill, renew putties, rub down and full redecoration.	C	2	£				
3.5		1			1No. missing flower roundel to window frame.	Replace.	B	3	£				
3.6		All		Glazing units are approx. 70% original single-glazed hand-drawn glass with the remainder modern flat glass and Georgian-wired glazed replacements.	Good condition albeit dirty throughout.	Clean down glazing. GWG appears sound, but may be prudent to replace in the long term. Costs for replacement not allowed.	B	2	£				
3.7		2			2No. cracked panes to top right hand corner.	Replace.	C	2	£				
3.8		2	Under-canopy framing and windows	Infill timber frame comprising substantial jambs, mullions and transoms of painted hardwood fixed to the cast iron frame with iron brackets. Dentilled detail to bottom edge.	Fair condition with minor decorative peeling and flaking.	Redecorate as part of wider redecoration.	B	3	£				
3.9		2		Four sets of four single-glazed hand-drawn glass windows within moulded timber frames internally beaded, painted white.	Window frames with similar deterioration as elsewhere.	Clean down glazing.	A	3	£				
3.10		4,5		Two single-glazed curved rectangular picture window are present to the newer replacement bays.	Good condition.	Redecorate as part of wider redecoration. Costs included as Item 3.7.	A	3	£				
3.11		1		In this bay, in place of glazing, there is red-painted tongue and groove boarding above the roller shutter.	Good condition.	Redecorate as part of wider redecoration.	A	3	£				
3.12		2			Redundant metal hooks remain in infill timber frame.	Remove.	B	2	£				
3.13		All	Canopy flashing	Lead flashing is present to the canopy-façade junction, painted black (?) in some areas	The flashing appears sound but is aged and has been painted black at some point.	Clean down and determine condition. Allow for c. 15% replacement of lead at Code 6. Practicable to replace at same time as window repairs.	B	3	£				
3.14		All	Canopy glazing	Georgian-wired glazing panels with aluminium t-bar glazing supports	Discoloured with soil build up. It appears that the supports have been painted at some point, and this paint layer is failing.	Clean down. Repaint supports.	B	3	£				
3.15		2			2No. cracked panes of canopy glazing to Bay 2.	Replace.	C	2	£				
3.16		All	Canopy spandrels	Cast iron decorative spandrels present at the junction of each bay.	Corrosion is more pronounced to the spandrels with the small localised areas heavily corroded. Due to corrosion build up, it is not clear whether this has resulted in loss of section.	Clean back to a sound surface. Redecorate using appropriate paints and a zinc rich primer.	C	2	£				



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3.17	Lord St	All	Canopy beams	Glazing is supported on a cast iron, decoratively perforated beam spanning between spandrels.	Fair condition with minor decorative peeling and flaking.	Redecorate as part of wider redecoration. Costs included as item 3.2.	B	3	£ -				
3.18		All	Canopy guttering	Moulded cast-iron gutters to perimeter of canopy.	Poor condition, with all joints leaking and significant corrosion throughout. Peeling and flaking paint also present.	Remove all flaking material, then prime ready for re-lining. Fill all joints. Reline the entirety of the gutter with liquid gutter liner and gutter repair system.	C	2	£				
3.19		All	Doors	Red-painted and unfinished modern steel roller shutter doors filling each bay.	Good condition with minor decorative peeling and flaking.	Redecorate as part of wider redecoration.	C	3	£				
3.20		3			0.5m2 of failed decorative finish and corrosion to steel roller shutter.	Clean down. Costs inc as above.	C	3	£				
4.0		All	Timber fascia + cornice	Timber T&G fascia board and moulded cornice.	Peeling and flaking paint throughout. No rot determined from sample areas, but c. 15% should be accounted for.	Make allowance for timber splice repairs. Rub down loose material, prime and redecorate.	C	2	£				
4.1		All	Cast iron frame	Existing paint composition and paint archaeology are to be determined from previous investigations.	Failure of decorative finish and minor surface corrosion to cast iron frame is present throughout.	Clean back to a sound surface. Redecorate cast iron frame, using appropriate paints and a zinc rich primer.	C	3	£				
4.2		3	Vehicle entrance spandrels	Cast iron decorative spandrels present at the left and right hand side of vehicle entrance arch.	There are two cracks to the spandrels of the vehicle entrances on Lord Street and Byram Street.	Following structural review, a mixture of cold and hot work techniques should be employed to repair the spandrels. A relevant specialist contractor has been engaged with, and costs have been included.	B	2	£				
4.3		4	Vehicle entrance spandrels	Cast iron decorative spandrels present at the left and right hand side of vehicle entrance arch.	Corrosion is more pronounced to the spandrels with the small localised areas heavily corroded. Due to corrosion build up, it is not clear whether this has resulted in loss of section.	Clean back to a sound surface. Redecorate cast iron frame, using appropriate paints and a zinc rich primer.	B	3	£				
4.4		All	Timber window frames - main	Fixed lights in tiers (15No. windows per tier). No. of tiers variable to elevation and bay No.	Failure of decorative finish and weathering of timber to window frames is present throughout, with some areas of rot in isolated areas. Putties throughout are split and cracked.	c. 25% timber repairs to external elements particularly focused on the bottom bars, cills and moulded string courses between tiers. Fill, renew putties, rub down and full redecoration.	C	2	£				
4.5		All		Glazing units are approx. 70% original single-glazed hand-drawn glass with the remainder modern flat glass and Georgian-wired glazed replacements.	Good condition albeit dirty throughout.	Clean down glazing. GWG appears sound but may be prudent aesthetically to replace as part of the wider refurbishment.	B	2	£				
4.6		All	Under-canopy framing and windows	Infill timber frame comprising substantial jambs, mullions and transoms of painted hardwood fixed to the cast iron frame with iron brackets. Dentilled detail to bottom edge.	Good condition with minor decorative peeling and flaking.	Redecorate as part of wider redecoration.	B	3	£				
4.7		All		Four sets of four single-glazed hand-drawn glass windows within moulded timber frames internally beaded, painted white.	Window frames with similar deterioration as elsewhere.	Redecorate as part of wider redecoration.	B	3	£				



