

HUDDERSFIELD MARKET REGENERATION PROJECT

RIBA Stage 4

Roof Lights Replacement Heritage Impact Assessment

HMH-GSA-ZZ-ZZ-T-A-1025

June 2026 - Rev P01

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This document has been prepared by Greig & Stephenson Architects (GSA) to summarise the heritage impact for the proposed replacement roof lights at Huddersfield Market.

The purpose of this Heritage Statement is to support the Listed Building Consent application and inform the decision-making process of the Local Planning Authority

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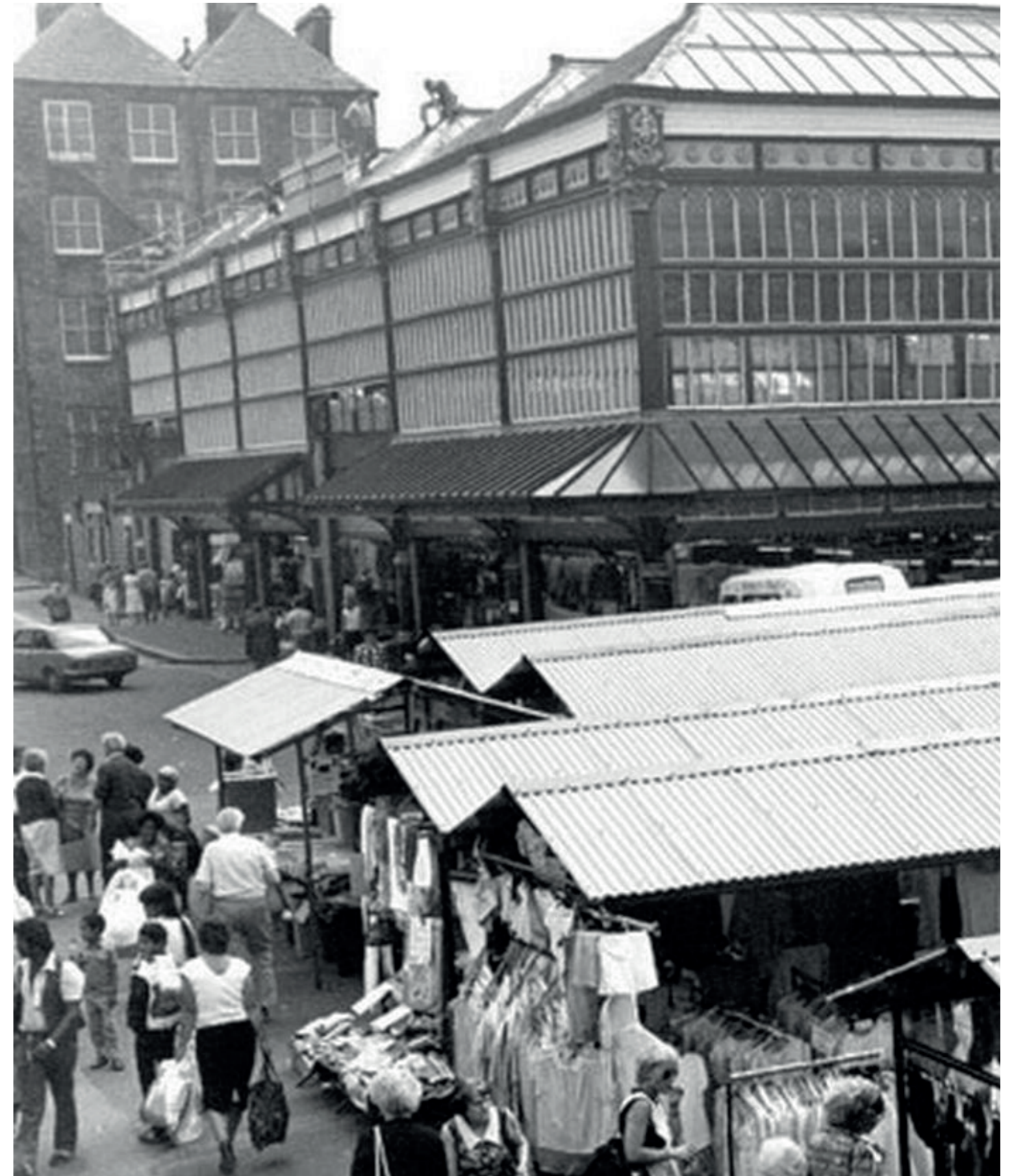
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1.0 INTRODUCTION

1.1 Introduction

Huddersfield Open Market is a Grade II* Listed building which consists of a painted cast iron frame structure that supports a pitched and hipped slate roof with north lights. The existing north lights are a structural patent glazing systems, which consists of aluminium glazing bars with single pane Georgian glass (GWG) in between.

The market is due to undergo a redevelopment to enhance the market offer, which includes works to the listed building. There are separate planning and listed building consent approvals for this work which were granted on 26/04/2026. The proposals in this report are related to the replacement roof glazing only.

- Planning Approval - 2025/48/92443/W
- Listed Building Consent - 2025/65/92444/W

The existing glazing system have been surveyed by a specialist patent glazing manufacturer and installer which has identified that they are beyond their serviceable life. This means that the system cannot be replaced, but instead requires full replacement. The age, condition, and arrangement of the components such as the bars, gaskets, are such that they cannot be individually replaced.

1.2 Supporting Information

This statement deals with the replacement of the north light roof glazing and the works directly associated with it. It should be read in conjunction with the following documents:

- HMH-GSA-ZZ-RF-D-A-1102- Proposed Roof Plan
- HMH-GSA-ZZ-RF-D-A-1500- Roof Repair Plan
- HMH-GSA-MH-RF-D-A-6660-Roof Glazing Details
- HMH-GSA-MH-RF-D-A-6661-Roof Glazing Details
- HMH-GSA-MA-RF-D-A-6662-Roof Glazing Details

1.3 Greig & Stephenson Architects

The Heritage Statement & Impact Assessment has been prepared by Greig & Stephenson Architects on behalf of Kirklees Council. GSA's expertise lies within the markets, food and beverage, public realm and adaptive reuse sectors. The market typology is commonly linked with the historic development of a town, and GSA is regularly involved with market buildings and settings of high heritage interest, much of it associated with Grade II and Grade II* designations and conservation areas. Notable projects include Leeds Kirkgate Market, Huddersfield Market, Leicester Corn Exchange Market, Borough Market and Preston Market.

1.4 Nature of the Proposal

The proposal is to replace the north light roof glazing to the Main Market Hall and roof light glazing to the Annexe Building. The existing glazing is a structural patent glazing system of aluminium glazing bars supporting single pane Georgian wired glass.

The proposal replaces the existing roof glazing with a new traditional patent glazing system carrying clear laminated safety glass, configured as a non fragile assembly to current standards.

There are no available records to determine when the existing glazing was installed, but it is estimated, based on the type of glazing bar profiles to be installed in the late 20th Century (1980s to 1990). The original glazing was also structural patent glazing system.

The new patent glazing system has the same visual appearance as the existing and maintains the original design intent of the market hall.

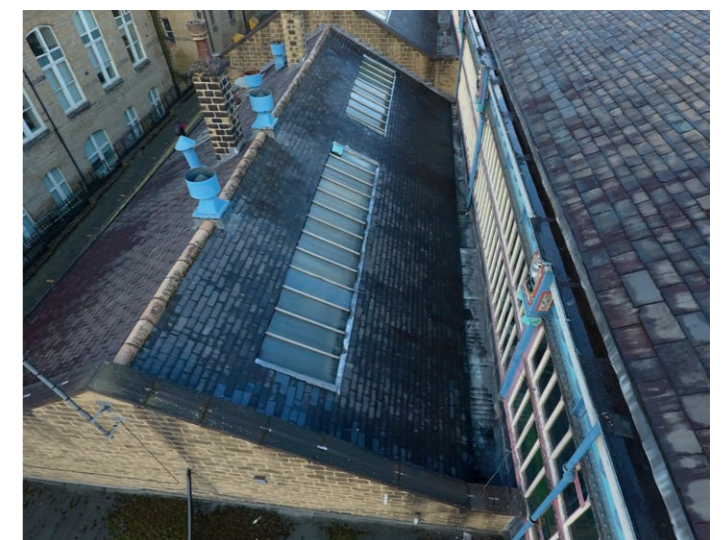
The proposed works also include the introduction of openable glazing panes to allow for better environmental comfort control (natural ventilation) within the main hall.



Drone Image of the Roofs



Typical View of Main Roof Glazing Section



Typical View of Annexe Roof Glazing

1.0 INTRODUCTION

1.5 Report Objectives

The objectives of this statement are:

- Describing the significance of the heritage asset and, in particular, the fabric affected by the proposal, at a level proportionate to that fabric;
- Setting out the proposed works, the design and condition rationale behind them.
- To assess the impact of the proposal on the significance of the listed building and the conservation area.
- To demonstrate that the proposal accords with national and local heritage policy and with the statutory duties that apply to Listed Building Consent.



