

3.0 DESIGN PROPOSAL

3.1 Overview

3.2 Temporary Building

3.3 Design Proposals

3.1 Design Proposal *Overview*

Proposal Overview

The following pages set out the proposed design for the Temporary Market at Brook Street, providing a secure, covered facility to maintain trading during the Huddersfield Open Market works. Where relevant, commentary explains design development, options testing, and the operational reasoning behind key decisions.

Use & Amount

The temporary scheme accommodates market use comprising dry-goods retail, market operations, welfare and storage. Table top style stalls from the current market are transferred inside the structure; additional demountable pitches are arranged externally for peak trading days. Supporting elements include one heated operations cabins, portable WCs and a centralised waste compound (euro bins and cardboard compactor).

Layout & Orientation

A clear-span plan on a structural grid enables efficient aisles, generous sightlines and flexible re-planning for events. Primary public entrances align with Brook Street and the Tesco desire line; large doors and a roller shutter provide trader loading and compactor access. Circulation maintains a continuous pedestrian route to Tesco on market and non-market days.

Size & Scale

The proposal is for approximately 450sqm of covered market space. Massing is intentionally simple and recessive within the townscape and construction hoarding.

Appearance

Side walls use steel cladding for robustness; the roof is light-coloured PVC to maximise daylight and product visibility. External treatments allow clear branding and way-finding during the decant.

Servicing & Waste

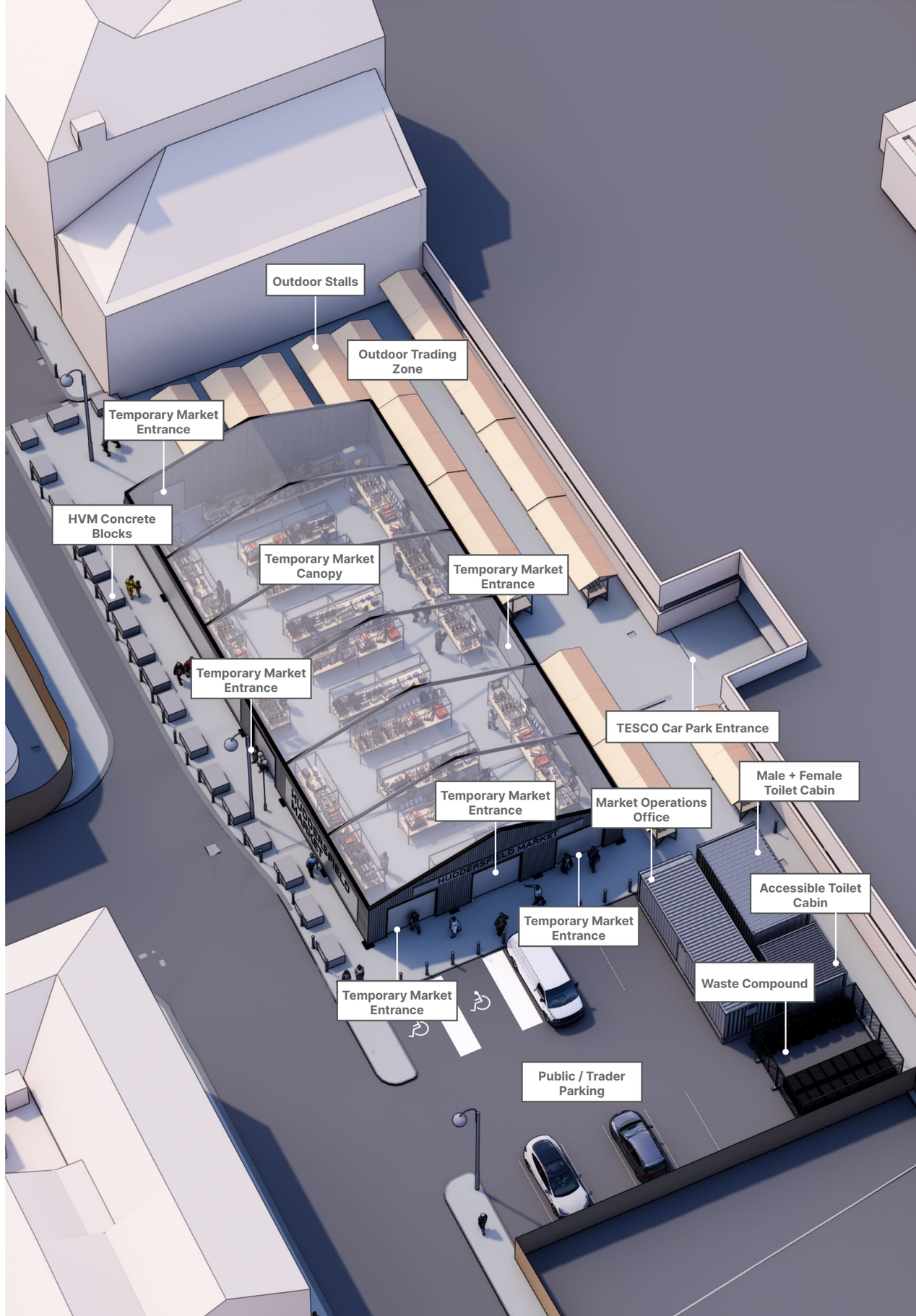
Designated loading bays are provided around the building. The waste compound is gated, sized for scheduled collections, and separated from public routes.

Public Realm & Access

Minimal, durable surfacing and temporary barriers manage interfaces with the contractor's hoarding and existing parking. Entrances, aisles and facilities are step-free; accessible WCs and clear signage support inclusive access and safe operations throughout the decant period.

Materials

The existing hard standing is to be retained with the temporary building installed using either freestanding concrete ballast blocks or ground anchors. Anchors are to be used except where below ground constraints do not permit their use.



3.2 Temporary Building *Specification*

Primary Structure

A modular aluminium and steel frame with single span provides a durable, temporary, and wind-resistant enclosure.

Roof System

Curved tensioned PVC roof system offering weather protection, natural light, and rapid assembly suited to temporary public-use environments.

Wall System

Lightweight steel cladding panels form a secure, low-maintenance perimeter suitable for short-term installation and easy future disassembly.

Access & Detailing

Robust steel doors and modular fixings ensure secure entry points, controlled access, and efficient assembly across all operational elevations.

Environmental Control

An integrated low-pressure air system maintains internal roof tension, supporting ventilation, insulation, and condensation resistance for consistent internal conditions.





Typical examples to the proposed proprietary temporary building.

3.2 Temporary Building *Structural Design*

Principle

The temporary structure combines driven steel rod anchors with supplementary concrete ballast to provide balanced resistance to uplift, sliding, and overturning forces while minimising ground disturbance and excavation.

