

Huddersfield Open Market

Desk-Based Assessment

11 February 2020

Quality information

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Table of Contents

1. Introduction.....	1
Site Location	1
Aims.....	1
Structure of Document.....	1
2. Legislation and Planning Policy.....	2
Legislative Background.....	2
Planning Policy.....	2
Local Planning Policy.....	4
Other Guidance	4
3. Methodology	5
Sources of Information/Data	5
Study Area.....	6
Site Visit	6
Consultation	6
Archaeological Potential	7
Previous Ground Disturbance	7
Limitations and Assumptions.....	7
4. Baseline Conditions.....	7
Introduction	7
Assets	8
Archaeology and Historical Background.....	8
Site Description	11
Archaeological Potential	15
Constraints	15
5. Appraisal of Emerging Concept Design and Recommendations	29
6. Conclusion.....	31
7. Bibliography.....	33
Appendix A Known Heritage Assets	34
Appendix B Figures	43

Figures

Figure 1. 'Triumphal Arch' added to the south end of Byram Street in 1998, south-west of the Wholesale Market.....	12
Figure 2. View north-east along Byram Street showing the colour scheme used in the street furniture around the Wholesale Market and the use of setts to the road surfacing.	13
Figure 3. View south-east along Brook Street showing the Wholesale Market, the historic style of street lighting and the use of setts to the parking bays on the market's north side.	13
Figure 4. View north along Lord Street showing the street furniture around the market area and the modern Tesco to the north of the market.	14
Figure 5. View north-east along the area of hardstanding to the north of the Wholesale Market (image: Google Street View 2015).....	14
Figure 6. Goad Fire Insurance Plan showing the Wholesale Market under construction in 1887.	17
Figure 7. The east elevation of the Wholesale Market, looking north-west.	19
Figure 8. The north elevation of the Wholesale Market, looking south-west.	19
Figure 9. West elevation of the Wholesale Market, looking north-east.	20
Figure 10. Detail of the ironwork on the external elevations of the Wholesale Market.	20
Figure 11. Detail of the curved verandah on the Wholesale Market's north-east corner.	21

Figure 12. Detail on the ironwork on the external elevations of the Wholesale Market.	21
Figure 13. View of the interior of the Wholesale Market showing the north light roof glazing.	22
Figure 14. View of the interior of the Wholesale Market looking east, with the wall of the building adjoining the market's south wall on the right of photograph.....	22
Figure 15. Detail of the construction and joinery used in the market's roof structure cast-iron and supports.	23
Figure 16. View of applied faux shop frontages on the south wall of the market hall leading to the building adjoining its south side.....	23
Figure 17. West elevation of the 1930s building constructed on the south side of the market (image: Google Street View 2017).....	24
Figure 18. West elevation of the 1930s building constructed on the south side of the market.....	24
Figure 19. West end of the south elevation of the 1930s building erected on the south side of the market.	25
Figure 20. East end of the south elevation of the 1930s building erected on the south side of the market.	25

Tables

Table 1: Level of previous ground disturbance.....	7
Table 2. Assets with the potential to undergo change to setting and significance, positive or negative, resulting from a redevelopment of the Site.	8
Table 3 Significance and setting of assets within Huddersfield Conservation Area that are in the vicinity of the Site.....	27

1. Introduction

- 1.1 AECOM has been commissioned by Kirklees Council to undertake a desk-based assessment as supporting information for the development of a Workstage 2 Feasibility Study for development of the Grade II* listed Huddersfield Open Market.
- 1.2 The purpose of the assessment is to identify all known designated and non-designated heritage assets within a defined study area and to assess the potential for them to be impacted by the proposals.
- 1.3 It places the application site within its wider heritage context to inform the assessment of significance of the heritage resource. Heritage resource in this context means the above and below-ground archaeological resource, built heritage, the historic landscape, and any other elements which may contribute to the historical and cultural heritage of the area.

Site Location

- 1.4 The proposed development site (hereafter referred to as 'the Site') consists of the Huddersfield Open Market, located in the centre of Huddersfield, bound by Brook Street to the north and Northumberland Street to the south. The market building is Grade II* listed (its designated name is Wholesale Market for Fruit and Vegetables) and it is located within the Huddersfield Town Centre Conservation Area.
- 1.5 The geology of the site varies between Pennine Coal Measures formations of mudstone, siltstone and sandstone at the northern end of the site and Middle Band Rock of sandstone at the southern end. These are overlain with superficial deposits of Head comprising clay, silt, sand and gravel (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). The soil of the area consists of freely draining slightly acid loamy soil which extends across the site and the wider area (<http://www.landis.org.uk/soilscapes/>).

Aims

- 1.6 The aims of the assessment are:
 - To identify designated and non-designated heritage assets within the Site and study area;
 - To place the Site within its full historic/archaeological context through the collection of baseline information;
 - To assess the significance of designated and non-designated heritage assets within the Site, and those which may be impacted through development within their settings; and
 - To assess the potential impacts to heritage assets which may be affected by the proposed scheme.

Structure of Document

- 1.7 This report is divided into the following sections:
 - The legislative and planning policy framework is provided in Section 2 (Legislation and Planning Policy) which also includes an overview of Historic England policy and guidance.
 - The methodology for assessment and determination of the Study Area is set out in Section 3 (Assessment Methodology).
 - A description of the archaeological and historic background of the scheme, and description of assets is set out in Section 4 (Baseline Assessment).
 - Identification of heritage constraints, and assessment of their heritage significance, including how setting contributes to that significance; and

- Recommendations for further assessment (Section 5).

2. Legislation and Planning Policy

Legislative Background

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) sets out the principal statutory provisions that must be considered in the determination of any application affecting listed buildings and conservation areas.
- 2.2 Section 66 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. By virtue of Section 1(5) of the Act a listed building includes any object or structure within its curtilage.
- 2.3 Section 72 of the Act establishes a general duty on a local planning authority or the Secretary of State with respect to any buildings or other land in a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Planning Policy

National Planning Policy Framework

- 2.4 The NPPF (Ministry of Housing, Communities and Local Government, 2019) sets out the Government's planning policies for England and how these should be applied to contribute to the achievement of sustainable development. While the EIA methodology forms part of a separate planning regime, the planning decision still takes account of national guidance. As such, it is important to understand where the development fits within this.
- 2.5 Section 16 of the NPPF deals specifically with the historic environment. Where changes are proposed, the NPPF sets out a clear framework to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance.
- 2.6 The NPPF sets out the importance of being able to assess the significance of heritage assets that may be affected by a development. Significance is defined in Annex 2 as being the, "value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic". Significance is not only derived from an asset's physical presence, but also from its setting. The setting of a heritage asset is defined in Annex 2 as, "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve".
- 2.7 Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Similarly, there is a requirement on local planning authorities, having assessed the particular significance of any heritage asset that may be affected by a proposal; to take this into account when considering the impact of a proposal on a heritage asset (paragraph 190).

- 2.8 In determining planning applications, local planning authorities should take account of the following points:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
 - The desirability of new development making a positive contribution to local character and distinctiveness (paragraph 192); and
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.
- 2.9 Paragraphs 193 to 197 of the NPPF introduce the concept that heritage assets can be harmed or lost through alteration, destruction or development within their setting. This harm ranges from less than substantial through to substantial. With regard to designated assets, paragraph 193 states that great weight should be placed on its conservation, irrespective of whether any potential harm is considered to be substantial or less than substantial. The paragraph goes further to say that the more important the asset, the greater the weight should be on its conservation. In paragraph 194, a distinction is made in respect of those assets of the highest significance (e.g. scheduled monuments¹, Grade I and Grade II* listed buildings) where substantial harm to or loss should be wholly exceptional.
- 2.10 In instances where development would cause substantial harm to or total loss of significance of a designated asset consent should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss (paragraph 195). In instances where development would cause less than substantial harm to the significance of a designated asset the harm should be weighed against the public benefits of the proposal to provide a balanced judgement (paragraph 196).
- 2.11 With regard to non-designated assets, paragraph 197 states that the effect of the application on the significance of the asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Planning Practice Guidance (PPG)

- 2.12 The PPG (Ministry of Housing, Communities and Local Government) provides further advice and expands on the guidance and policy outlined in the NPPF.
- 2.13 It expands on terms such as 'significance' and its importance in decision making. The PPG clarifies that applicants are expected to an analysis of the significance of heritage assets affected by a proposed development, including any contribution made by their setting and where relevant how this analysis has informed the development of the proposed development (Paragraph: 009, Reference ID: 18a-009-20190723, Revision Date: 23.07.2019).
- 2.14 The PPG states that in relation to setting, views of or from an asset are an important part in the assessment of impacts on setting, however, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity and by our understanding of the historic relationship between places. The assessment of any application which may affect the setting of a heritage asset may also need to consider the implications of cumulative change (Paragraph: 013, Reference ID: 18a-013-20190723, Revision Date: 23.07.2019).
- 2.15 The PPG discusses how to assess harm to heritage assets, noting that there may be no harm, less than substantial harm, or substantial harm. Paragraph 18 states that within each category of harm the extent of harm may vary, and this should be clearly articulated. In general terms, substantial harm is a high test, so it may not arise in many cases. It highlights that what matters in assessing whether a proposal might cause harm is the impact on the significance of the

¹ Footnote 63 of the NPPF extends this classification to those heritage assets which are demonstrably of equivalent significance to Scheduled Monuments, but which are currently non-designated.

heritage asset. That significance derives not only from the asset's physical presence but also from its setting. Wherever potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss). The category of harm that applies should be explicitly identified. Within each category of harm, the extent of the harm may vary and should be clearly articulated (Paragraph: 018, Reference ID: 18a-018-20190723, Revision Date: 23.07.2019).

- 2.16 The NPPF indicates that the degree of harm should be considered alongside any public benefits that can be delivered by development. The PPG states that these benefits should flow from the proposed development and should be of a nature and scale to be of benefit to the public (not just a private benefit) and would include securing the optimum viable use of an asset in support of its long-term conservation (Paragraph: 020, Reference ID: 18a-020-20190723, Revision Date: 23.07.2019).

Local Planning Policy

Kirklees Local Plan (adopted February 2019)

- 2.17 There is one policy relating to cultural heritage within the Kirklees Local Plan. Policy LP35: Historic Environment. The policy states that any development proposal which would affect a designated heritage asset should preserve or enhance the significance of the asset. In this case work shall only be permitted where it demonstrates that the public benefit of the proposed development would outweigh the harm to the heritage asset.
- 2.18 For proposals which would impact on non-designated heritage assets, the benefits should outweigh the harm to the asset 'having regard to the scale of the harm and the significance of the heritage asset'. Mitigation of damages will, where possible, be ensured through preservation of the remains in situ, or allow for adequate excavation and recording before or during the development. Proposals should also retain features of the historical environment which contribute to the identity of the Kirklees area.

Other Guidance

Historic England Guidance

- 2.19 Historic England has published a series of Good Practice Advice (GPA) of which those of most relevance to this appraisal are GPA2 - Managing Significance in Decision-taking (March 2015), GPA3 - The Setting of Heritage Assets (2nd Edition) (December 2017), and Advice Note 12 Statements of Heritage Significance (Oct. 2019) (Ref 13B-9).
- 2.20 GPA2 emphasises the importance of having a knowledge and understanding of the significance of heritage assets likely to be affected by the development and that the "first step for all applicants is to understand the significance of any affected heritage asset and, if relevant the contribution of its setting to its significance" (paragraph 4). Early knowledge of this information is also useful to a local planning authority in pre-application engagement with an applicant and ultimately in decision making (paragraph 7).
- 2.21 Advice Note 12 outlines a recommended approach to assessing the significance of heritage assets in line with the requirements of NPPF. It includes a suggested reporting structure for a 'Statement of Heritage Significance', as well as guidance on creating a statement that is proportionate to the asset's significance and the potential degree of impact of a proposed development. The following items are recommended for inclusion:
- The purpose of the Heritage Statement;
 - The nature of the proposal;
 - Designation records for heritage assets (to include designated, curtilage listed and non-designated assets);
 - Reference to the local Historic Environment Record (HER), if relevant;

- Reference to any assessments of archaeological potential, if relevant;
- Planning history;
- Consultations, if undertaken;
- Approach and methodology;
- Form and history of the asset;
- Significance statement referencing 'archaeological', 'architectural', 'artistic' and 'historic' interest;
- Impact assessment (if applicable);
- Avoidance of harmful impacts (if applicable); and
- Recording recommendations (if applicable).

2.22 The Advice Note also offers an interpretation of the various forms of heritage interest that an asset can possess, based on the terms provided in the NPPF Glossary (Annex 2: Glossary) as follows:

- Archaeological Interest – there will be archaeological interest in a heritage asset if it holds, or has the potential to hold, evidence of past human activity worthy of expert investigation at some point;
- Architectural and Artistic Interest – these are interests in the design or 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 stills, such as 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.