2.0 METHODOLOGY FOR ASSESSING SIGNIFICANCE AND IMPACT

2.1 Assessing Significance

The Grade II* listed heritage asset and it is within a designated conservation area, the proposed scheme has potential to have minor direct or indirect impacts on the setting and appreciation of the designated assets.

The methodology follows the policies and guidance found within the following documents:

- **UK Government (2024 as amended February 2025)**, National Planning Policy Framework (NPPF)
- **Historic England (2019)**, Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12
- **Historic England (2008)**, Conservation Principles, Policies and Guidance
- **BS 7913**, Guide to the conservation of historic buildings
- **International Council on Monuments and Sites (ICOMOS) (2011)**, Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, applied by analogy to a listed building and acknowledging its incorporation by the 2022 Guidance and Toolkit for Impact Assessments in a World Heritage Context.

The following sections describe in detail the approach taken for this application, which is intended to provide a considered approach to heritage assessment that is aligned to industry best practices.

NPPF Paragraph 194 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'*

The report utilises information available to and research conducted by GSA. This included information via site visits, surveys and various consultants' reports

Significance is defined in the NPPF (2023) as: *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

2.2 Stages of Assessment

A staged approach has been taken to assist with the proposed scheme in relation to the areas of special heritage interest. Section 2.9 captures the staged approach and shows the simple table format used for assessing heritage impact of the proposal.

Historic England guidance describes the staged approach as follows:

Stage 1: Understand the form, materials and history of the affected fabric.

Stage 2: Understand its significance.

Stage 3: Understand the impact of the proposal on that significance.

Stage 4: Avoid, minimise and mitigate any negative impact in a way that meets the objectives of the NPPF.

Stage 5: Look for opportunities to better reveal or enhance significance.

2.3 Proportionality

The level of detail of this statement is proportionate to the significance of the fabric affected. The proposal affects one defined element of the building, the north light glazing, and the assessment is focused on that element and its contribution to the significance of the whole.

2.0 METHODOLOGY FOR ASSESSING SIGNIFICANCE AND IMPACT

2.4 Assessing Significance

The significance of an asset is assessed in relation to its heritage interest. Historic England define historic interest as;

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including prehistoric). 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.

The heritage assessment is defined using the scale in 2.4.1. This follows ICOMOS guidance.

Further levels of significance have been applied to the building fabric, following principles established in the heritage statement related to application;

Listed Building Consent: 2025/65/92444/W

2.5 Assessing Impact

Policy requires the applicant and Local Planning Authority to demonstrate an understanding of the impact on heritage significance to an asset or its setting as a result of the proposals. The NPPF refers to impact on heritage assets as the following levels of harm; less than substantial harm, substantial harm or total loss. A weight is place on the conservation of heritage assets and substantial harm or loss is to be avoided or mitigated. In either case, potential harm requires clear and convincing justification. The application should demonstrate that the potential harm or loss is necessary in order to achieve public benefits that will outweigh that loss or harm. Any justification is to be included within the impact assessment.

In some circumstances the appreciation of the heritage asset and its significance could be enhanced or revealed by the proposals. This will be taken into consideration during the impact assessment. This report follows ICOMOS guidance for assessing the severity of impact and the overall scale when assessed against significance.

2.6 Impacts

Heritage impact is often considered as visual but there are other forms to be considered which include, direct, indirect, cumulative, temporary/permanent and irreversible/reversible. Impacts can also be consequential of the operation and management of the proposal. Here, impacts are defined using the ICOMOS definition;

Direct impacts are those that arise as a primary consequence of the proposed development or change of use. Direct impacts can result in the physical loss of part or all of an attribute, and/ or changes to its setting - the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.

Direct impacts resulting in physical loss are usually permanent and irreversible; they normally occur as a consequence of construction and are usually confined within the development footprint. The scale or magnitude of these impacts will depend on the proportion

of the attribute affected, and whether its key characteristics would be affected. Direct impacts that affect the setting of an attribute may occur as a consequence of construction or operation of the development scheme and may have an effect some distance from the development.

Assessment of impacts on setting refers to perceptible visual and aural (noise) effects that can be appreciated at a given time. Such impacts may be temporary or permanent, reversible or irreversible depending on the extent to which the cause of the impact can be removed. Impacts may also be transient where occurrence is sporadic or of limited duration, for example, related to hours of operation or the frequency of passage of vehicles.

Indirect impacts occur as a secondary consequence of construction or operation of the development, and can result in physical loss or changes to the setting of an asset beyond the development footprint. For example, construction of related infrastructure such as roads or power lines that are required to support the development. Facilitated impacts should also be considered which may be further actions (including by third parties) which are made possible or facilitated by the development.

VERY HIGH	An asset with interest of International importance, often with a designation such as UNESCO World Heritage Sites. The asset is coherent and intact such that the heritage interests are clearly demonstrable. Usually the asset has a level of designation which reflects its exceptional special interest such as a scheduled monument or Grade I or II* listing.
HIGH	The asset has clear and demonstrable historic values that have a national importance. Usually the asset has a national designation such as Grade II*
MEDIUM	Designated or undesignated assets of regional importance. This often applies to conservation areas containing buildings that contribute significantly to its historic character.
LOW	Assets that have local importance. These are often locally listed buildings and could be areas that make a limited positive contribution to the historic interest of an area. They may be areas that are associated with individuals or activities of local importance.
NEGLIGIBLE	Assets that make little or no contribution to historic interest. These may be assets that are poorly preserved or have qualities that are intrusive to a building or landscape's historic character.
UNKNOWN	Used where the importance of an asset cannot be ascertained. There may be limited access or information available to make an assessment.

Fig 2.4.1 Heritage Significance Scale

2.7 Severity of Impacts

ICOMOS guidance states that the severity of impact or change must take into account direct, indirect effects and the permanence or reversibility of the change. The scale of change is defined as Fig 2.7.1.

Severity / Magnitude of change	Description
NO CHANGE	No change to the fabric or setting
NEGLIGIBLE CHANGE	Slight changes to historic building elements or setting that hardly affect it.
MINOR CHANGE	Change to setting of an historic building, such that it is noticeably changed.
MODERATE CHANGE	Changes to the setting of an historic building, such that it is significantly modified.
MAJOR CHANGE	Comprehensive changes to the setting.

Fig 2.7.1 Magnitude of change scale

2.8 Overall Impact

Impact can either be beneficial or adverse. It is necessary to identify all changes and to consider the level significance to understand the overall impact. The severity of this change is assessed against the significance using the table in Fig. 2.8.1. This gives a rating for the heritage impact for particular aspects of the proposal.

2.9 Impact Assessment Criteria

Considering the above methodology of heritage significance assessment and impact assessment the following staged headings in Fig. 2.9.1 will be explored for different aspects of the proposal.

Value of Heritage Asset	Scale and Severity of Change / Impact				
	NO CHANGE	NEGLIGIBLE CHANGE	MINOR CHANGE	MODERATE CHANGE	MAJOR CHANGE
Very High	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate Large	Large / Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Fig 2.8.1 ICOMOS scale of overall impact

Description of proposal or attribute	Baseline Heritage Significance of existing	Magnitude of change	Impact Description	Mitigation of Impact / Justification / Enhancement	Overall Impact
Summary of proposal or relevant aspect of the proposal.	What is the heritage significance of the site as 2.4?	Amount of Change as 2.7	Direct and Indirect Impacts as 2.6	What considerations have been made to mitigate harm and why is the proposal justified	As 2.8 Neutral Slight Neutral/Slight Moderate/Slight Moderate Moderate Large Large Large/Very Large Very Large

Fig 2.9.1 Example of Impact Assessment Table

3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

3.1 Site Overview

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

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

The Grade II* designation extends to the whole site, including the 1930s annexe extension to the south of the site, as the structure was complete at the time of designation, and was constructed for the purpose and service of the historic market. The extent of the designation is marked on the adjacent plan, for clarity.

The market has been at the centre of Huddersfield growing and changing community throughout its 139 years in operation. It is a vital and unique asset within the town centre that provides a range of amenities, driven by the diversity of the small businesses trading within it.

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

- Empire Cinema, grade II
- 1 and 3, Brook Street, grade II
- 11 Brook Street, grade II
- 13/17 Brook Street, grade II
- 23 Byram Street, grade II
- Princess Cinema, grade II
- Four telephone kiosks outside head post office, grade II
- Friendly and Trades Club, grade II
- 70/8 John William Street, grade II
- 68 John William Street, grade II
- 64 and 66, John William Street, grade II
- 1 and 3, Northumberland Street, grade II
- Crescent Hotel, grade II
- 13-18 Byram Street, grade II
- 32 and 34 Wood Street, grade II

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

3.2 Historic Area Assessment

A Level 1 Outline assessment has been undertaken following guidance in 'Historic England (2017), Understanding Place - Historic Area Assessments'. This method was chosen as a proportionate response to the heritage significance of the site.