Suitability

This hybrid system is appropriate for lightweight, clear-span temporary buildings on mixed or constrained ground conditions, where partial ground penetration is acceptable and ballast assists stability near utility zones or sensitive substrates.

Design Coordination

Anchor spacing, embedment, and ballast positioning will be informed by GPR and topographical surveys, ensuring safe offsets from underground services and consistent load transfer across the structure's footprint.

Performance & Reversibility

The dual system ensures stability under variable wind and crowd loading, supports rapid installation, and allows full disassembly and site reinstatement following the decant period.



Concrete Ballast Blocks

Steel Anchor Rods





3.2 Temporary Building *Appearance*

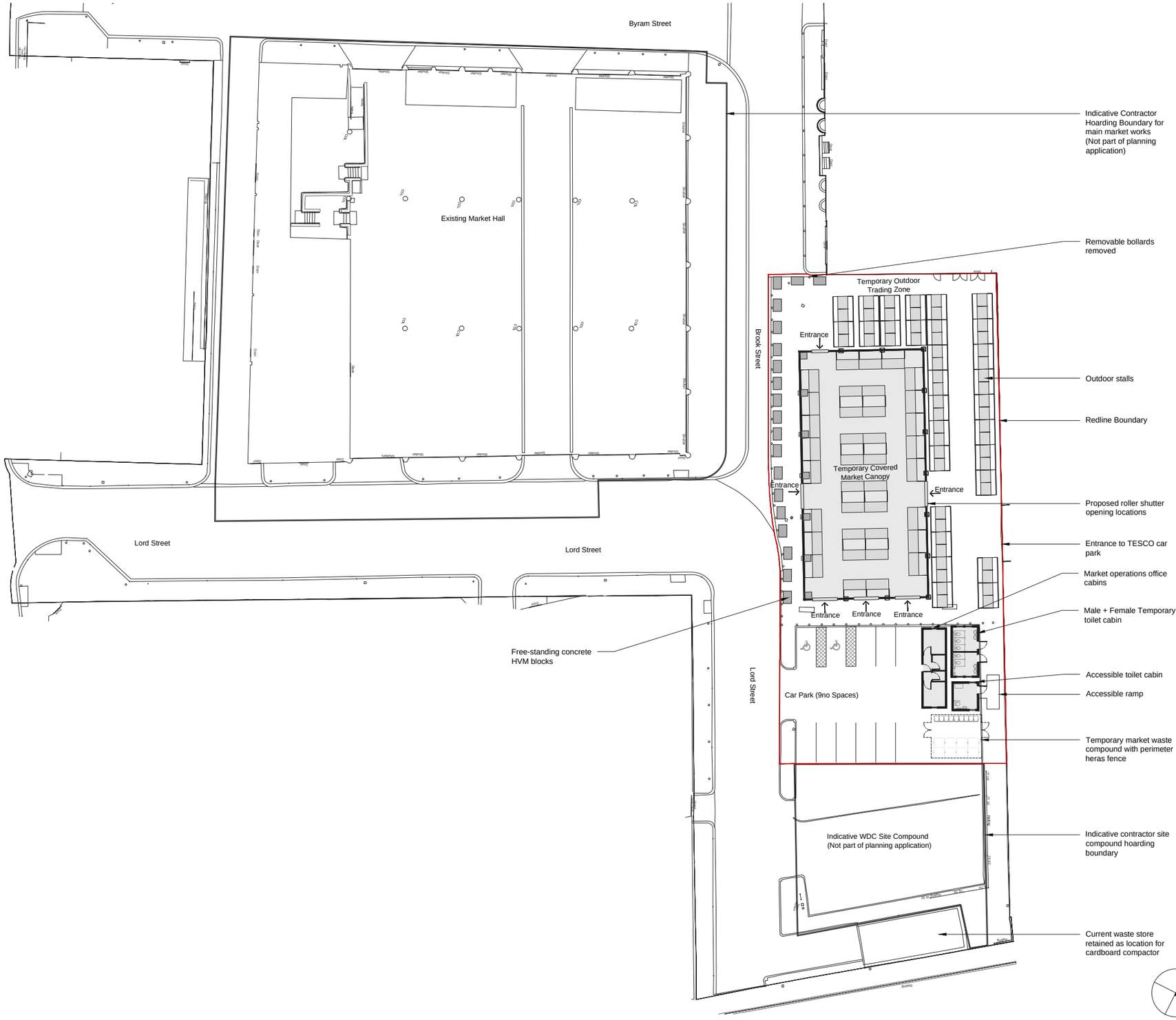
The external walls and surrounding fences and hoarding provide an opportunity for branding and advertising for the temporary market. Details of the hoarding and signage are to be subject to separate signage and advertising application.