2.23 GPA3 provides advice on the setting of heritage assets. Setting is as defined in the NPPF and comprises the surroundings in which a heritage asset is experienced. Elements of a setting can make positive or negative contributions to the significance of an asset and affect the ways in which it is experienced. Historic England state that setting does not have a boundary and what comprises an asset's setting may change as the asset and its surrounding evolve. Setting can be extensive and particularly in urban areas or extensive landscapes can overlap with other assets. The contribution of setting to the significance of an asset is often expressed by reference to views and the GPA in paragraph 11 identifies those views such as those that were designed or those that were intended, that contribute to understanding the significance of assets.

3. Methodology

3.1 This assessment has been undertaken in line with the standard and guidance for historic environment desk-based assessment (CIfA, 2017), alongside guidance and good practice contained within the NPPF, NPPG and Historic England as per Section 2 of this report.

Sources of Information/Data

3.2 The following sources of information have been reviewed and form the basis of this assessment:

- West Yorkshire Historic Environment Record (HER) for information on non-designated heritage assets;

- National Heritage List for England (NHLE) for information on designated heritage assets;
- Ordnance Survey historic mapping data;
- Kirklees West Yorkshire Archive Service for pre-Ordnance Survey mapping and other published and unpublished materials of relevance to the assessment;
- Huddersfield Local Studies Library for published and unpublished materials of relevance to the assessment;
- Local Authority data; and
- Online sources, including the British Geological Society [<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>].

Study Area

- 3.3 The Study Area for the collation of information on heritage assets was defined as 250m from the Site boundary. This distance has been judged as appropriate to provide the context of, and potential for, surviving archaeological remains on the Site given the nature of the proposed development and its location.

Site Visit

- 3.4 A site visit and visual appraisal of heritage assets within the study area were undertaken on Wednesday 15th January. All observations on the present layout and condition of the application site are based on this visit. The purpose of the site visit was:
- To identify known archaeological sites within the site;
 - To identify historic buildings and related assets including listed buildings, conservation areas and locally listed buildings within the application site and its surrounding study area;
 - To identify areas with the potential to contain any previously unidentified archaeological or historical remains; and
 - To identify the location, extent and severity of modern ground disturbance and previous construction impacts.
- 3.5 The site visit enabled the following staged process of assessment to be undertaken in accordance with Historic England's *GPA3 The Setting of Heritage Assets (2nd edition)* (2017):
- The identification of heritage assets (step 1 of HE approaches);
 - Assessment of significance (step 2);
 - Confirmation of whether significance and setting were to be affected; and
 - Assessment of those assets where there was a potential for harm (step 3).

Consultation

- 3.6 The design team have consulted with Nigel Hunston, Conservation Officer at Kirklees Council, and David Hunter, Senior Archaeologist of the West Yorkshire Archaeology Advisory Service during preparation of the Workstage 2 Feasibility Study. Wider consultation with, for example, Historic England, the Victorian Society and the Civic Society is recommended during future phases of the project.
- 3.7 Consultation with the Senior Archaeologist at Kirklees Council confirmed that the site lies within 100m of the northern edge of the historic core of the town and there may be potential for earlier remains to survive, although previous construction work in the area may have truncated these earlier remains. Nevertheless, excavation off Venn Street/Kirkgate and Sun Inn Yard did produce important evidence of late medieval industrial activity (PRN 7097) in the form of deeply buried structures with timber and wood preserved in wet conditions. It was stated that depending on the extent of the proposed work on the site, some archaeological observation might be justified.

Archaeological Potential

- 3.8 The potential for an area to contain archaeological remains is rated 'high', 'medium', 'low', 'negligible', or 'unknown'. This rating is based on an understanding of the archaeological resource as a whole, and its national, regional and local context. This includes the number, proximity and significance of known and predicted archaeological/historical sites or find spots within the Site and its surrounding study area.

Previous Ground Disturbance

- 3.9 The previous impact to buried archaeological remains caused by historic development has been assessed using a five-point scale of 'very high', 'high', 'medium', 'low' and 'very low', the definitions of which are set out in below.

Table 1: Level of previous ground disturbance.

Magnitude of previous disturbance	Description
Very High	Deep level basement/sub-basement excavated into the underlying natural geology resulting in the removal of all subsurface archaeological deposits.
High	Extensive and deep disturbance resulting in the removal of all but the deepest archaeological deposits such as wells or quarry pits, deep foundations, quarrying and large utilities.
Medium	Moderate previous disturbance which may extend to some depth, but where there remains the potential for archaeological remains to survive either between or beneath existing impact levels such as building foundations and utility trenches.
Low	Shallow previous disturbance such as areas of car parking and surfacing where archaeological remains may survive with limited truncation beneath the level of impact.
Very Low	No known historic development impacts to subsurface archaeological remains. Potential for the survival of archaeological horizons from Prehistory to the Post-medieval period.

Limitations and Assumptions

- 3.10 This assessment report is written at an early stage of design development, it is intended to advise the client and design team on the potential impacts of emerging plans to redevelop the Site. It is not intended to act as a heritage statement or heritage impact assessment for planning purposes.

4. Baseline Conditions

Introduction

- 4.1 There are a total of 102 assets recorded on the West Yorkshire Historic Environment Record within the 250m study area.
- 4.2 There are 91 listed buildings recorded within 250m of the site boundary. These include one Grade I, eight Grade II*, and 82 Grade II listed buildings.
- 4.3 Much of the study area is located within the Huddersfield Town Centre Conservation Area.
- 4.4 There are no World Heritage Sites, scheduled monuments, registered parks and gardens or registered battlefields recorded within the study area.

Assets

- 4.5 Due to the urban, built-up nature of the surroundings of the Site, a study area of 250m was initially used to identify heritage assets with the potential to be affected by the scheme, either physically or through changes to their setting. The initial 250m study area was refined further through site inspection. This was used to gain an understanding of the topography around the Site and within the conservation area, and to establish the likelihood of heritage impacts resulting from the emerging proposals. Table 2 identifies assets where there is the potential for changes to their setting and significance as a result of redevelopment plans. These assets form the focus of this baseline assessment.

Table 2. Assets with the potential to undergo change to setting and significance, positive or negative, resulting from a redevelopment of the Site.

NHLE / HER reference	Designation	Asset Name
-	Non-designated	Old Post Office
-	Conservation Area	Huddersfield Town Centre Conservation Area
1313799	Listed Building Grade II*	Wholesale Market for Fruit and Vegetables
1220735, 1313777 & 1134377	Group of Grade II listed buildings	1-3, 11, and 13-17, Brook Street
1221113	Listed Building Grade II	23, Byram Street
1229547	Listed Building Grade II	Princess Cinema
-	Group of non-designated buildings	7 Northumberland Street, 23-29 and 31-33 Lord Street (odd numbers only)
1288963	Listed Building Grade II	Empire Cinema

- 4.6 The remaining assets within the 250m study area (Appendix A and B) are not considered likely to be impacted by a redevelopment scheme on the Site. They are therefore not discussed further.

Archaeology and Historical Background

Prehistoric (Up to AD43)

- 4.7 There are no assets of prehistoric date recorded within the study area. The earliest evidence of settlement in Huddersfield is recorded at the hillfort at Castle Hill to the south of the town, beyond the study area, a designated scheduled monument (1009846). Late Neolithic (4000-2200BC) finds of flint tools were recorded at this site in addition to the late Bronze Age (2600-700BC)/ early Iron Age (800BC-AD43) univallate hillfort. This early phase of the fort comprised an area of c.2ha enclosed by a single bank measuring c.3m wide. The hillfort was refortified in a later phase in the mid-sixth century BC when it was expanded to include additional ramparts and a double-banked and ditched enclosure (<https://historicengland.org.uk/listing/the-list/list-entry/1009846>).

Roman (AD43-410)

- 4.8 There are no assets of Roman date recorded within the study area. A Roman fort was located at Slack (1005804) to the west of Huddersfield and a Roman road located just north of this which ran north-east to south-west from Manchester to Leeds and Thorner (Margary, 1973, 366).

- 4.9 The fort was established in AD80 and consists of a square measuring 120m across. The buildings in the earliest phase of the fort were built in timber and some were reconstructed in stone in c.AD100, including the headquarters building and the granary. A *vicus*, or civilian settlement, was located to the north and east of the fort. While the fort was thought to have been abandoned by the mid-2nd century AD, the *vicus* is thought to have remained in use until the 3rd or 4th century AD. Other elements include an aqueduct system identified during excavation in 2007-2010. The aqueduct was stone-built and timber-lined and was radio-carboned dated to AD210-340.
- 4.10 Roman activity is responsible for the earliest known mining work in the area. Clay working in Grimescar wood, approximately two miles north-west of Huddersfield, has been identified from the Roman period (Holmes, 1967, 17).

Early Medieval (AD410-1066)

- 4.11 There are no assets of early medieval date recorded within the study area. The West Riding of Yorkshire was thought to roughly correspond to the site of the forest of Elmet (Page, 1974, 73). The area was controlled by the Saxons until the Danish conquest in 867 (*Ibid*, 134).
- 4.12 Huddersfield is recorded in the Domesday Book as '*Odresfeld*'. No population was recorded for the settlement and the land was owned by Godwin, both before and after the Norman Conquest. The name Huddersfield is thought to be Old English meaning 'open land of a man called *Hudraed*' or alternatively the 'Hudders' part of the name may refer to a shelter, a '*huder*' (Mills, 2003, 253).

Medieval (AD1066-1540)

- 4.13 There are four assets of medieval date recorded within the study area. The Grade II* listed St Peter's Church to the south of the proposed development site was first built in the 12th century and was completely rebuilt in the mid-19th century (1134977). Excavations in the grounds of the church recovered foundation deposits of the former Norman church as well as over 2700 fragments of disarticulated bone of 18th and 19th century date (14000)
- 4.14 The remaining two assets of this date consist of archaeological features and finds identified during excavations. Large features containing 14th-15th century pottery were recorded during evaluations of the medieval town core (4767) and pottery was found during a watching brief at Tomlinson's Yard (7363).
- 4.15 Early examples of industrial activity are known from the medieval period. A fulling mill was recorded in Almondbury to the south of Huddersfield in the early 14th century and a survey in 1340 mentions a watermill for corn, a fulling mill and a dye house (Brook, 1968, 32). The area was well situated for the wool industry due to the abundant soft water supply which was used for both powering the mills as well as scouring, dyeing and fulling (Sykes, 1986, 274).
- 4.16 By 1540 William Ramsden became a significant landholder in Almondbury including land, shops and workshops in Huddersfield through his advantageous marriage to Joanna Wood of Longley and his inheritances from her two sisters (Stephenson 1972, 3). This would begin a connection between Huddersfield and the Ramsdens that is still celebrated in building and street names across the town today.

Post-medieval (AD1540-1900)

- 4.17 There are 93 assets of post-medieval date recorded within the study area, including the Grade II* listed Wholesale Market for Fruit and Vegetables which occupies the Site. The market hall was constructed of cast iron, with glazed walls and a north light roof (1313799). The structure was built as a market and remains in use as such.
- 4.18 In 1599, William Ramsden's nephew purchased the manor of Huddersfield and in 1627 his successor, Sir John Ramsden consolidated the estate with the purchase of the manor of Almondbury (Stephenson 1972, 4). The earliest listed building recorded in Huddersfield was erected by the fifth Ramsden in the Huddersfield line, John Ramsden, the 1st Baronet. In 1671, he successfully petitioned King Charles for the grant of a Market Charter. The Grade II listed

Market Cross (1313548), erected in the same year, celebrates this achievement. It consists of an ionic column with a carved base set upon a stepped plinth. Above is a square capital bearing the Ramsden coat of arms, topped by a ball finial. The chief product traded at Huddersfield's market, then loosely located around the church, was undoubtedly wool and cloth.

