1.5 Executive Summary of Proposals Project Overview

The over arching concept for the market regeneration is to provide a variety of trading opportunities which work together and complement each other to strengthen the overall market attractiveness.

The traditional type market is at the heart of the proposals. New demountable stalls are to be provided that will maintain and enhance the core dry goods market offer. This will be like the current market stalls but with new stalls which will be more easily adapted by individual traders to suit their products. New stalls will be easier to disassemble, which will allow for the main market hall to be set up in different modes, which can facilitate seasonal markets and other market led events and

New fixed stalls will include electric and plumbing will supplement the dry good stalls. This will broaden the opportunity for traders with the ability to attract other traditional market traders such as grocers, butchers, fishmongers etc.

New hot food, bar and cafe provisions broaden the offer encouraging visitors to stay longer and increase opening hours beyond that of the core market day.

The market redevelopment considers how it can support a thriving local community. This is done through significantly improving the public WC facilities with new initiatives such as providing a incubator kitchen for educational, training and food event opportunities.

01 **Market Hall**

This refers to the listed market hall and includes;

- Self-Contained Food & Beverage Units
- Market Bar
- Demountable Stalls
- Fixed Stalls

02 **Annexe**

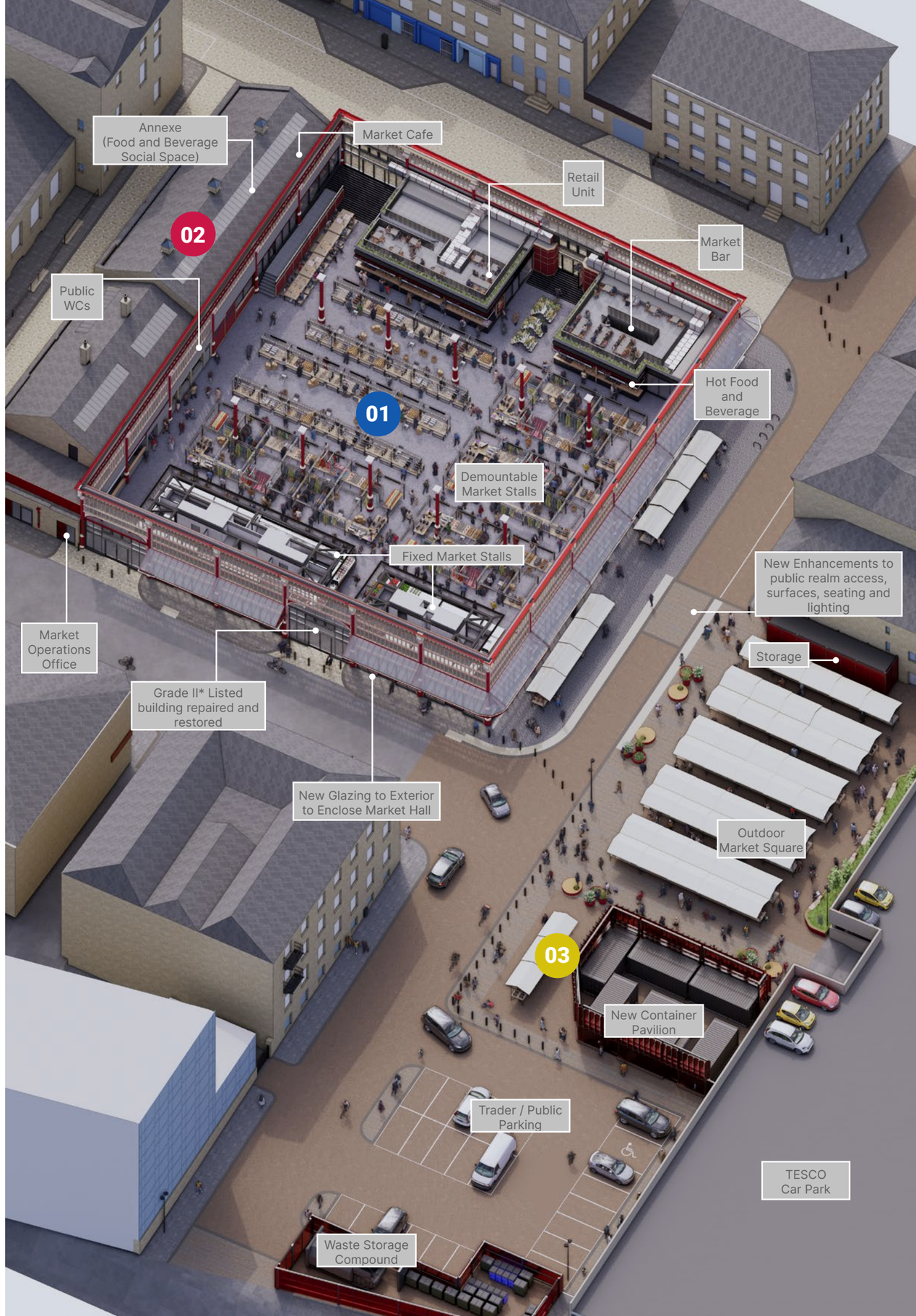
The stone building next to cast iron framed market hall;

