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3.0 DESIGN PROPOSALS & DEVELOPMENT

3.1 Market Site Proposals

3.1.01 Proposal Description

The following pages within this report outline the proposed design for the development of the Market Building and surrounding site.

Where relevant, a commentary is provided to describe the design development process, justification for particular design decisions and summarise any engagement and consultation carried out during this process.

Use & Amount

The development provides for a market use accommodating retail, hot food units, bar/café offers, community and welfare facilities, and storage. Provision is made for fixed stalls, demountable pitches, self-contained units, and new outdoor trading areas. The Market Hall provides varied trading types within a refurbished space of 1,938m² (an additional 210m² of trading space in the annexe), while new-build elements, including the Container Pavilion to deliver 98m² of additional trading accommodation.

Layout and Orientation

The layout retains the market's existing structural grid and creates improved circulation. Entrances are positioned across multiple elevations to strengthen pedestrian routes through the site. Fixed and demountable pitches are arranged to maximise retail frontage, while flexible central areas support both trading and event use. The Market Yard is redesigned as a defined civic square, with the new pavilion accommodating lock-up units and storage.

Size and Scale

The Market Hall retains its principal open volume, with rationalised stall arrangements and mezzanine floors

introducing self-contained food and beverage offers. Any adjustments to the ancillary annex buildings are scaled to remain subordinate to the Grade II* listed hall. The Market Yard buildings are of modest form and height, ensuring they integrate with the wider townscape and conservation setting.

Appearance

The design restores the hall's cast iron and glazed structure, removing unsympathetic shutters and reinstating transparent façades. Repairs and redecoration follow the condition survey, with glazing and materials chosen to reinforce the building's heritage character. The Container Pavilion adopts a contemporary treatment, incorporating decorative metalwork in a colour palette aligned with the renewed Market Hall, providing visual continuity while signalling a new addition.

Landscaping

The Market Yard is remodelled as a civic square with hard landscaping that supports market trading, seasonal events, and everyday public use. Seating, street furniture, and surface treatments improve legibility and accessibility, while ensuring the space is adaptable. The landscaping strategy creates a robust public realm that balances functionality with a welcoming character.

Access

Access arrangements improve inclusivity and operational efficiency. Entrances across the hall and annexes are enhanced, with internal stall layouts designed to optimise frontage and circulation. The Market Yard incorporates clear pedestrian priority routes, supported by designated servicing areas for



Proposed view along Bryam Street

traders. Welfare facilities are upgraded, including a Changing Places WC, accessible WCs, and improved signage, ensuring a safe and legible environment for all users.

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3.1 Market Site Proposals

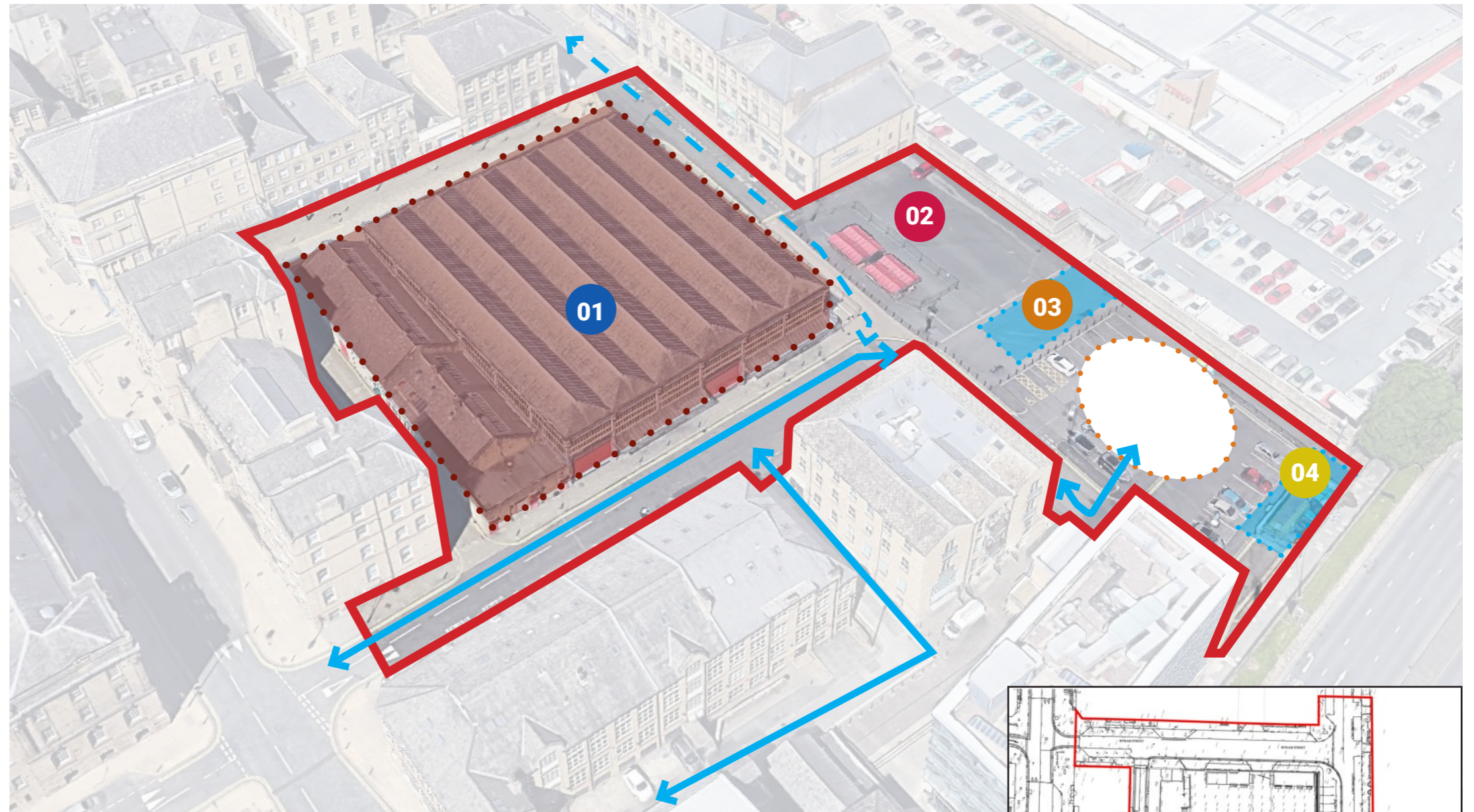
3.1.02 Design Concept

The architectural concept puts the listed building at the heart of a newly defined market quarter. The market quarter is defined by the red line boundary. Works are proposed to enhance the public realm to include new commercial buildings and management facilities in the area currently occupied by Brook St car park.