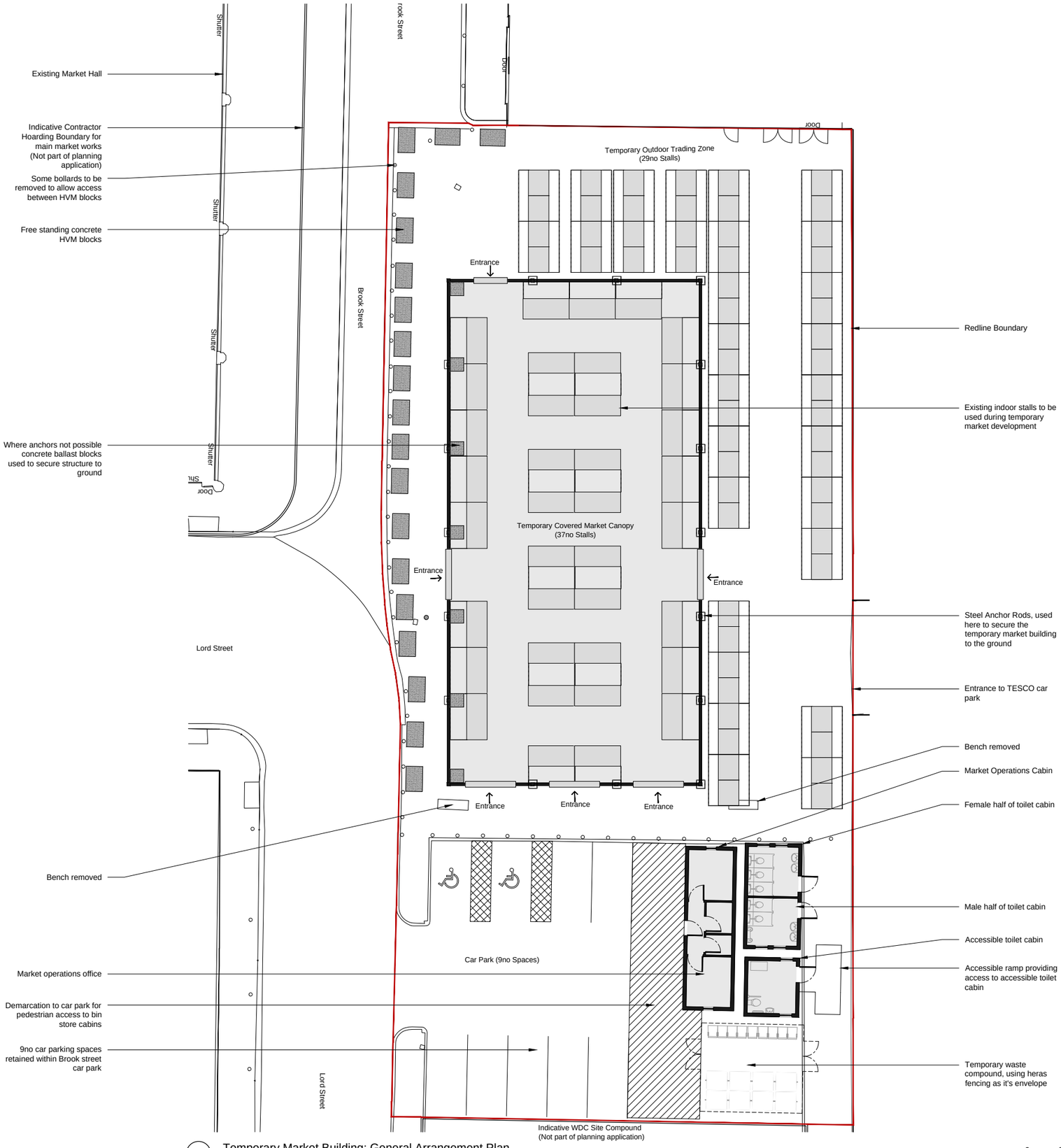


3.3 Design Proposals
Site Layout



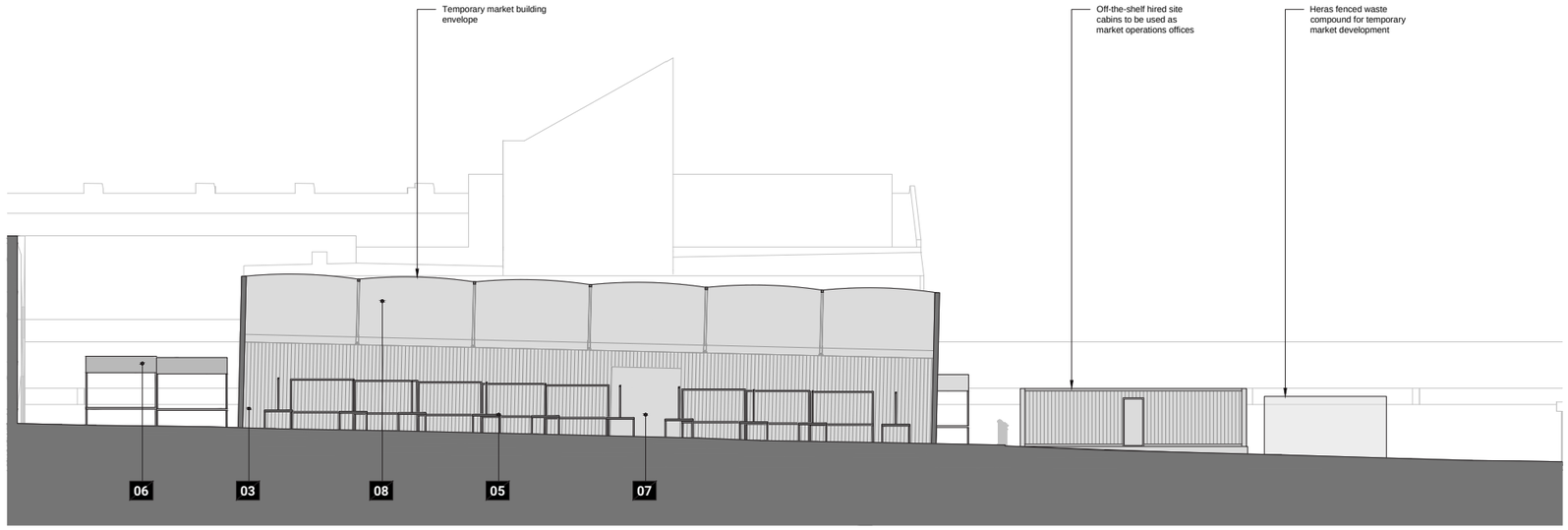
01 Temporary Market Building: Site Plan
1:250 @ A1

