



# HUDDERSFIELD MARKET REGENERATION PROJECT

RIBA Stage 3

**Design and Access Statement**

HMH-GSA-XX-XX-T-A-1008

August 2025 - Rev P01

**Greig &  
Stephenson**  
Architects

 **Kirklees**  
COUNCIL

## Introduction

Studio SW 201  
 ScreenWorks  
 22 Highbury Grove  
 London  
 N5 2ER  
 T / +44 (0)20 7403 5511  
 E / info@gands.co.uk

All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on a website) without the prior permission in writing of Greig & Stephenson Architects except in accordance with the provisions of the Copyright, Designs and Patents Act 1988. Applications for permission to reproduce any part of this work should be addressed to GSA at info@gands.co.uk.

Undertaking any unauthorised act in relation to this work may result in a civil claim for damages and/or criminal prosecution. Any materials used in this work which are subject to third party copyright have been reproduced under licence from the copyright owner except in the case of works of unknown authorship as defined by the Copyright, Designs and Patents Act 1988. Any person wishing to assert rights in relation to works which have been reproduced as works of unknown authorship should contact GSA at info@gands.co.uk

Greig & Stephenson Architects asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988.

This document has been prepared by Greig & Stephenson Architects (GSA) to supplement the application for planning and Listed building consent for works at Huddersfield Market. The Design and Access Statement provides a summary of the proposals and justification as to decisions made with regards to the overall design and access of the redevelopment works.

Further detailed information in relation to the proposed design can be found in the submission drawings and other supplementary reports such as the Planning Statement, Heritage Impact Assessment, Repair and Restoration Methodology, Transport Assessment, Noise Impact Assessment and Drainage Strategy.

| Revision | Description           | Status                       | Author | Checker | Date       |
|----------|-----------------------|------------------------------|--------|---------|------------|
| P01      | Issued for submission | S3 - For Review and Comments | NM     | AP      | 22/08/2025 |
|          |                       |                              |        |         |            |
|          |                       |                              |        |         |            |