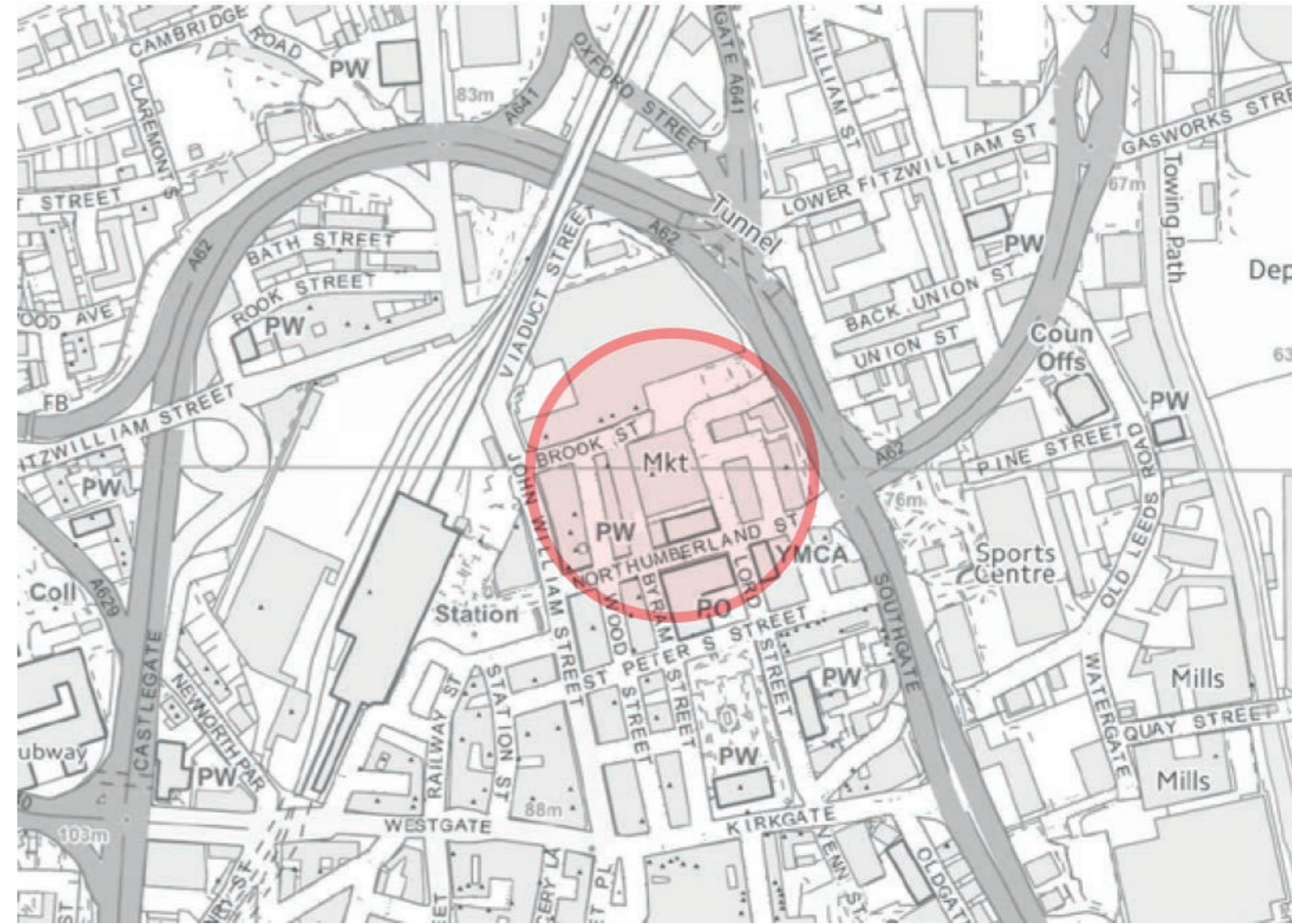


Fig 3.1.1 Site Location Plan

3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

Position Within the Conservation Area

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

The 19th century development within the Huddersfield Town Centre Conservation Area is relatively consistent in approach and material, providing a distinct character and tone. The Open Market, therefore, is one of the only contemporary examples to defy this material palette, opting for a more utilitarian cast iron structure. It sits in stark contrast, both in material and in elevation to its surroundings. Due to its function as a market, the proportions of the building are also vastly different to the majority of contemporaneous buildings in the area, with the weight of the building focussed on the top third. Notwithstanding any modern paint schemes, the building is very clearly different to its historic surroundings, which highlights how its function differs from the broader town, and brings additional interest and focus to it.

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

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



Fig 3.2.1 Site Location Plan Within Conservation Area

3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

3.3 Archeological Interest

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

The archaeological interest of the Huddersfield Open Market is: **Low**

3.4 Architectural & Artistic Interest

Aesthetic

At the request of the Markets Committee in January 1887, Dugdale undertook a study of market buildings in other towns and is known to have visited Sheffield, Preston (including the Covered Market), and Manchester (likely Smithfield Market). Following this review, the Committee resolved to pursue a “simple, inexpensive roof upon pillars, conveniently arranged and so designed as to afford, as far as possible, protection for the people from the weather; the exterior to be a little removed from absolute plainness.”

The resulting design reflects these aspirations and shares characteristics with market buildings elsewhere. The Market Hall is a simple and symmetrical structure whose form is derived from its functional requirements and the site’s topography. Its geometric elevations establish a sense of rhythm and order, while detailing to

capitals and structural elements provides visual interest and elevates the building beyond a purely utilitarian form.

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

Form & Function

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

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

The market was also arranged around the inclusion of two key avenues, traversing the site from west to east. This highlights the large amount of circulation space that was required to fulfil the needs of traders at the time, and the use of the building as a thoroughfare. The 1978

existing plan demonstrates that the avenues were delineated by sandstone kerbs, and the trading areas were a combination of concrete and wooden setts.

This lateral layout has been adapted over the



Fig 3.4.1 Image of Huddersfield Market

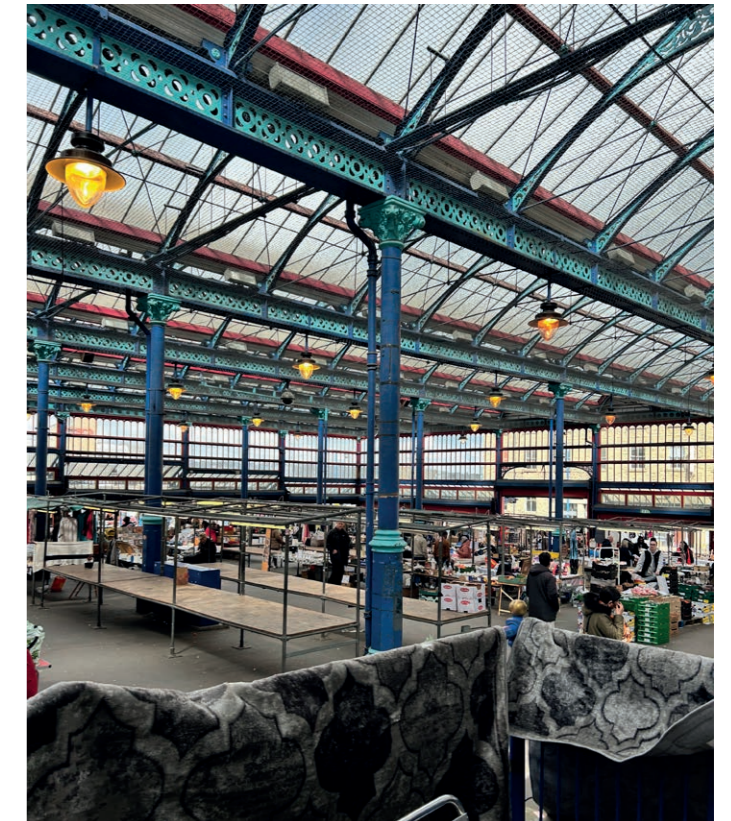


Fig 3.4.2 Roof and Facade Glazing



Fig 3.4.3 Smithfield Market, Manchester

3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

Townscape and Contrast

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

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

Craftmanship

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

Nationally, contractors with established reputations were used, including the Whessoe Foundry Co in Darlington, which had been established in 1790, and continued to trade in some form until the 1970s. At the time of the market's construction, they were iron founding,

particularly for railway plant and bridge works, and had already produced several locomotives. In 1920 the company went public and 51% of the shares were bought by Shell, and the work shifted focus into equipment for the gas and oil industry. The company appears to have been more heavily involved in engineering in the 19th century, and the extractive industries in the 20th century, so the market sits as an anomaly within their portfolio. There are only two records on the National Heritage List for England that contain references to Whessoe, the Wholesale Market, and the grade II listed Vertical spinning tunnel in Bedford which was built between 1948 and 1955.

