3.4 Market Yard
3.4.01 Design Principles

Currently the spaces adjacent to the Market Hall are underutilised and are in poor condition. This is particularly the case to the north of the site in the space in front of Tesco car park.

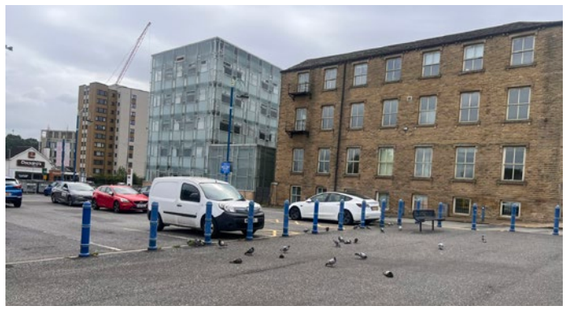
The proposals employ a concept for a new invigorated Market Yard that provides an outdoor space which performs as a new public square and commercial market area. The concept is to introduce new small scale pavilion and storage compounds to define the edges of a new flexible public space.

The pavilion is to provide trading and storage opportunities for the traders and operations team for the whole site. Currently there is very limited storage on site.

The public space has the biggest potential to improve the character of the space. The concept is for an open space which can facilitate a demountable market during market days, but be an attractive place for people even when the market is not active. This is to be done by providing new seating and planting. The intention is for the space to feel pleasant and safe to encourage members from the whole community to use.



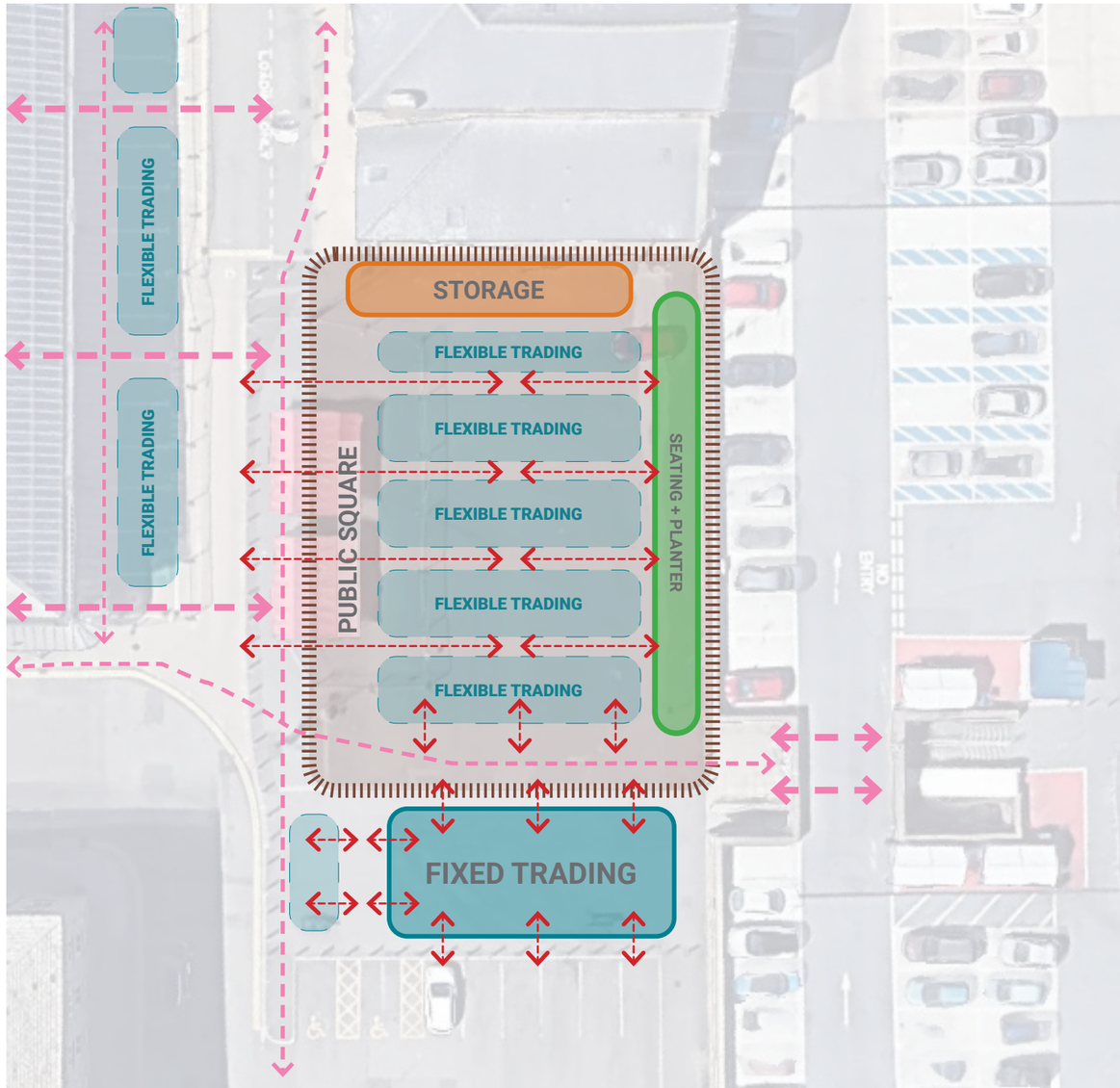
Existing Brook Street car park photographs



Existing Brook Street car park photographs



Existing Brook Street car park photographs



Proposed Market Yard layout concept



Design precedent



Design precedent



Design precedent



Design precedent

3.4 Market Yard
3.4.02 Design Concept

The proposals provide an enhancement to the existing public realm through surface renewal and introduction of soft landscaping. The layout has been considered to function primary as a market square but also to maximise flexibility for events and seasonal markets. Planting, benching, power bollards new lighting and CCTV enhance the safety and security of space. This is to encourage the use by the public and to improve the character and sense of place of the market site as a whole.