3.3 Design Proposals
Internal layout

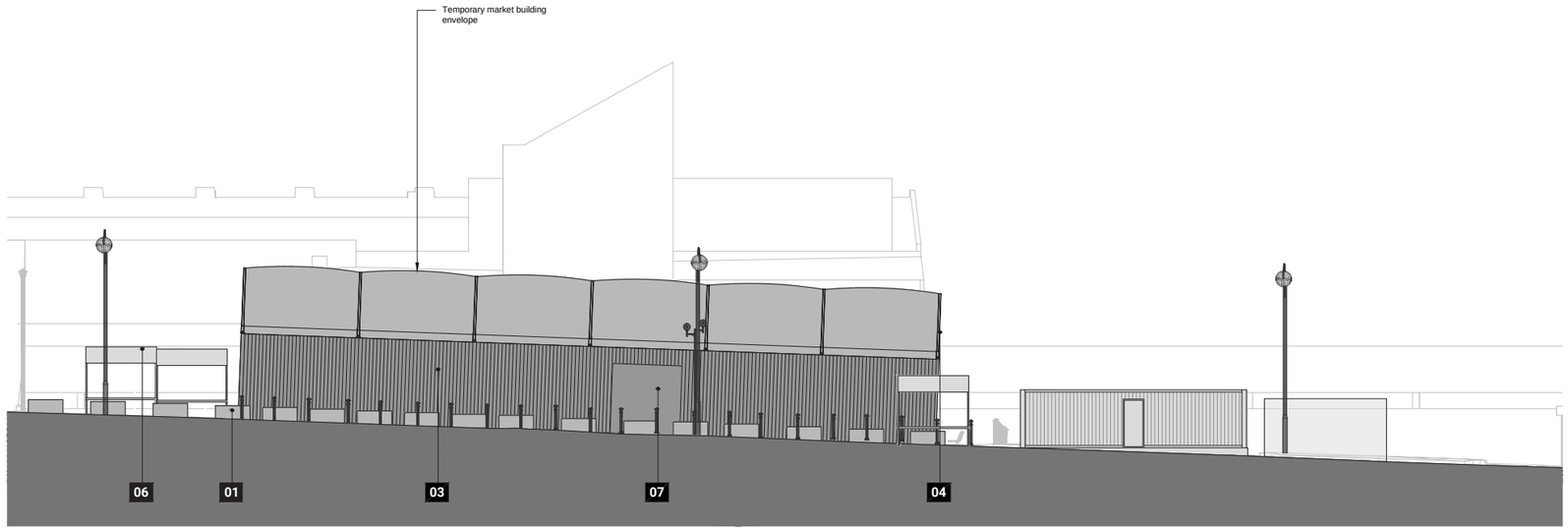


01 Temporary Market Building: General Arrangement Plan
1:125 @ A1

3.3 Design Proposals
General Arrangement Drawings



01 Temporary Market Building Long Section
1:100 @ A1

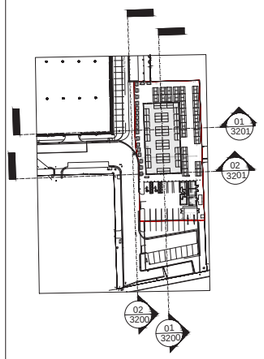


02 Temporary Market Building Long Elevation
1:100 @ A1

0 1 2 3 4 6 8 10m
scale 1:100

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01 Free Standing Concrete HVM Blocks
02 Structural Concrete Ballast Block
03 Corrugated Metal Cladding
04 Modular Temporary Building Frame
05 Existing Indoor Market Stall
06 Existing Outdoor Market Stall
07 Roller Shutter Opening
08 Lightweight air-filled PVC roof

P02 Revision Note:
Layouts updated following client approval

REVISIONS		DATE	COMMENT	DRW	CHK
	P02	17/11/25	Issued for Review and Comments	FP	NM
	P01	12/11/25	Issued for Review and Comments	FP	NM

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CLIENT: KIRKLEES COUNCIL

PROJECT: Huddersfield Open Market

STATUS: S3 - FOR REVIEW AND COMMENTS

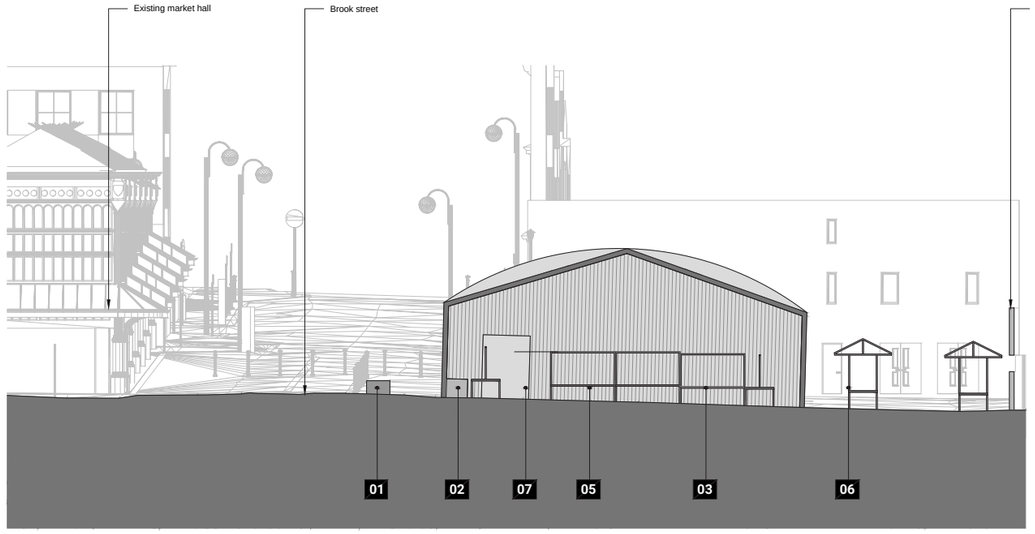
DRAWING: **Temporary Market Building Proposed Elevations & Sections**

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1:100 @ A1	FP	NM	17/11/2025

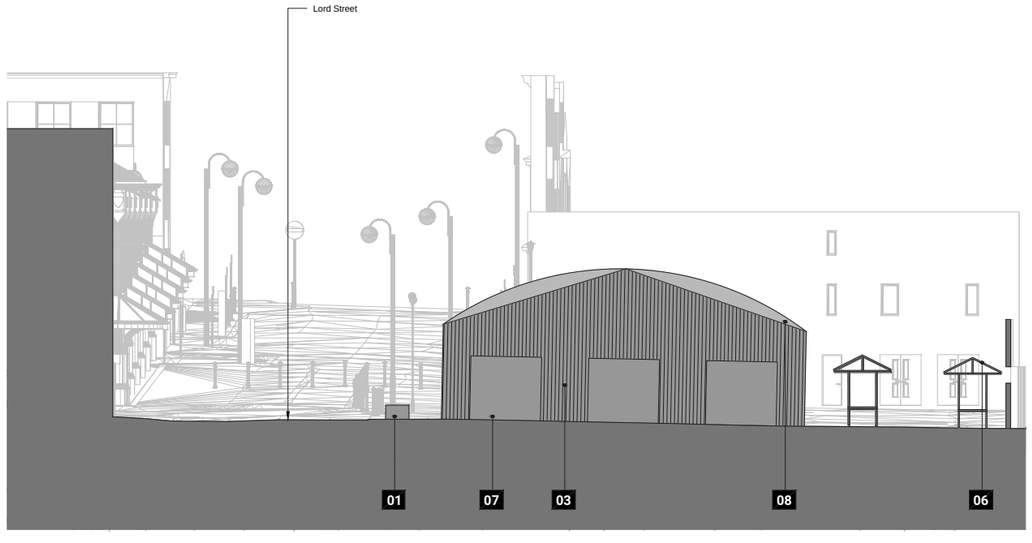
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REVISION: P02

3.3 Design Proposals
General Arrangement Drawings



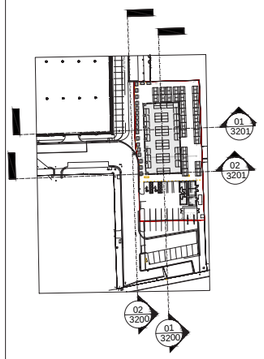
01 Temporary Market Building Short Section
1:100 @ A1