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4.9	Brook St	All	Canopy flashing	Lead flashing is present to the canopy-façade junction, painted black (?) in some areas	The flashing appears sound but is aged and has been painted black at some point.	Clean down and determine condition. Allow for c. 15% replacement of lead at Code 6.	B	3	£				
4.10					Lead has become detached to section in Bay 3.	Refix.	B	3	£				
4.11		All	Canopy glazing	Georgian-wired glazing panels with aluminium t-bar glazing supports.	Discoloured with soil build up. It appears that the supports have been painted at some point, and this paint layer is failing.	Clean down. Repaint supports.	C	2	£				
4.12		All	Canopy spandrels	Cast iron decorative spandrels present at the junction of each bay.	Corrosion is more pronounced to the spandrels with the small localised areas heavily corroded. Due to corrosion build up, it is not clear whether this has resulted in loss of section.	Clean back to a sound surface. Redecorate cast iron frame, using appropriate paints and a zinc rich primer.	C	2	£				
4.13		All	Canopy beams	Glazing is supported on a cast iron, decoratively perforated beam spanning between spandrels.	Good condition with minor decorative peeling and flaking.	Redecorate as part of wider redecoration. Costs included as item 3.2.	B	3	£				
4.14		All	Canopy guttering	Moulded cast-iron gutters to perimeter of canopy.	Poor condition, with all joints leaking and significant corrosion throughout. Peeling and flaking paint also present.	Remove all flaking material, then prime ready for re-lining. Fill all joints. Reline the entirety of the gutter with liquid gutter liner and gutter repair system.	C	2	£				
4.15		All	Doors	Red-painted and unfinished modern steel roller shutter doors filling each bay.	Good condition with minor decorative peeling and flaking.	Redecorate as part of wider redecoration.	C	3	£				
5.0		All	Timber fascia + cornice	Timber T&G fascia board and moulded cornice.	Peeling and flaking paint throughout. No rot determined from sample areas, but c. 15% should be accounted for.	Make allowance for timber splice repairs. Rub down loose material, prime and redecorate.	C	2	£				
5.1		All	Cast iron frame	Existing paint composition and paint archaeology are to be determined from previous investigations.	Failure of decorative finish and minor surface corrosion to cast iron frame is present throughout.	Clean back to a sound surface. Redecorate cast iron frame, using appropriate paints and a zinc rich primer.	C	3	£				
5.2		All	Timber window frames - main	Fixed lights in tiers (15No. windows per tier). No. of tiers variable to elevation and bay No.	Failure of decorative finish and weathering of timber to window frames is present throughout, with some areas of rot in isolated areas. Putties throughout are split and cracked.	c. 25% timber repairs to external elements particularly focused on the bottom bars, cills and moulded string courses between tiers. Fill, renew putties, rub down and full redecoration.	C	2	£				
5.3		All		Glazing units are approx. 70% original single-glazed hand-drawn glass with the remainder modern flat glass and Georgian-wired glazed replacements.	Good condition albeit dirty throughout.	Clean down glazing. GWG appears sound but may be aesthetically pleasing to replace.	B	2	£				
5.4		All	Under-canopy framing and windows	Infill timber frame comprising substantial jambs, mullions and transoms of painted hardwood fixed to the cast iron frame with iron brackets. Dentilled detail to bottom edge.	Good condition with minor decorative peeling and flaking.	Redecorate as part of wider redecoration.	B	3	£				