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

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



Fig 3.4.4 Huddersfield Market in Context

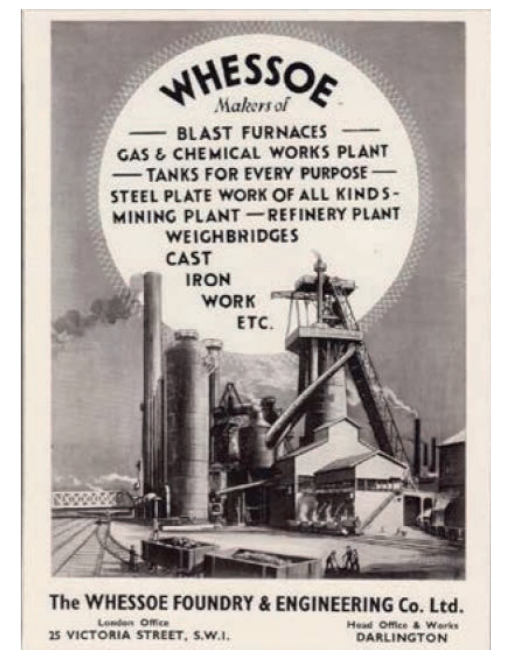


Fig 3.4.5, Fig 3.4.6 Mellowes and Whessoe Foudries Advertisement, 1935

3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

3.5 Historic Interest

Illustrative of the Development of Huddersfield

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

Illustrative of the Development of Commerce

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

The historic interest of the Huddersfield Open Market is: **High**

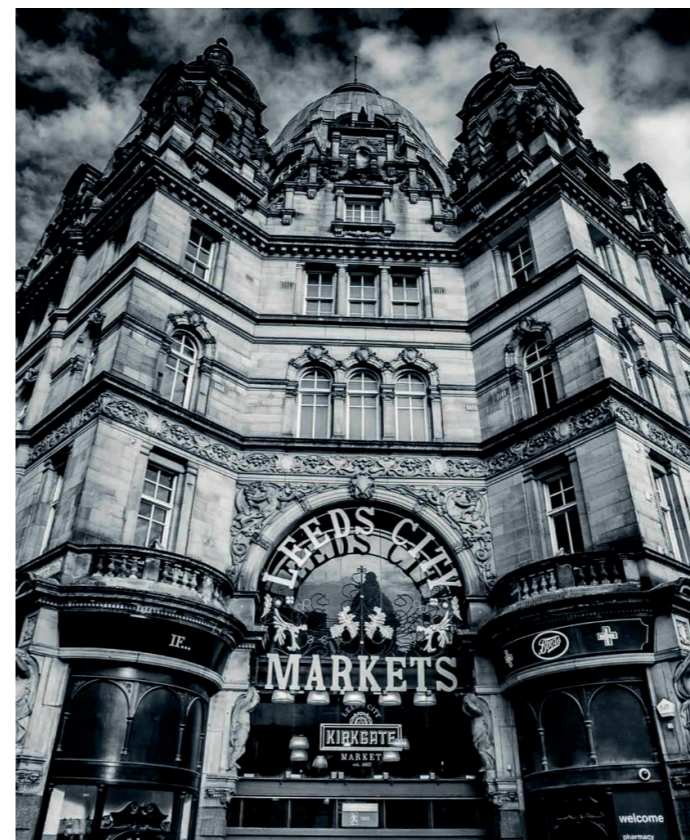


Fig 3.5.1 Leeds City Market



Fig 3.5.2 Halifax Borough Market



Fig 3.5.3 Huddersfield Open Market

3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

3.6 Significance of Huddersfield Town Centre Conservation Area

Archaeological Interest

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

Architectural or Artistic Interest

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

Historic Interest

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



Fig 3.6.1 Westgate House 2014, Mike Smith

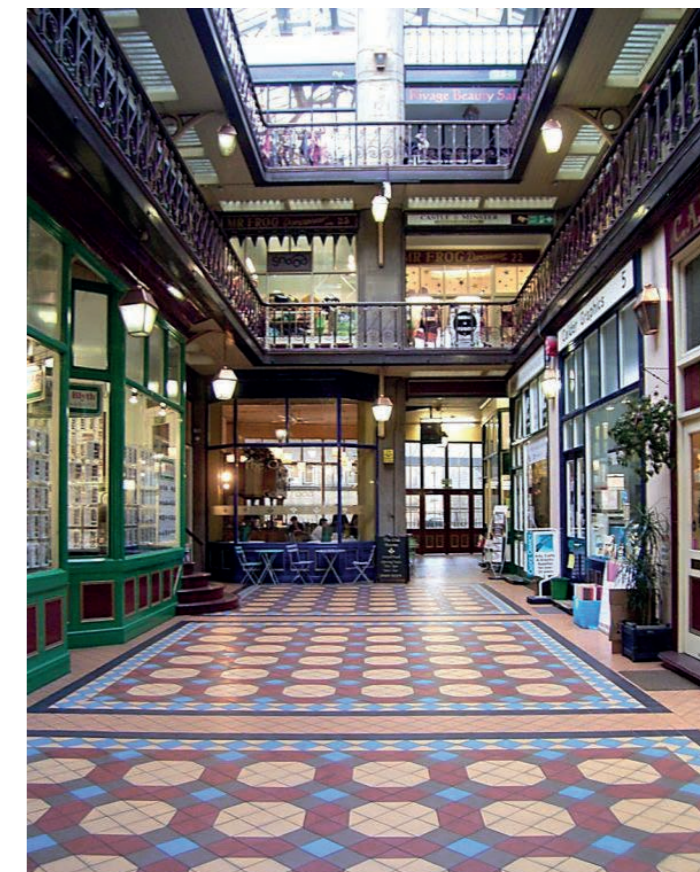


Fig 3.6.2 Byram Arcade 2011



Fig 3.6.3 Huddersfield Railway Station



Fig 3.6.4 George Hotel 2011

3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

3.7 Significance of the Building

The extent of significance is informed by the considerations set out in Sections 3.3–3.5 of this report. Huddersfield Open Market is a heritage asset of high significance, deriving principally from its architectural and historic interest. The building is a well-preserved late nineteenth-century covered market whose significance is embodied in its distinctive canopy structure, cast-iron columns, decorative detailing, and north-light roof glazing. These elements define its character, retain the legibility of its historic function, and contribute to its architectural quality. The market also illustrates the commercial growth and development of Huddersfield during the industrial period, reflecting the town’s historic importance as a market and trading centre.

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

Exceptional
Exceptional historic and architectural interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.

High
High historic interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.

Medium
Less special historic interest, altered, with a less important contribution to the wider significance and understanding of the heritage.

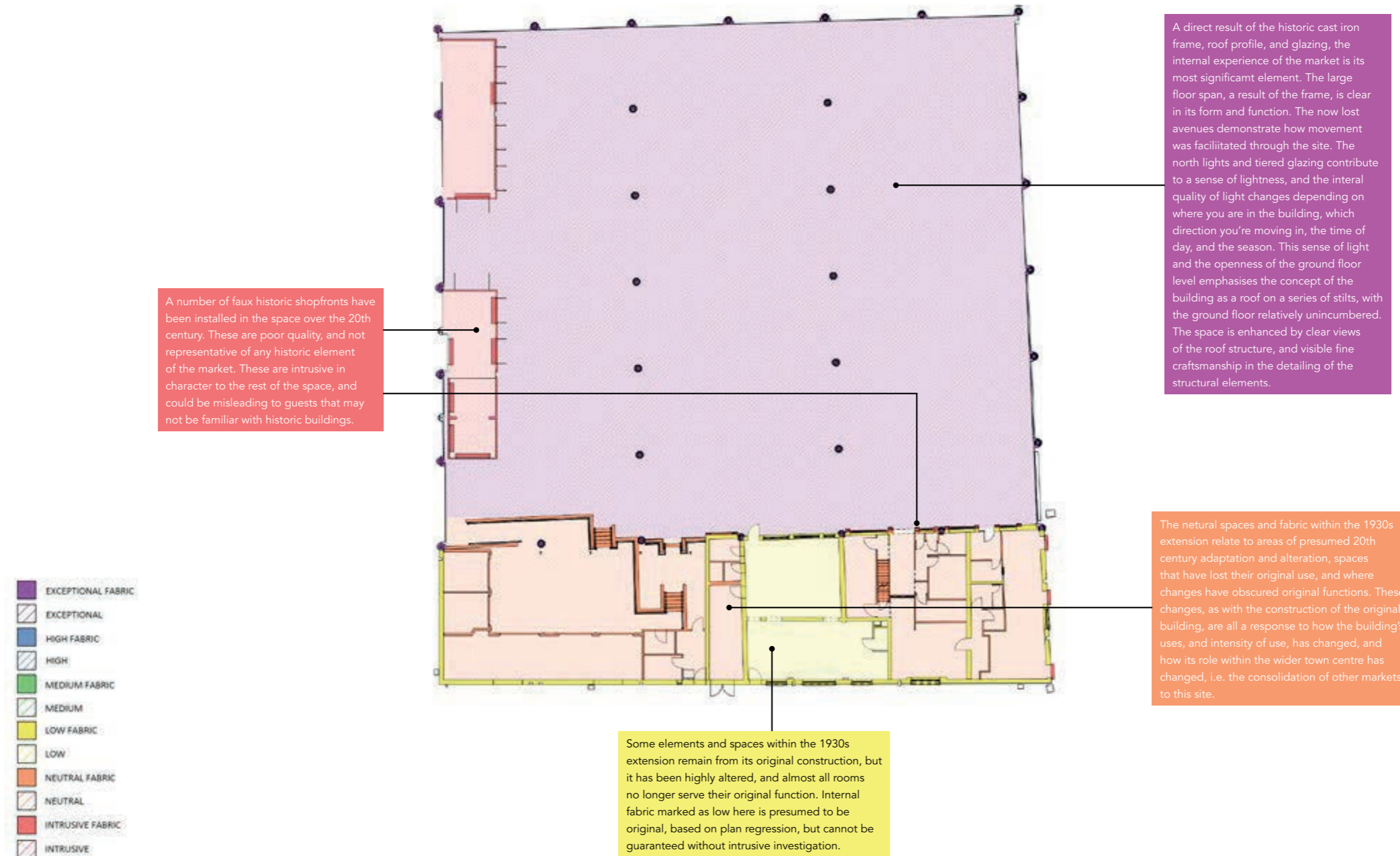
Low
Lost or little special historical interest, significantly altered or largely obscured.