- 4.19 The industrial history of the town is a significant part of its history during the post-medieval period, and still characterises the town today. This is particularly visible within the study area. The wool and textile industry were prominent in Huddersfield. From the late medieval period until the 18th century, the wool industry was principally cottage-based, with little change in the processes occurring during this time (Brook, 1968, 39). Despite this a marked intensification of production and improvements in supply and distribution can be witnessed in the development of the town.
- 4.20 In 1766 the Ramsdens constructed a purpose-built Cloth Hall (9899) to replace the informal market. This building was a circular single-story structure with warehousing encircling a central open-air market space. The building was enlarged to two-storeys in the later 18th century and developed further in 19th century demonstrating its continued importance during this time. It was eventually demolished in 1930, although remains of the building have been re-erected in Ravensknowle Park. The purpose-built Cloth Hall highlighted the importance of the industry to the economy of the town and following its erection improvements were then made to the town's transport network, in the form a branch canal. This allowed for the transport of raw materials to the town's manufacturers as well as finished products to and from the market. The construction of the canal was funded by John Ramsden the 4th Baronet. It was built between 1774 and 1780 linking with the Calder. As with all industrial towns, development accelerated alongside advancements made to machinery and power. In the 19th century steam replaced water power and cloth manufacture in Huddersfield moved from a cottage industry to a factory process.
- 4.21 Examples of wool mills in the study area include the Grade II* listed Britannia warehouse and offices (1232119) and the Grade II listed Railway Street warehouses (1278114), all of which are 19th century in date. There is also the site of a former mill building recorded on the 1894 Ordnance Survey map (17474).
- 4.22 The 1840s also brought the railway building boom to the country and in Huddersfield the Ramsdens made land available for a railway in 1845. They identified a site at the north end of the town for a station and laid out a new gridded street system adjacent to it, with many fine buildings that still survive to this day. In the course of the next half century the Ramsdens invested more than half a million pounds (equivalent to £40million today²) into the development of Kirkgate, Westgate and northwards (Stephenson 1972, 5). Within the study area, the Grade I listed Railway Station is located to the west of the Site (1277385). Built 1846-50, the station consists of a two-storey central block with one-storey wings of ashlar sandstone. In addition to the station, the Grade II listed goods yard (1228533), viaduct (1223531) and non-designated station island building (10341) and water tower (10539) were all built in the mid-19th century in association with the railway.
- 4.23 Historic mapping of the area indicates that the Site was undeveloped land in the 18th century and early 19th century, although buildings were present on the mapping to the east and south of the site along Northgate and Westgate. The first edition Ordnance Survey (OS) map recorded a number of cotton and wool mills as well as tenters, where new cloth was stretched to dry, around the proposed development site. This edition of the map also recorded Huddersfield as a densely urban area; a number of roads on the current road alignment are present by this time and the train station to the west of the market site is recorded.
- 4.24 By the 1894 OS map (which was surveyed between 1887 and 1889 during the construction of the market), a building is recorded on the site of the market although it is unlabelled. Buildings are also present on this map at the northern side of the Site to the north of Brook Street. A post office and St Peter's church are recorded to the south of the market site, the latter of which was recorded on the earlier OS map and is still extant.

² Based on a conversion tool offered by The National Archives <http://www.nationalarchives.gov.uk/currency-converter/#>

- 4.25 The Ramsden's redevelopment of the northern part of the town led to an increase in buildings within the study area in the mid- to late 19th century. These included public, commercial and religious buildings as well as domestic ones. The post-medieval religious buildings in the study area comprise the Grade II* Church of St Peter (1134977), and the non-designated former Sunday school (12549) both built in the 19th century.
- 4.26 There is a large concentration of surviving domestic and commercial buildings within the study area. These are mostly early to mid-19th century in date and built of ashlar and hammer-dressed stone. Examples of these include the 19th century Grade II* Lion buildings (1134167) and Nos. 12-20 St George's Square (1232139), and the Grade II listed Waverley Chambers (1415452). There are also non-designated domestic buildings of post-medieval date including cellars of buildings identified during excavation at Low Street (16130). Commercial buildings include the George Hotel (1277386) of 19th century date.
- 4.27 College and institutional buildings also survive as listed buildings and include the Huddersfield Hall of Science (1134411), and the Former Mechanics' Institute, with an attached 3-storey townhouse of possible 18th century date to the rear (1229273).
- 4.28 Also recorded within the study area was a find of two clay pipe stems and a 19th century bone spoon that were recorded during a watching brief carried out on a replacement waterpipe at Kirkgate/ Venn Street (7497). It is likely that the building of the current road alignment truncated earlier remains.

Modern (AD1901-present)

- 4.29 Much of the site remained unchanged in the early 20th century as recorded on the 1908 OS map, with the exception of some minor building layout changes. The market is labelled on the 1930 OS edition and the surrounding streets remain unchanged, as with the 1950 edition. There have been a number of later 20th century additions to the study area including a large supermarket to the north of the market and construction of the A62 which runs to the north and east of the site.
- 4.30 There are five assets of modern date recorded within the study area. The town of Huddersfield continued to grow throughout the 20th century as the local industries remained important to the local economy. Building programmes during this period are highlighted through the surviving domestic buildings. Early 20th century extant buildings include the Grade II listed 1-3 Market Street (1134912), 12 Station Street (1239107) and the Empire Cinema (1288963) as well as the non-designated Sportsman Public House built in the 1930s (1589). The remaining asset of modern date is the Grade II listed telephone kiosk outside of the head post office to the south of the Site (1226188).
- 4.31 Huddersfield was also a target for bombing during the Second World War due to its role as an industrial centre. An article in the Examiner from 1943 highlights German invasion plans showing the sites of importance during the invasion. These included transport links such as the railway station and the Lockwood Viaduct as well as industrial sites such as the Britannia works and the gasworks among others (Lee, A. M. 1943). Bombs were dropped in Huddersfield in 1940 near Castle Hill and Wellington Mills, as well as further sites in 1941 (Brook, 1968, 236).

Site Description

- 4.32 The Site includes the Grade II* listed Wholesale Market for Fruit and Vegetables. The market building is described fully and illustrated with photographs in Section 5 of this report as a Grade II* listed building.
- 4.33 The site also includes the streets adjacent to the market and an undeveloped land parcel to its north-east side. The streets adjacent to the market are Northumberland Street, Brook Street, Byram Street and Lord Street. Across the latter three streets the street furniture (bollards and historic-styled street lights) reference the colour scheme used on the Grade II* listed market, creating a sense of place highlighting the market building as the centrepiece of the street scene. At the south end of Byram Street a 'triumphal arch' was installed in 1998 to mark the entrance to the newly refurbished markets area (Anon 2011, 38-39). This replicates the

ironwork and motifs of the market building, as well as its colour scheme. Again, this fosters a sense of place and a sense of arrival in the market's immediate surroundings in a way that celebrates what is significant about the building. The road surfaces of Byram Street and Brook Street comprise historic setts, probably reset. This adds to the historic character of the area around the market building. A historic photographic of the market shows the original historic surfacing in its surrounding streets (available to view at www.kirkleesimages.org.uk).

- 4.34 To the north-east of the market building there is a level area of tarmac hardstanding, presently used for open market stalls on market days. This is also included with the Site, as a potential location for a new-build structure. To the north of the area there is a pedestrian entrance to a modern Tesco supermarket, bounded by a modern stone wall. There are Grade II listed buildings on Brook Street to its west side, and to its east there is a street level car park.



Figure 1. 'Triumphal Arch' added to the south end of Byram Street in 1998, south-west of the Wholesale Market.



Figure 2. View north-east along Byram Street showing the colour scheme used in the street furniture around the Wholesale Market and the use of setts to the road surfacing.



Figure 3. View south-east along Brook Street showing the Wholesale Market, the historic style of street lighting and the use of setts to the parking bays on the market's north side.



Figure 4. View north along Lord Street showing the street furniture around the market area and the modern Tesco to the north of the market.

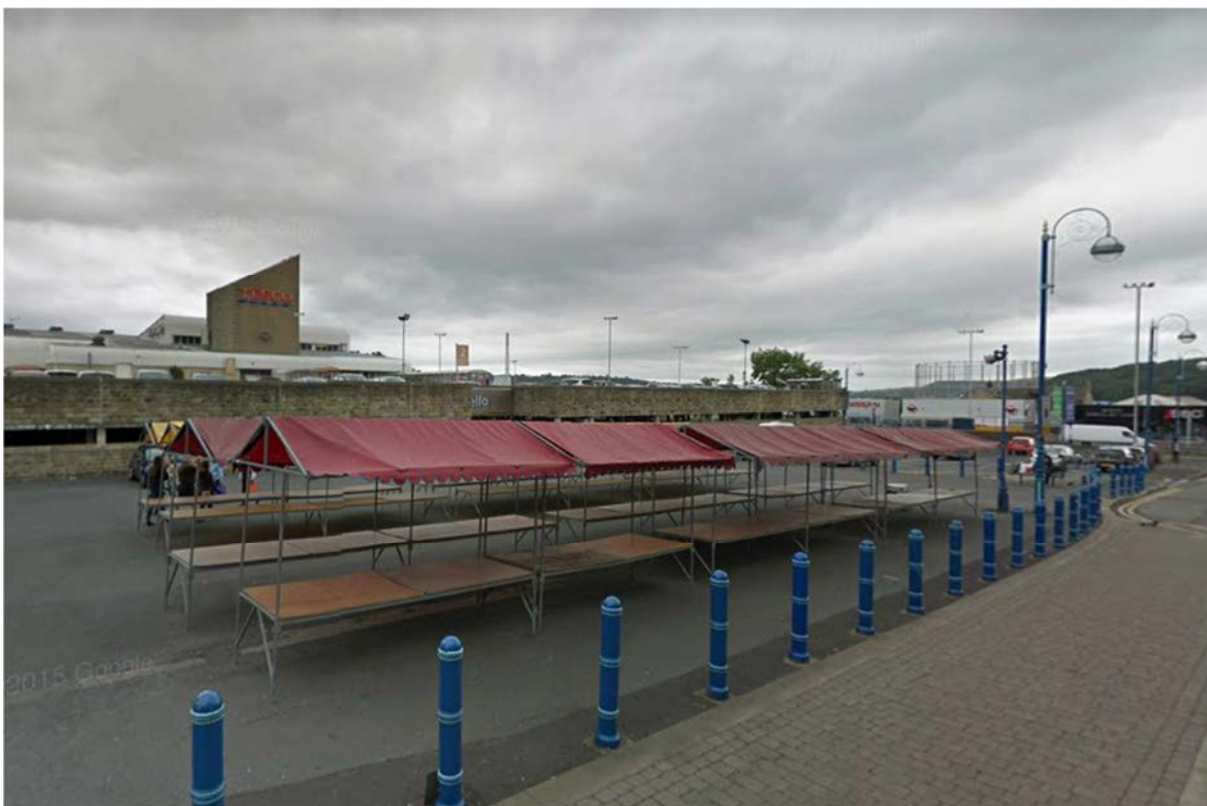


Figure 5. View north-east along the area of hardstanding to the north of the Wholesale Market (image: Google Street View 2015)

Archaeological Potential

Prehistoric

- 4.35 There are no recorded archaeological remains of prehistoric date within the study area, although there is a Bronze Age/ Iron Age hillfort to the south. This highlights occupation of the area during the late prehistoric period. The potential for previously unrecorded remains of prehistoric date is low.

Roman

- 4.36 There are no recorded archaeological remains of Roman date within the study area although there is evidence of a Roman fort and road at Slack to the west of the town. Historic mapping from the 18th century indicates that the Site comprised fields in the early post-medieval period and was subsequently built over in the 19th and 20th centuries. Earlier remains may have been truncated by these later developments, although deeper buried remains may survive. The potential for previously unknown archaeology of this period is low.

Early medieval

- 4.37 There are no recorded archaeological remains of early medieval date. There was a settlement in Huddersfield from at least the late early medieval period due to the existence of the town in the Domesday Book, although the exact location in relation to the present town is unknown. It is thought that some of the earlier remains have been truncated by later development, as identified by watching briefs at Tomlinson's Yard and Venn Street (7363; 7497;7534), although deeper remains may survive. Therefore, the potential for previously unrecorded archaeology of this date is low.

Medieval

- 4.38 Medieval evidence from the study area is limited to buried features and finds of pottery. The survival of remains within the town below the post-medieval and modern buildings indicates that there is potential for further remains to survive, although much truncated, as identified by watching briefs at Tomlinson's Yard and Venn Street (7363; 7497;7534). The historic core of the town was located just to the south and east of the site and remains may extend into the site. The potential for medieval remains is therefore considered to be medium.

Post-medieval

- 4.39 The post-medieval period is well-represented in this area as many of the buildings are still extant and there is extensive mapping of the area. Due to this it is unlikely for any previously unknown archaeology to be found from this period, therefore the potential is low.

Constraints

- 4.40 There is potential for construction work to physically impact previously unknown archaeology, particularly at the north-eastern corner of the site where a new structure is proposed to the north of Brook Street. Historic mapping records buildings along the northern edge of the site dating to the late 19th and early 20th century. This now lies under the open market area; therefore, there is the potential for remains to be recorded below the modern surface, particularly given evidence from previous interventions (7363; 7534) which have uncovered deeply buried earlier remains, which also may survive in the site.
- 4.41 Listed buildings and non-designated buildings with the potential to be impacted, positively or negatively, by a redevelopment scheme on the Site are listed in Table 2 above. These assets are discussed in the following sections. As many of the assets in the surrounding area are contained within the boundary of the Huddersfield Town Centre Conservation, their significance and setting are discussed as part of the conservation area. The terminology used in the following sections follows that outlined in NPPF Glossary (Annex 2: Glossary) and Historic

England Advice Note 12; namely historic, architectural, archaeological and artistic. The following sections are ordered with those assets within the Site discussed first, followed by those in its vicinity.