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5.5	Back St	All	Canopy flashing	Four sets of four single-glazed hand-drawn glass windows within moulded timber frames internally beaded, painted white.	Window frames with similar deterioration as elsewhere.	Clean down glazing.	B	3	£				£	
5.6		All		Lead flashing is present to the canopy-façade junction, painted black (?) in some areas.	The flashing appears sound but is aged and has been painted black at some point.	Clean down and determine condition. Allow for c. 15% replacement of lead at Code 6.	B	3	£					
5.7		All		Canopy glazing	Lead has become detached to section in Bay 3.	Refix.	B	3	£					
5.8			Georgian-wired glazing panels with aluminium t-bar glazing supports.		Discoloured with soil build up. It appears that the supports have been painted at some point, and this paint layer is failing.	Clean down. Repaint supports.	C	2	£					
5.9			Canopy spandrels		Cast iron decorative spandrels present at the junction of each bay.	Corrosion is more pronounced to the spandrels with the small localised areas heavily corroded. Due to corrosion build up, it is not clear whether this has resulted in loss of section.	Clean back to a sound surface. Redecorate cast iron frame, using appropriate paints and a zinc rich primer.	C	2					£
5.10			Canopy beams		Glazing is supported on a cast iron, decoratively perforated beam spanning between spandrels.	Good condition with minor decorative peeling and flaking.	Redecorate as part of wider redecoration. Costs included as item 3.2.	B	3					£
5.11		All	Canopy guttering	Moulded cast-iron gutters to perimeter of canopy.	Poor condition, with all joints leaking and significant corrosion throughout. Peeling and flaking paint also present.	Remove all flaking material, then prime ready for re-lining. Fill all joints. Reline the entirety of the gutter with liquid gutter liner and gutter repair system.	C	2	£					
5.12		All	Doors	Red-painted and unfinished modern steel roller shutter doors filling each bay.	Good condition with minor decorative peeling and flaking.	Redecorate as part of normal maintenance.	C	3	£					
6.0		All	Timber fascia + cornice	Timber T&G fascia board and moulded cornice.	Peeling and flaking paint throughout. No rot determined from sample areas, but c. 15% should be accounted for.	Make allowance for timber splice repairs. Rub down loose material, prime and redecorate.	C	2	£					
6.1		All	Cast iron frame	Existing paint composition and paint archaeology are to be determined from previous investigations.	Failure of decorative finish and minor surface corrosion to cast iron frame is present throughout.	Clean back to a sound surface. Redecorate cast iron frame, using appropriate paints and a zinc rich primer.	C	3	£					
6.2		All	Timber window frames - main	Fixed lights in tiers (15No. windows per tier). No. of tiers variable to elevation and bay No.	Rot is more advanced to this bay Failure of decorative finish and weathering of timber to window frames is present throughout, with some areas of rot in isolated areas. Putties throughout are split and cracked.	c. 25% timber repairs to external elements particularly focused on the bottom bars, cills and moulded string courses between tiers. Fill, renew putties, rub down and full redecoration.	C	2	£					
6.3		6	Timber window frames - main		Rot is more advanced to this bay, and it is unlikely that meaningful repairs will be possible without partial dismantling of the frames and setting aside glazing.	Remove and set aside glazing for reinstall, repair window frames and reinstall original glazing.	C	2	Inc as above					