Neutral
Historically unimportant but having negligible impact on the heritage.

Intrusive
Historically unimportant with a harmful impact on the heritage.

3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

3.8 Significance of the Plan



3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

3.9 Significance of Elevations

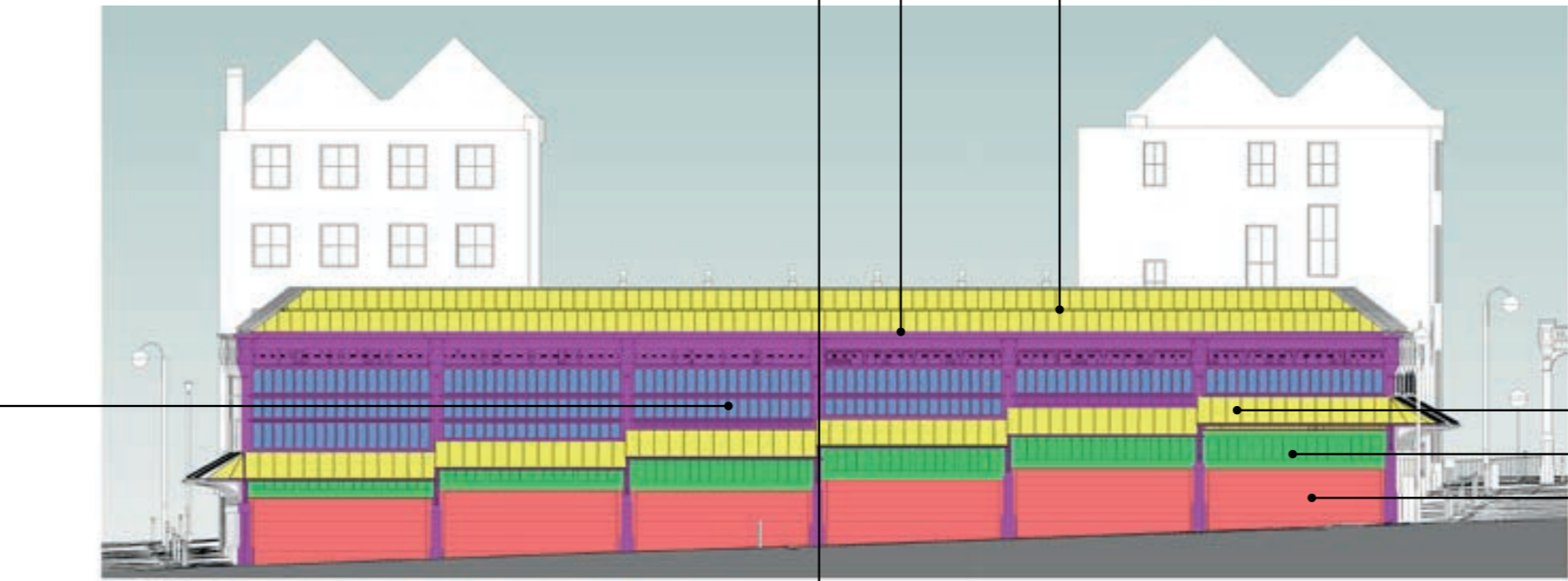
The Core cast iron structure of the Market is the most significant element of fabric, due to its form, function, and craftsmanship. It forms the skeleton of the whole building, facilitates its use, allows for the high levels of glazing, creates vast floor space, and makes a substantial contribution to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

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

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

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

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



1 North Elevation - Brook St
1:100



2 East Elevation - Lord St
1:100

- EXCEPTIONAL FABRIC
- EXCEPTIONAL
- HIGH FABRIC
- HIGH
- MEDIUM FABRIC
- MEDIUM
- LOW FABRIC
- LOW
- NEUTRAL FABRIC
- NEUTRAL
- INTRUSIVE FABRIC
- INTRUSIVE

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

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

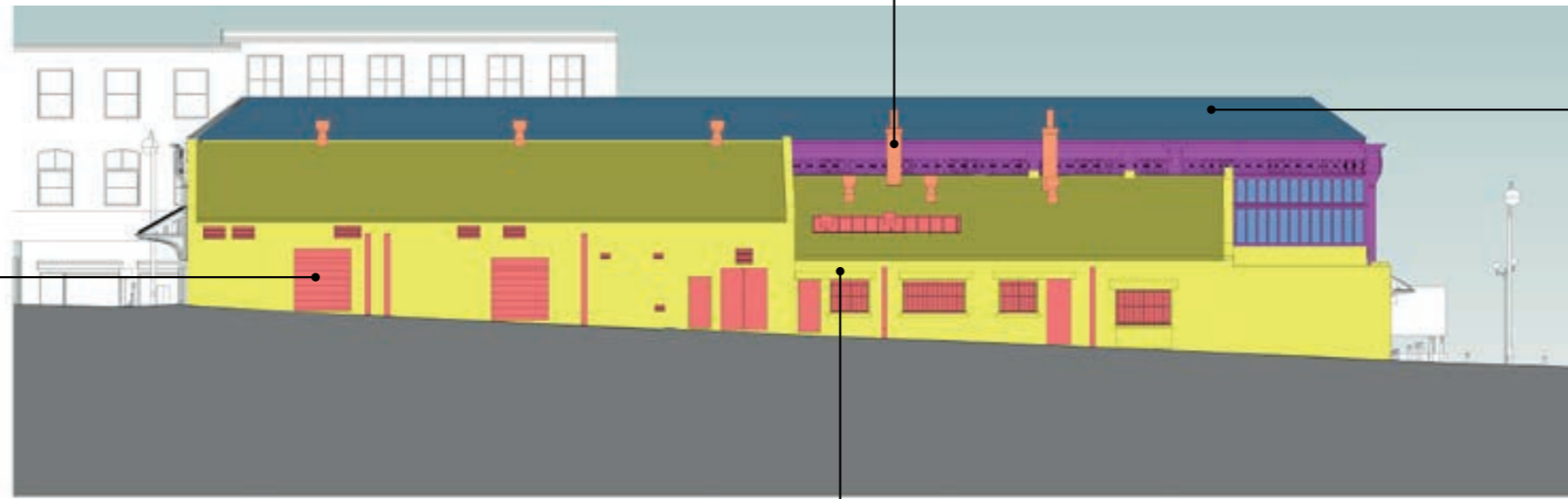
3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

3.9 Significance of Elevations

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

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

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



1 South Elevation
1:100

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



2 West Elevation - Bryam St
1:100

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

- EXCEPTIONAL FABRIC
- EXCEPTIONAL
- HIGH FABRIC
- HIGH
- MEDIUM FABRIC
- MEDIUM
- LOW FABRIC
- LOW
- NEUTRAL FABRIC
- NEUTRAL
- INTRUSIVE FABRIC
- INTRUSIVE

3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

3.10 Existing Glazing

The roof of the main hall consists of 6 rows of patent glazing provided quality north natural daylight into the market hall. There are also similar roof lights within the slated roofs of the stone annexe building.

The existing glazing is made up of mill finish aluminium glazing bars with Georgian wired glass infill panes.

Components of the glazing system are at the end of their serviceable life and require replacement to maintain weather tightness such as missing and defective gaskets and also the GWG panes do not meet current safety standards for overhead glazing.