Wholesale Market for Fruit and Vegetables (1313799)

- 4.42 The Wholesale Market for Fruit and Vegetables is a Grade II* listed building. This listing places the Wholesale Market amongst the top 8% of designated buildings, highlighting its significance. This significance is derived from the building's architectural, illustrative and associative historical values as an example of a late-19th century covered market hall where the use of iron and glass allowed for the maximum amount of light and space. It also holds limited archaeological value related to its original weighbridges and interior surfacing which may survive as buried archaeological features.
- 4.43 The origins of the market go back to 1857, when there was a rebellion amongst market tenants over unfair terms instituted by Ramsden. The dispute was resolved when the Local Authority Improvements Commissioners took on market tolls and in 1876 the Huddersfield Corporation bought the market rights from the Ramsdens outright for £14,453 (County Borough of Huddersfield 1930, 9). The original market hall on King Street was constructed two years later as the town's first covered market, followed a decade later by the Wholesale Market for Fruit and Vegetables, erected on land also purchased from the Ramsdens during their period of improvements in the northern part of the town.
- 4.44 The decision to build the Wholesale Market was taken at a Special Meeting of the Markets Committee on the 12th February 1887. It was designed by R. S. Dugdale, the Borough Surveyor, who had been sent to view the wholesale markets in Shudehill (Manchester), Preston, and Sheffield before designing the market for Huddersfield. His resultant design was closest in appearance to the wholesale market in Sheffield.
- 4.45 The market was constructed between 1887 and 1889 at a cost of £7,500. The Goad Fire Insurance Plan records it as under construction in 1887, but also notes its construction of wood, glass and slate on cast iron columns. The roof is supported on 34 cast iron columns with elaborate foliate capitals. The heights of the columns vary from 20ft (6m) to 30ft (9.14m) according to the level of the ground, which slopes downward from west to east. The walls were fully glazed with continuous round-arched lights, at the west end of the hall there were two tiers of lights, whilst to the east side, on the lower ground, this increased to three tiers. Above those, the eaves line was marked by a decorative frieze with roundels and heraldic ornaments. The roof had north-light glazing on hipped roofs carried on segment-shaped iron trusses pierced with decorative patterns. Externally there were verandahs on three sides for weather cover. These were glass canopies on pierced ornamental brackets with similar valences.
- 4.46 Within the market hall there were two avenues for delivery carts, paved with wood, with a 3ft (0.91m) causeway on each side for pedestrians. It was designed for 40 standings, eight of which were set aside for fish and game (County Borough of Huddersfield 1930, 15). The fish and game stands were at the north-east corner of the market which was flagged and had a water supply specifically for this purpose. The other standings were for fruit and flowers, but mainly vegetables. At the north-west corner, the foundations were put in for an 8-ton weighbridge. Lavatory accommodation was provided and there was an attendant's room at the east end of Messrs Tinker and Sons auction room, which was recorded as being included within the area of the site. This may have been the structure shown on the Goad Fire Insurance Plan (figure 6) to the south of the market hall, between it and the post office. Messrs Tinker and Sons ran the first auction for standings in the market, at which point around half of the standings were let.

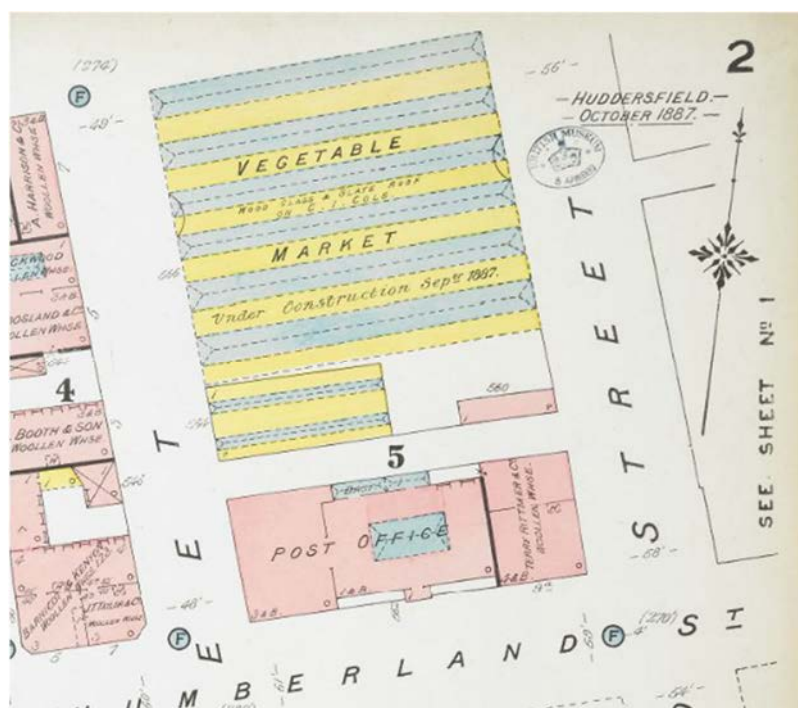


Figure 6. Goad Fire Insurance Plan showing the Wholesale Market under construction in 1887.

4.47 The construction of the market involved the following companies and individuals recorded in The Examiner Newspaper upon the market's opening on 7th July 1888:

- Ironwork - Whessoe Foundry Company, Darlington – known for their work on steel structures, cranes and gas holders;
- Masonry for the pillar foundations - Messrs. B. Graham and Sons, Folly Hall;
- Joiners work - Messrs Ramsden, Marsden and Haigh of Paddock;
- Plumbing and glazing - Messrs Mellor and Crowther;
- Painting - Mr. Preston, Buxton Road;
- Slating - Mr W.E. Jowett;
- Patent glazing - Messrs Mellows and Darby, Sheffield; and
- Wood pavement - Messrs M.C. Duffy and Son, London.

4.48 When it opened the market was at half capacity, but it was a successful institution and it continued in its original use until its closure in 1979. It was restored in 1980 and the project was awarded a Civic Trust Commendation in 1983. Following its restoration, it reopened as a general market hall and it continues in that use to the present day. In 1998 it was repainted, and this scheme included the addition of the 'triumphal arch' at the south end of Bryam Street in a replica of the market's ironwork. The colour scheme for the repainting was based on research into common Victorian colours schemes (Anon 2011, 38-39). It was refurbished again in 2008.

4.49 The West Yorkshire Archives at Huddersfield Library and Art Gallery hold plans, elevations, cross-sections and detail drawings of the market from its original design to the 1930s. These provide details of the original design as well as of some of the alterations made to the market at the beginning of the 20th century. The comments accompanying the original design suggest that Ramsden placed a height restriction on development as part of the conditions of sale. This demonstrates the influence that the Ramsdens had over the appearance of the northern part of the town in the late-19th century, even on sites that they did not develop themselves.

4.50 In 1909 revolving shutters were proposed on drawings held in the archive. In 1936 and 1938 the building currently adjoining the market's south side was proposed by the Markets and Fairs Committee, designed by the Borough Engineer. It comprised three connected ranges, that to the west end was highest with a pitched roof, followed by the lower height middle section, also

with a pitched roof, and then a flat roofed section at the east end. It included stores, a kitchen, a vehicle bay, banana stores and toilets all linked to the running of the market hall. It also featured a weighbridge to its east side with a weighbridge house contained within the building. It had a blue slate roof with half-round buff ridge tiles, north light glazing, patent ventilators and stone copings. The walls were of stone externally with flat pointed brickwork internally. The roof trusses were steel. The south elevation of the building was fitted with sliding double doors, along with some single-width timber panelled doors and windows to the lower level range on the east side. The north elevation made use of existing columns and walling of the market's south elevation and sliding doors were inserted to link the two buildings.

- 4.51 The market building has undergone remarkably little change, both externally and internally, considering the age of the building. This was a factor in its designation at Grade II*. The building remains largely as described at its opening, with the exception of the addition of roller shutters throughout and the inclusion of some shop units along its west side, which could easily be removed. The addition of the building on the south side of the market has clearly changed how the south side would have appeared originally, but the south wall is of vertical timber boarding and it is fitted with attractive, timber, faux shop fronts leading to the building on its south side. The vertical board mirrors the timber used in the roof structure of the market hall. These features are in keeping with the character of the market hall and do not harm its significance. The surfacing within the markets is also now tarmac hardstanding, although it is not known if any of the original surfacing, including areas of wood pavement and flag stones, survives below this. There are no indications above ground as to whether the weighbridge intended on the building's north-west corner was ever constructed.
- 4.52 The building to the south side of the market, constructed in the late 1930s, is externally very similar to its original design. The only significant alterations appear to be the insertion of three windows on its west elevation and the installation of roller shutters in place of its sliding doors. Internally, however, the building has undergone alteration to its layout and original uses. There is no above-ground indication now of the weighbridge that was proposed to its east side; the weighbridge house is now a disabled toilet. This building is physically attached to the market hall and it could therefore be considered to be part of the Grade II* listed building. If it is not considered to be part of the listed building, it still lies within its curtilage. As a building predating 1948, and in a subservient use to the host listed building at the time of listing, in 1973, this building should be considered as curtilage listed. It therefore has a degree of protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Its significance lies in its group value and functional relationship with the market hall, as well as its architectural value as a structure designed to be keeping with its surroundings. This is both in terms of being subservient to the market hall, but also to be in keeping with the materials and style of surrounding buildings on Byram Street and Lord Street and the Old Post Office to its south side, through the use of local stone to the exterior elevations and its slate pitched roof with a stone coping.



Figure 7. The east elevation of the Wholesale Market, looking north-west.



Figure 8. The north elevation of the Wholesale Market, looking south-west.



Figure 9. West elevation of the Wholesale Market, looking north-east.



Figure 10. Detail of the ironwork on the external elevations of the Wholesale Market.



Figure 11. Detail of the curved verandah on the Wholesale Market's north-east corner.



Figure 12. Detail on the ironwork on the external elevations of the Wholesale Market.



Figure 13. View of the interior of the Wholesale Market showing the north light roof glazing.



Figure 14. View of the interior of the Wholesale Market looking east, with the wall of the building adjoining the market's south wall on the right of photograph.



Figure 15. Detail of the construction and joinery used in the market's roof structure cast-iron and supports.



Figure 16. View of applied faux shop frontages on the south wall of the market hall leading to the building adjoining its south side.



Figure 17. West elevation of the 1930s building constructed on the south side of the market (image: Google Street View 2017).



Figure 18. West elevation of the 1930s building constructed on the south side of the market.



Figure 19. West end of the south elevation of the 1930s building erected on the south side of the market.



Figure 20. East end of the south elevation of the 1930s building erected on the south side of the market.

Huddersfield Town Centre Conservation Area

- 4.53 Huddersfield Town Centre Conservation Area does not currently have a conservation area appraisal. The area is drawn around the centre of the town where its historic integrity is at its greatest. It reflects the Victorian and later development of the town as it grew as a result of its place in the cloth industry and trade. The character of the conservation area is urban with a gridded, tightly-packed street system containing many handsome Victorian buildings, mainly constructed in sandstone of the local Elland variety and demonstrating differing architectural styles within the usual envelope of the Victorian tradition. Open spaces and greenery are limited. The conservation area can be divided into three main character areas from north to south, based on the historical development of the town. These areas can be broadly defined as 'north of Westgate', 'between Westgate and Ramsden Street', and 'south of Ramsden Street'.
- 4.54 The older buildings, of the 18th and early-19th century, are located south of Westgate, between Westgate and Ramsden Street, with the building plots reflecting the earlier development of the town; being smaller and more tightly packed than the plots located north of Westgate. This area contains the Market Place with its Grade II listed memorial (1313548) dedicated to the 1st Baronet John Ramsden's establishment of the Market in 1671. Architectural embellishments in this character area are generally limited, with most buildings being simple, three-storey, stone buildings with predominantly modern shop fronts to the ground floor and regular fenestration above. There are some buildings with remnants of historic shop fronts, some street-level, arched passageways leading to yards behind, and some buildings displaying greater architectural quality, particularly on corner plots. Modern interventions are more common in this area than north of Westgate, interspersed with historic buildings. This is most noticeable on King Street and at the junction between King Street and New Street. It is likely that many of these buildings would originally have been houses; their ground floors having been converted to shops at a later stage. A handsome terrace of Grade II listed buildings that retain their domestic character is present along the south end of Queen Street giving an important insight into the area's appearance prior to its commercialisation (1231219, 1231220, 1231335, 1231221, 1231222, 1231353 and 1278233).
- 4.55 Development north of Westgate was prompted by the erection of the finest building in that area, the Grade I listed train station (1277385) in the mid-19th century. This acted as a catalyst for the planned redevelopment of the area by the Ramsdens into a gridded street system, in the late-19th century. This gridded network is on a slightly different alignment to that south of Westgate. It has a planned character and a level of wealth reflected in its buildings that is less common south of Westgate. The buildings are generally individually designed, stone-built, with high ground floors designed for commercial/public uses. Their plots are also large, with side street frontages extending for several bays, and elaborate corner plots. This means that, although the buildings are predominantly three-storey, as in the area south of Westgate, their proportions and massing are greater. This area has also seen less alteration and demolition and rebuild in contemporary style, giving it a high degree of historic integrity. This part of the conservation area contains two important areas of open space. The first is provided by the churchyard at the Grade II* listed Parish Church of St Peter (1134977) which represents the only public open green space within the conservation area. The churchyard has been cleared of its grave markers, which now form footpaths through the area and chest tombs are arranged in groups encouraging their use as benches. The second open space is a rather transient area in St George's Square, in front of the train station, but also an important area where the grandeur of surrounding buildings can be appreciated.
- 4.56 The third character area is in the south of the conservation area, south of Ramsden Street and bounded by the ring road. It is characterised by large-scale buildings on the urban fringe that are of a scale not replicated within the tightly controlled gridded street system of the town centre. They are later in date than those in the area to the north of Ramsden Street, being more comparable to the Ramsdens' redevelopment of the area north of Westgate. Notable buildings in this area are the Grade II listed Town Hall (1231723), the largely non-designated Co-op (10335 and 1229705), the Grade II listed St Paul's Hall and the Ramsden Centre at the University of Huddersfield (1231471 and 1277501). Here, the conservation area is split to explicitly exclude the Grade II listed Queensgate Market (1391505) and The Library and Art Gallery (1391504), along with the Piazza Centre and the multi-storey carpark. Although these building area of a demonstrably different architectural style and period to those within the

conservation area, it can be argued that their scale is in keeping with the character of this part of the conservation area. Certainly, the Library and Art Gallery (1391504) is of a scale and architectural style in keeping with the contemporaneous Co-op building which is included within the conservation area.