The public realm has some key architectural features including;

- **New container pavilion**
- **Demountable stall compound**
- **Perimeter planing and benching to Tesco**
- **Parking reconfiguration to Brook St.**
- **HVM bollards for pedestrian priority on market days**
- **New waste compound.**

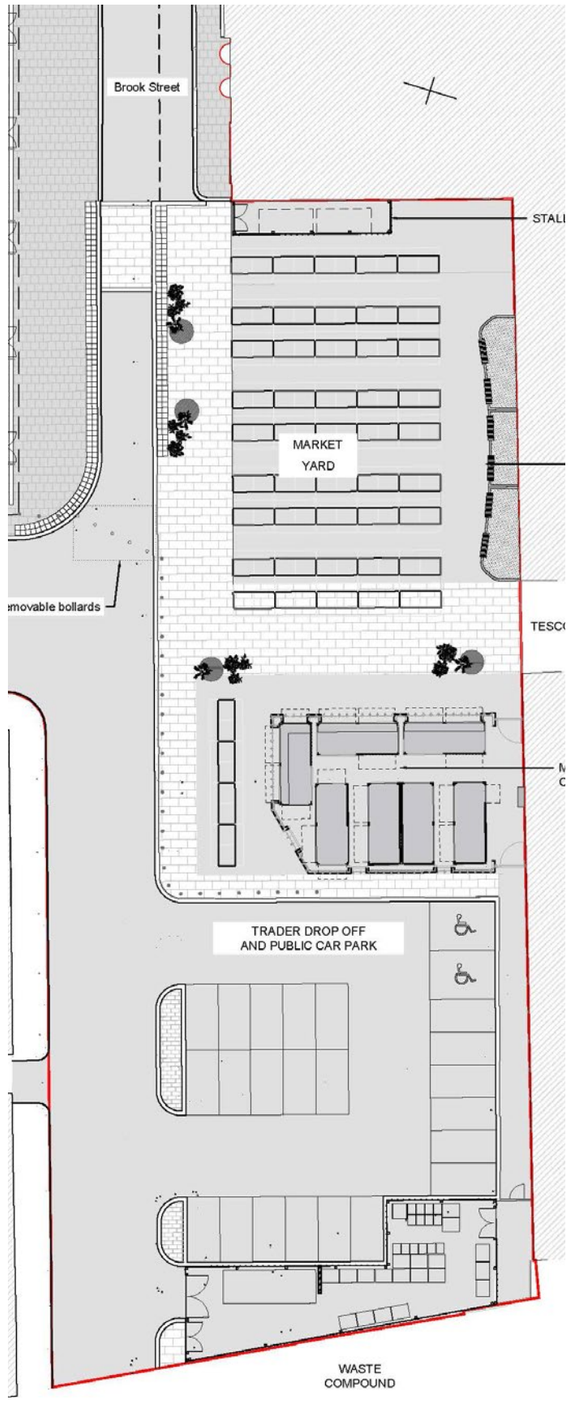


3.4 Market Yard
3.4.02 Design Concept

The accompanying image illustrates the pavilion container concept and the overall site plan for the Market Yard. The yard is organised into distinct zones, including a public-facing open-air market area, as well as areas designated for car parking and waste storage.



3-D Visualisation of public square in the Market Yard



Proposed plan of Market Yard

3.4 Market Yard
3.4.02 Design Concept

Illustrations are provided to demonstrate the Market Yard in both trading and non-trading modes, highlighting its flexibility and adaptability.





Market Yard on non market day with demountable stalls in storage



Market Yard on a market day with demountable stalls in place

3.4 Market Yard
3.4.03 Scale & Proportion

Diagrams show how the proposed interventions respond to the scale and proportion of the surrounding context. The container pavilion, the tallest of the new elements, establishes a hierarchy by distinguishing its role as a primary trading space while remaining subservient to the main market hall, which remains central to the scheme.



Lord Street Proposed Site Section



Lord Street Proposed Site Section



Brook Street Proposed Site Section

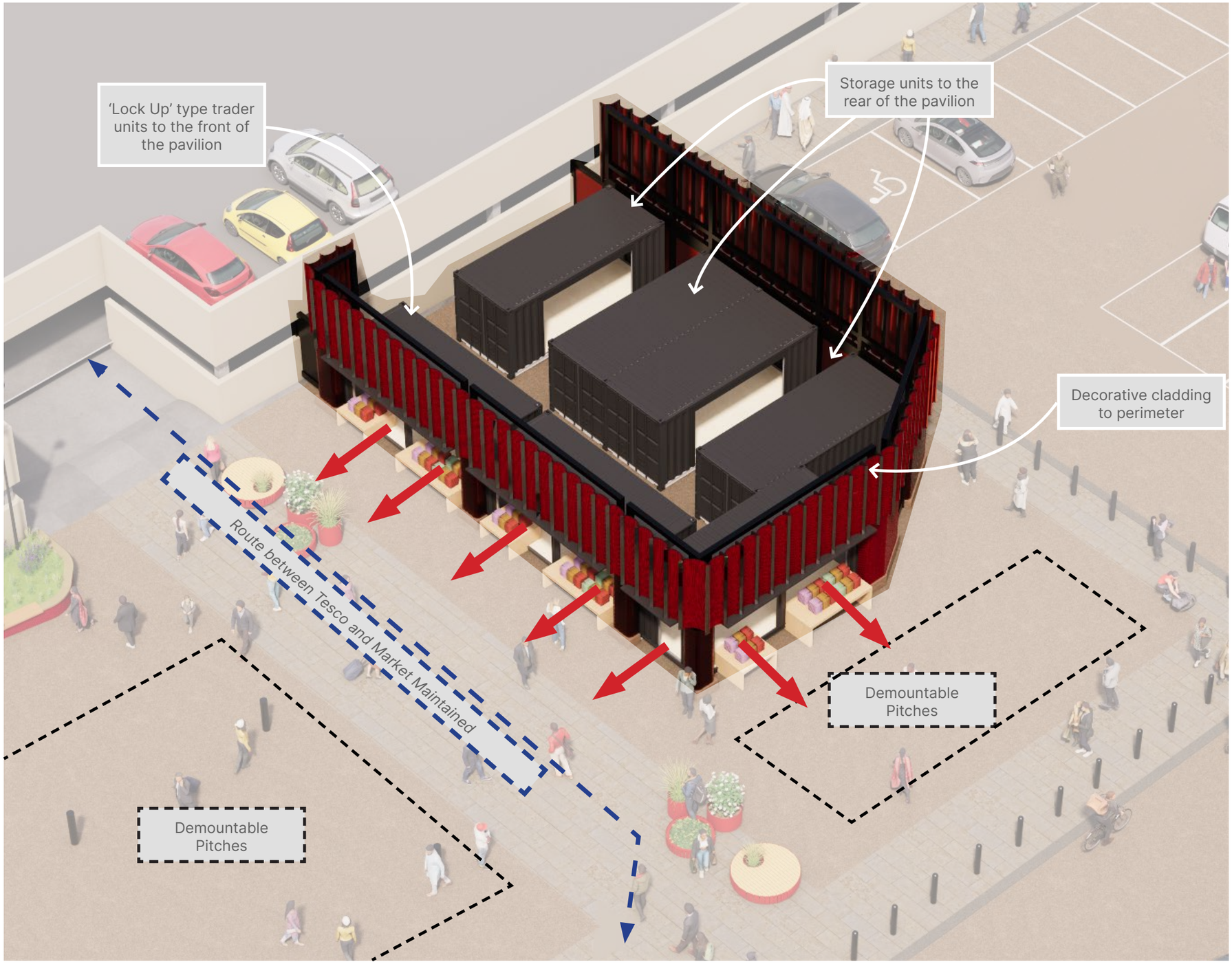
3.4 Market Yard
3.4.04 Container Pavilion: *Design Concept*

A new 'Container Pavilion' creates a focal point within the Market Yard which provides lockable trader and storage units in the form of converted ISO containers. The containers have been specifically remodelled for use by market traders and are clad with a contemporary decorative metal screen.