02 Temporary Market Building Short Elevation
1:100 @ A1

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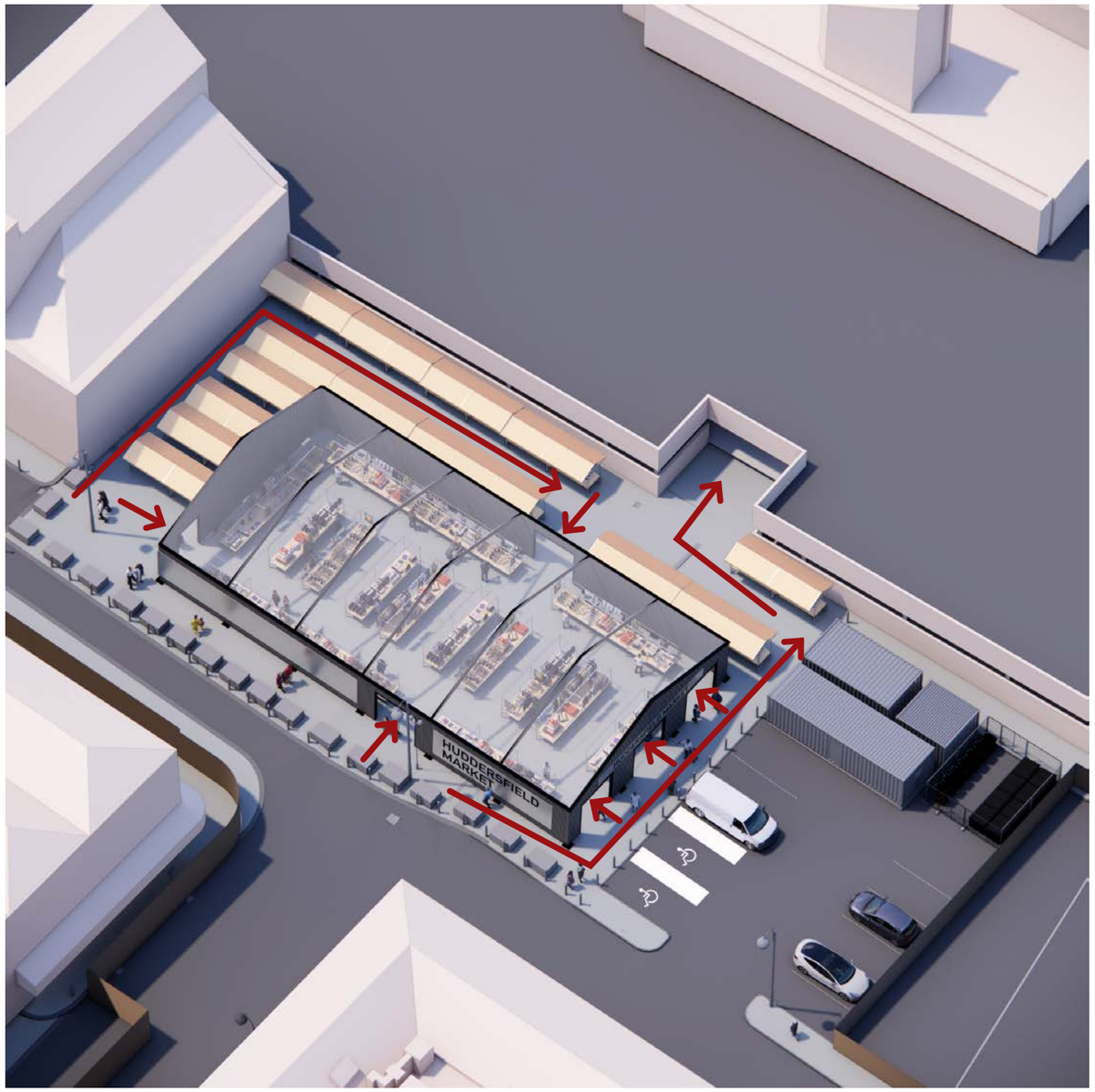
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DRAWING NUMBER: HMH-GSA-TM-XX-D-A-3201

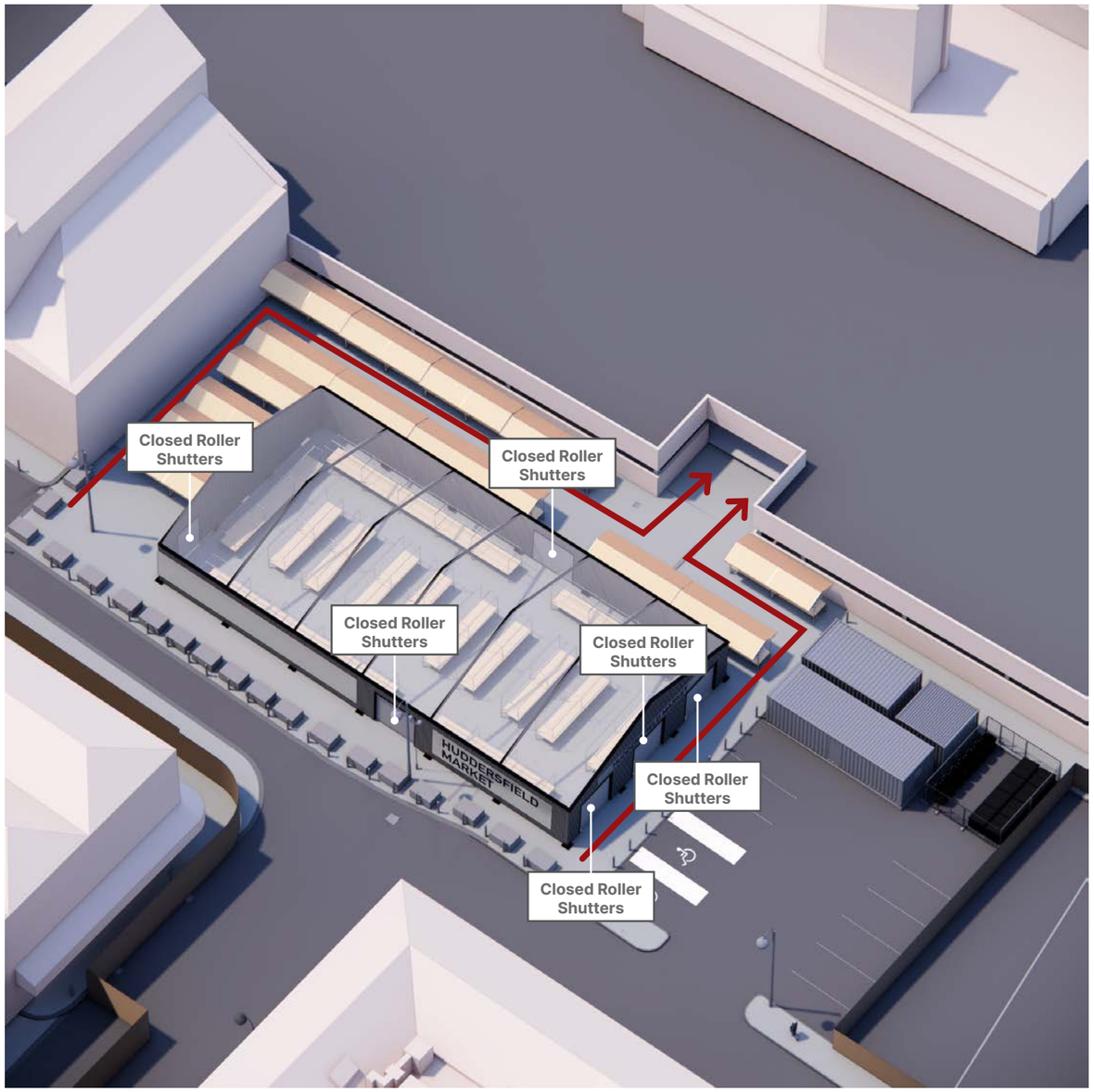
REVISION: P02

3.3 Design Proposals
Artistic Visualisation



Market Day

During trading hours, most roller shutters are open, providing clear access to stalls and circulation routes. External stall areas and service zones operate freely, maintaining visibility, permeability, and legible pedestrian connections between Brook Street, TESCO, and surrounding routes.