The listed building is to have a new internal layout which maximises existing retail opportunities and creates new ones. This is done by providing a core market and flexible market space within the Open Market Hall. A new adjacent Market Yard is formed which has space and facilities for an outdoor market that works with the layout of that in the listed Market Hall.

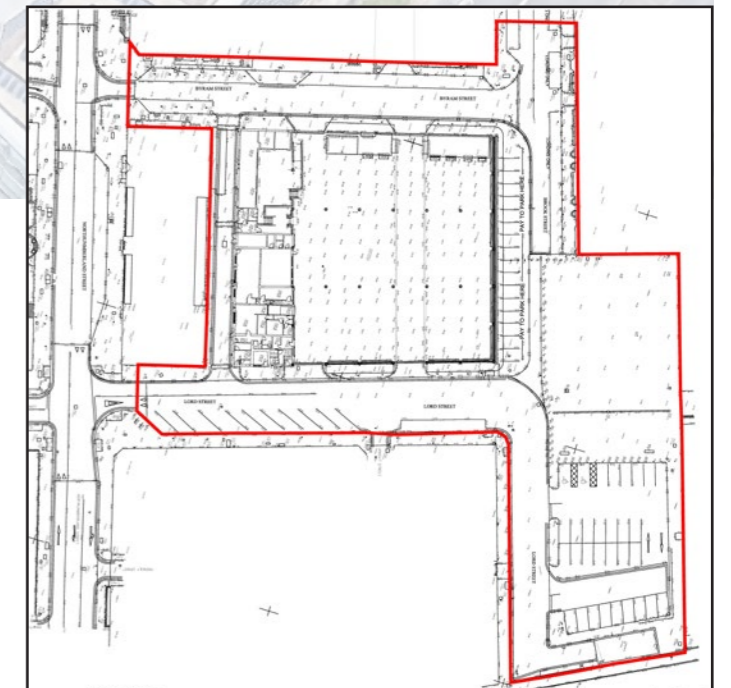
The Market Hall receives new glazing, replacing the shutters to improve quality of space and feeling of openness and activity. This will activate all the sides of the market to create a dynamic building at the heart of the market quarter.

Stalls and self contained retail units are provided along Byram and Lord street to allow for extending of the current market hours bringing life to the site, even on non market days.



Visualisation of design concept - Refer to adjacent plan for accurate red-line boundary depiction

- 01** Open Market enclosed, restored with new internal market layout
- 02** Formation of new 'Market Yard'. A defined public market square with enhanced provisions for trading and public realm enhancements
- 03** New built form to provide storage and trading opportunities
- 04** New Waste Compound
-  Vehicle Access maintained
-  Managed vehicle access to improve pedestrian and public safety



Red-Line boundary for proposal

3.1 Market Site Proposals

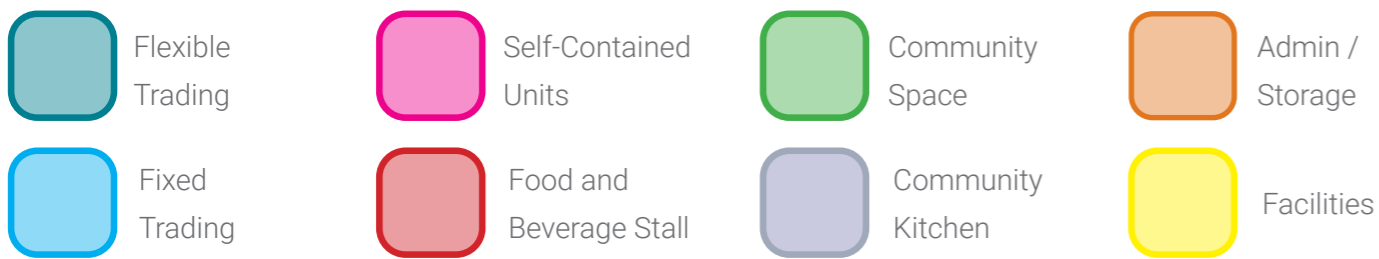
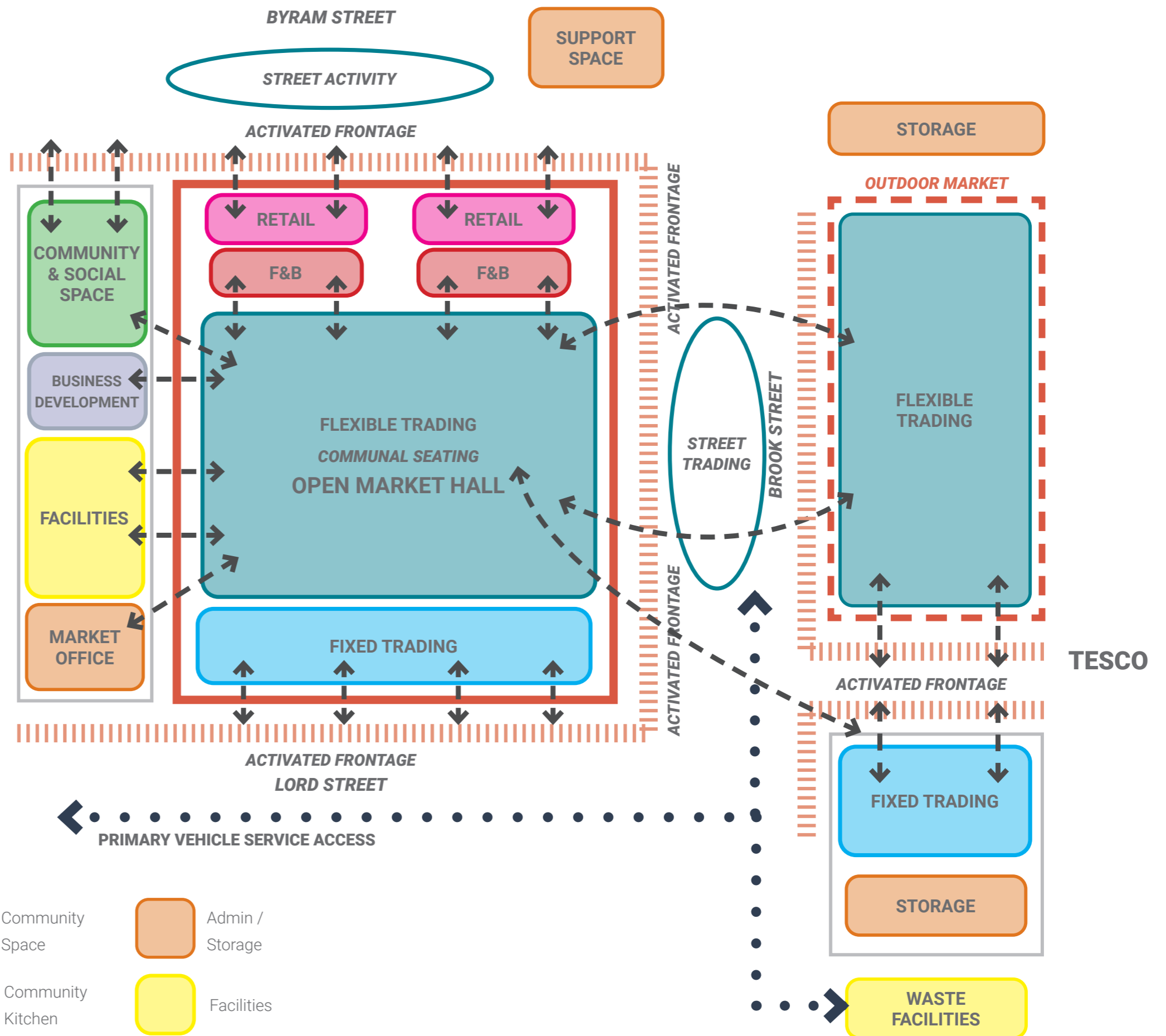
3.1.02 Design Concept