The screen acts to bring cohesion to the container cluster and to improve the local distinctiveness of the space around the listed Market Hall.

Key Features

- 3no. ISO containers fitted out for trader use.
- 4no. ISO containers fitted out for storage use by markets team or as lettable storage for traders.
- The containers are converted including; electrical sockets internally, internal linings, varying arrangements of roller shuttered openings, 1m deep canopies to openings. No heating or ventilation.
- 41no. Demountable trader pitches are provided to the Market Yard.
- The external pitches are to receive power via powered bollards in the Market Yard.
- A lockable fenced and covered compound is provided to house 2no. stall trailers.



3.4 Market Yard
3.4.04 Container Pavilion: *Design Concept*



View towards Tesco - Non market day



View towards Tesco - Market day



View along east along Brook Street - Non market day



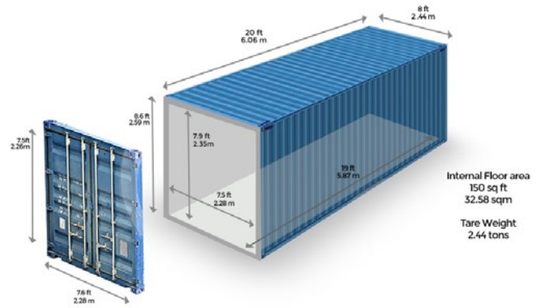
View along east along Brook Street - Market day

3.4 Market Yard
3.4.04 Container Pavilion: *ISO Shipping Containers*

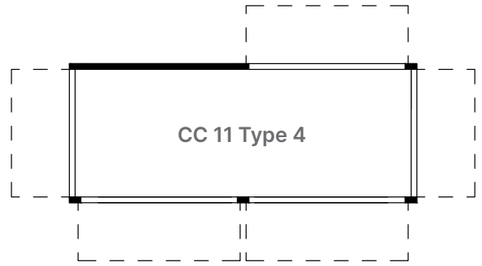
The images show the shipping containers that have been converted for market and storage use.

Description:

- 6 metres (length) x 2.8 metres (high) x 2.4 metres (wide) The walk-in height should be no less than 2.1 metres.
- A full opening on one side (6m) in the form of two 2.7m spring loaded shutters with security locks and keys.
- Two 3x1 metre steel canopy above each shutter to offer consumers weather protection.
- The exterior painted including anti rust and weather protection.
- All interior walls and ceilings are fitted with 25mm insulation and cladded with 9mm exterior class 3 plywood.
- Flooring - with commercial grade none slip safety flooring.
- An electrical consumer box (internally fitted)
- 5 double sockets positioned on the walls 13 amp (internally fitted)
- LED lighting (internally)
- Electrical 32-amp external connection point

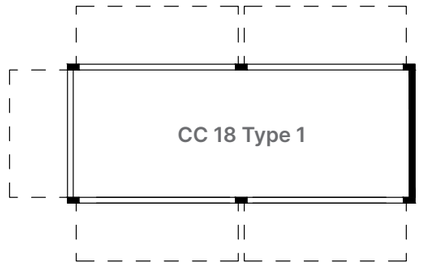


Shipping Container Dimensions



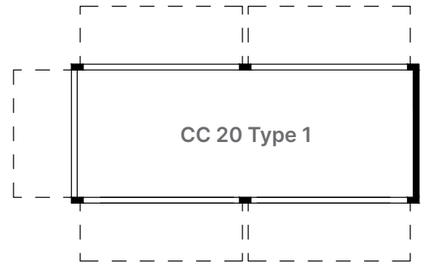


ISO Shipping Container



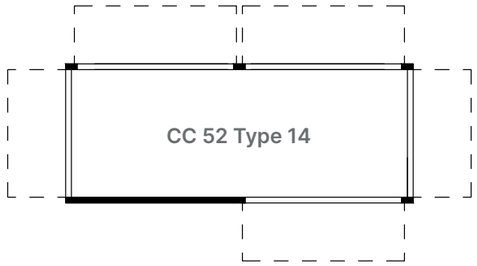


ISO Shipping Container



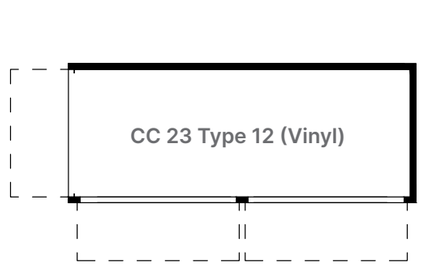


ISO Shipping Container



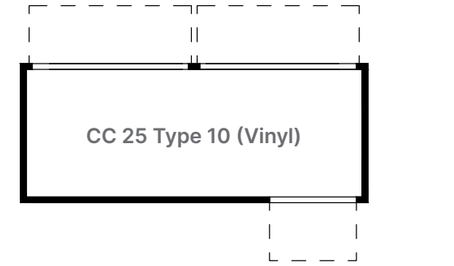


ISO Shipping Container





ISO Shipping Container





ISO Shipping Container

3.4 Market Yard
3.4.04 Container Pavilion: *Materiality*

Cladding design

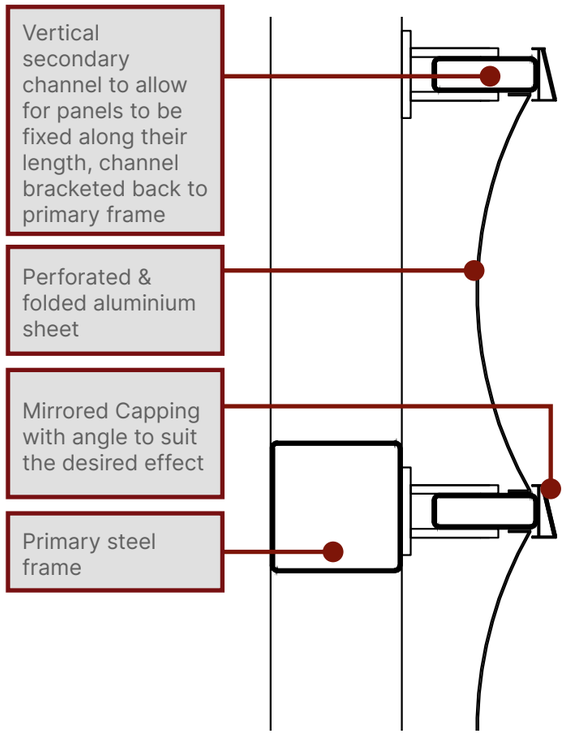
The ISO shipping containers and enclosed with a perimeter screen which is required to define the extents of the containers, and also elevate the appearance of the containers in a way which is suitable to not harm the conservation area or the setting of the Grade II* listed building.