- Community Cafe / Social Space
- Public WC and welfare facilities
- Market Operations Office
- Public Welfare facilities

03 **Market Yard**

The external space in front of the existing car TESCO car park and Brook Street;

- Outdoor Market Square
- Container Pavilion
- Storage for outdoor stalls
- Trader / Public parking
- Waste compound



1.5 Executive Summary of Proposals
Project Overview

01 Open Market Hall
- Flexible trading area with new demountable stalls
- Fixed stalls with water and power and back counter storage
- New enclosed market bar with mezzanine
- New enclosed retail unit with public seating to mezzanine
- Small number of hot food units with cooking facilities on site
- Additional seating provided by mezzanine floors above the self contained units
- External shutters removed and replaced with glazed screens with defined public and loading entrances

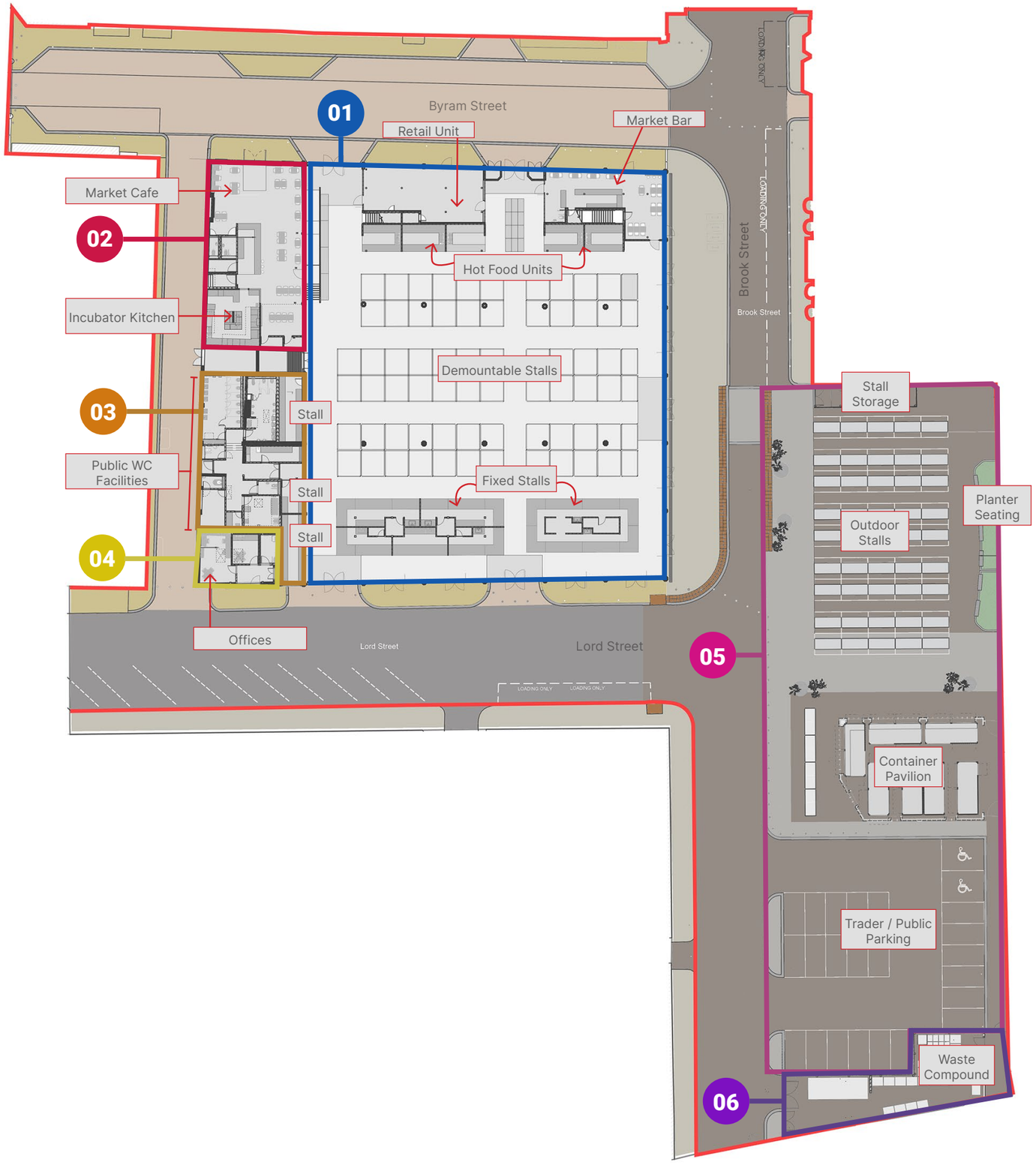
02 Annexe 01
- New entrance formed from Byram Street into stone building.
- Glazed screen with doors introduced between market hall and stone annexe.
- Space reconfigured to operate as market cafe with seating, counter, WCs and cooking facilitates
- Heating provided to improve thermal comfort.
- Incubator kitchen included to support small and new businesses
- Able to be operated independently from the Market Hall