## Project Team



Client

**Greig & Stephenson**  
 Architects  
 Architect & Lead Consultant



MEP Engineers



Structural & Civil Engineers



Cost Consultant



Fire Consultant



Heritage Consultant



Access Consultant



**WILLMOTT DIXON**

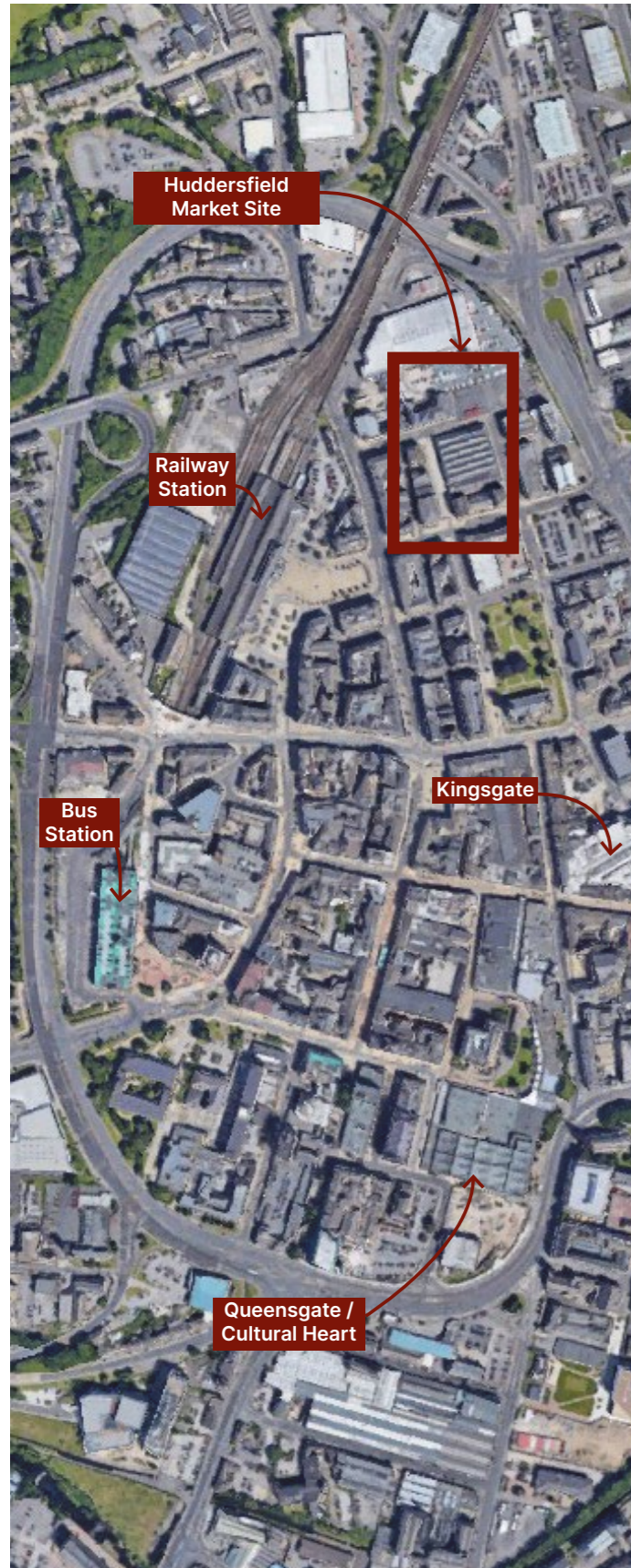
SINCE 1852

Main Contractor



MEP Engineers

## 0.1 Contents Page



### 1.0 INTRODUCTION

- 1.1 Design Team
- 1.2 Project Introduction
- 1.3 Huddersfield Open Market Vision
- 1.4 Brief
- 1.5 Development of Brief
- 1.6 Executive Summary of Proposal

### 2.0 ASSESSMENT

- 2.1 Site and Contextual Analysis
- 2.2 Market and Commercial Context
- 2.3 Conservation Area & Heritage Assessment

### 3.0 DESIGN PROPOSALS & DEVELOPMENT

#### 3.1 Market Site Proposals

- 3.1.01 Proposal Description
- 3.1.02 Design Concept
- 3.1.03 Site Layout
- 3.1.04 Key Design Principles

#### 3.2 Market Hall Layout

- 3.2.01 Flexible Market Hall
- 3.2.02 Demountable Stalls

#### 3.3 Architectural Interventions

- 3.3.01 Executive Overview
- 3.3.02 Glazed Envelope
- 3.3.03 Self-Contained Units
- 3.3.04 ASHP Enclosure
- 3.3.05 Market Annexe 01
- 3.3.06 Market Annexe 02/03
- 3.3.07 Market Annexe Fixed Stalls
- 3.3.08 Market Annexe 03
- 3.3.09 Fixed Stalls
- 3.3.10 Lighting Strategy
- 3.3.11 Signage Strategy

#### 3.4 Market Yard

- 3.4.01 Design Principles
- 3.4.02 Design Concept
- 3.4.03 Scale & Proportion
- 3.4.04 Container Pavilion
- 3.4.05 Service Provision
- 3.4.06 Lighting Strategy
- 3.4.07 Screening
- 3.4.08 Waste Compound & Storage

#### 3.5 Public Realm

- 3.5.01 Surfaces
- 3.5.02 Street Furniture

### 4.0 ACCESS & BUILDING STRATEGIES

- 4.1 Access
- 4.2 Inclusive Access
- 4.3 Access and Security Market Hall
- 4.4 Access and Security Market Yard
- 4.5 Hostile Vehicle Mitigation
- 4.6 Loading and Unloading
- 4.7 Fire Strategy
- 4.8 Waste Strategy
- 4.9 Bird and Pest Control
- 4.10 CEMP & Phasing Strategy
- 4.11 Market Decant & Temporary Market

### 5.0 STATUTORY APPROVALS AND ENGAGEMENT

- 5.1 Planning and Listed Building Consent Pre-application Advice
- 5.2 Heritage Impact and Assessment
- 5.3 Noise Impact and Assessment
- 5.4 Transport Assessment
- 5.5 Sustainability and Energy Use
- 5.6 Environmental
- 5.7 Trader and Community Engagement

### 6.0 SUMMARY



# 1.0 INTRODUCTION

- 1.1 Design Team
- 1.2 Project Introduction
- 1.3 Huddersfield Open Market Vision
- 1.4 Brief
- 1.5 Development of Brief
- 1.6 Executive Summary of Proposal

## 1.0 INTRODUCTION

### 1.1 Design Team

This Design and Access statement has been developed in collaboration and in coordination with the wider design team which includes:

- Kirklees Council (*Client*)
- **Turner&Townsend (T&T)** (*Project Manager*)
- **Greig & Stephenson Architects (GSA)** (*Architects*)
- **Sanderson Watts Associates (SWA)** (*Structural and Civic Engineers*)
- AECOM (*Mechanical and Electrical Engineers*)
- Buttress (*Heritage Consultant*)
- Gateley Vinden (*Quantity Surveyor and procurement advisor*)
- Jane Simpson (*Access and Inclusivity advisor*)
- Black Cat Building Consultancy (*Fire Engineering*)
- Willmott Dixon (*Main Contractor*)
- Willmott Dixon (*Mechanical and Electrical Engineers*)

The design team was chosen due to their knowledge and experience of working within the market and landscape infrastructure sectors.