The design concept is for the screening of the containers to be as such that cluster of containers appears as a one cohesive pavilion, sat within the improved public realm.

This is achieved through the introduction of a primary steel frame to the perimeter of the containers, to which perforated painted aluminium cladding panels are fixed.

The sketch detail opposite illustrates how the cladding could be connected to the frame. It is envisaged that the cladding system is developed with a specialist fabricator to benefit from propriety fixing brackets and secondary members.

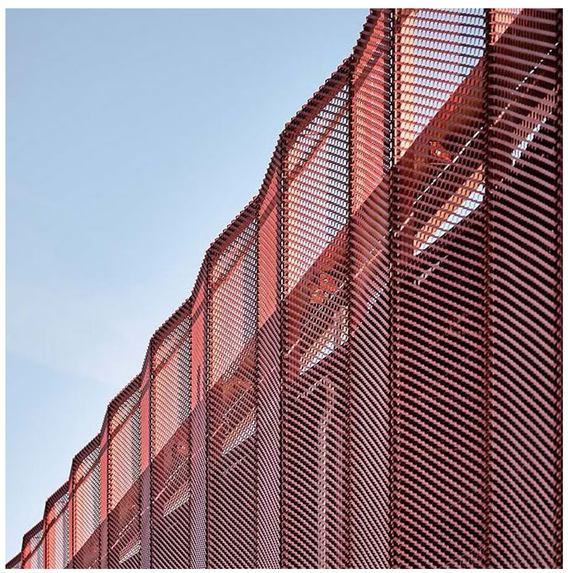
The decorative cladding panels are perforated with a repeating pattern and powder-coated in a colour scheme to match the palette of the main building. A capping piece to the joints incorporated a glazed mirror strip. This has the effect of reflecting the listed building facade, when viewed from the approach along Lord Street. This is to bring a subtle decorative feature that changes depending on the time of day and lighting conditions.



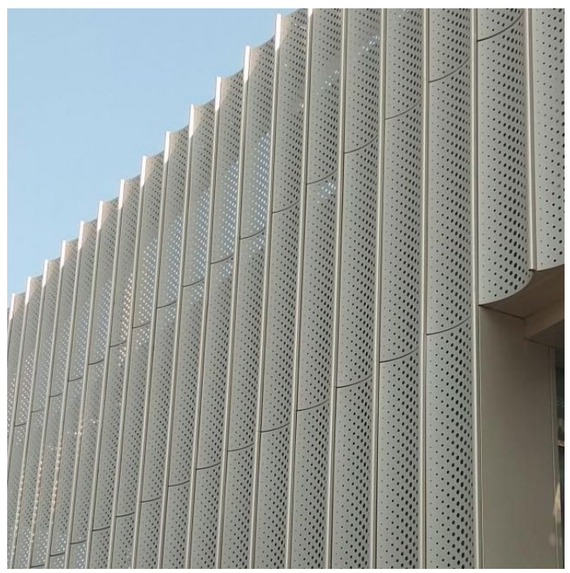
Design intent - Typical perimeter cladding build up plan detail



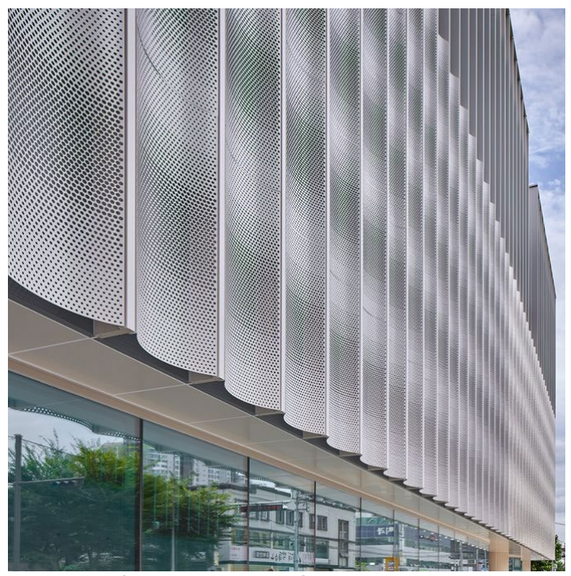
3-D visualisation of decorative perforated facade on Container Pavilion



Precedent for decorative perforated cladding



Precedent for decorative perforated cladding



Precedent for decorative perforated cladding

3.4 Market Yard
3.4.04 Container Pavilion: *Signage*

The images opposite illustrate proposed locations for trader and placemaking signage.

Each container has a ‘lollipop’ type sign and a slender sign above the trader unit. 2no. lollipop signs per container (6 total) and 1no. for each container opening (7no, total) are allowed for.

The uniformly designed signs are non illuminated, metal with a PPC coated finish.

Signage described here is to show the space allocated within the architecture for signage. All external signage to be subject to a separate signage application and LBC if required.