03 Annexe 02
- New Public WC facilities catering to a wide range of public needs including separate sex WCs, changing places shower room, wheelchair accessible WC and Multi-faith room

04 Annexe 03
- Market operations office

05 Market Yard
- Re-worked outdoor public space to facilitate outdoor market and events
- Container pavilion to provide lock up type units for traders and storag
- Public realm enhancements and repairs
- Inclusion of new bollards to improve public safety within the external market trading areas
- Reworking of existing car park on Brook Street

06 Service & Waste Compound
- New waste compound enclosure to keep site tidy and easily manageable



1.5 Executive Summary of Proposals
Key Market Features

Restoration and Repair of the Existing Market Hall

The existing shutters to the perimeter of the building are to be removed. The existing supporting steel 'goal posts' to the entrances are to be retained and re-used for the new glazing.

A new metal framed glazed screen system with entrance doors is to be installed to each of the existing bays. The existing timber scribes between the cast iron columns and the steel goal posts are to be retained and repaired.

Each bay is to receive a set of doors that suit the entrance hierarchy of the building. Generally wide double doors are provided to every bay where possible to maximise the access for loading on market days. Clearly defined public entrances will be provided with modified floor levels to improve the accessibility of the market.

Once loading has finished the doors that are not the main entrances will be closed with access managed by the market staff.

View along Brook Street

No new heating is provided within the market hall, only within the Annexe. It is anticipated that the new glazing will reduce the cold drafts within the market hall, but allow for views in and out.

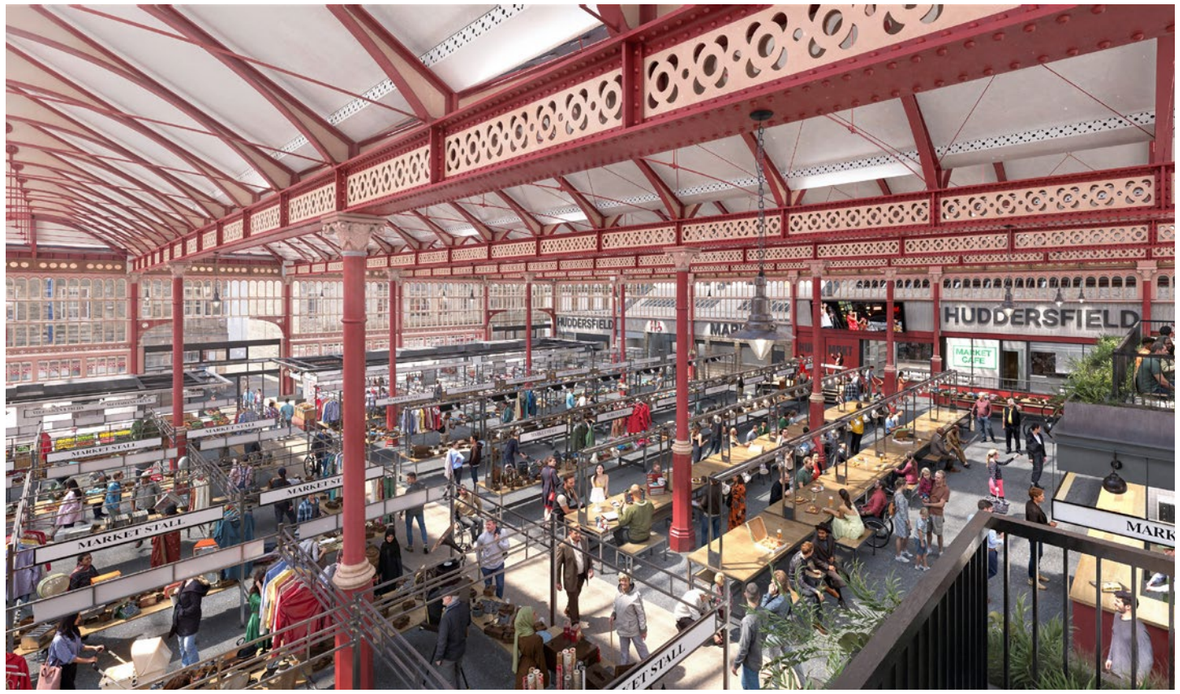
Existing security bars to be removed from above the existing cross beam and new timber framed infill clad with T&G boarding to be installed.