Non-Market Day

When the market is closed, shutters secure the structure. Public movement to Tesco and adjacent footpaths remains unaffected, ensuring clear and safe passage while maintaining separation between operational zones and public routes.

3.3 Design Proposals
Artistic Visualisation



Signage shown indicatively

3.3 Design Proposals
Artistic Visualisation



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Artistic Visualisation



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Artistic Visualisation



Signage shown indicatively



4.0 ACCESS AND BUILDING STRATEGIES

4.1 Access

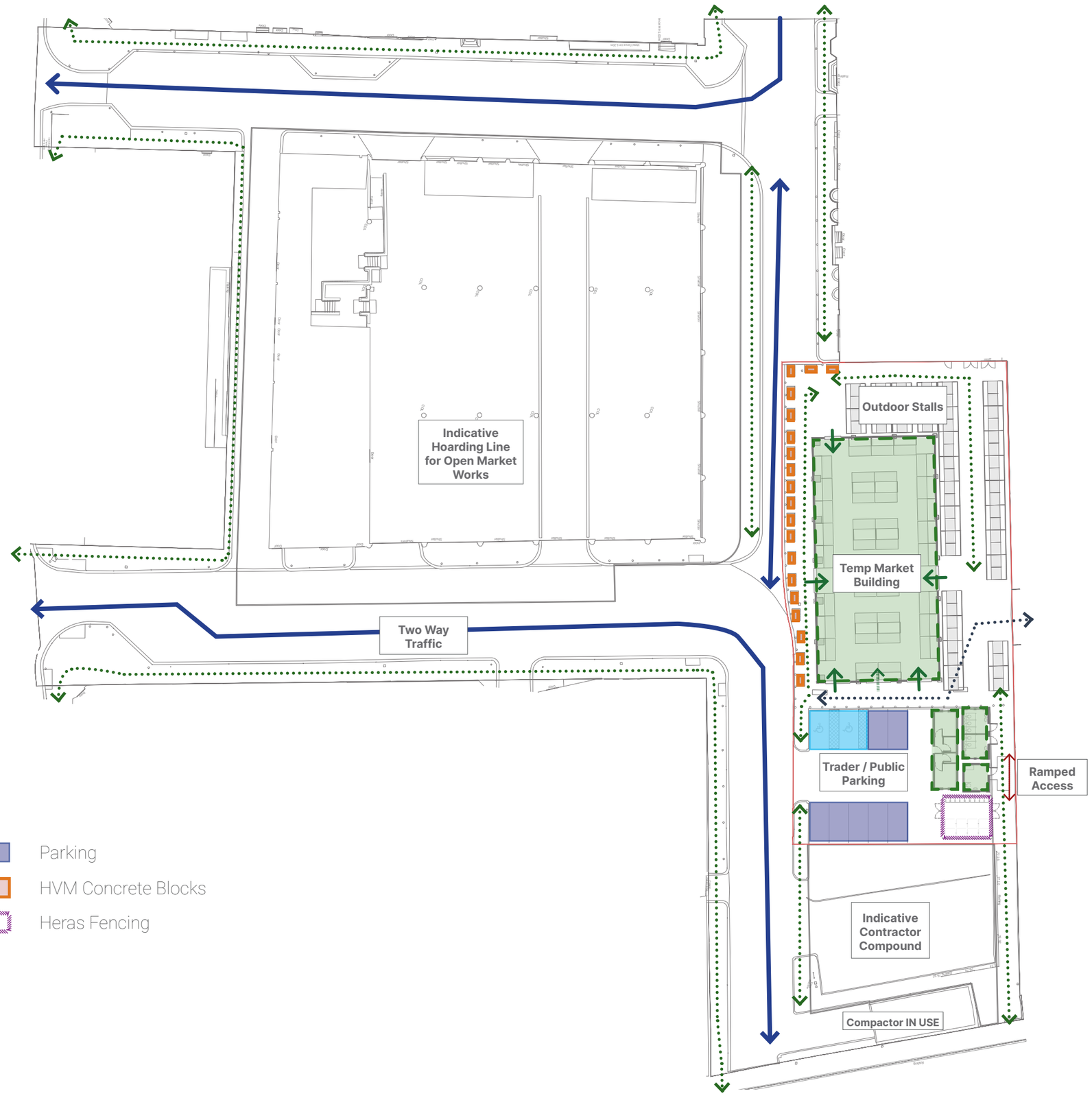
4.2 Waste Strategy

4.1 Access
Operational

The proposed access strategy ensures clear, safe, and efficient movement for all users and vehicles within the temporary market site. Two-way vehicular circulation is maintained throughout the existing carriageway, enabling service, delivery, and emergency vehicles to operate without reversing or obstruction.

Pedestrian access is clearly defined, with primary entry points from Brook Street and Lord Street, ensuring step-free connections and direct routes to Tesco and surrounding amenities. Accessible parking bays are retained adjacent to main entrances, while dedicated service access is positioned to minimise conflicts during peak trading hours.