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6.4	Internals	1	Downpipes		T&G boarding and lapped lead aprons have been installed all along the Back St elevation of the main market covering windows.	This boarding could remain in situ if there is no appetite for full-scale refurbishment. Windows are in good condition beneath the timber.	A	3	£ -								
6.5		All			Glazing units are approx. 70% original single-glazed hand-drawn glass with the remainder modern flat glass and Georgian-wired glazed replacements.	Good condition albeit dirty throughout.	Clean down glazing. GWG appears sound but may be aesthetically pleasing to replace.	B	2					£			
6.6		All			Mixture of cast iron and plastic downpipe are present externally, attached in ad hoc manner to pieces of timber attached to frames.	Peeling and flaking paint throughout. Leaks and staining/build up to downpipe joints.	Clean down, and redecorate throughout.	C	2					£			
7.0		Netting		c. 50mm knotted polyethylene mesh installed across the internal market spaces, at eaves level.	Netting is heavily soiled and has had multiple repairs.	Remove all netting and renew.	C	2	£								
7.1																	
7.2																	
7.3																	
7.4																	
7.2		Throughout		Build up of soil to all high level surfaces and steel supports and window frames. Above netting areas not affected by guano, but general dust build up present.	Thorough clean of all internal surfaces.	C	2	£									
7.3	Ceiling soffit	Tongue and grooved timber boarding painted white, with decorative perforated timber lengths flanking the timber battens, all painted in a red and white scheme.	Paint is peeling and cracking, with areas damaged by water ingress (i.e. the Lord St/Brook St Corner, and in other minor areas.	Redecorate ceiling soffit.	C	3	£										
7.4	Cornice	Some evidence of a perimeter cornice to the internal face of the market, remaining in small sections.	Missing sections of internal cornice at eaves detail.	Not strictly a repair item, but could be reinstalled in the medium-long term if desired.	B	3	£										
7.5	All	Cast iron frame	Existing paint composition and paint archaeology are to be determined from previous investigations.	Failure of decorative finish and minor surface corrosion to cast iron frame is present throughout.	Clean back to a sound surface. Redecorate cast iron frame, using appropriate paints and a zinc rich primer. To include the roof structure.	C	3	£									



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Priority Rating:
1 = Urgent work (within next 12 months)
2 = Anticipated 1-5 Yrs.
3 = Anticipated 5-15 Yrs.
4 = Anticipated 15+ yrs.

Item	Façade	Bay	Element (Asset Group)	Component (Asset Description)	Specific Defect	Repair Action	Condition rating	Priority rating	Cost	Eligible for HE funding	Priority 1	Priority 2	Priority 3
7.6		All	Timber window frames - main	Fixed lights in tiers (15No. windows per tier). No. of tiers variable to elevation and bay No. Windows are internally beaded.	Failure of decorative finish and weathering of timber to window frames and beads.	c. 25% timber repairs to internal elements particularly focused on the bottom bars, cills and moulded string courses between tiers. Fill, rub down and full redecoration.	C	2					
7.7		All		Glazing units are approx. 70% original single-glazed hand-drawn glass with the remainder modern flat glass and Georgian-wired glazed replacements.	Good condition albeit dirty throughout.	Clean down glazing in included as in item 7.2.	B	2					
7.8			Internal downpipes	Cast iron downpipe painted to match cast iron structure.	In fair condition generally with ad hoc issues with blockages. D9 has a large vertical crack + D14 has multiple patch repairs and a poor connection into below ground drainage.	Replace to match existing.	C	1					
7.9					Downpipe D5 has water cascading down the outside of the pipe during heavy rain, affecting electrical equipment below.	Install sealant to throat of gutter and downpipe to ensure proper rainwater flow.	C	1					
7.10			Roller shutter housing	Internal steel roller shutter housing has been pigeon proofed with pigeon spikes.	There is a build up of soil and guano around these areas.	Remove and clean down before renewing pigeon proofing.	B	3					
7.11			Internal timber	Tongue and groove boarding is present to above the changing rooms, offices and tenanted café spaces.	This boarding is the internal leaf of the cladding which was added to cover the windows.	This boarding could remain in situ if there is no appetite for full-scale refurbishment. Windows are in good condition beneath the timber.	B	3					
7.12				Faux shopfronts are present to the changing rooms façade and market office/traders WC façade.	Generally in good condition, with minor soiling and impact damage.	Redecorate.	B	3					
7.13				Timber-framed casement windows with side-hung openable lights.	Generally in good condition, with minor soiling and impact damage.	Redecorate.	B	3					
7.14			Market Café central stone building	Walling is hammer-dressed stone in stretcher bond.	Repointing has taken place in inappropriate mortars and expanding foam.	Confirm tenancy and maintenance liabilities. Hack out all and repoint in a lime-based mortar.	C	3					
7.15			Traders' WCs, offices and Reception	The extension houses staff areas, offices, traders' facilities/WCs and storage spaces.	Spaces are heavily used and finishes are tired and showing heavy wear and tear	General refurbishment and renewal of finishes and redecoration. These costs may become superseded due to the wider planned refurbishment.	C	2					
7.16			Flooring	Flooring is asphalt with remaining sandstone kerbs.	It is hard-wearing and heavily used, but in fair condition with some build-up of dirt particularly around the more permanent stalls (i.e. the grocers).	Clean down regularly as part of normal maintenance.	C	3					