#### **Greig & Stephenson Architects**

GSA expertise lays within the markets sector, including the redevelopment of existing markets; often as part of wider regeneration projects.

The market typology is commonly linked with the historic development of an urban area and as such GSA is often involved with market buildings and settings that have high heritage interest.

The market is a dynamic typology with continually changing needs and requirements.

Much of GSA's experience is with Market buildings that have designations, typically that of Grade II & II\* and are associated with conservation areas. Notable projects include: Leeds Kirkgate Market (Grade I), St Mark's Church, Mayfair (Grade I), Leicester Corn Exchange Market (Grade II & II\*), Borough Market (Grade II) and Preston Market (Grade II).

The Lead design consultant at GSA is listed on the RIBA Conservation Architect register.



## 1.0 INTRODUCTION

### 1.2 Project Introduction

Huddersfield Open Market operates from within the distinctive Grade II\* listed cast Iron and glass Market Hall.

Originally designed in 1887 the market structure was built to provide shelter for the Wholesale Fruit and Vegetable Market. The building now forms the centre piece of the general market which opens Monday, Tuesday, Thursday and Saturdays.

The market has been at the centre of Huddersfield growing and changing community throughout its 138 years in operation. It is a vital and unique asset within the town centre that provides a range of amenities, driven by the diversity of the small businesses trading within it.

Kirklees Council have set out the 10 year vision for the 'Huddersfield Blueprint', which represents long-term investment in the town centre to transform the area in to a thriving centre for residents, business and culture.

The redevelopment of the Queensgate Market as the new Huddersfield Cultural Heart, places the Open Market at the centre of Huddersfield's Market activities and highlights the need for investment in securing its future.



(Image: Kirklees Council archives)



### 1.3 Huddersfield Open Market Vision

Markets play a special role within town centres and are often fantastic opportunities to drive positive change and rejuvenation within the local area. These types of investments regularly act as a catalyst for regeneration in the wider area through complementary uses and offers.

Kirklees Council have identified the market as the focal point for the regeneration of the St Peter's action area of the Huddersfield Blueprint.

A set of 'Core Objectives' have been identified for the Market as long term goals for enhancing the public offer at the centre of this growing community.

**1** **Secure the future of the market for Huddersfield**

Enhance the market by strengthening and diversifying the existing offer. This is to ensure the market is sustainable and continues to serve the wider community without losing the unique offer and current customer base of the market.

**2** **Protect and enhance the market heritage**

Repair, refurbish and restore the unique cast iron and glass market structure to celebrate its heritage and also increase its utilisation.

**3** **Provide new commercial opportunities**

Build off the existing customer base, increasing footfall, by providing renewed infrastructure and introducing a greater mix of trader types including food and drink offers.

**4** **Improve the area to be a desirable place to be**

Enhance the surrounding public realm, extend opening times into the evening and address public service and access issues.

## 1.0 INTRODUCTION

### 1.4 Brief

Proposals were developed by the Project Team, which were successfully awarded funding via the Central Government's Levelling Up initiative. The process of achieving funding required a number of design iterations, which lead to a defined future vision for the market. The brief as understood by GSA is summarised here.

The Huddersfield Open Market Regeneration Project is about creating a popular, vibrant and sustainable market that responds to the needs of a new and existing customer base. The market is about building on the traditions, experiences and identity of the existing Market and street-life while solving fundamental problems of what Markets mean in the modern High Street.

It will focus on providing renewed market trading facilities to simultaneously improve the business of the market traders and the offer available to the public customers. To supplement this core market offer a range of new multi-functional spaces are to be provided in order to facilitate a wider range of events and activities associated with the market. This will allow for more commercial and social opportunities such as seasonal events, external and specialist markets, community activities and business start up incubators. This is further facilitated via the proposed enclosure of the heritage asset with glazed screens and entrances, in place of the unsightly roller shutters currently be used.

Improvements to the existing market building are to make it easier and more cost effective to operate. This will ultimately be a long term benefit to the traders and the public.

It is anticipated that by improving the market offer and public realm, it has the potential to leverage private investment into the residential and office market in the St Peter's area, which has seen limited investment in recent years.

The Huddersfield Market needs to appeal to a new audience without losing the existing clientele so the offer and environment needs to evolve to widen its appeal.

The existing markets have a good number of quality traders offering an excellent product and these traders should provide a solid foundation and be the new anchors of the market with additional complementing the offer.



(Image: Kirklees Council archives)