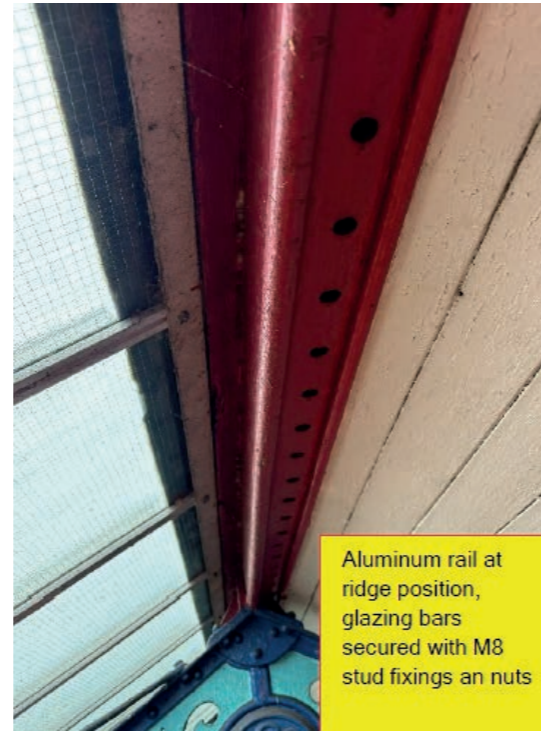
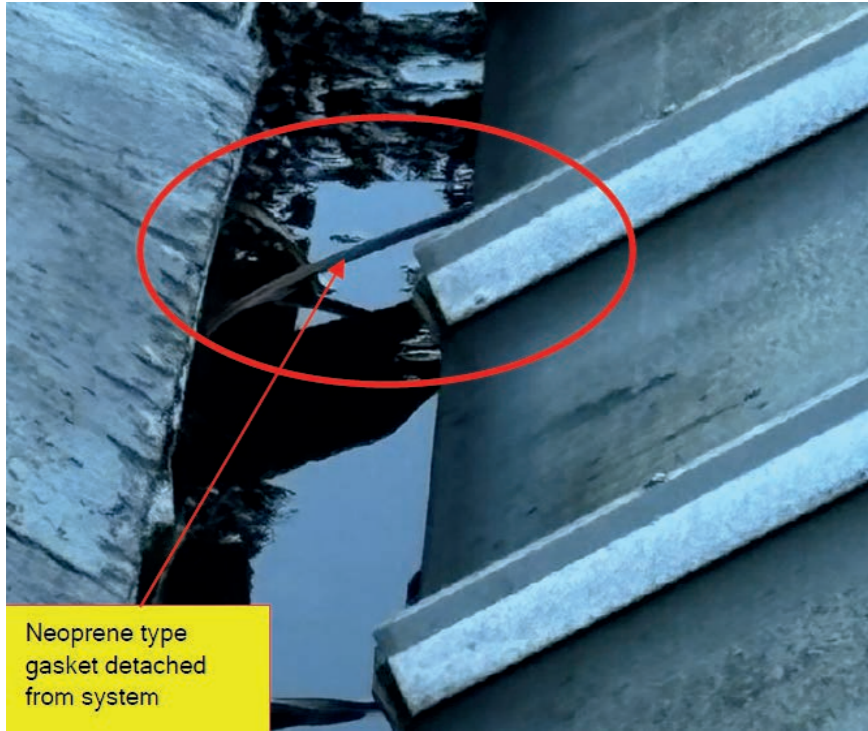
Traditional patent glazing systems are now a specialist item due to their historic nature. Replacement components are either not possible to source and are not possible to replace without full dismantling of the system.

The following images show the current glazing system and highlight some of the identified defects.



3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

3.11 Survey Findings



4.0 PROPOSED WORKS

4.1 Replacement Patent Glazing System

The proposal is for a new Traditional Patent Glazing System

This aluminium-based patent glazing system offers a highly versatile solution for glazing applications across a wide range of roof configurations, including mono-pitched, duo-pitched, canopy, and vertical designs. Suitable for both residential and commercial unheated spaces, the system adapts to diverse architectural requirements.

Sections are powder coated as standard. The system is designed and manufactured in full compliance with BS 5516, the British Standard governing sloping and vertical patent glazing, ensuring structural integrity, weatherproofing, and long-term durability.

The system's credentials are well demonstrated across many heritage projects throughout the country. Notably, it was used at Leicester Railway Station, where the roof glazing was replaced to improve structural integrity and functionality. Supported by traditional aluminium glazing bars, the installation covered 2,500m² and incorporated a dedicated maintenance walkway securely fastened to heavy-duty glazing bars.

This is the same system that is specified to the lower canopies already and in appearance. The glazing bars are well suited to the heritage application and are the most appropriate and historically accurate type of glazing for this application.

The new glass will be clear laminated safety glass, which provides a safe and attractive alternative to the existing GWG.



Fig. 4.1.1 Single pane opening vent



Fig 4.1.2 Farringdon Rail Station illustrating the 'Traditional' capped glazing system - same as proposed

4.0 PROPOSED WORKS

4.1 Replacement Patent Glazing System

Outline Specification – Patent Glazing System

System Type

Single glazed, two-edge supported patent glazing system, designed and manufactured in accordance with BS 5516.

Glazing Bar

'Traditional' TC2 type aluminium glazing bar, fabricated from Grade 6063 T6 aluminium alloy to BS EN 755-2, at approximately 600mm centres. Bars are finished with an extruded aluminium screw-on capping or concealed fixing snap-on capping option.

Finish

All aluminium sections to receive a polyester powder coated finish to BS 6496, with a minimum film thickness of 40 micrometers. Colour to be selected from the standard RAL range.

Glazing

8.8mm clear laminated glass to BS 952, providing a light transmission of not less than 88% of average daylight.

Roof Pitch

30°, providing effective weather performance and natural drainage.

Opening Vents

Top-hung opening vents with electrically

operated chain actuators (24 volt), controlled via the building's BMS system. Quantity to be confirmed.

Performance

The system is designed to resist all dead and live loads, accommodate thermal movement, and comply with fire resistance requirements to BS 476. Air permeability and water penetration resistance meet the requirements of the Centre for Window and Cladding Technology test methods.

Supporting Structure

Steel rails at high level, with timber rails at intermediate and low level, all suitably pitched



Fig 4.1.3 Single chain actuator to for opening vents

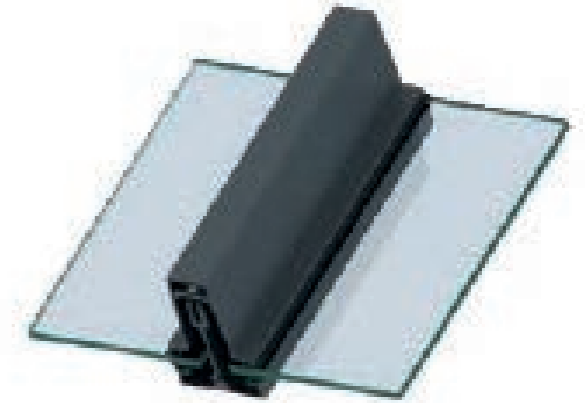


Fig 4.1.4 Traditional 'Cap' TC1 type polyester powder coated aluminium glazing bar with CT1 & CT0 cosmetic cappings—single glazed.