It is proposed that the existing building is to receive a programme of repairs. These will be primarily to the cast iron frame, timber and glazing. Further details regarding the approach to the repairs is found within the Repair and Restoration Methodology document. Repairs are to be undertaken to rectify performance and health and safety issues such as overflowing rain water gutters and repainting of the cast iron frame and replacement of defective timber.

The redecoration of the market hall will include reinstating the original late Victorian colour scheme, which is mainly red, pinks and light beige colours.

1.5 Executive Summary of Proposals
Key Market Features

Flexible Market Hall



View from the mezzanine seating area

The layout of the market hall has been designed to be flexible. This means that it has the ability to change on a daily basis to suit the specific needs and demands of the market. One day could call for all pitches to be market traders, this would likely be on the busier days of Saturday and Tuesdays. The stall designs allow for conversion into seating to complement the food offer or create open spaces for market led events or seasonal markets which may bring their own infrastructure or require different pitch sizes. The main market hall is not heated, rather is enclosed with localised vents provided.

New Self Contained Commercial Units

View of the market bar and hot food units along Byram Street

Two new self contained units are to be built along the Byram Street elevation. These form a Market Bar and enclosed trading retail unit.

The have hot food units facing into the market hall and heated and environmentally controlled lettable spaces within. The mezzanine floors provide additional seating in both case.

The self contained units are made from a steel frame with composite concrete deck to the mezzanine and glazed screens around the perimeter. They have been designed as to mitigate visual impact of new mechanical ductwork ventilation to keep views of the market hall uncluttered.

1.5 Executive Summary of Proposals
Key Market Features

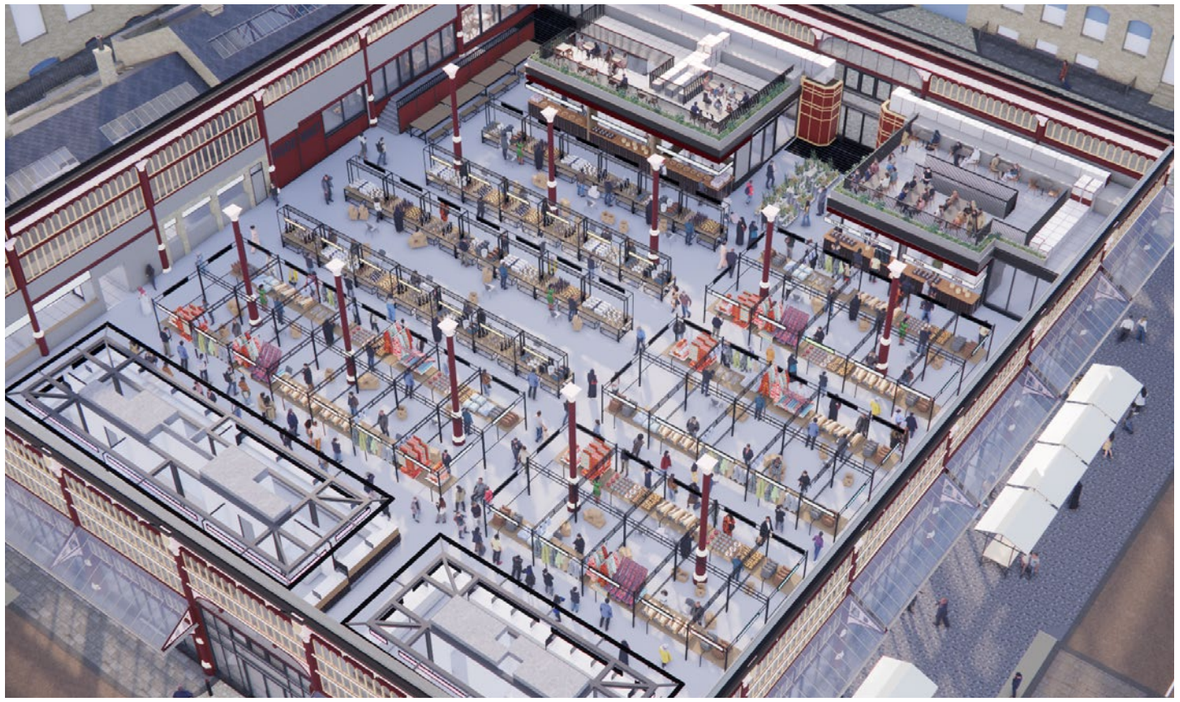
New Fixed for Dry Goods and Fresh Produce