5 Problematic Materials

Certain materials are considered by the construction industry to be deleterious or problematic. Please see Appendix BIR2 for further details. Unless stated otherwise, this section contains comments that are based upon visual inspection only as opposed to physical testing.

	Material	Location	Recommendation
3	Aluminium Composite Materials "ACMs"	Not suspected.	-
3	High Alumina Cement	Not suspected.	-
3	Calcium Chloride Concrete additive or contamination	Not suspected.	-
3	Woodwool slab as permanent shuttering	Not suspected.	-
3	Calcium Silicate Brickwork	Not suspected.	-
3	Asbestos	Asbestos was not observed during our inspection, but there may be remaining	Review of the asbestos management plan should be undertaken as well as commissioning an R&D survey prior to the works.
3	Machine Made Mineral Fibre	Not suspected.	-
3	Nickel Sulphide Inclusions in	Not suspected.	-

	Toughened Glass		
3	Composite panels	Not suspected.	-
3	Urea Formaldehyde Foam	Not suspected.	-
3	Lead in Paint and Plumbing	Lead testing was undertaken to the structure in various places and lead was identified throughout.	Any redecoration should adhere to the guidance contained within the document ' <i>Lead in painted surfaces</i> ' by the Painting and Decorating Association.
3	Mundic Concrete	Not suspected.	-

6 Conclusion

The market is in generally fair condition, given its age and necessarily open nature. The defects recorded to the market are the result of age, wear and lack of recent maintenance but the scale of the repair works required make it unusual.

The key issues are the main gutter, and lack of maintenance to the decorative finish of the cast iron and the windows (particularly the string courses and cills as projecting elements). The decorative finish forms the weatherproofing to both these elements, and the failure of this finish will allow accelerated decay. The projecting timber elements of the windows (string course, cill, etc) are designed as water shedding features and have performed well in this capacity but are now rotten in places and need to be renewed to give the market longevity. The Lord St-Brook St corner is exposed to the elements with far less shelter from surrounding buildings and is correspondingly in worse condition, as is Bay 6 of Lord Street, which may require more substantial work.

Roofs are generally in good condition, but leaks are occurring to valley gutters due to overwhelm in periods of high rainfall. Given that the leaks have been occurring in heavy rainfall only, the installation of siphonic drainage may not prove to be a worthwhile investment. Leaks are occurring to the cast iron perimeter gutter through failure of seals.

There are a handful of issues to the extension which are easily resolved but internally, the finish is generally tired and requires refurbishment.

7 Photographs



1. General view of Huddersfield Open Market from the corner of Lord Street and Brook Street



2. General internal view



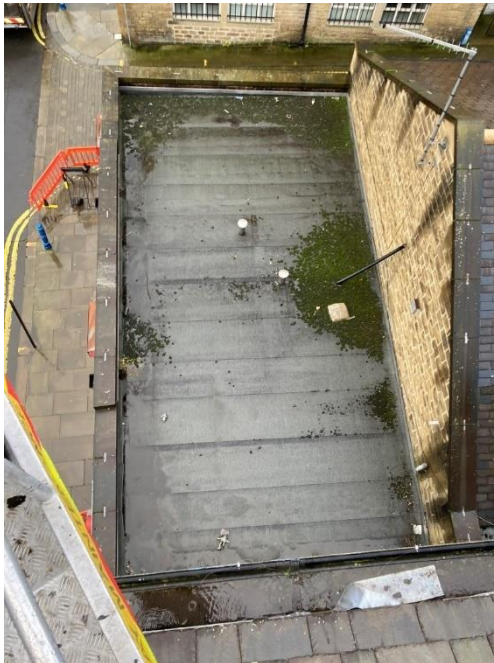
3. General view of slated pitches of roofs – generally in good condition, with a handful of slipped and missing slates