Signage precedent for proposal



Signage precedent for proposal

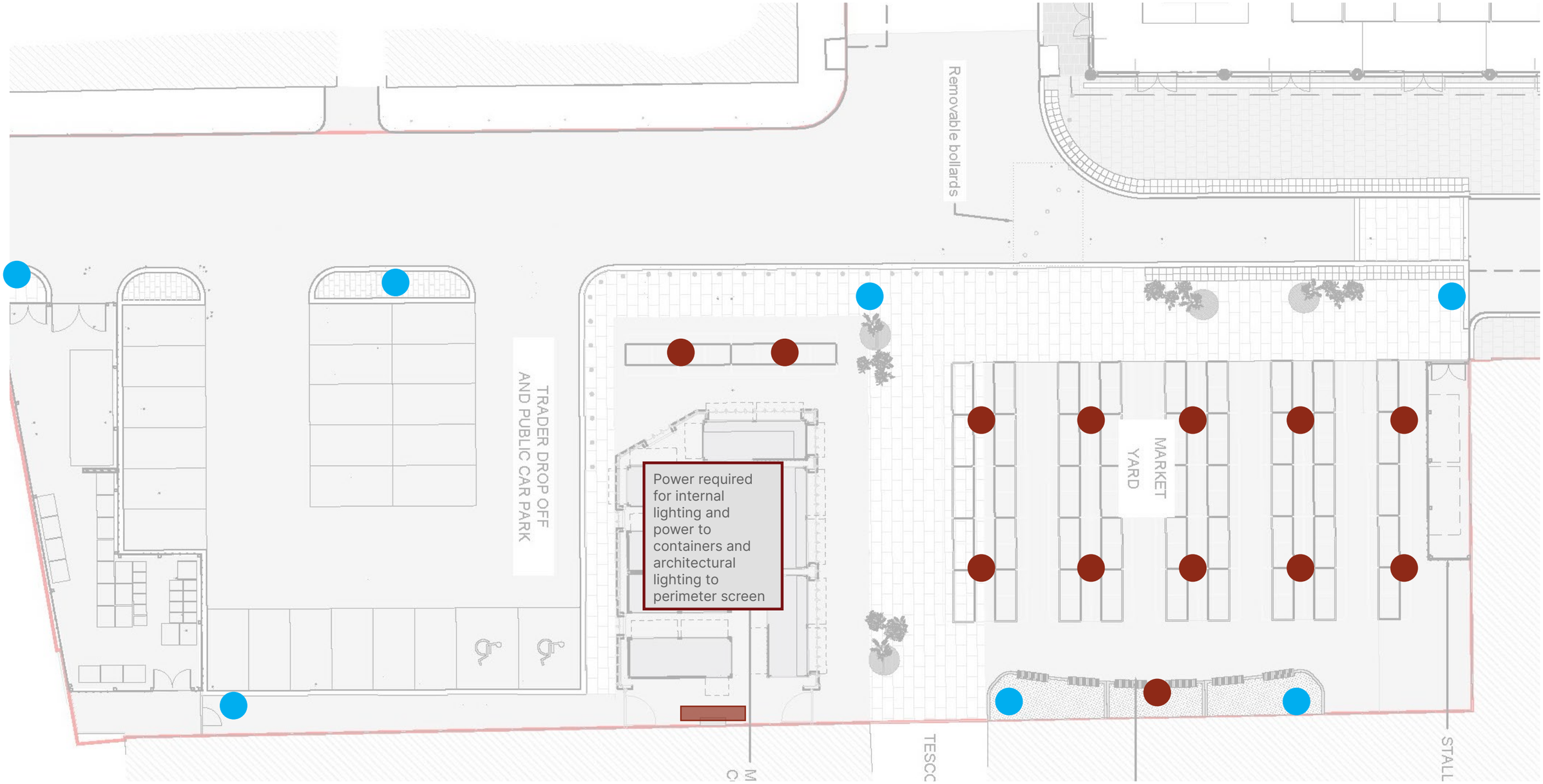


3.4 Market Yard
3.4.05 Service Provision

Locations for general street lighting columns and / or CCTV. Amount to be determined by coverage requirements. Assumption is that street lighting on Byram street and Lord Street is to remain as existing.

Locations for power bollards to serve outdoor market stalls and events.

Feeder pillar location



3.4 Market Yard
3.4.06 Lighting Strategy

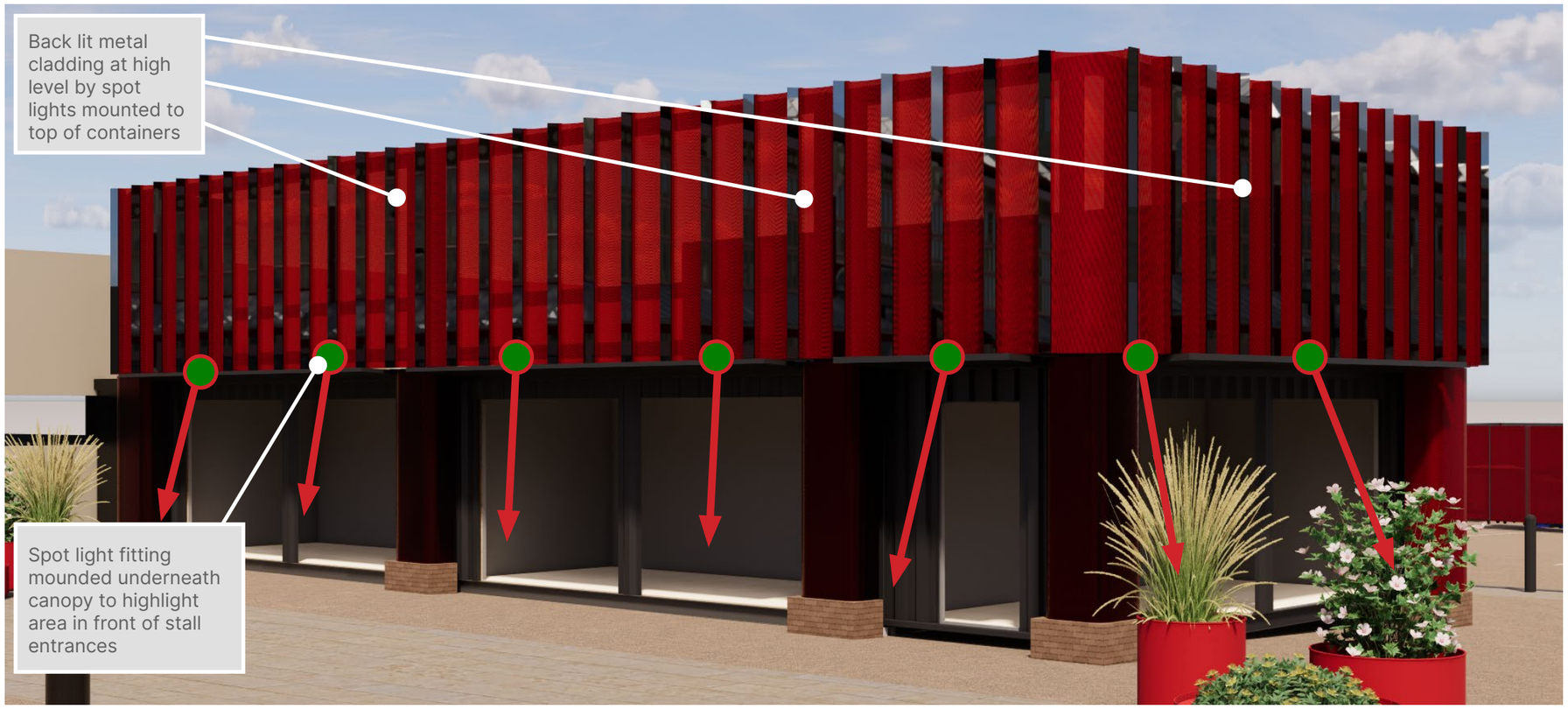
Architectural lighting is proposed for the container pavilion, alongside general lighting throughout the public outdoor spaces. These measures will enhance the visibility of the new structures, improve public safety, and support accessibility after dark.