In response to the design brief a concept was developed to introduce greater diversity and increase market trading opportunities and flexibility within the space.

The concept was tested and developed through the design process to respond to and incorporate input from relevant stakeholders. This required the design team to adjust the proposal to respond to the following;

- Changing needs of the market and commercial environment
- Technical constraints presented by the existing building
- Alignment with other town centre redevelopment projects
- Funding and budget requirements
- Feedback following public and trader engagement

The image opposite shows a high level spatial diagram of the Market Hall concept that informed the design development.



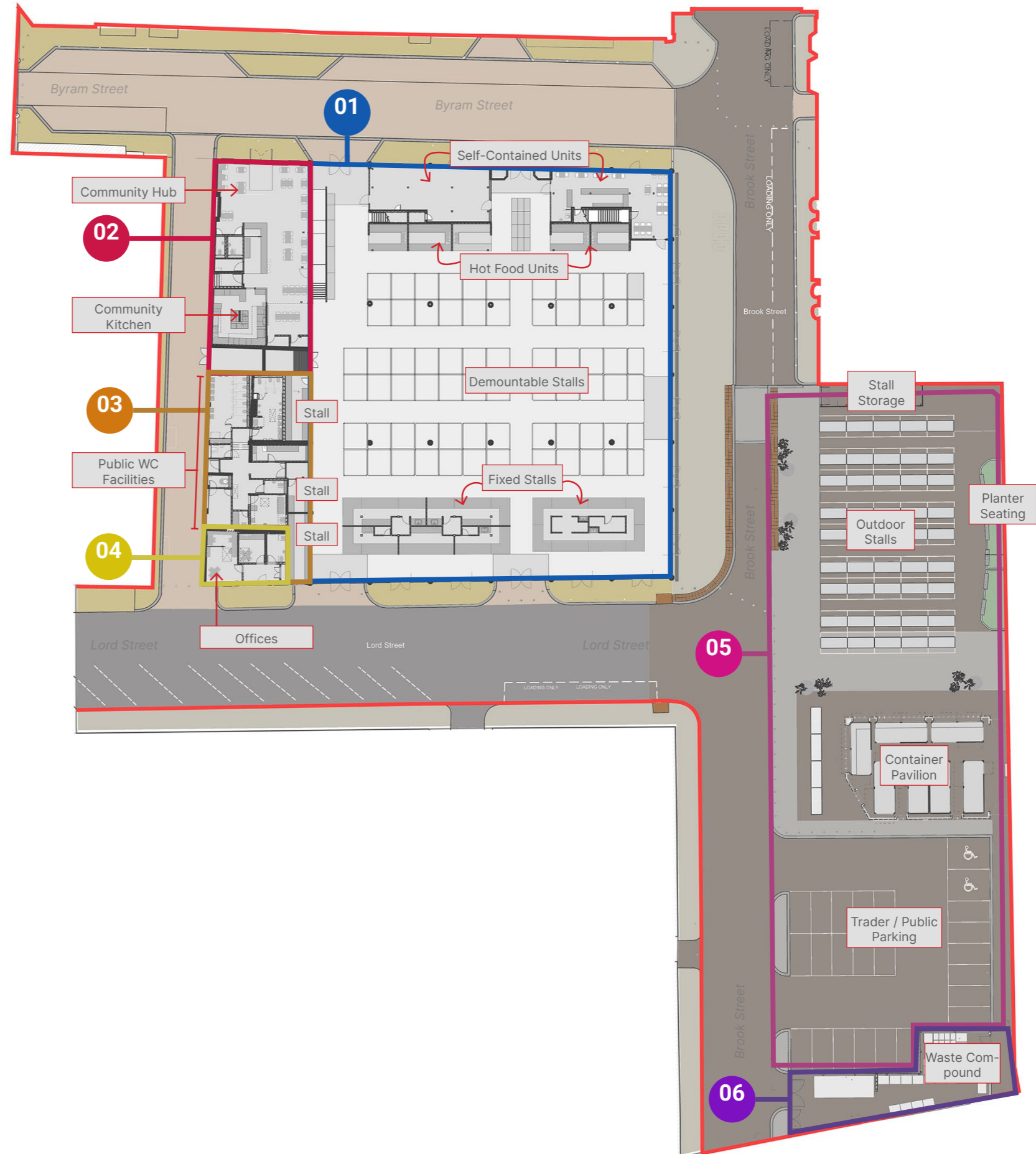
3.0 DESIGN PROPOSALS & DEVELOPMENT

3.1 Market Site Proposals

3.1.03 Site Layout

For the purposes of co-ordinating and describing the proposals, the market site has been split into distinct zones or areas. The diagram opposite identifies the different zones and the terminology used in this report and the supplementary design drawings.

- 01 Market Hall**
This refers to the listed Market Hall and includes;
 - Self contained Units
 - Market Bar
 - Demountable Stalls
 - Fixed Pitches
- 02 Annexe 01**
This refers to the part of the existing brick building facing Byram Street;
 - Market Cafe
 - Incubator Kitchen
 - Social Space
- 03 Annexe 02**
This refers to the central part of the existing brick building;
 - Public Well-fare facilities
- 04 Annexe 03**
This refers to the part of the existing brick building facing Lord Street;
 - Market Operations
- 05 Market Yard**
The entire existing car parking space between TESCO car park and Brook Street;
 - Outdoor trading space
 - Storage for outdoor stalls
 - Trader / public parking
- 06 Waste Compound**
The patch of land at the bottom of Brook Street;
 - Waste Compound