4. General view of slated pitches of roofs –as above



5. General view of stone extension roofs (ER1 and ER2)



6. Flat roof to stone extension (ER3)



7. General view of stone extension roofs (ER1 and ER2) – note the redundant vents and saturation of stonework due to failure of parapet coping jointing



8. Box gutter between main market building and stone extension



9. Bay 6 of the Back Street elevation of the main market – window frame has significant rot to bottom bar and glazing has dropped



10. Bay 6 of the Back Street elevation of the main market – window frame has significant rot to bottom bar



11. Back Street elevation of the main market – missing leadwork and typical condition of fascia board with decorative finish failing but minimal amounts of rot



12. General view of glazed pitches of the roof



13. General view of glazed pitches of the roof



14. General view of glazed pitches of the roof



15. Typical condition of perimeter gutters



16. Section of trim removed during inspection



17. Bay 6 of Lord Street and Brook Street due to heightened weather exposure -



18. Slight loss of section on flange of beam-to-column connection



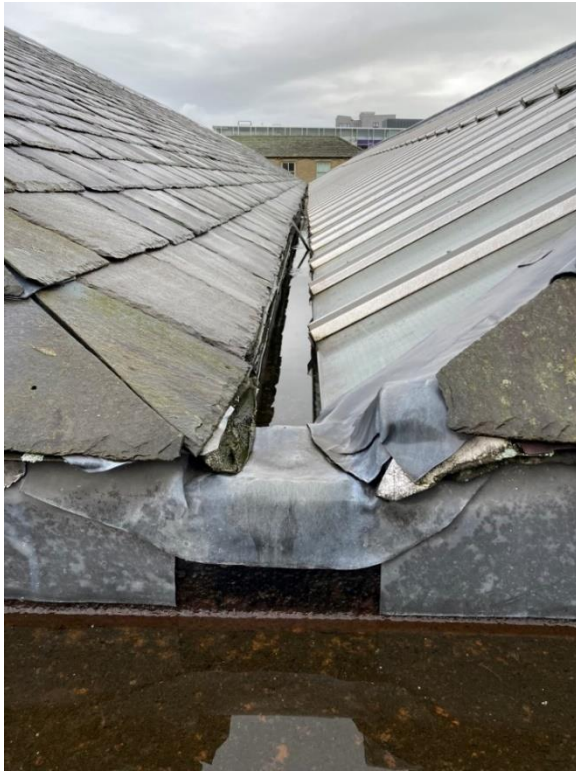
19. Delamination of flange to exposed east corner



20. Corrosion of canopy spandrels – typical throughout



21. Crack to spandrel on Byram Street



22. Typical condition of box gutter



23. General view of upper end of stone extension and Back Street elevation of Market



24. Byram Street elevation of stone extension



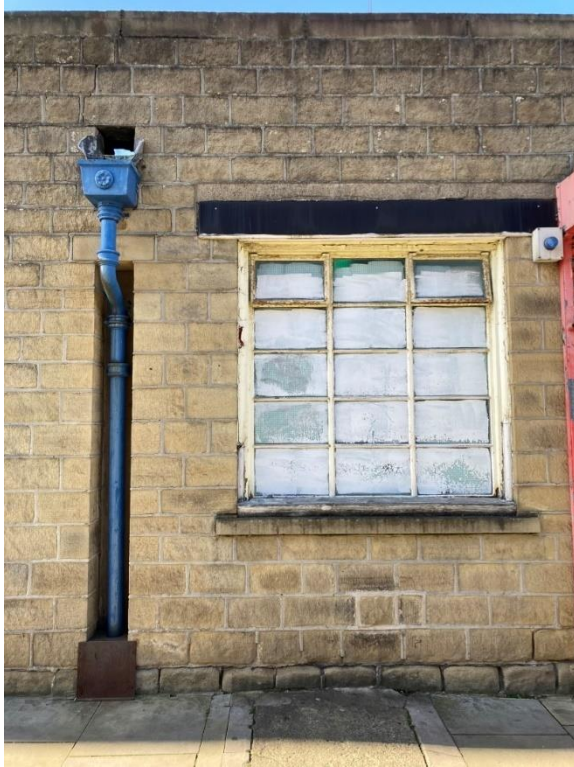
25. Back Street elevation of stone extension – corroded downpipe and cracking to masonry