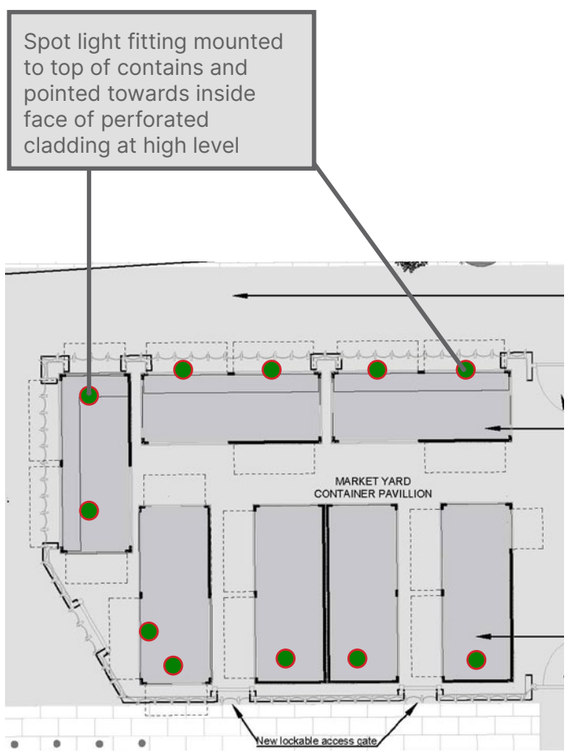


Directional Spot Light



Soffit uplighting





Plan of Container Pavilion



3.4 Market Yard
3.4.07 Screening

New screening will be installed to enclose the containers, waste store, and the roof of Annex 03. This will reduce visual clutter and conceal mechanical equipment located on the annex roof. The pavilion cladding is deliberately designed to elevate the perceived scale of the container units, ensuring they provide an appropriate presence within the expansive Market Yard setting



Lord Street and Annexe section



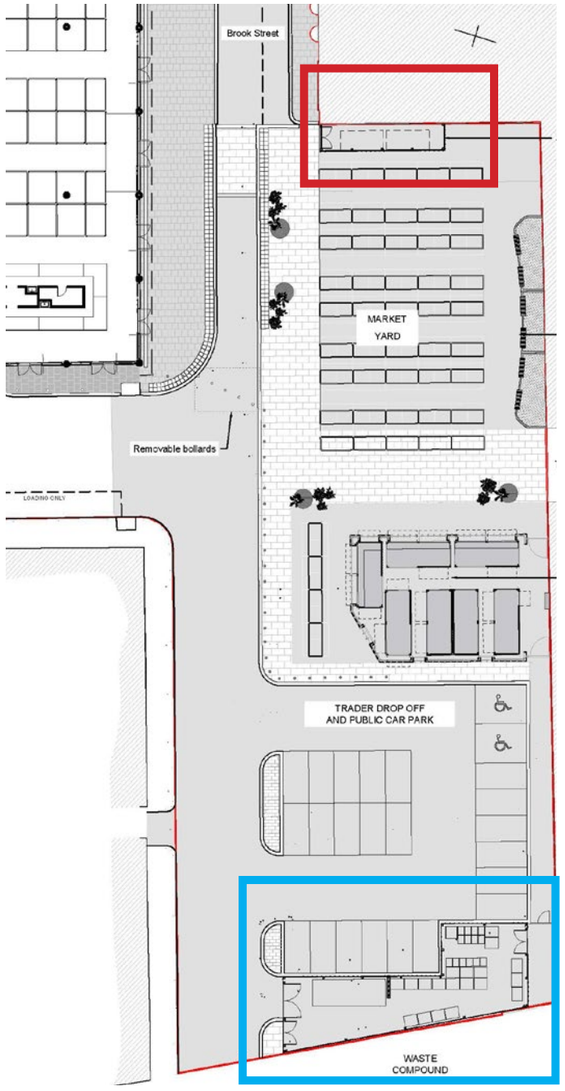
Brook Street Tesco Entrance Section

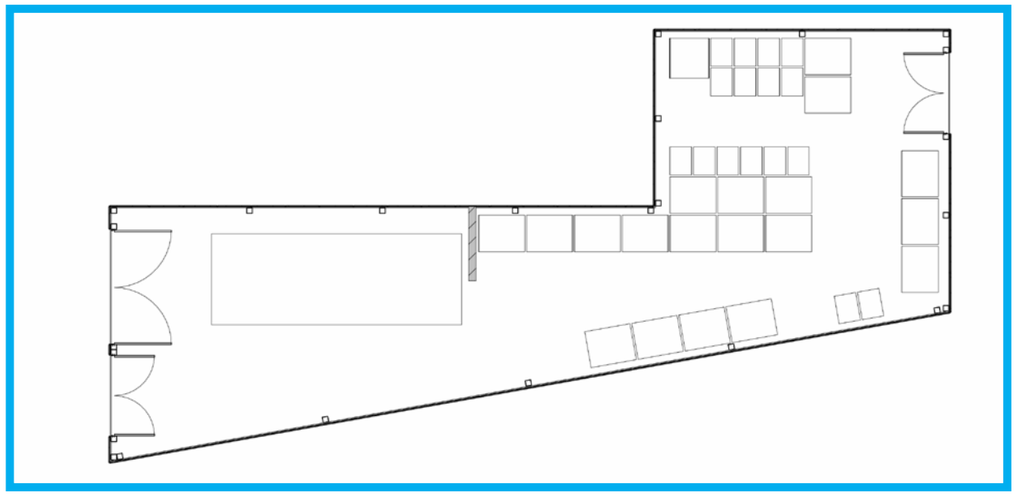


Brook Street Section

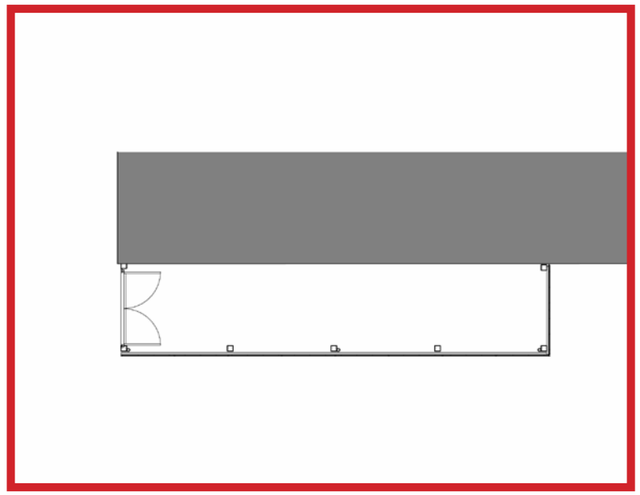
3.4 Market Yard
3.4.08 Waste Compound & Storage

The waste compound and associated storage area will be enclosed by a perimeter metal fence with decorative panels. This treatment will improve security while reducing visual clutter across the site. Precedent images from a comparable scheme in Leeds demonstrate the effectiveness of this approach.