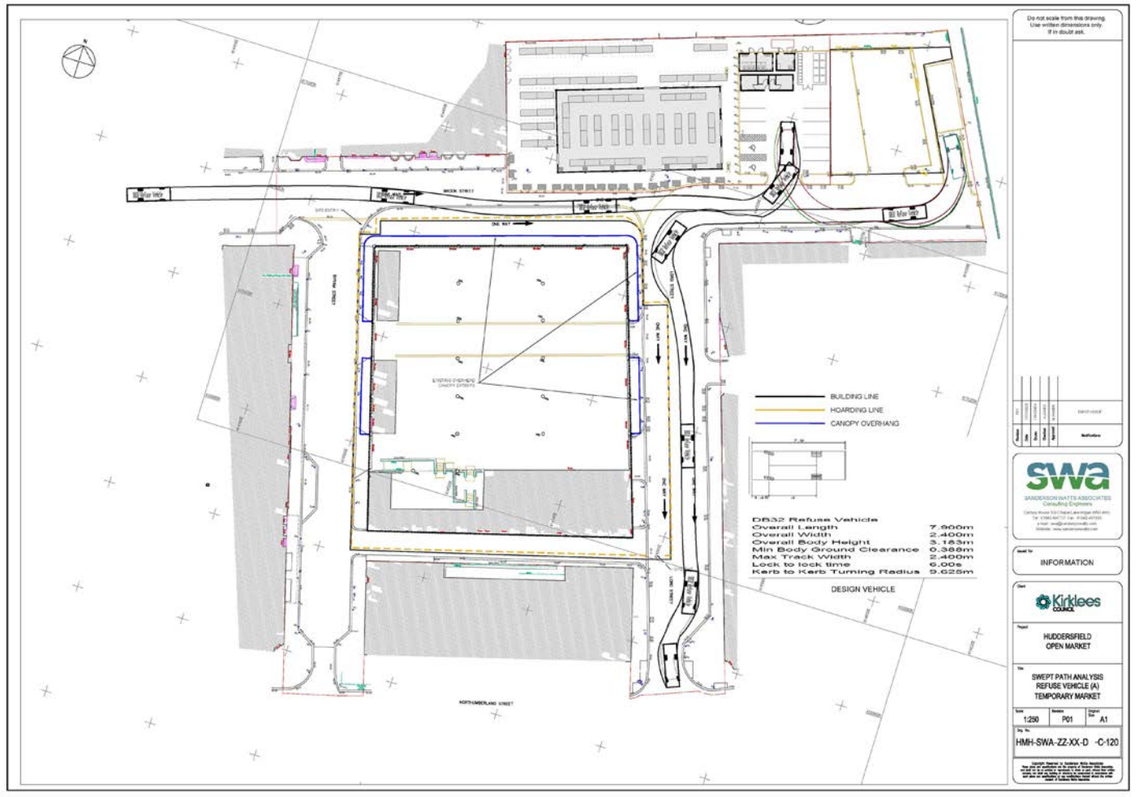
To afford public protection, Hostile Vehicle Mitigation (HVM) measures are provided to the site perimeter, in accordance with the recommendations of the Terrorism Vulnerability Risk Assessment (TVRA). On non-market days, security shutters are closed, maintaining safety while preserving pedestrian continuity along key public routes. This combined approach supports operational needs while ensuring the site remains legible, accessible, and secure at all times.



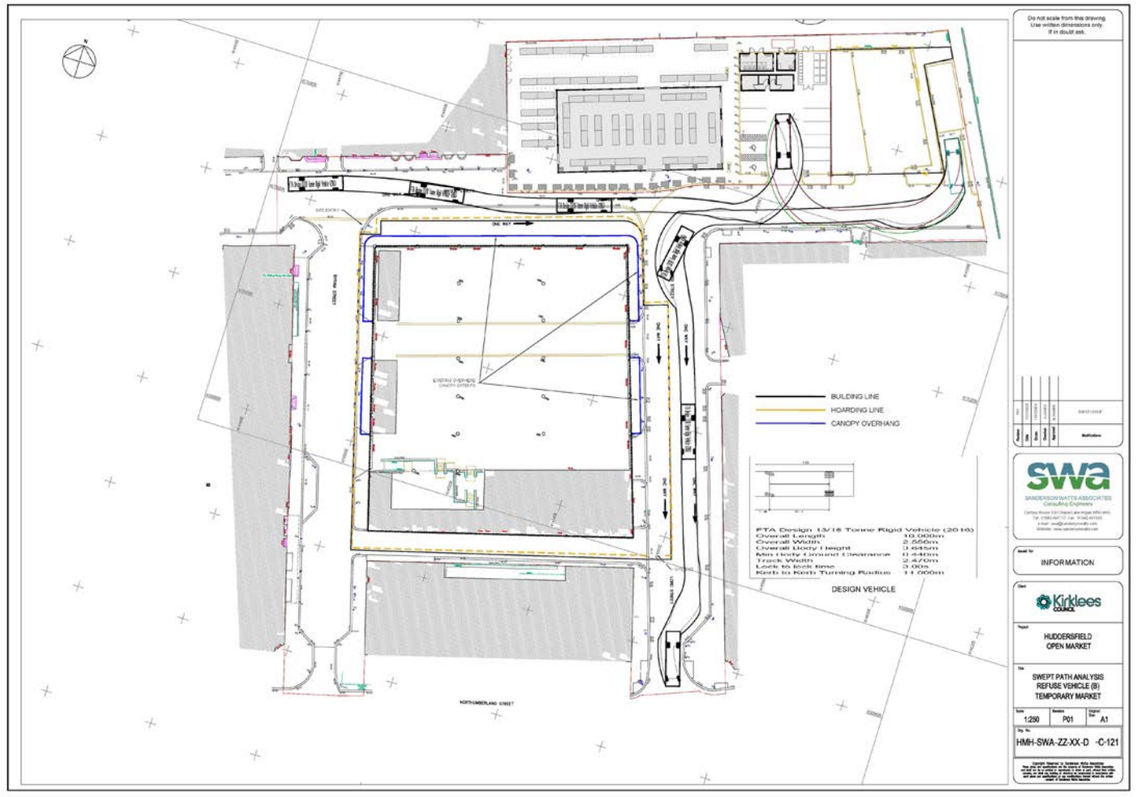
Pedestrian Routes
Vehicular Routes
Main Entrance To Building
Secondary Entrance to Building
Ramped Access
Pedestrian Route to TESCO
Accessible Parking
Parking
HVM Concrete Blocks
Heras Fencing