- 4.57 The Grade II* listed Wholesale Market lies in the northern part of the conservation area and it occupies the entire northern part of the block formed by the junctions of Byram Street, Brook Street and Lord Street. As a late-19th century structure occupying a large plot and displaying architectural grandeur, this building has several of the attributes that characterise the northern character area. Unlike the prevailing character, this building is constructed of cast iron and glass and brightly coloured. Set against the uniformity of stone buildings in the surrounding parts of the conservation area, this mode of construction sets the building apart and makes it stand out in the street scene. Key views of the building in the conservation area are achieved from the north-west, north, and north-east sides of the building, as well as more glimpsed views on approach to the building northwards along Byram Street and Lord Street. The building's landmark status is further emphasised by the 'triumphal arch' at the south end of Byram Street and the colour scheme used in surrounding street furniture that all take their cue from the listed building and celebrate the structure through creating a unique identity to this part of the conservation area. These things combine to elevate the building within the conservation area that makes an important contribution to the street scene and historic integrity. The building adjoining the south side of the market also contributes through its relationship to the main listed building and its stone external elevations, slate roof and stone copings that reflect the character of the conservation area.
- 4.58 The area of hardstanding to the north-east of the market building, encompassed within the Site, is a gap site that is used for open market stalls. Its use for open market stalls speaks of the historic use of this part of the conservation area and contributes to its historic integrity. However, when there are no markets taking place, the gap site creates an open aspect that is out of character with the built-up nature of the conservation area, and that detracts from the setting of nearby listed buildings. This site forms part of the opening up of the conservation area onto the ring road and onto more modern, out of character developments, such as the nearby Tesco supermarket, a negative feature of this part of the conservation area, and buildings outside the conservation area on the other side of the ring road. One positive aspect of this view, however, is that it affords a view of the hills to the east of the town giving an appreciation of the landscape setting of the conservation area.
- 4.59 As well as considering the potential impacts on the conservation area as a whole, the scheme also needs to be cognisant of the potential impacts on the individual buildings within the area which may be impacted by development within their setting. Those assets within the conservation area, and in the vicinity of the Site, are described in Table 3 below in terms of their significance and the contributions to significance made by their setting.

Table 3 Significance and setting of assets within Huddersfield Conservation Area that are in the vicinity of the Site.

Asset name and designation	Description and Significance	Setting
Non-designated Old Post Office	The Old Post Office is a non-designated building that makes a positive contribution to the character and appearance of the conservation area. It has architectural and illustrative historic value as a late-Victorian individually-designed purpose built structure. It also has associative historical value as a civic building built by the Ramsden family as part of their redevelopment of the northern part of the town. The building was constructed in 1875 and shows very little external alteration. It is of hammer-dressed stone with a three-story and basement	This building is located to the immediate south side of the Site; its rear elevation facing onto the south elevation of the 1930s building on the market's south side. The building is in a very prominent position within the conservation area at the junction of Byram Street and Northumberland Street and it lies opposite is successor the Main Post Office, which was built to replace this structure in 1914. The building's principle elevation faces southward and it has group value with the Main Post Office, also to its south side. The Grade II listed telephone kiosks (1226188), opposite the building, and the 'triumphal arch' added in 1998 to its west side add

Asset name and designation	Description and Significance	Setting
	range at the corner of Byram Street and Northumberland Street and a single-storey and basement range along the north side of Northumberland Street. It features a crenelated parapet and unusual turned timber pilasters applied to the window mullions across all floor levels on its principle elevations. The architect was William Crossland. The building clearly inspired the addition to its east side of a four-storey with basement range on the corner of Lord Street and Byram Street, that mimics its architectural detailing. Both were in place by the time of the Goad Fire Insurance Plan of 1887.	interest and historic character to its surroundings, contributing to its illustrative historic values. The building features in key views of the Wholesale Market northwards along Byram Street and Lord Street, but otherwise it does not draw its significance from the presence of the market to its north side.
Group of Grade II listed buildings at 1-3, 11, and 13-17, Brook Street (1220735, 1313777 & 1134377)	These three listed buildings are grouped in this assessment due to their shared settings. The buildings have group value with each other as part of the street scene. They derive their significance from their illustrative historic value and architectural value. The buildings form the north side of Brook Street. All are of mid-19th century date and of three-storeys with basements. They are constructed in hammer-dressed stone with slate roofs. Nos.1-3 has a pointed arched carriage entrance with chamfered surround and a frieze with "Marble Works" in sans-serif lettering and the date "1869". The building borrows from ecclesiastical gothic architecture. No. 11 is much plainer by comparison, whilst Nos. 13-17 feature gothic-style pointed arched entrances and Romanesque style foliate decoration.	The buildings form the north side of Brook Street to the north-west of the Wholesale Market, and to the west of the gap site area within the Site to the north-west of the market. The buildings have group value with each other, as well as with the stone buildings on the south side of Brook Street. They draw part of their significance from their setting within the planned, gridded streets of the conservation area. Views along Brook Street from the west feature these buildings and the Wholesale Market in the view. The architectural styling of the market adds richness and historic integrity to their surroundings. The gap site to their east side, however, contributes to an opening up of the street scene at the east end that detracts from their setting by undermining the gridded street pattern and introducing views of insensitive modern buildings beyond the ring road, in their surroundings.
Grade II listed 23 Byram Street (1221113)	This building derives its significance from its architectural and illustrative historical values. It is of three-storeys with a basement, built in the mid-19th century in hammer-dressed stone with ashlar dressings. It has a hipped slate roof with moulded eaves cornice. There are rusticated ashlar quoins to ground floor and the windows are sashes throughout.	This building lies at the junction of Byram Street and Brook Street opposite the west elevation of the Wholesale Market. It has group value with the stone buildings to its south side on Byram Street and its north side on Brook Street. It draws part of its significance from its setting within the planned, gridded streets of the conservation area. Views along Brook Street from the west feature this building and the Wholesale Market in the view and likewise views north and south along Byram Street. The architectural styling of the market adds richness and historic integrity to its surroundings. The gap site to the north-east of the market does not form part of the setting of this asset, as it is sufficiently distant to not undermine its place in the gridded street pattern of the conservation area.

Asset name and designation	Description and Significance	Setting
Grade II listed Princess Cinema (1229547)	This building derives its significance from its architectural and illustrative historical values. It was constructed in the mid-19th century and opened as a picture house in 1923. It was designed by Capt Clifford Hickson of Stott, Sykes and Hickson (Huddersfield) and it was built in the same style as its neighbours. It is of three-storeys in stone ashlar with a hipped slate roof. It has canted corners with rusticated quoins and a ground floor Tuscan colonnade (glazed) and 3 doors with horizontal rustication, Doric friezes, round-arched heads and moulded imposts. This elevational treatment continues for 2 bays on both Byram and Wood Street elevations.	It located on the south corner of Byram Street and Northumberland Street. The building is in a very prominent position within the conservation area at the junction of Byram Street, Northumberland and Wood Street. Its corner position is emphasised by the canted bay. It lies to the west side of the Old Post Office. The building's principle elevation faces southward and it has group value with the Old Post Office to its east side, Nos.1 and 3 Northumberland Street (1279067), to its west side and from where it takes design inspiration, as well the buildings to its south side. The Grade II listed telephone kiosks (1226188), south-east of the building, and the 'triumphal arch' added in 1998 to its east side add interest and historic character to its surroundings, contributing to its illustrative historic values. The building features in key views of the Wholesale Market northwards along Byram Street, but otherwise it does not draw its significance from the presence of the market to its north-east side
Group of non-designated buildings at 7 Northumberland Street, 23-29 and 31-33 Lord Street (odd numbers only)	These assets are all non-designated stone buildings in Lord Street adjacent to the Site. They range in height from three-storeys to three-storeys and a basement. All feature regular fenestration, although that on Nos 31-33 is of traditional four-paned sashes whilst the other buildings feature larger, 20th century glazing schemes. The buildings have value as stone-built structures that make a positive contribution to the conservation area and the settings of nearby designated assets.	These assets are grouped for this assessment due to their shared setting. They are all non-designated buildings forming the east side of Lord Street to east of the Wholesale Market and to the south of the gap site part of the Site. The buildings feature in key views of the Wholesale Market northwards along Lord Street. The architectural quality of the market adds richness and historic integrity to their surroundings. The gap site to the north of the buildings allows for an opening out of the street pattern in this area and affords a view onto the modern Tesco supermarket, which is a detracting feature of the view northwards along Lord Street within the setting of these buildings.
Grade II listed Empire Cinema (128963)	This building derives its significance from its architectural and illustrative historical values. It was constructed in the early-20th century in a classical style which complements the classicism of John William Street. It is of two-storeys in stone ashlar with a canted corner and modillioned and dentilled cornice. It has a parapet, raised on the corner with a lion's mask ornament.	This building features in views along Brook Street from the west towards the Site where the buildings on the north side of Brook Street and the Wholesale Market feature in the view. The gap site to the north-east of the market, within the Site also features in this view and it detracts from the building's setting by undermining the gridded street pattern and introducing views of insensitive modern buildings beyond the ring road, in its surroundings.

5. Appraisal of Emerging Concept Design and Recommendations

- 5.1 There may be some impact to previously unknown archaeology during the construction of proposed development. Although much of the earlier archaeology may have been truncated due to 19th and 20th century construction work on the Site, there is potential for deeply buried

features to survive, as illustrated by other archaeological work such as at Venn Street. Due to this, some form of archaeological fieldwork is proposed. The form of fieldwork is dependent on the proposed interventions within this part of the site. Should building take place, it is recommended that controlled trenching in the form of evaluation be carried out. Should less intrusive works be proposed, it is possible that a watching brief would be sufficient to identify and record any disturbed archaeology.

- 5.2 The emerging concept design for the Open Market redevelopment includes the change of use of the general market hall to a range of uses including hot food retail, food retail, non-food retail, offices and café spaces. This includes the removal of the temporary market stalls from the market hall and the introduction of a mezzanine level along the south and east sides. The demolition of the 1930s building adjoining the south end of the market hall is proposed, along with its replacement with a new build structure for retail offices, and amenity spaces. External to the market hall the pedestrianisation of Byram Street and Brook Street north of the building is proposed, together with the erection of a glazed covered walkway over those streets and associated street furniture including seating pods. In the gap site north-east of the market a new-build structure is proposed, to house market stalls. Further detail of the concept design and the design evolution is provided in the accompanying Feasibility report.
- 5.3 The emerging concept design will therefore lead to comprehensive change to the use and appearance of the market interior, although all existing structural elements will be retained and restored where necessary. The introduction of the mezzanine level is probably the most significant element of change proposed internally. This has been targeted along the west elevation of the market interior as this side of the market has a greater floor to ceiling height. The mezzanine level is designed to sit within the first two bays of the market on that side, with two options presently proposed offering different amounts of mezzanine floor space. Option 2 is preferable from a heritage perspective as it allows for greater appreciation of the volume of the space of the market at ground level. The mezzanine level will allow for a different view across the market's structural elements than is presently possible. These will enhance appreciation of the building's design and construction through allowing closer views of the building's roof structure, ironwork and decorated column capitals. To achieve this some impact to the volume of the space at ground level is required, but this can be minimised through the use of transparent materials where possible that allow views and light to penetrate.
- 5.4 The proposal to demolish the 1930s structure adjoining the south side of the market hall will require early consultation with Historic England and the Local Authority Conservation Officer as the structure either forms part of the Grade II* listed building, or is curtilage listed. This means that the building would be afforded some protection by the Planning (Listed Buildings and Conservation Areas) Act 1990. Its demolition may require listed building consent and there is the possibility that such consent may not be granted. The building also contributes to the setting and significance of the Wholesale Market and the wider Huddersfield Town Centre Conservation Area.
- 5.5 The concept design for the new-build structure in place of the 1930s building shows a building of the same height as the market hall, with glazed elevations to the east and west sides and timber and metal cladding to the south elevation. The concept shows a single pitched roof to the structure. Viewed alongside the Wholesale Market, this new-build disrupts the regular rhythm of the market hall's east and west elevations as the bay rhythm differs to that of the adjacent market hall. There is presently no articulation of the bays in the gable ends of the new building (it is two-bays wide) which would be of benefit in terms of integrating the two structures visually. This could be achieved through having a double pitch to the roof of the new-build, matching the market's north lights and through breaking the east and west elevations into two bays using architectural embellishment. The proposed use of timber and metal cladding to the south elevation of the structure is out of character with the prevailing materials of the conservation area and a simple stone-built elevation would be preferable, or a predominantly glazed elevation referencing the market, would be preferable.
- 5.6 The pedestrianisation of Byram Street and Brook Street is encouraged, as it will allow for greater appreciation of the listed building in its surroundings. The proposed glazed walkway and seating pods across these two streets is, however, considered to be impactful to the setting and significance of the Wholesale Market and the conservation area more generally. It will

introduce visual clutter into key views of the building diminishing appreciation of the architectural detailing and its landmark presence within the conservation area. The present concept design is considered overbearing in terms of its height, presence and distracting design in the setting of the listed building. The public benefits of such a feature are unlikely to meet the tests of the NPPF in terms of balancing harm to heritage versus public benefits.