3.0 DESIGN PROPOSALS & DEVELOPMENT

3.1 Market Site Proposals

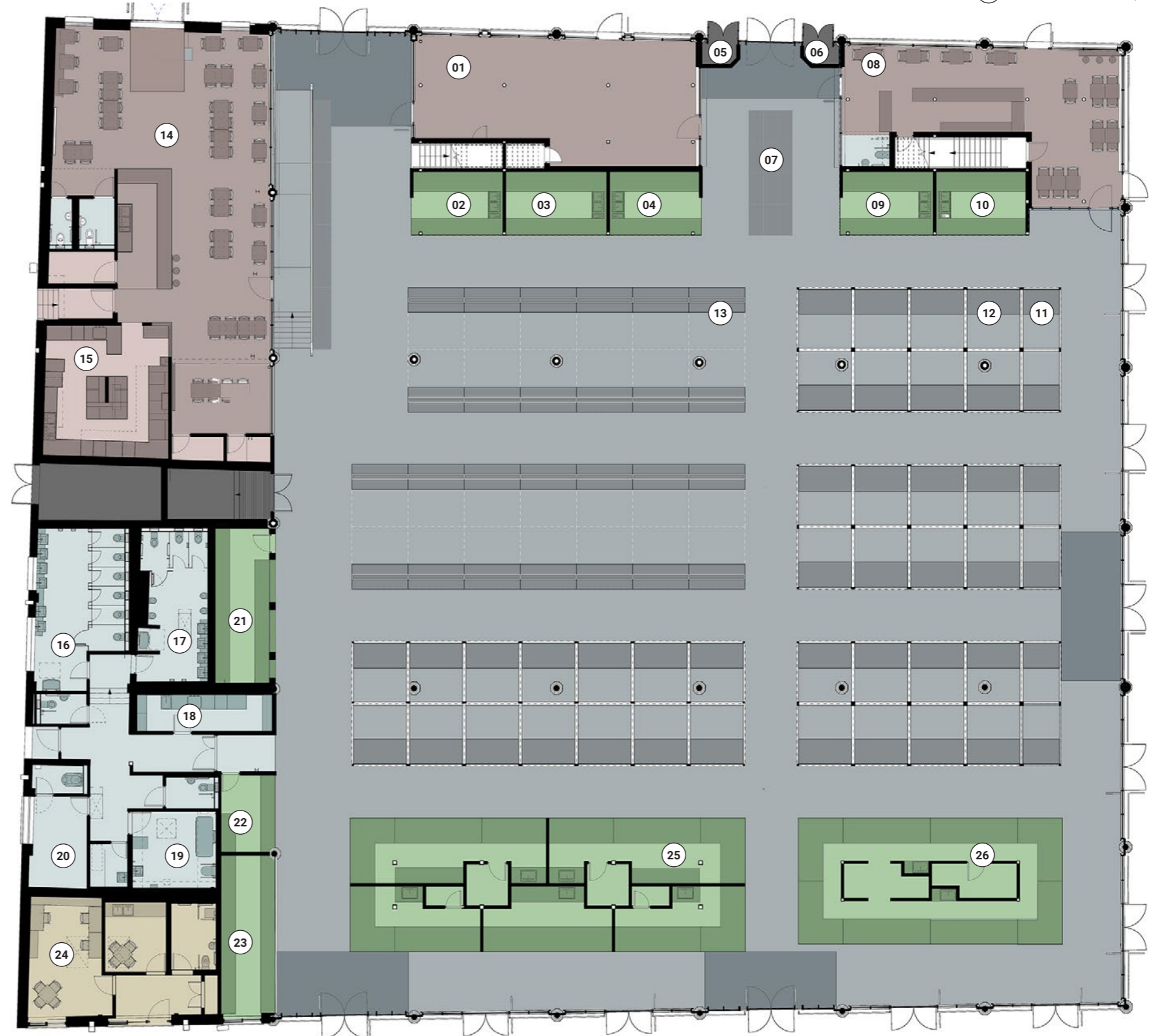
3.1.04 Key Design Principles

The Market Hall layout has been developed through a series of design workshops involving the project and market team.

The key principle of the design is to provide a variety of trading opportunities and activities within the market which work together to provide a strong and combined market offer. The uses within the market have been arranged to consider aspects such as;

- Maximising retail frontage within the Market Hall
- Locating anchor tenants or 'hot' trading areas such as the core market in a place that draws footfall through and into contact with other complimentary uses.
- Creating different environmentally treated spaces to provide spaces to rest, dwell and perform other events based activities.
- Maintain the traditional feel of the market and quality of space.
- Provide space for a flexible market space, which can facilitate events.
- Stage area, screen and AV provided to facilitate the events.
- Significant improvement of WC facilities with provision for all users, considering those with additional access needs.
- Provided some new hot food units with adequate fixed mechanical ventilation.
- Providing partitions which allow for the market to act as a whole, but also to allow for individual units such as the annexe and self contained units along Lord Street and Byram street to trade independently.

- | | | | | |
|---------------------------|---------------------------|--------------------------|--------------------|-----------------------|
| 01 Self-Contained Unit 01 | 06 ASHP Enclosure | 11 Demountable Stall (C) | 16 Female WC | 21 Fixed Pitch 01 |
| 02 Hot Food Unit 01 | 07 Demountable Stall | 12 Demountable Stall (B) | 17 Male WC | 22 Fixed Pitch 02 |
| 03 Hot Food Unit 02 | 08 Self-Contained Unit 02 | 13 Demountable Stall (A) | 18 Post Wash | 23 Fixed Pitch 03 |
| 04 Hot Food Unit 03 | 09 Hot Food Unit 04 | 14 Community Cafe | 19 Changed Places | 24 Market Operations |
| 05 ASHP Enclosure | 10 Hot Food Unit 05 | 15 Community Kitchen | 20 Multifaith Room | 25 Fixed Pitch 03-08 |
| | | | | 26 Fixed Pitch 09, 10 |