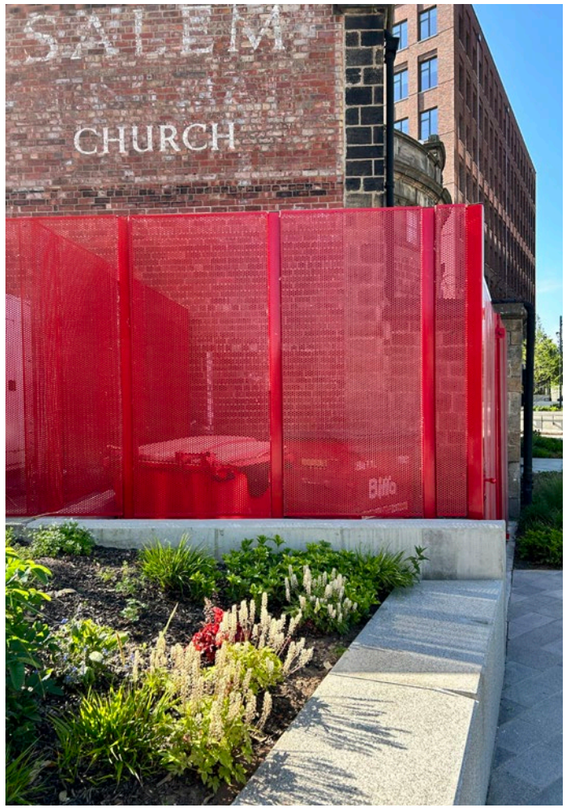




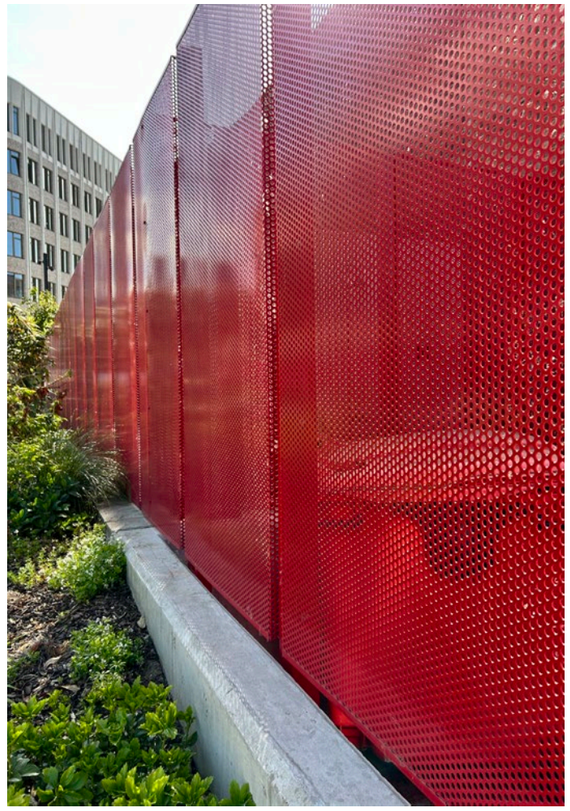
Waste Compound - GA Plan



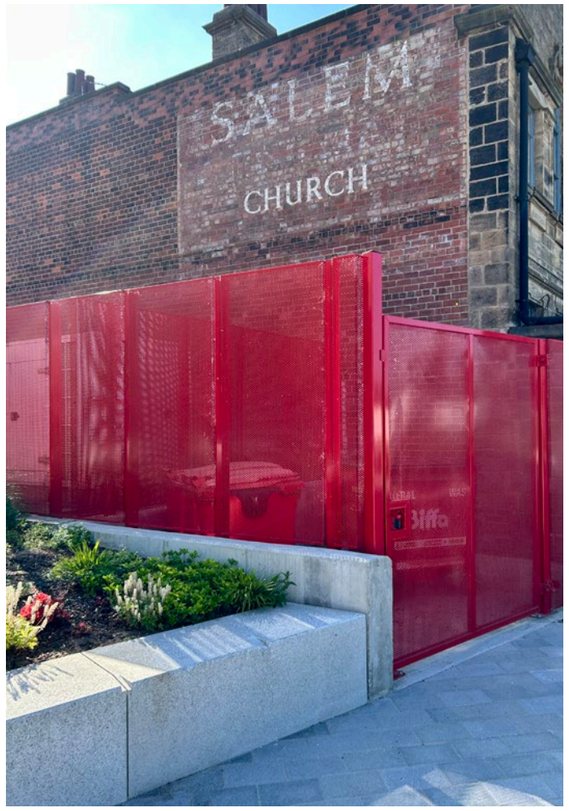
Trolly Storage - GA Plan



Decorative cladding precedent



Decorative cladding precedent



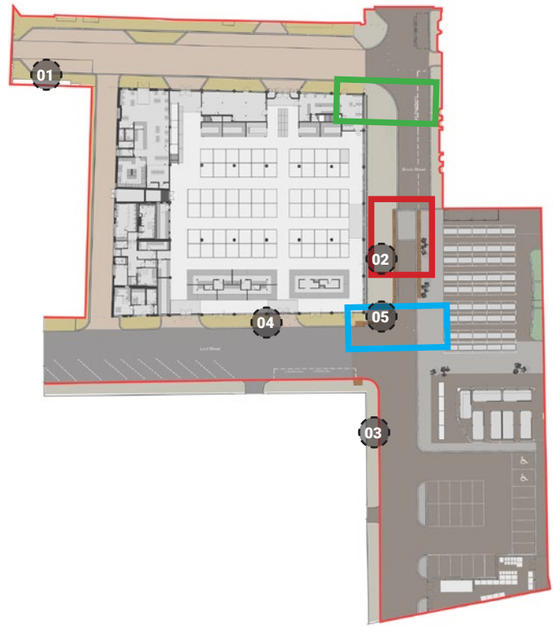
Decorative cladding precedent

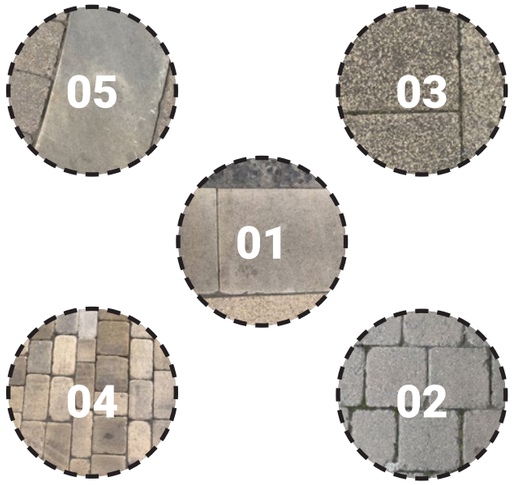
3.5 Public Realm
3.5.01 Surfaces

Public realm surface finishes within the red line boundary will be renewed, repaired, and replaced to establish a coherent hierarchy of materials. Existing natural stone finishes will be retained and repaired along Byram Street, Back Street, and Lord Street, adjacent to the Market Hall. A replacement wearing course is proposed for Lord Street and Brook Street where existing surfaces are heavily damaged by traffic. New concrete pavers will be introduced along the principal pedestrian routes from Tesco to the Market Hall, and east–west along Brook Street, to reinforce pedestrian circulation and improve the attractiveness of the site.