- 5.7 The proposed new-build structure in the gap site north-east of the Wholesale Market is to be encouraged as a feature that will assist in reinstating the gridded street system of this part of the conservation area. The concept design includes a waved roof structure that is out of character with development within the conservation area. This does mean that the design is not appropriate, but the detailed design and materials will need to demonstrate high-quality design and finishes to make it stand out as an honest intervention into the streetscape. It will also need to demonstrate how this structure will integrate into the street scene, including the Wholesale Market and other listed buildings in the vicinity, and the conservation area as a whole.

6. Conclusion

- 6.1 AECOM was commissioned to prepare a desk-based assessment for the Huddersfield Market project to inform the emerging design for the Open Market. Data was gathered from the National Heritage List for England and the West Yorkshire Historic Environment Record (HER). Both the HER and Kirklees Record Office were visited. There were 102 assets recorded within the 250m study area including 90 listed buildings.
- 6.2 There are no known archaeological remains recorded within the proposed development boundary although there is potential for previously unrecorded archaeology to be discovered during construction, although this may have been truncated by post-medieval construction works. Previous archaeological investigations in the study area have identified evidence for medieval activity in the town, and there is a low-moderate potential for medieval remains to be present. As such, a proportionate programme of archaeological investigation, may be required during construction.
- 6.3 The appraisal of the emerging concept design concludes that whilst the redevelopment of the market hall (including the introduction of the mezzanine level), the pedestrianisation of Brook Street and Byram Street, and the reinstatement of built form in the gap site north-east of the market are to be encouraged, there are areas of concern within the proposed scheme that will need to be addressed through the detailed design. Chief amongst these is the glazed canopy proposed for Byram Street and Brook Street which is not appropriate in the setting of a listed building of this calibre. Then there is the question of whether approval will be granted for the demolition of the 1930s structure adjoining the south side of the market hall, and whether the proposed building to replace it is appropriately designed to integrate with the market and the wider conservation area. The same applies to the building proposed in the gap site north-east of the market where careful consideration should be given to how well it will integrate with the surrounding street scene. The gap site is within the Huddersfield Town Centre Conservation Area and within the setting of several listed buildings including the Wholesale Market.
- 6.4 The assessment identified some archaeological value at the Wholesale Market that could be investigated as part of the scheme related to its original weighbridges and the original surfacing within the market interior. If groundworks are proposed in these locations some archaeological monitoring and recording may be of benefit to understanding the degree of survival of these features and to inform any possible schemes of restoration in the future.
- 6.5 It is recommended that wide consultation with, for example, Historic England, the Victorian Society, the Civic Society, the Conservation Team at Huddersfield Council and the public is carried out during development of detailed designs.
- 6.6 The detailed design will require planning permission and listed building consent.

- 6.7 Should the proposed development proceed and be approved, it is recommended that a building recording exercise is undertaken at the Wholesale Market and the 1930s structure to its south side prior to alteration and demolition, and prior to the removal of the market stalls.

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Appendix A Known Heritage Assets

Reference	Grid Reference	Period	Description	No. on Figure
1134977; 932	SE 14570 16770	Medieval; Post-Medieval	Church of St Peter, Kirkgate. The church was originally built in the 12 th century and was completely rebuilt in 1834-6. The building consists of a nave and aisles, west tower, south transept and a short chancel. There is also a churchyard which contains 17 th -19 th century monuments. Grade II* listed.	27
1228533; 6525	SE 14260 16950	Post-Medieval	Railway goods yard at Huddersfield Railway station. This area has been in use as a goods yard since the main Huddersfield station was constructed in the late 1840s. The yard was originally occupied by a coal depot and by separate warehouses which individually served the London and North-Western and the Lancashire and Yorkshire Railways. Grade II listed.	101
1277385; 6526; 11324; 18233; 18234	SE 14300 16900	Post-Medieval	Huddersfield Railway Station, built 1846-50. Constructed of sandstone ashlar, with a pitched tile roof. 2-storey central block with one-storey wings. Central block has eleven bays, articulated by giant Composite palisade on high plinth, with full dentilled and modillioned entablature; the central five bays have free-standing pedimented portico, two bays deep, with clock in tympanum. Also includes the former lavatory block and store rooms. Grade I listed.	77
1313799; 7078	SE 14510 16990	Post-Medieval	Market Hall, Byram Street. Wholesale market for fruit and vegetables, built 1887-1889, designed by R. S. Dugdale. Constructed of cast iron, by the Whessoe Foundry Company of Darlington, and with walls and north lights of each aisle roof are glazed all over. Grade II* listed.	94
1278114; 7080	SE 14345 16770	Post-Medieval	Nos. 2-6 Railway Street, mid-19 th century warehouse and office development. It is a four storey, ashlar building with a hipped slate roof. Grade II* listed.	80
1223531; 7112	SE 14533 17400	Post-Medieval	Huddersfield Railway Viaduct, opened in 1847. Constructed of rock-faced stone with smoother imposts stand, and parapet coping. Tapering piers. Eighteen round arches from north and as far as Bradford Road, every third arch part blocked with a smaller concentric arch open. Grade II listed.	46
1313548; 8107	SE 14492 16696	Post-Medieval	Market Cross built in 1671 consists of an ionic column with roughly a gadrooned base. Above this is a square die bearing a coat of arms, topped by a ball finial. Grade II listed.	91
1134411; 10279	SE 14291 17152	Post-Medieval	Huddersfield Hall of Science (No. 9 Bath Street) built in 1839. The building is constructed of dressed York stone and random-coursed rubble. It is of 3 storeys (formerly 2 storeys but the	21

Reference	Grid Reference	Period	Description	No. on Figure
			hall was divided horizontally at some stage without affecting fenestration), and the central pedimented block is slightly advanced. Grade II listed.	
1232119; 10321	SE 14430 16860	Post-Medieval	Britannia Buildings, built 1856-8 as a warehouse, showroom and offices for woollen manufacturer George Crosland. Built of sandstone ashlar, with a fireproof structure of cast-iron columns and beams supporting brick jack-arches. Grade II* listed.	6; 60
1134167; 10328	SE 14470 16880	Post-Medieval	Lion buildings, St George's Square, built in 1853. Constructed in ashlar sandstone, with a hipped slate roof. 3 storeys. The building is composed with rounded corners and pavilions; the central pavilion breaking forward with a central frontispiece. Grade II* listed.	12
1229273; 10336	SE 14610 16990	Post-Medieval	Former Mechanics' Institute, Northumberland Street, built 1859, with an attached 3-storey townhouse of possible 18 th century date to the rear. The Mechanics' Institute building is constructed of hammer-dressed stone, with a hipped stone roof and consisting of one storey. Grade II listed.	51
1232139; 11532	SE 14323 16790	Post-Medieval	Nos. 12-20 St George's Square, a mid-19 th century building consisting of four storeys and a basement and built of ashlar with a hipped slate roof. Grade II* listed.	61
1415452; 12845	SE 14503 16745	Post-Medieval	Waverley Chambers, a Commercial building formerly used as a hotel with ground-floor retail units and later used as offices. Built 1882, designed by W H Crossland with sculptural work by C E Fucigna. Constructed of sandstone ashlar, with a slate roof. 3-storeys plus basement and attic. Building has 19 th century Queen Anne style with Flemish and French Renaissance influences. Grade II listed.	98
1277386; 16302	SE 14418 16956	Post-Medieval	George Hotel, built 1849-50 of ashlar sandstone with a slate mansard roof. The building consists of four storeys with attics and seven bays. There is also a three-storey extension to the north. Grade II listed.	78
1134166	SE 14457 16769	Post-Medieval	11-15, John William Street, a mid-19 th century ashlar sandstone three storey building. Grade II listed.	11
1134168	SE 14456 16952	Post-Medieval	68, John William Street, a mid-19 th century ashlar sandstone three storey building. Grade II listed.	13
1134224	SE 14326 17102	Post-Medieval	72 and 78, Fitzwilliam Street, a mid-19 th century ashlar, two storey building. Grade II listed.	14
1134225	SE 14310 17098	Post-Medieval	Freemasons Hall, a mid-19 th century Hammer-dressed stone building with ashlar dressings and hipped slate roof and comprising 2 storeys. Grade II listed.	15
1134226	SE 14297 17100	Post-Medieval	82, Fitzwilliam Street, a mid-19 th century Hammer-dressed stone building with hipped slate roof. Grade II listed.	16

Reference	Grid Reference	Period	Description	No. on Figure
1134227	SE 14270 17112	Post-Medieval	84, Fitzwilliam Street, a mid-19 th century ashlar building with hipped slate roof and consisting of 4 storeys with paired brackets to eaves cornice and balustrade above end bays. Grade II listed.	17
1134312	SE 14435 16702	Post-Medieval	5-9, Chancery Lane, a mid-19 th century Hammer-dressed stone building and comprising four storeys. Grade II listed.	18
1134343	SE 14505 16906	Post-Medieval	13-18, Byram Street, a mid-19 th century Hammer-dressed stone building with ashlar dressings and hipped slate roof and comprising 3 storeys. Grade II listed.	19
1134377	SE 14503 17041	Post-Medieval	13-17, Brook Street a mid-19 th century Hammer-dressed stone building with ashlar dressings and comprising 3 storeys. Grade II listed.	20
1134414	SE 14654 16773	Post-Medieval	6, Beastmarket, Single composition with Nos. 33 and 35, Kirkgate. Early or mid-19 th century ashlar building with hipped slate roof and comprising 3 storeys. Grade II listed.	22
1134415	SE 14644 16801	Post-Medieval	7 and 9, Beastmarket, Early or mid-19 th century ashlar building with hipped slate roof and comprising 3 storeys. Grade II listed.	23
1134912	SE 14373 16723	Modern	1 and 3, Market Street, a four-storey ashlar building, built 1913. 4 storeys, with dentilled cornice above 2nd floor, moulded eaves cornice and rusticated ground floor with rounded corner. Grade II listed.	24
1134955	SE 14513 16717	Post-Medieval	7 and 9, Market Place, an 18 th or early 19 th century, hammer-dressed stone building with hipped slate roof and comprising two storeys. Grade II listed.	25
1134973	SE 14607 16879	Post-Medieval	21, Lord Street, an early or mid-19 th century building of ashlar with hipped slate roof, comprising two storeys and door flanked by Tuscan pilasters and full entablature. Grade II listed.	26
1134978	SE 14583 16753	Post-Medieval	Gateway Arch to the south of the Church of St Peter, a mid-19 th century arch with; stepped sides; pitched gable; moulded top with cross finial, traceried panels and blind quatrefoil. Lamp Post in the middle of St Peters Gardens, cast iron 19 th century lamp post Grade II listed.	28
1134979	SE 14668 16772	Post-Medieval	37-41, Kirkgate, an early or mid-19 th century ashlar building comprising three storeys, with paired Tuscan pilaster framing door and windows. Grade II listed.	29
1135019	SE 14533 16720	Post-Medieval	8, Kirkgate, an 18 th or early 19 th century hammer-dressed stone building with pitched slate roof and consisting of three storeys. Has a modern shop front. Grade II listed.	30
1135020	SE 14537 16716	Post-Medieval	10 and 12, Kirkgate, an 18 th or early 19 th century hammer-dressed stone building with pitched slate roof and consisting of three storeys. Has a modern shop front. Grade II listed.	31
1213589	SE 14458 16756	Post-Medieval	1-9, John William Street, a mid-19 th century ashlar sandstone building, comprising three storeys. Grade II listed.	32
1213612	SE 14488 16831	Post-Medieval	22-34, John William Street, a mid-19 th century ashlar sandstone building, comprising three storeys with attics. Grade II listed.	33