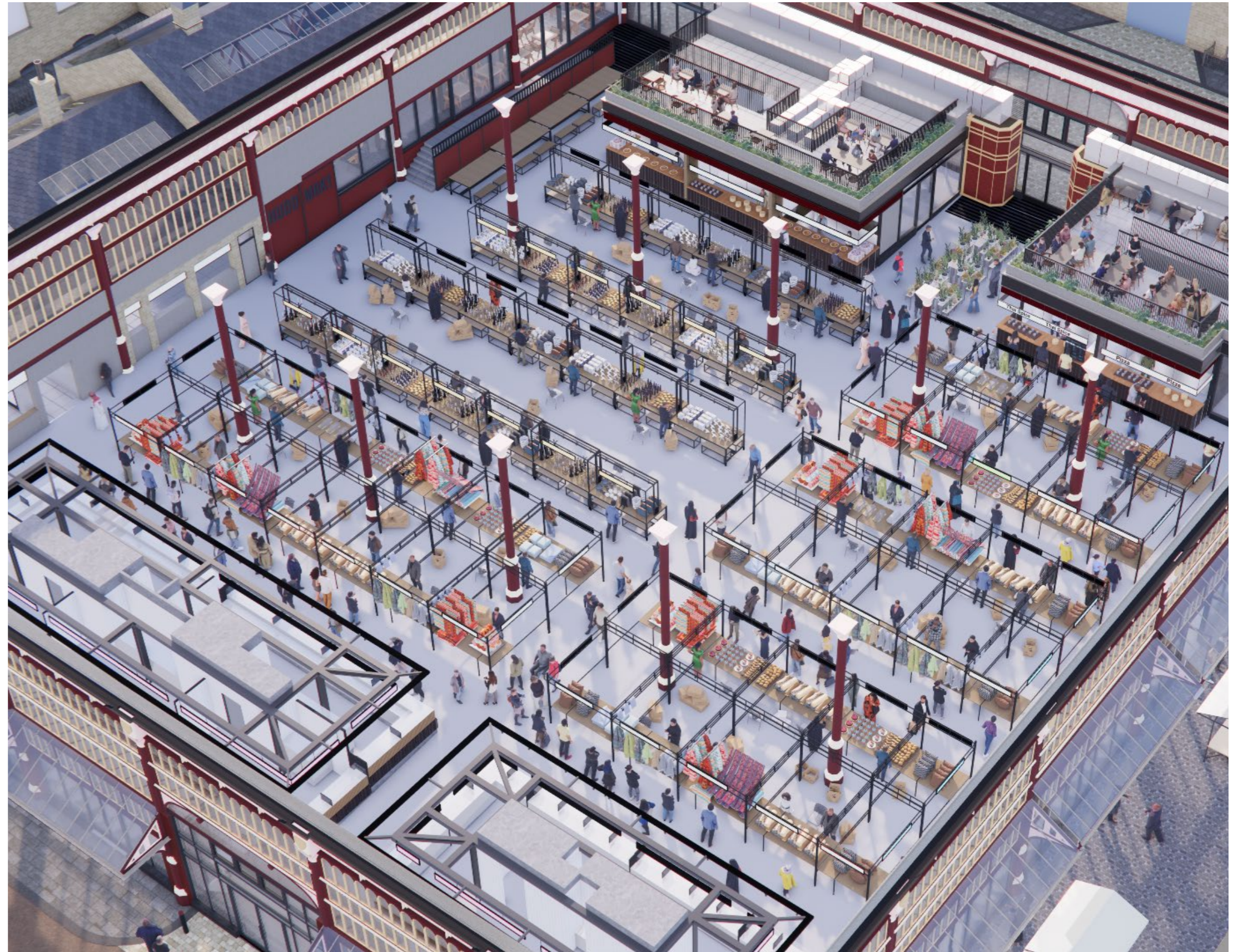
3.0 DESIGN PROPOSALS & DEVELOPMENT

3.1 Market Site Proposals

3.1.04 Key Design Principles

New demountable stalls are to be provided which are easy to move and assemble. The new demountable stalls are able to perform as trader stall counter tops and as table for F&B and social uses by the public.

The flexibility of the demountable stalls and trading areas means that the market can accommodate a number of different operating modes to facilitate different types of markets and events. This is to increase the frequency of use of the listed building.



Visualisation of flexible market concept

3.0 DESIGN PROPOSALS & DEVELOPMENT

3.2 Market Hall Layout

3.2.01 Flexible Market Hall

Maximum market trader pitches

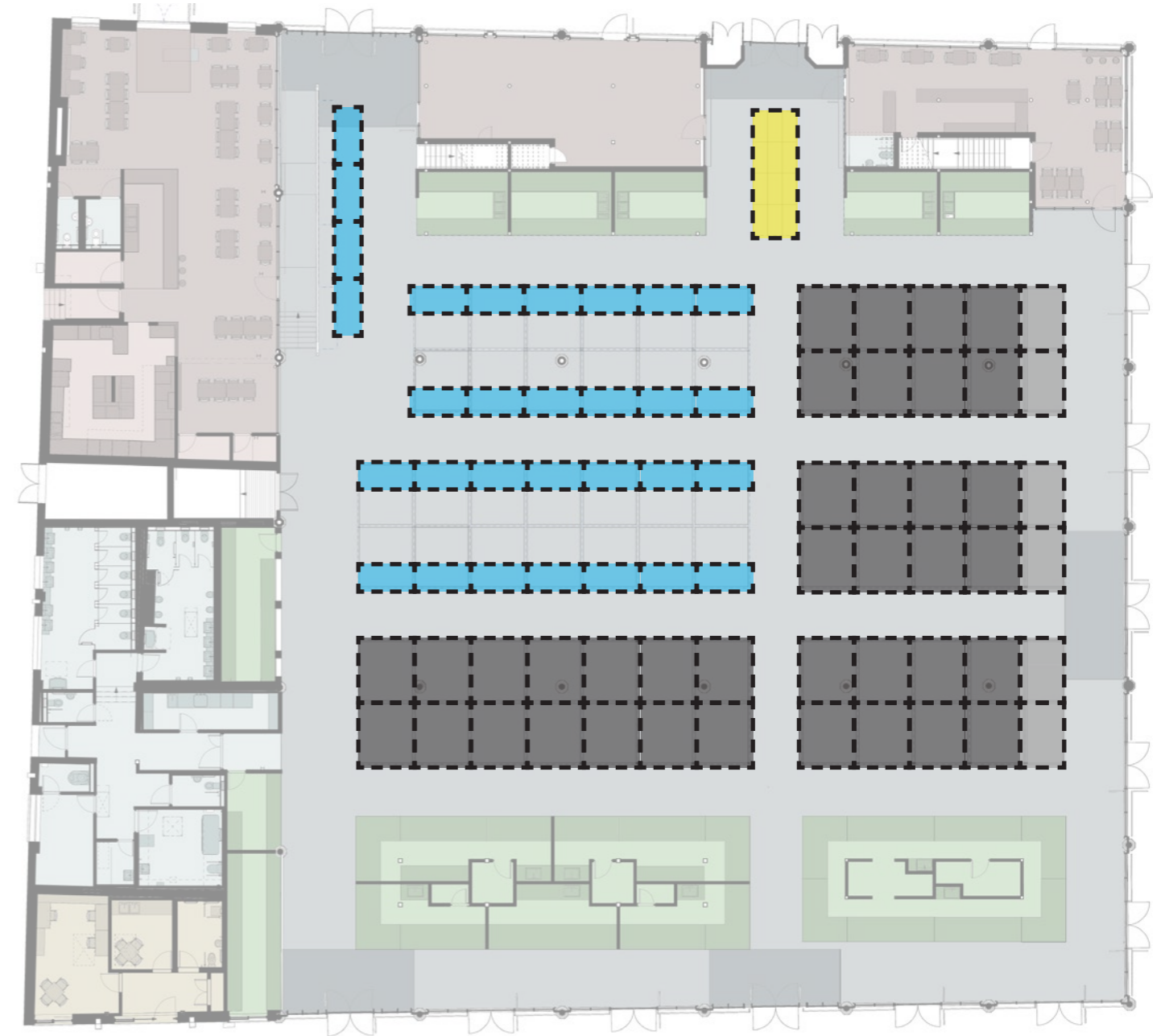
All market trader pitches are occupied. Traders have opportunity to use a more diverse type of stall including, fixed leased pitches, demountable stalls, serviced hot food units, outdoor temporary stalls and

fixed independent producer or retail units within the Market and Market yard. This market mode is designed to support the already successful market days such as the Tuesday and Saturday second hand markets.