4.1 Access

Vehicular Tracking



Above shows the swept path for a refuse vehicle



Above shows the swept path for a flat bed truck

4.2 Waste Strategy

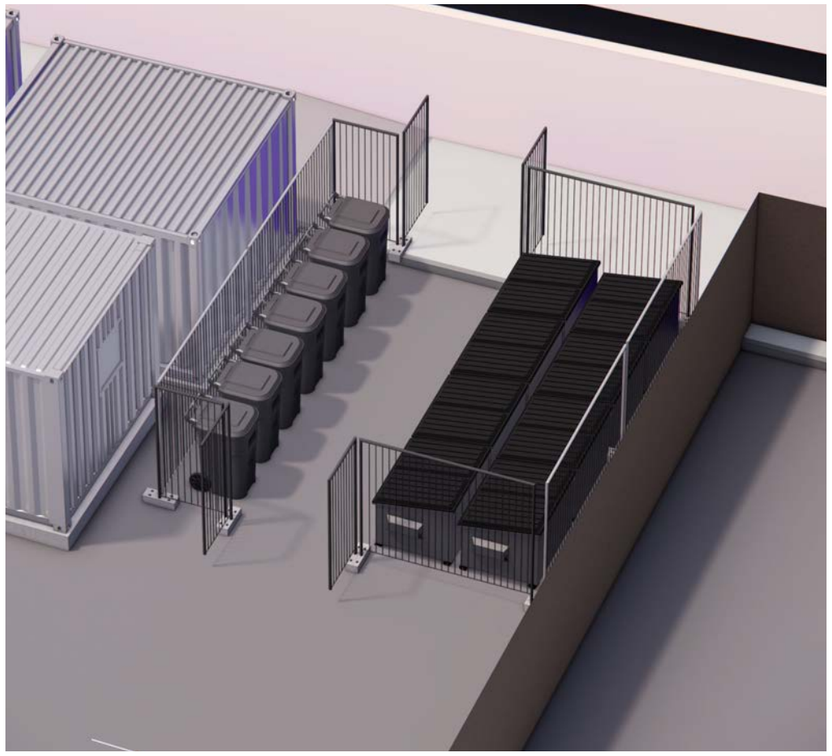
The proposed waste strategy reuses the existing cardboard compactor from the main market, to allow for operational continuity during the decant period. The compactor will remain in active use under the same servicing regime, positioned to allow direct access for collection vehicles.

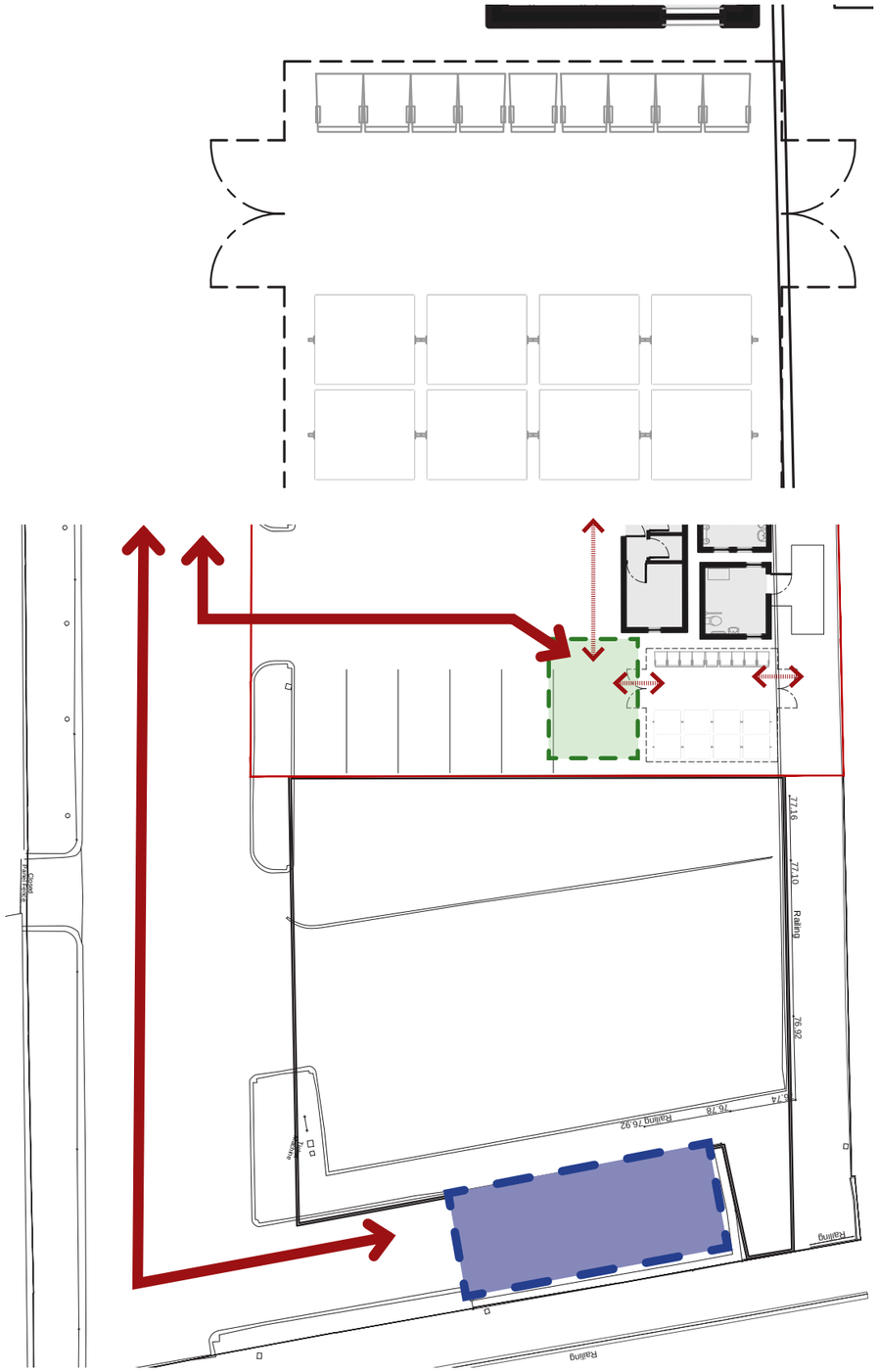
A new temporary waste compound will be established within the Brook street car park, providing secure storage for up to ten euro bins. The compound will be gated and fenced, with sufficient forecourt space to allow bins to be safely manoeuvred out for collection and cleaning.

Waste movement will follow a clear one-way path between trader areas and the compound, minimising disruption to trading and pedestrian activity. Servicing vehicles will continue to use the established two-way access route, ensuring efficient compactor extraction and bin collection without reversing movements.

This strategy maintains consistency with existing Kirklees Council waste operations, providing a controlled, hygienic, and adaptable solution that supports trader operations while ensuring health, safety, and accessibility throughout the temporary market period.







Pedestrian Routes

Vehicular Waste Collection Routes

Bin Movement Allowance

Existing Compactor to be used



5.0 Conclusion

Overall, the proposed temporary market occupies the most appropriate and proximate site to the main market, employing lightweight, demountable, and fully reversible construction. Its impact on the Conservation Area and the setting of the listed Market Hall is considered limited and temporary, mitigated by its short-term nature and careful siting.

The proposal provides a practical and proportionate response to the operational needs of the market while respecting long-term conservation objectives for the heritage asset. It enables market continuity during redevelopment, maintaining activity, employment, and public engagement in the town centre.

The development delivers clear planning benefits, supporting the sustained use and viability of Huddersfield's historic market. By safeguarding trading during construction, it contributes to the town's social and economic resilience and aligns with the aspirations of the Huddersfield Blueprint and wider regeneration strategy.