Reference	Grid Reference	Period	Description	No. on Figure
1214654	SE 14529 16718	Post-Medieval	6, Kirkgate, an 18 th or early 19 th century hammer-dressed stone building, with a pitched slate roof and consisting of three storeys. Modern shop front. Grade II listed.	34
1214692	SE 14609 16736	Post-Medieval	26, Kirkgate, an early to mid-19 th century ashlar building, comprising three storeys, with a modern ground floor. Grade II listed.	35
1215273	SE 14609 16872	Post-Medieval	19, Lord Street, an early to mid-19 th century ashlar building with hipped slate roof and two storeys. Tuscan pilaster frame door. Grade II listed.	36
1215855	SE 14463 16710	Post-Medieval	4 and 6, Market Place, an early or mid-19 th century ashlar building with pitched slate roof and comprising storeys. Grade II listed.	37
1217725	SE 14611 16880	Post-Medieval	10, St Peters Street, an early or mid-19 th century ashlar building with pitched slate roof and comprising two storeys. Moulded eaves cornice and blocking course. The door has a fanlight and glazing bars flanked by Tuscan pilasters and full entablature. Grade II listed.	38
1217726	SE 14626 16886	Post-Medieval	14, St Peters Street, an early to mid-19 th century ashlar building with a pitched slate roof and consisting of two storeys. Grade II listed.	39
1217727	SE 14633 16888	Post-Medieval	26, St Peters Street, an early to mid-19 th century ashlar building with a pitched slate roof and consisting of two storeys. Door with fanlight, 2 Tuscan pilasters and entablature. Grade II listed.	40
1217728	SE 14650 16882	Post-Medieval	The Vulcan Public House, an early to mid-19 th century ashlar public house with a pitched slate roof and consisting of two storeys. Door with fanlight, 2 Tuscan pilasters and entablature. Grade II listed.	41
1217729	SE1450216869	Post-Medieval	Revenue Chambers, a mid-19 th century hammer-dressed stone building with ashlar dressing and hipped slate roof and consisting of three storeys. Ground floor has over-arched Venetian windows, with rusticated voussoirs, jambs and keystones, Tuscan piers and entablatures. Grade II listed.	42
1220303	SE 14642 16837	Post-Medieval	11-15, Beastmarket, an 18 th century hammer dressed stone building with a hipped stone slate roof and two storeys. Grade II listed.	43
1220735	SE 14478 17032	Post-Medieval	1 and 3, Brook Street, a mid-19 th century hammer dressed stone building with a pitched slate roof and coped gables and consisting of two storeys. Frieze with "Marble Works" in sans-serif lettering above pointed carriage arch. Grade II listed.	44
1221113	SE 14482 16999	Post-Medieval	23, Byram Street, a mid-19 th century building of hammer dressed stone with ashlar dressings, hipped slate roof and comprising three storeys. Grade II listed.	45
1224850	SE 14387 16760	Post-Medieval	20-26, Westgate, mid-late 19 th century ashlar building with hipped slate roofs, some conical, and comprising four storeys. Grade II listed.	47
1224852	SE 14439 16725	Post-Medieval	Westgate House, a mid-19 th century four storey building of ashlar to the rear while the front was rebuilt in 1923, steel framed, with bronze cladding. Grade II listed.	48

Reference	Grid Reference	Period	Description	No. on Figure
1224912	SE 14430 16762	Post-Medieval	The Byram Arcade, a late 19 th century five storey building of hammer dressed stone with pitched slate roof. Grade II listed.	49
1226188	SE 14536 16934	Modern	Four telephone kiosks outside head post office, K6 type designed in 1935. Built of cast iron and consisting of square kiosks with domed roofs. Unperforated George VI crowns to top panels and margin glazing to windows and doors. Grade II listed.	50
1229547	SE 14490 16948	Post-Medieval	Princess Cinema, built in the mid-19 th century, and opened as a Picture House in 1923, built of ashlar with hipped slate roof and consisting of three storeys. Ground floor has Tuscan colonnade (glazed) and 3 doors with horizontal rustication, Doric friezes, round-arched heads and moulded imposts; that on corner of Byram Street has blind fanlight with sculpted altar in relief. Grade II listed.	52
1229560	SE 14503 16920	Post-Medieval	Crescent Hotel, a mid-19 th century, three storey hotel of hammer dressed stone with hipped slate roof. Ground floor altered. Grade II listed.	53
1229567	SE 14638 16949	Post-Medieval	14 and 16, Northumberland Street, a mid-19 th century, three storey building, built of Hammer dressed stone with hipped slate roof. Grade II listed.	54
1231473	SE 14343 16790	Post-Medieval	8 and 10, Railway Street, a mid-19 th century, ashlar building with hipped slate roof. 4 storeys and basement. Grade II* listed.	55
1231474	SE 14379 16804	Post-Medieval	1-11, Railway Street, late 19 th century ashlar building with hipped slate roofs, some conical and consisting of four storeys. Traceried parapet, corbelled out. Grade II listed.	56
1231781	SE 14387 16843	Post-Medieval	7, St Georges Square, a mid-19 th century ashlar building with hipped slate roof, and consisting of three storeys and basements. Ground floor horizontally rusticated and articulated by Ionic 3/4 columns, paired at corners. Grade II* listed.	57
1231782	SE 14306 16783	Post-Medieval	1 and 3, St Georges Street, built in the mid-19 th century. The return elevation of Nos 8-10 (even) Railway Street, and Nos 12-20 (even) St George's Square. Built of ashlar with hipped slate roof and consisting of four storeys with basements, Grade II listed.	58
1232086	SE 14392 16946	Post-Medieval	Railings to station yard, mid-19 th century cast iron railings with stone plinth. Grade II listed.	59
1238418	SE 14686 16861	Post-Medieval	3, Southgate, early or mid-19 th century building of ashlar with pitched slate roof and comprising two storeys. Grade II listed.	62
1238419	SE 14684 16866	Post-Medieval	5, Southgate, early or mid-19 th century building of ashlar with pitched slate roof and comprising two storeys. Grade II listed.	63
1238420	SE 14682 16873	Post-Medieval	7, Southgate, early or mid-19 th century building of ashlar with pitched slate roof and comprising two storeys. Grade II listed.	64
1238421	SE 14679 16883	Post-Medieval	11 Southgate, early or mid-19 th century building of ashlar with pitched slate roof and comprising two storeys. Grade II listed.	65

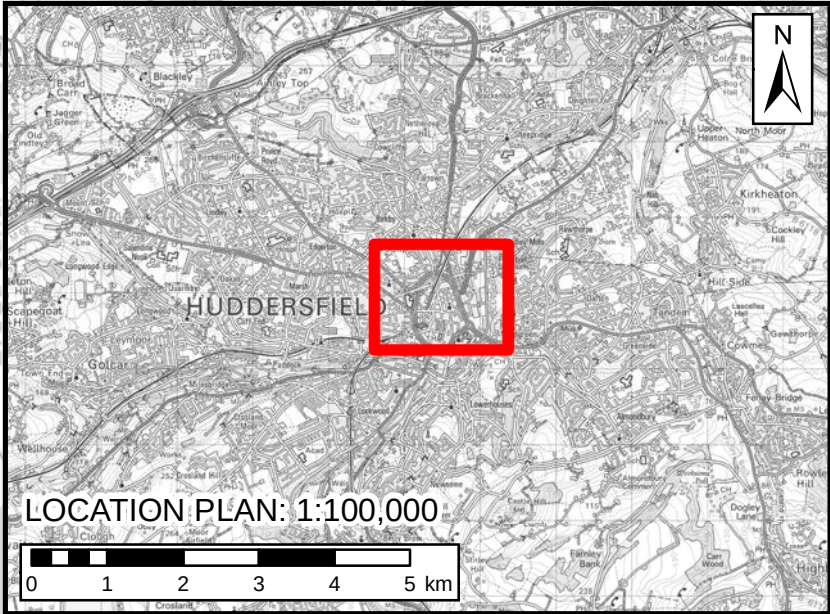
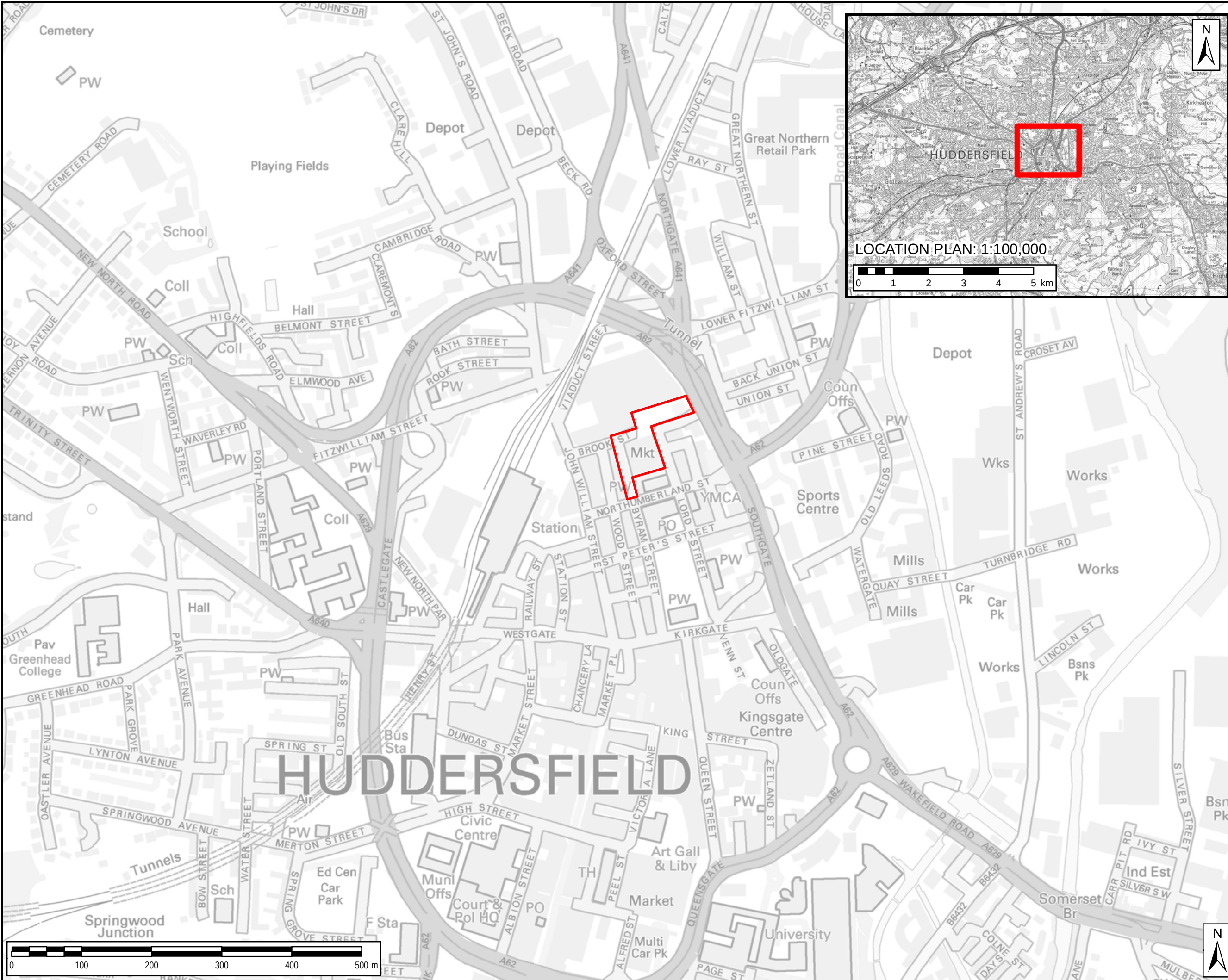
Reference	Grid Reference	Period	Description	No. on Figure
1238529	SE 14681 16878	Post-Medieval	9, Southgate, early or mid-19 th century building of ashlar with pitched slate roof and comprising two storeys. Grade II listed.	66
1238906	SE 14396 16768	Post-Medieval	1-7, Station Street, an early 19 th century four storey ashlar building. Grade II listed.	67
1238907	SE 14420 16790	Post-Medieval	Gates and Railings to alley between Station Street buildings and rear of Byram Arcade Westgate, mid-19 th century cast iron delicate Gothic gates and railings. Grade II listed.	68
1239017	SE 14399 16794	Post-Medieval	Numbers 9 to 13 including archway and gates on south side, a mid-19 th century ashlar building consisting of three storeys with basements. Pointed arch to south, with hoodmould, crow-stepped gable and cast iron gates with delicate Gothic ornament. Grade II listed.	69
1239107	SE 14426 16808	Modern	12 Station Street buildings, early 20 th century ashlar buildings with two storeys and basement and three storeys to St Peter's Street. Ground and 1st floors rusticated. 2nd floor articulated by Ionic 3/4 columns taking entablature. Grade II listed.	70
1266553	SE 14345 16756	Post-Medieval	28-32, Westgate, mid-19 th century four storey buildings, built of ashlar with hipped slate roof. Grade II listed.	71
1273980	SE 14391 16822	Post-Medieval	15 Station Street, including gates to south. A mid-19 th century building consisting of four storeys of ashlar with a pitched slate roof. Cast iron gates with fleur-de-lys finials between this building and No 13. Grade II listed.	72
1275259	SE 14617 16883	Post-Medieval	12, St Peters Street, an early to mid-19 th century, two storey ashlar building with a pitched slate roof. Grade II listed.	73
1275260	SE 14637 16890	Post-Medieval	28, St Peters Street, an early to mid-19 th century two storey building of ashlar with a pitched slate roof. Grade II listed.	74
1275261	SE 14666 16898	Post-Medieval	36, St Peters Street, an early to mid-19 th century two storey building of painted ashlar with a hipped slate roof. Grade II listed.	75
1275295	SE 14511 16847	Post-Medieval	Kirklees District Department of Social Services, an early 19 th century, three-storey building of ashlar with modillion eaves cornice and blocking course. 7 ranges of sashes, of which centre 3 break forward slightly and are crowned by pediment with oval oculus in tympana. Grade II listed.	76
1277428	SE 14381 16837	Post-Medieval	13-21, Railway Street, a mid-19 th century three storey building of ashlar with a hipped slate roof. Full entablature above ground floor. Continuous moulded sill bands to 1st and 2nd floors. Ground floor horizontally rusticated and articulated by Ionic 3/4 columns, paired at corners. Grade II listed.	79
1279067	SE 14455 16927	Post-Medieval	1 and 3, Northumberland Street, a mid-19 th century three storey ashlar building. The ground floor is horizontally rusticated with round-arched sash windows. Grade II listed.	81