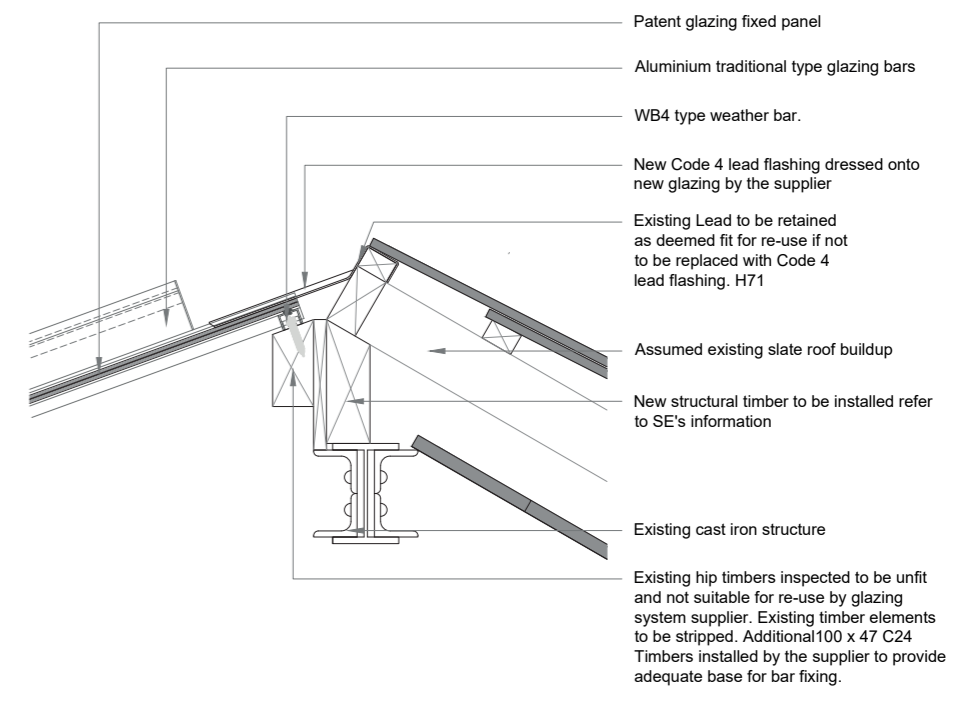
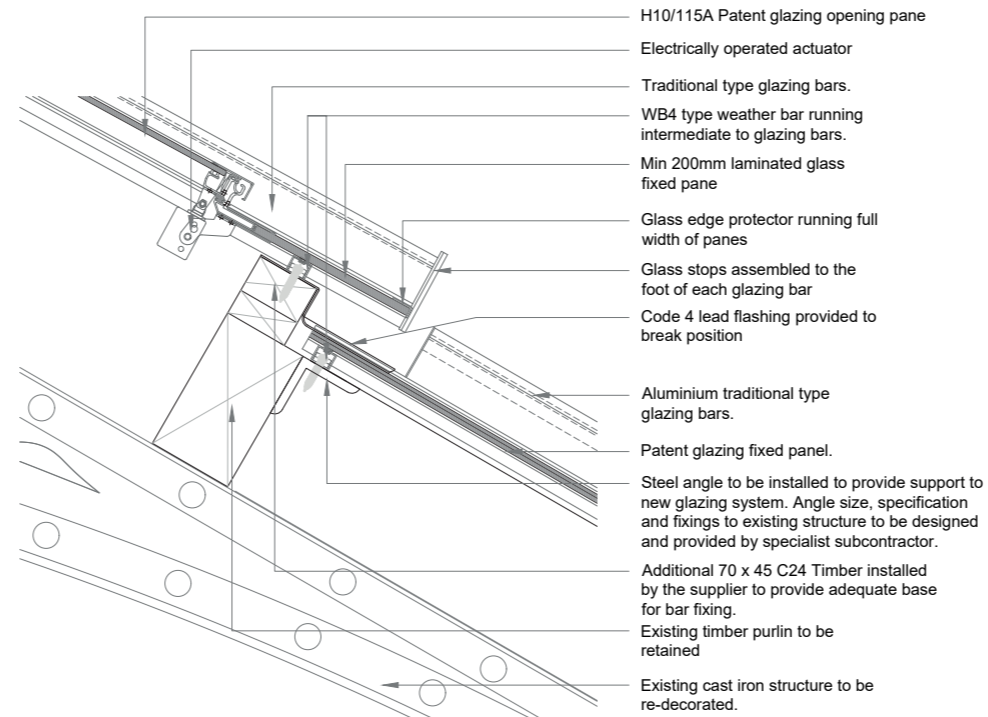
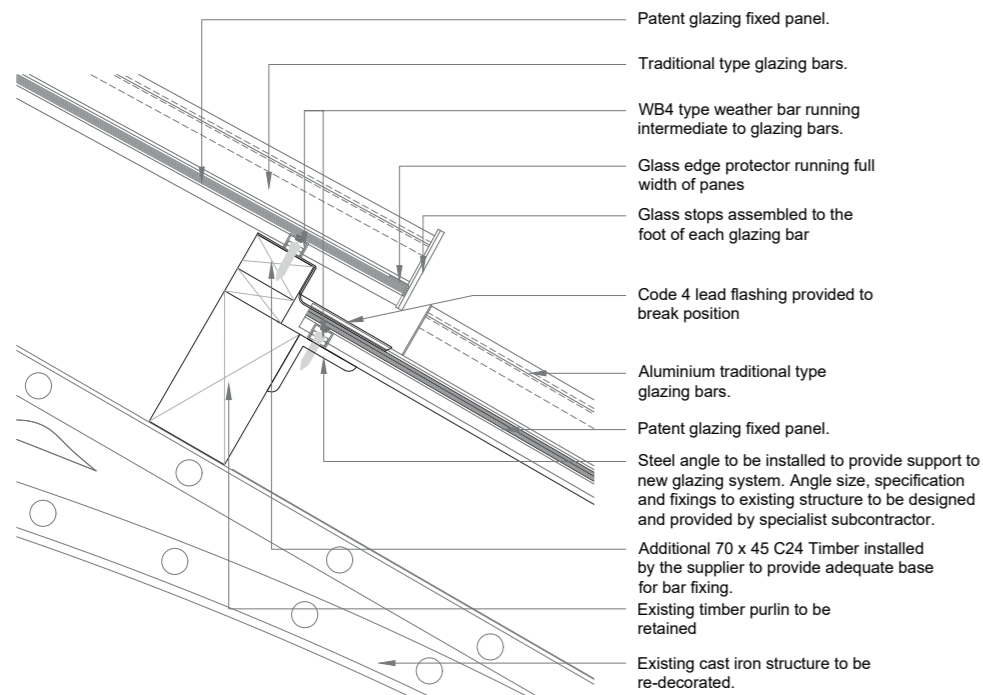
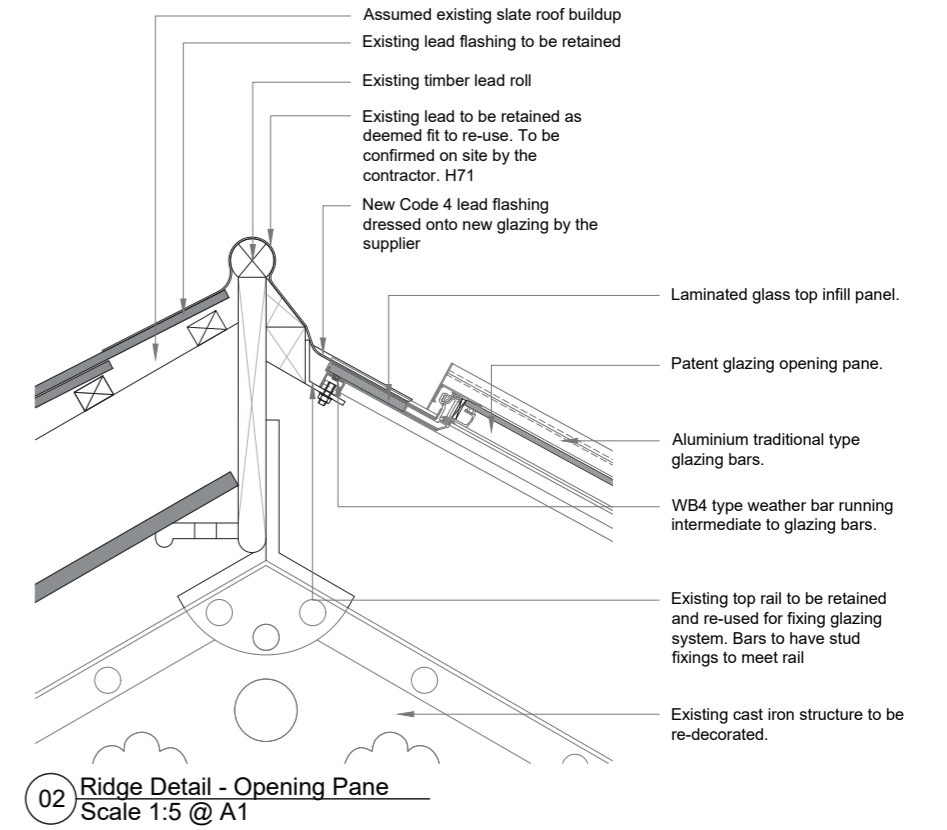
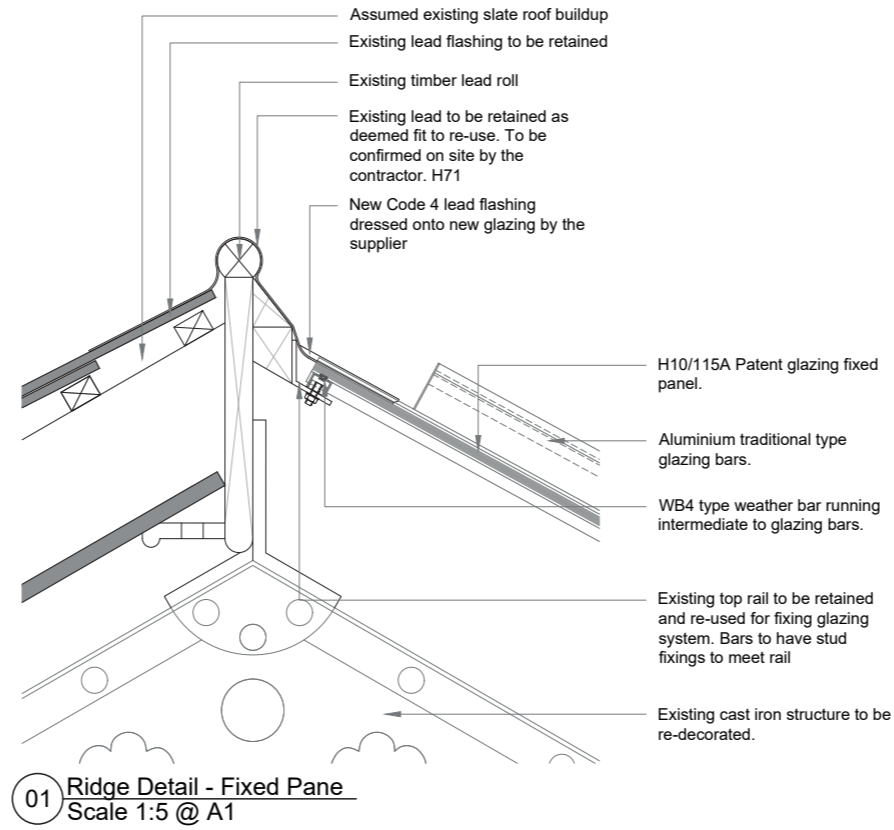
Fig 4.1.5 Leicester Rail Station

4.0 PROPOSED WORKS

4.1 Replacement Patent Glazing System

Typical design intent details illustrating the connection to the existing structure for fixed and opening type roof lights.