Full Market trading mode - 3D View

- Stall Type A (trader Mode)
- Stall Type B (Active)
- Stall Type A (seating Mode)
- Stall Type C (Active)
- Seating for stall type A
- Stall Type B/C (inactive)
- Bespoke Flower Stall
- Stage



Full Market trading mode - 2D View

3.2 Market Hall Layout

3.2.01 Flexible Market Hall


Increased public seating mode

An area of stalls is converted into bench seating for the general public. A demountable stage is erected for entertainment of promotional market activities. This mode will be used on less busy trader market

days where the space can be used more effectively to support an F&B offer or seasonal market. This is provided to diversify the offer of the market to secure its future by improving footfall and increasing opening times.



Partial market trading mode - 3D View

-  Stall Type A (trader Mode)
-  Stall Type A (seating Mode)
-  Seating for stall type A
-  Bespoke Flower Stall
-  Stall Type B (Active)
-  Stall Type B/C (inactive)
-  Stall Type B/C (inactive)
-  Stage



Partial market trading mode - 2D View

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3.2 Market Hall Layout

3.2.01 Flexible Market Hall

Event mode

Similar to mode 2, the demountable stalls are arranged to facilitate one off or seasonal events. The new glazing to the perimeter and repair works are to improve the internal environmental conditions, meaning the market will be an attractive destination for the public during

non market hours, such as the evenings. This will enhance the market-led programme of events that are already taking place. Relocation and increase in public WCs will make the space more pleasant, accessible and easier to manage for events.



Night-time event mode - 3D View

-  Stall Type A (trader Mode)
-  Stall Type A (seating Mode)
-  Seating for stall type A
-  Bespoke Flower Stall
-  Stall Type B (Active)
-  Stall Type B/C (inactive)
-  Stall Type B/C (inactive)
-  Stage

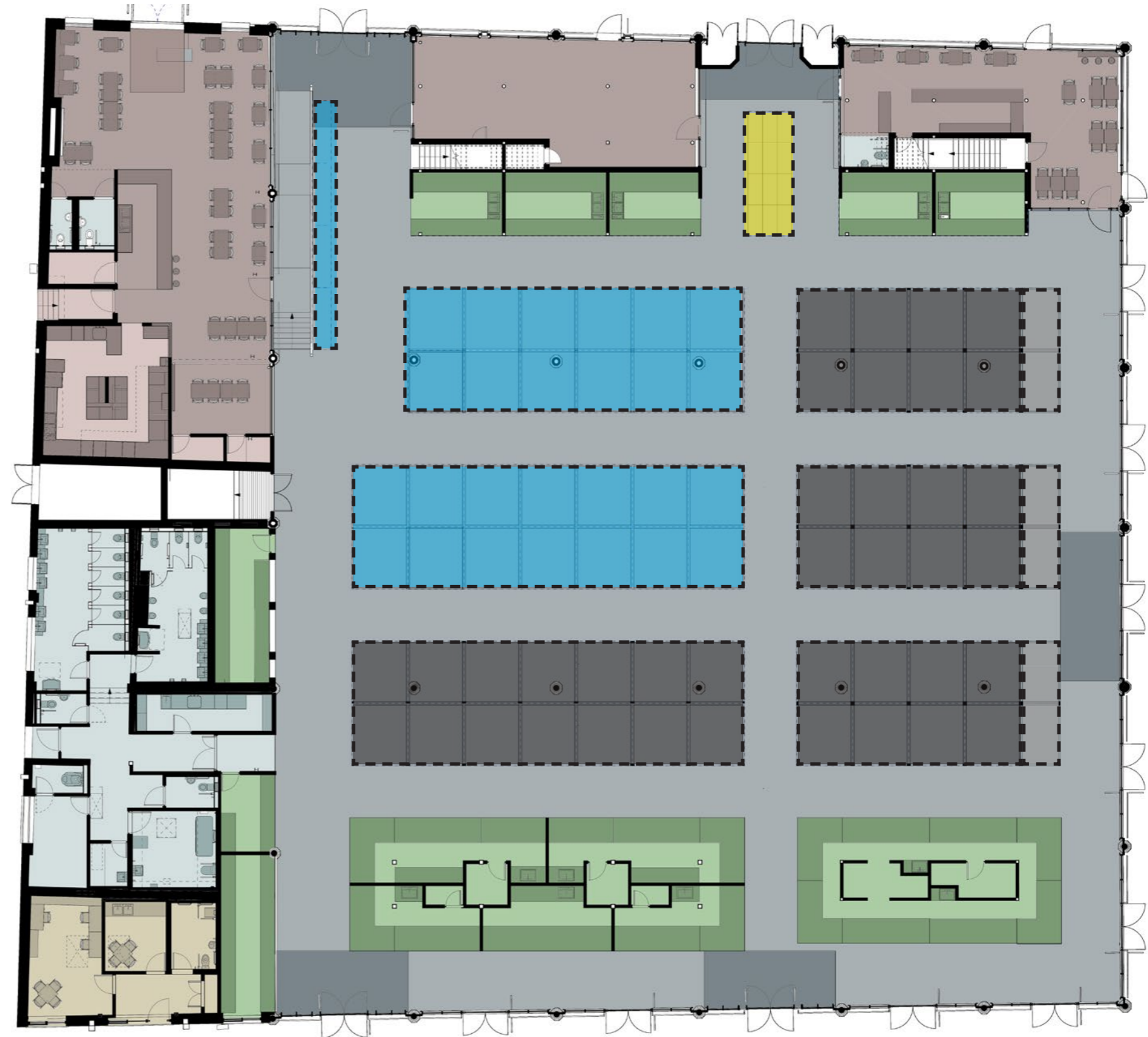






Night-time event mode - 2D View

3.2 Market Hall Layout

3.2.02 Demountable Stalls

The flexible market area requires stalls that can be quickly and easily moved and reconfigured in order to facilitate a range of different events. The proposal includes three adjustable stall types, each designed for versatile use across different purposes. All stall types are designed to be moved easily by one person.