26. Back Street elevation of stone extension – typical condition of windows



27. Lord Street elevation of stone extension – note cracking to lintel behind roller shutter housing and typical condition of cast iron downpipe



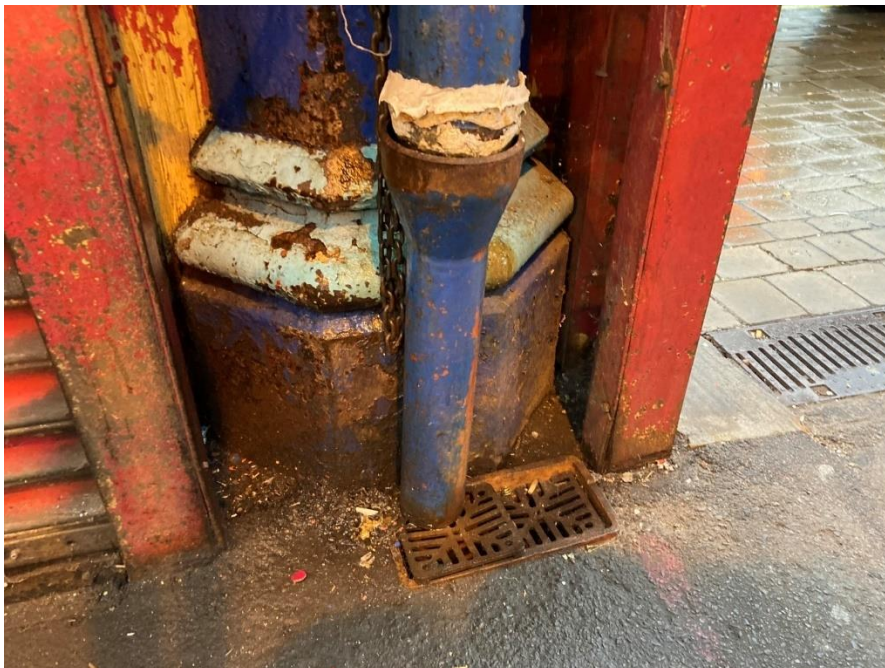
28. Lord Street elevation of stone extension – poor decorative condition of metal-framed window and relatively open hopper to downpipe (blocked)



29. Downpipe (D9) cracked and general view of netting



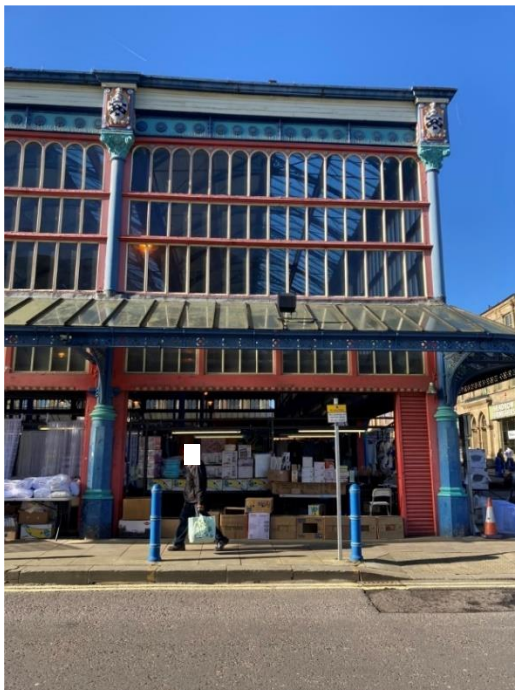
30. Closeup of netting showing general build up of soil



31. Downpipe (D14) with poor connection between lengths and into below ground drainage



32. Blocked downpipe (D5) has resulted in water cascading onto electrics (roller shutter mechanism)



33. Bay 6 of Lord Street – a more exposed location with a corresponding higher amount of repairs



34. Bay 6 of Byram Street – a more exposed location with a corresponding higher amount of repairs



35. Typical condition of public WCs



36. Typical condition of changing rooms



37. Typical condition of changing rooms

Appendix BIR1

Scope of Service and Limitations

The Limitations applicable to our work have already been confirmed to you. These Limitations are repeated on the pages that follow.