Proposed Surface Treatment Detail

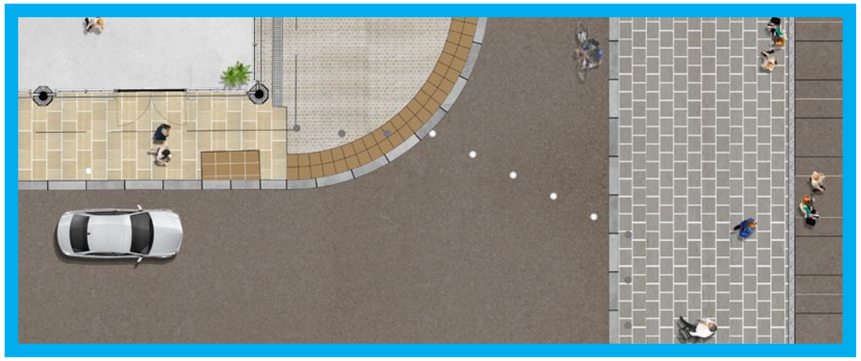




Existing Surface Treatment



Proposed Surface Treatment Detail



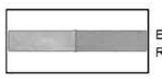
Proposed Surface Treatment Detail

MATERIAL PALETTE KEY


Existing Yorkstone setts Repaired


Existing Yorkstone Pavers Repaired

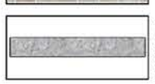

Existing Concrete Pavers Repaired

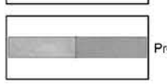

Existing Yorkstone Kerbs Repaired


Existing Concrete Setts Repaired


New high quality tarmac


New concrete pavers 600 x 600


Granite Channels between new tarmac and new concrete pavers. Silver grey colour Dims: 200x 600 mm


Proposed Yorkstone Kerbs


Proposed Concrete Setts

3.5 Public Realm
3.5.02 Street Furniture

Designated locations within the site will accommodate new free-standing street furniture, including planting and seating. Due to below-ground service constraints, permanent features such as tree pits and large planters are not feasible. Instead, the proposed solution will soften the public realm, offering places for rest and relaxation without compromising existing infrastructure.



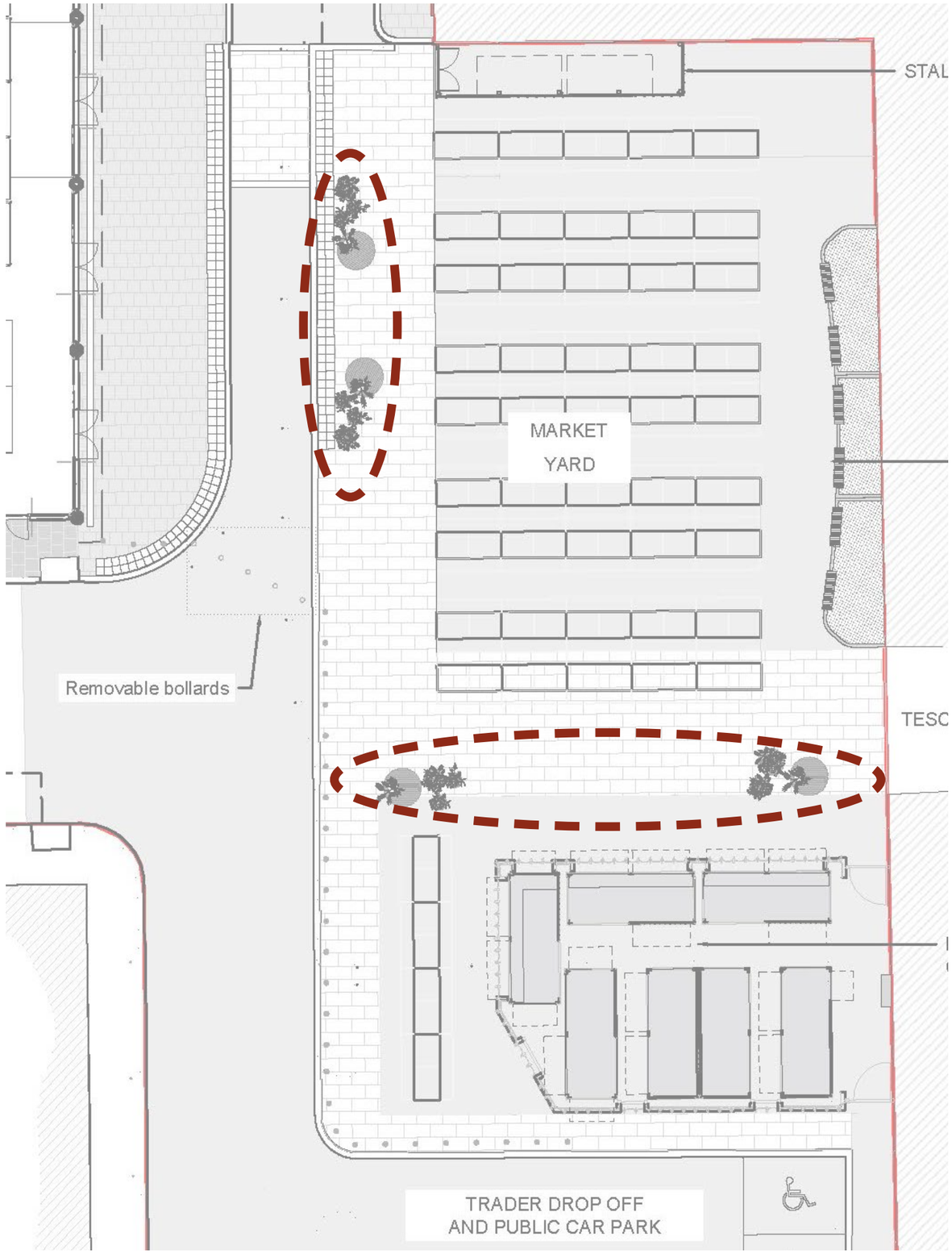
Photograph of proposed furniture



Photograph of proposed furniture



Photograph of proposed furniture



Market Yard General Arrangement Plan