Final connection details to be developed further following findings of roof structure investigations.

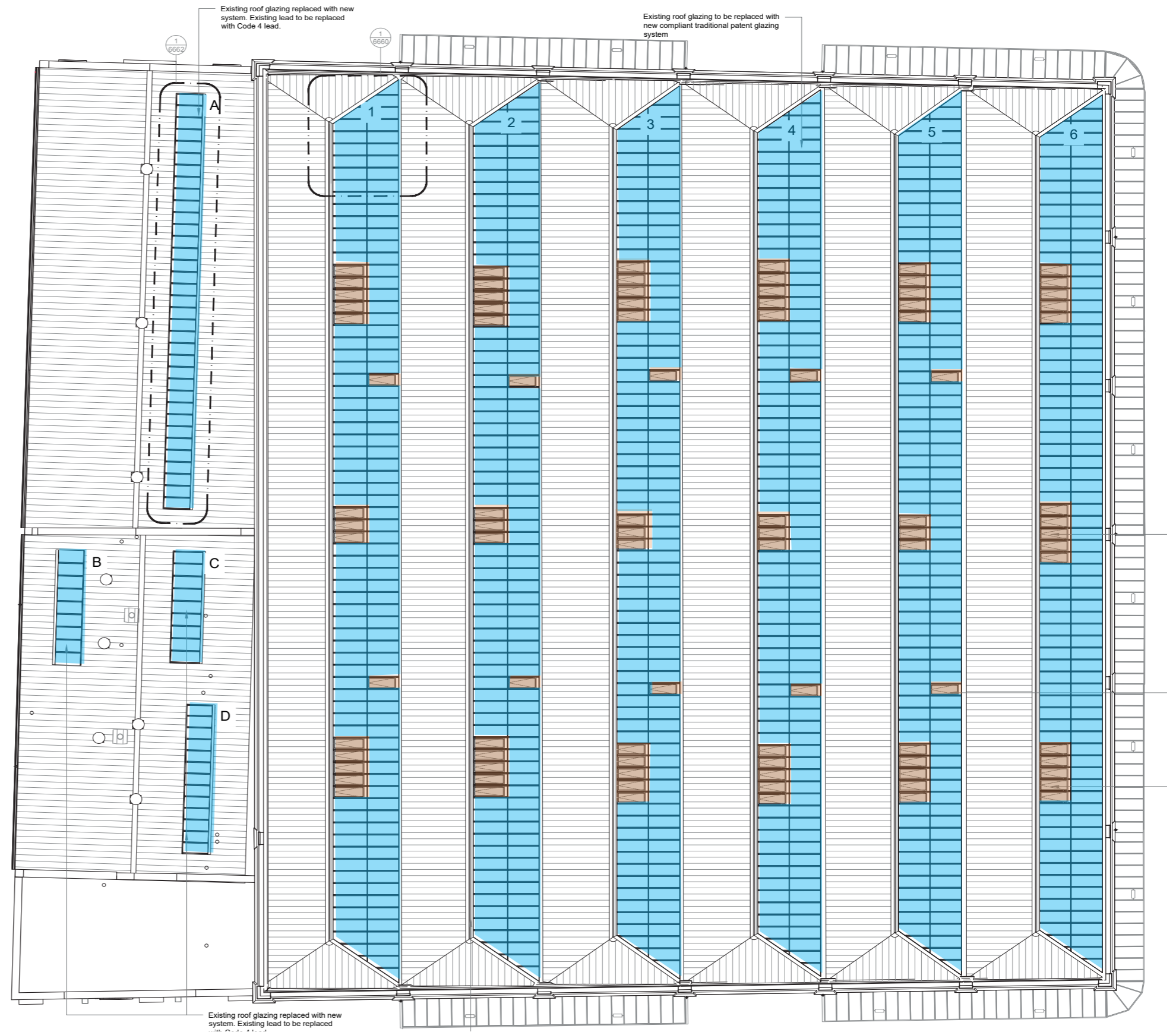


4.0 PROPOSED WORKS

4.2 Proposed Roof Plan

The plan opposite shows the replacement roof lights identified in blue, with opening lights identified in orange.

They have been arranged to minimise impact on the stall layout during access for maintenance.



Proposed Roof Plan

5.0 HERITAGE IMPACT ASSESSMENT

5.1 Impacts Assessment Table

The following table show a heritage impact assessment as per the methodology outlined in section 2.0.

Discription of proposal	Baseline Heritage Significance of Existing	Magnitude of Change	Mitigation of Impact / Justification / Enhancement	Overall Impact
Installation of a traditional patent glazing system carrying clear laminated safety glass, configured as a non fragile assembly to current standards (BS 5516, and CWCT Technical Notes TN66 and TN67 for the safety and non fragility requirements	Low / Negligible	Minor change to affected fabric	The existing aluminium and Georgian wired glass glazing, which has reached the end of its service life and no longer complies with current performance standards, is removed and replaced with a traditional patent glazing system in clear laminated safety glass. The established glazed appearance of the north lights is maintained and the daylit interior is restored	Neutral to Slight- Beneficial The glazing replaced is non original, low significance fabric at the end of its life and presenting non-compliant performance. The significant fabric, the cast iron frame and slate pitches, is retained. The new system matches the traditional patent glazing character is restored.
Introduction of limited actuator openers	Low	Negligible to Minor change	A limited number of vents are introduced within the glazing system, allowing improved control of environmental comfort and heat. The existing fabric has reached the end of its service life and does not meet current standards. The interventions result in negligible visual impact	Neutral to Slight - Beneficial The vents are limited in number and located within the replacement glazing, so the appearance of the roof is maintained.
Replacement of roof glazing to the annexe buildings	Negligible	Negligible to Minor change	The existing annexe roof glazing is replaced with a new traditional patent glazing system, retaining the existing form, configuration, and materiality. The level of natural light admitted to the interior is maintained	Neutral - Beneficial Although the existing fabric is intrusive, it provides natural daylight to the interior. The replacement renews the fabric of negligible significance, retain daylighting benefits, and address safety and performance issues without altering the form, configuration, or appearance of the roof, resulting in no loss of significant historic fabric

6.0 CONCLUSIONS

The proposal replaces the north light roof glazing to the Main Market Hall and the roof glazing to the Annexe at Huddersfield Open Market, a Grade II* listed building within the Huddersfield Town Centre Conservation Area.

The glazing to be replaced is not original fabric. It is a later aluminium patent glazing system carrying single pane Georgian wired glass, installed within the last thirty to forty years. The system has reached the end of its service life and is non compliant with current standards for overhead glazing. Localised repair has been discounted as unviable, and wholesale replacement is required to resolve the system's condition and bring it into compliance.

The replacement is a traditional patent glazing system carrying clear laminated safety glass, configured as a non fragile assembly to BS 5516 and CWCT Technical Notes TN66 and TN67. A limited number of actuated opening vents are introduced to increase environmental control. The significant historic fabric, the cast iron frame and the slate roof pitches, is retained, with the frame redecorated only.

The new system maintains the established glazed appearance of the north lights and restores the daylit interior that is intrinsic to the building's significance. The glazing carries high significance through the quality of light it admits, while the fabric itself is of low significance. The overall heritage impact on the listed building

is beneficial and results in no harm, and the impact on the conservation area is neutral with no harm. The substantial harm and less than substantial harm tests in the NPPF are therefore not engaged. The proposal accords with sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and with national and local heritage policy.

7.0 RESOURCES

- **UK Government (2024 as amended February 2025)**, National Planning Policy Framework (NPPF)
- **Historic England (2019)**, Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12
- **Historic England (2008)**, Conservation Principles, Policies and Guidance
- **BS 7913**, Guide to the conservation of historic buildings
- **International Council on Monuments and Sites (ICOMOS) (2011)**, Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, applied by analogy to a listed building and acknowledging its incorporation by the 2022 Guidance and Toolkit for Impact Assessments in a World Heritage Context.
- **www.historicengland.org.uk** (Accessed June 2026)
 - Heritage at Risk Register
 - National Heritage List for England (NHLE)
- **www.heritagegateway.org.uk** (Accessed June 2026)
- **www.britishlistedbuildings.co.uk** (Accessed June 2026)