-  Stall Type A Zone
-  Stall Type B Zone
-  Stall Type C Zone
-  Bespoke Flower Stall Zone

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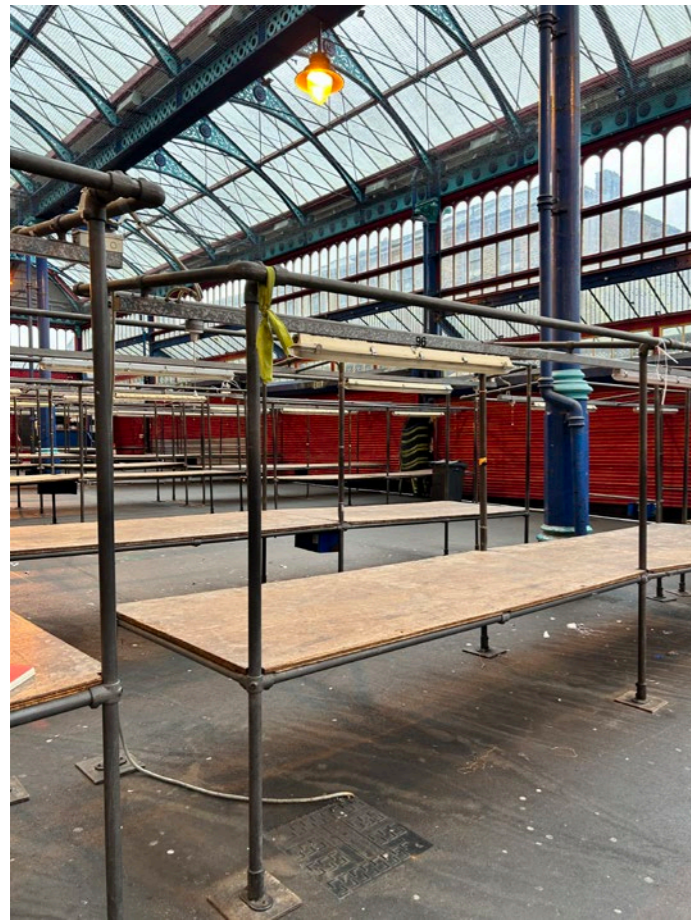
3.2 Market Hall Layout

3.2.02 Demountable Stalls

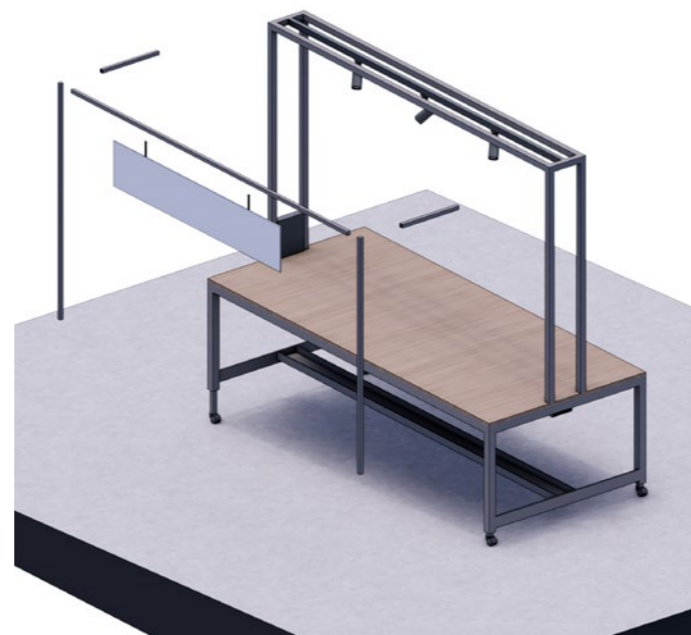
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Demountable stall type A



Existing market stalls



Demountable stall type A (Demountable Elements)



Demountable stall type B



Demountable stall type B (Flexibility example)



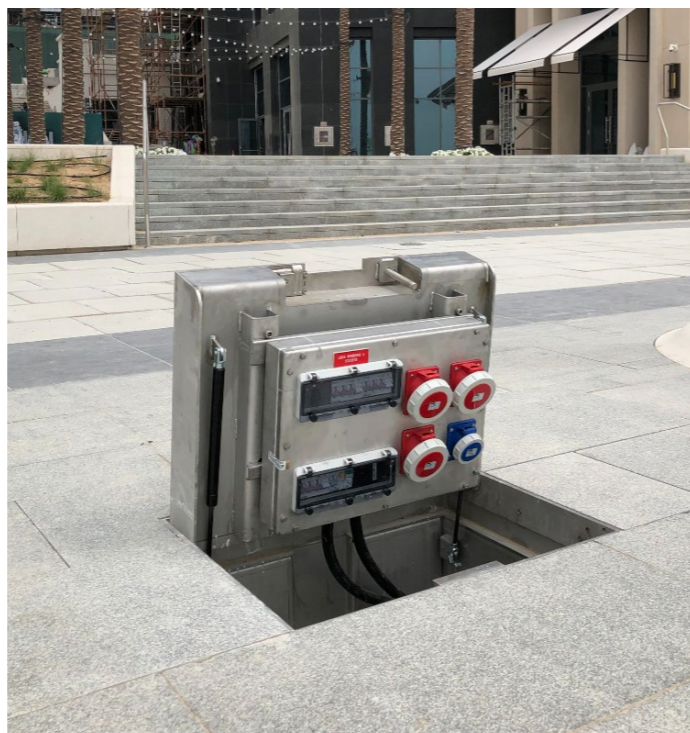
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3.2 Market Hall Layout