Reference	Grid Reference	Period	Description	No. on Figure
1288482	SE 14547 16714	Post-Medieval	The White Swan Public House, an 18 th or early 19 th century three storey public house. The building is of hammer-dressed stone with a pitched slate roof. It has a wooden doorcase with Tuscan columns and segmental pediment and there is a former carriage entrance to yard. Grade II listed.	82
1288959	SE 14460 16940	Post-Medieval	64 and 66, John William Street, a mid-19 th century three storey building of ashlar with a pitched slate roof. Grade II listed.	83
1288963	SE 14438 17020	Modern	Empire Cinema, early 20 th century in date, built in classical style. The building comprises two storeys of ashlar with modillioned and dentilled cornice. Parapet, raised on corner with lion's mask ornament and blind semi-circular lunette with rusticated voussoirs. Grade II listed.	84
1289593	SE 14274 17057	Post-Medieval	Tower in the north-west corner of railway yard, built in the late 19 th century when the station was extended. It is built of red brick with blue brick quoins, imposts and strings, pink brick voussoirs and a yellow brick cornice. Grade II listed.	85
1313481	SE 14523 16714	Post-Medieval	4, Kirkgate, an 18 th or early 19 th century, hammer-dressed stone building with a pitched slate roof and comprising three storeys. Grade II listed.	86
1313482	SE 14597 16737	Post-Medieval	24, Kirkgate, an 18 th or early 19 th century, three-storey building of colour-washed hammer dressed stone with a hipped stone slate roof. The building has modern shopfronts to the ground floor. Grade II listed.	87
1313502	SE 14621 16738	Post-Medieval	The Fleece Public House, an 18 th century building, altered in the mid to late 19 th century. It consists of two storeys of hammer-dressed stone with a pitched stone slate roof. Grade II listed.	88
1313503	SE 14656 16769	Post-Medieval	33 and 35, Kirkgate, built in the early or mid-19 th century and consists of three storeys of ashlar with a hipped slate roof. Grade II listed.	89
1313539	SE 14611 16868	Post-Medieval	17, Lord Street, an early to mid-19 th century, two-storey building of ashlar with a hipped slate roof. The door is flanked by Tuscan pilasters and full entablature. Grade II listed.	90
1313777	SE 14486 17035	Post-Medieval	11, Brook Street, a mid-19 th century, three-storey building of hammer-dressed stone with ashlar dressings and hipped slate roof. Grade II listed.	92
1313795	SE 14658 16783	Post-Medieval	Boy and Barrel Inn, built in the early to mid-19 th century of ashlar with a pitched slate roof and consisting of three storeys. Over life-size figure of Boy sitting astride Barrel on blocking course. Ground floor has late C19 wooden public house front, panelled to dado, glazed above (with some stained glass), and moulded wooden cornice about that. Grade II listed.	93
1313875	SE 14459 16965	Post-Medieval	70-78, John William Street, a mid-19 th century ashlar sandstone building. The building consists of three storeys and has continuous moulded sill bands, moulded cornice above ground floor, rusticated quoins. The ground floor has modern shop fronts. Grade II listed.	95

Reference	Grid Reference	Period	Description	No. on Figure
1313914	SE 14448 16812	Post-Medieval	17-37, John William Street, a mid-19 th century ashlar sandstone building, comprising three storeys with ashlar stacks, modillion eaves cornice. Parapet with regularly spaced piers. Continuous moulded sill on 1st and 2nd floors. Grade II listed.	96
1415451	SE 14517 16822	Post-Medieval	Somerset Buildings, commercial buildings built 1883 of sandstone ashlar with a slate roof and substantial ashlar ridge stacks in Queen Anne style with French influences and sculpture. Grade II listed.	97
1415453	SE 14526 16781	Post-Medieval	Kirkgate Buildings, built 1883 of sandstone ashlar with a slate roof and substantial ashlar ridge stacks in Queen Anne style with French influences and sculpture. Grade II listed.	99
1432643	SE 14499 16894	Post-Medieval	32 and 34 Wood Street, a mid-19 th century hammer dressed stone consisting of three storeys. Grade II listed.	100
1589	SE 14362 17116	Modern	Sportsman Public House, a 1930s building with 1950s refitting. The original 1930s influence is most notable in the smoke room, tap room and bathroom.	1
4767	SE 14530 16760	Medieval	Huddersfield medieval town core. Evaluation in 1998 uncovered large features containing 14th and 15th century pottery and 2 smaller features with 17th century pottery.	102
7363	SE 14660 16860	Medieval	Medieval pottery sherds were recorded during a watching brief at Tomlinson's Yard in 1998.	4
7497	SE 14640 16750	Post-Medieval	Two clay pipe stems and a 19 th century bone spoon were recorded during a watching brief carried out during the replacement of a waterpipe at Kirkgate/ Venn Street in 2000.	5
10341	SE 14280 16850	Post-Medieval	Island building at Huddersfield railway station, built in the late 19 th century. The building is constructed of Hammer dressed stone with a hipped slate roof and consists of two storeys.	7
10539	SE 14400 17010	Post-Medieval	Railway station water tower built in the late 1870s or 1880s as part of an enlargement scheme for the station. The tower is stone-built comprising four bays, originally mess rooms, and surmounted by a water tank.	2
12549	SE 14590 16930	Post-Medieval	Former Sunday School, St Peter's Buildings built 1888-9, for the adjoining mid-19 th century Primitive Methodist Chapel (demolished in 1962). The building is built from coursed sandstone with flush quoined surrounds and plain sandstone dressings for the mullions, chamfered plinth, cill and lintel courses and a continuous moulded stone band above the ground floor lintels. Mullioned and transomed stone windows surrounds to the ground floor give way to smaller mullioned windows to the first floor. The Sunday school was set to be demolished in the early 21 st century although its current status is unknown.	8
14000	SE 14566 16757	Medieval; Post-Medieval	Twenty-four partial skeletons and over 2700 fragments of disarticulated bone were recovered from two trenches during an excavation in the grounds of St Peter's Church. The earliest graves contained 18th and 19th century pottery and all the burials were located within the degraded remains of wooden coffins. A compact stony deposit was also observed below the dense layer of burials and was interpreted as possibly representing a foundation	9

Reference	Grid Reference	Period	Description	No. on Figure
			deposit for the former Norman church that is known from the documented history to have stood on the site, or a later deposit associated with the construction of a buried crypt for the 16th century church.	
16130	SE 14600 16800	Post-Medieval	The cellars of late 18 th /19 th century buildings were recorded during evaluation at Low Street immediately east of St Peter's Church.	3
17474	SE 14750 17260	Post-Medieval	The site of Richmond Mills recorded on the 1894 Ordnance Survey (OS) map, a former wool mill.	10
-	SE 1444 1674	-	Huddersfield town centre Conservation Area.	103

Appendix B Figures



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LEGEND

PROPOSED SITE PLAN

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Purpose of Issue
DRAFT

Report
DESK-BASED
ASSESSMENT

Client
KIRKLEES COUNCIL

Project Title
HUDDERSFIELD
MARKET

Drawing Title
LOCATION PLAN

Drawn	Checked	Approved	Date
BO	LC	HM	04/02/2020

AECOM Internal Project No.
60613541

Scale @ A3
1:5,000

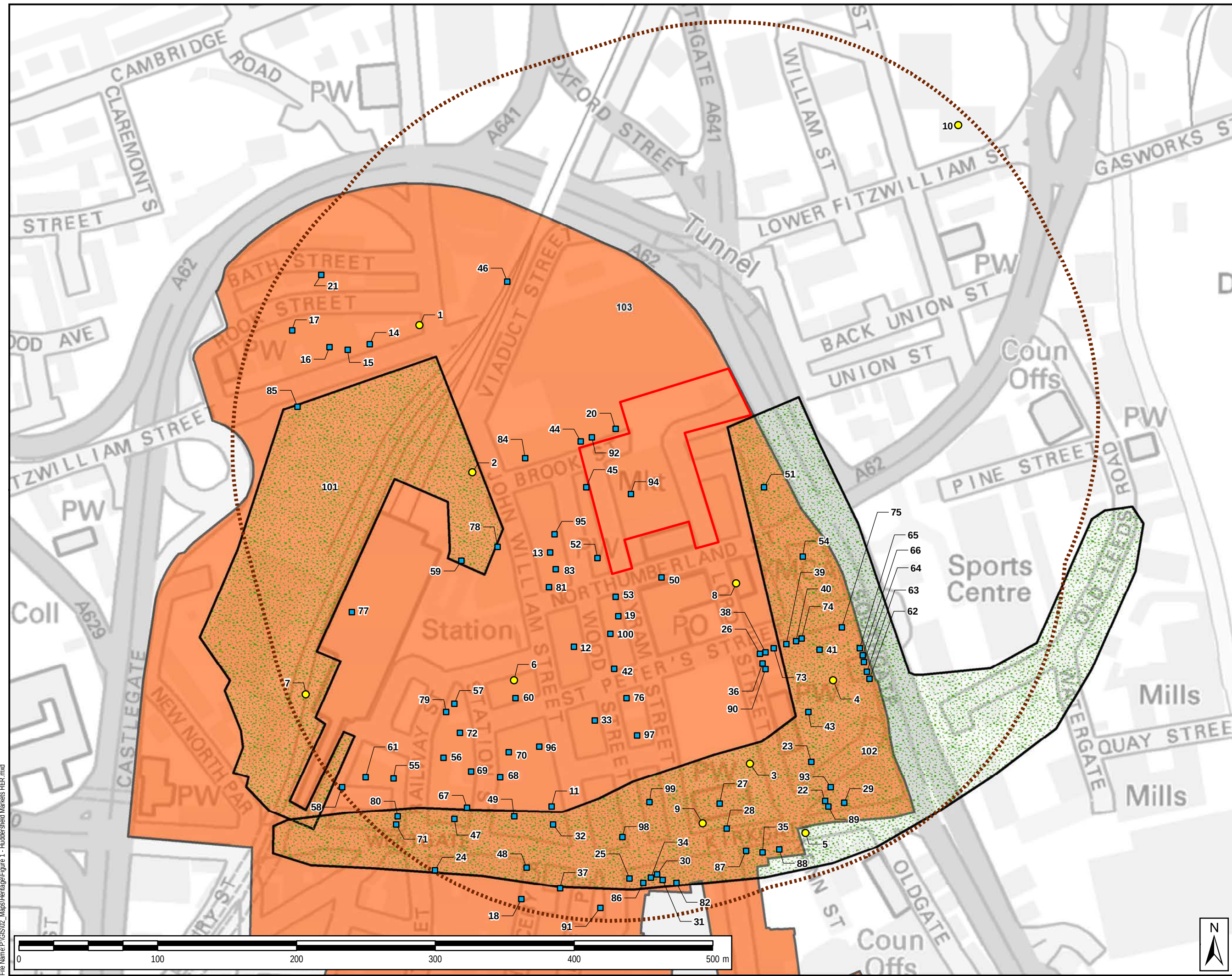
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FIGURE 1	A

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LEGEND

- 250m STUDY AREA
- RED LINE BOUNDARY
- HERITAGE ASSET:
 - CLASS III
 - CONSERVATION AREA
 - LISTED BUILDING
 - WEST YORKSHIRE HISTORIC ENVIRONMENT RECORD PRIMARY RECORD NUMBER

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Purpose of Issue	DRAFT
Report	DESK-BASED ASSESSMENT
Client	KIRKLEES COUNCIL
Project Title	HUDDERSFIELD MARKET
Drawing Title	HERITAGE ASSETS

Drawn BO	Checked LC	Approved HM	Date 17/01/2020
AECOM Internal Project No. 60613541		Scale @ A3 1:2,500	

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