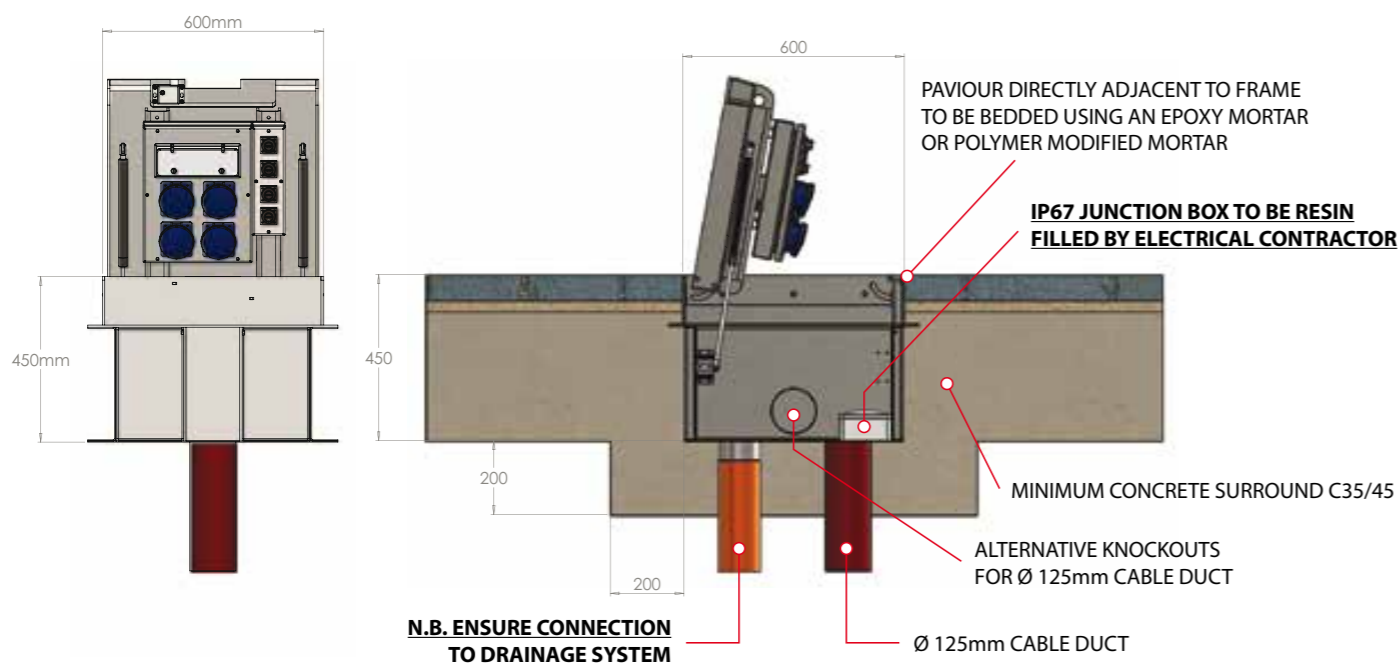
3.2.02 Demountable Stalls

New demountable stalls will be introduced in the main Market Hall to create a more flexible trading space. Each stall will be supplied with power through a new system of below-ground ducting, which connects back to a centralised meter room in the stone annex. The ducting ends at discreet in-ground units fitted with sockets hidden beneath lift-up lids. Market staff will manage the connections from these units to the stalls, so traders only need to plug in at their own pitch.

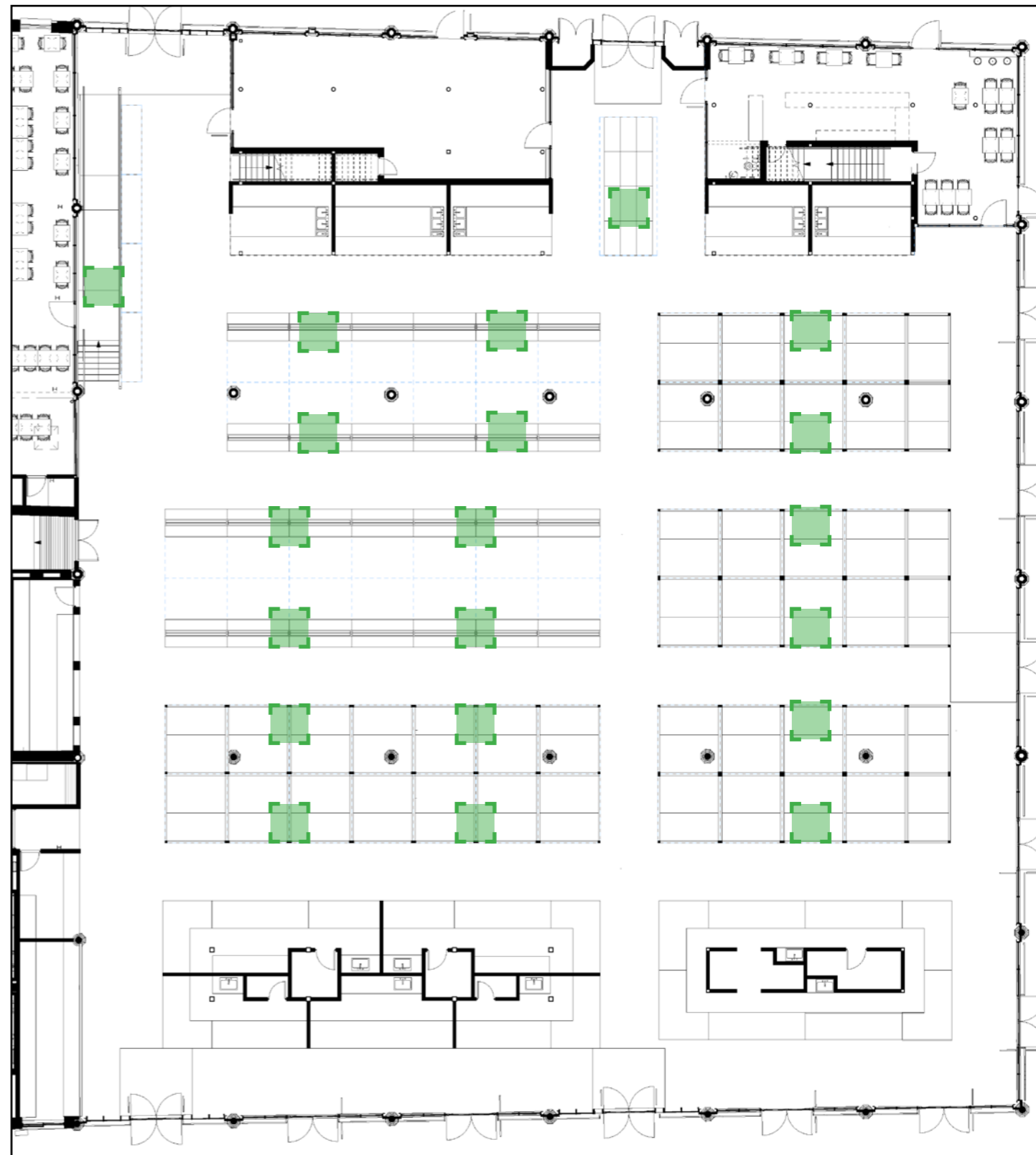
This design avoids the need for visible overhead cabling, helping to protect the historic character of the hall. It also allows the space to be rearranged easily for seasonal events or changing market layouts, while keeping underground work to a minimum to safeguard the building's structure.



Specified ground power unit - Kent p3 Type 3 IGU



Specified ground power unit - Kent p3 Type 3 IGU



Kent p3 Type 3 IGU proposed locations within the flexible market space

3.0 DESIGN PROPOSALS & DEVELOPMENT

3.2 Market Hall Layout

3.2.02 Demountable Stalls



Full Market trading mode - 3D View