View from the mezzanine seating area

Towards the Lord street elevation there is a bank of fixed stalls. These have provision for fresh water, foul drainage power and lighting. They are aimed at licensed traders that require 'wet' provision, such as fruit and veg, fish mongers, butchers etc. They consist of a steelwork frame and central back-of-house area, which can be used for storage. A refrigerated store may be required, which would be located in the back-of-house area and with condensers at stall roof level.

The fixed stalls are designed to be flexible and so can be divided up into a total of 7no. separate pitches, if required. The counters are to be part of the tenant fit out, designed specifically to suit individual traders requirements.

New Improved Demountable Dry Good Stalls



View of the market hall illustrating the dry goods demountable stalls

The main market hall will have new stall infrastructure. These are to be free-standing structures the final design of which is not subject to the planning application and is to be refined during detailed design.

These stalls have power provision in the form of floor boxes (in ground units) this allows for localised lighting and power. In this way the proposal is the same principle as the existing stalls, however new stall frameworks are to be provided which can be assembled and disassembled quicker and more safely.

The new stalls are also to allow for 'walk in' trader pitches to suit those traders that do not need a table but require more hanging space.

1.5 Executive Summary of Proposals
Key Market Features

New Social Heated Space within Stone Annexe

Artists impression to show the arrangement of the new cafe and incubator kitchen

The stone Annexe is retained and remodelled to provide a Market Cafe and seating area. New access from Byram street and WCs mean that it can be used independently from the main market hall.

The existing public WC facilities are to be relocated to a central position within the annexe so that they can be more easily managed by the market staff.

Increased facilities are to be provided to improve capacity, access and safety

Remodelling of Annexe to improve public access

View along Lord Street

The market office is relocated so that is faces Lord Street, this will give active frontage along Lord Street where the WCs are currently located.

A new decorative parapet matches those on the market yard buildings and acts as a contemporary architectural feature and as edge protection to those accessing and maintaining the plant at roof level.

1.5 Executive Summary of Proposals
Market Yard

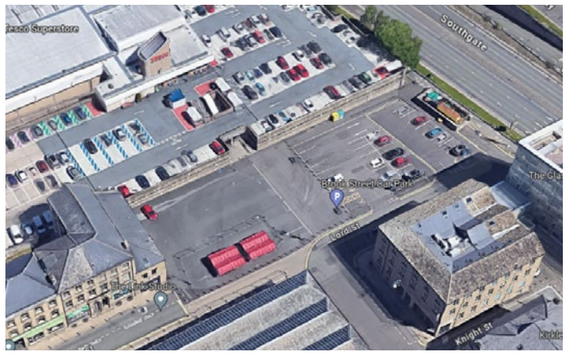
The focus of the project is the redevelopment of the Grade II* Open Market Hall, however the setting and surrounding public realm has also been considered in how it can work to further enhance the site as a destination.

Currently the area between the Open Market Hall and Tesco multi-storey car park is used for trader parking, a small and infrequent amount of trading and for public car parking. The proposal looks at enhancing this space by formalising it as part of the market site, with new commercial activities and improving its attractiveness by providing new planting, street furniture and a cohesive character.

This is achieved by renewing the surface finishes and power provision and introducing some new build forms to facilitate new trading and storage opportunities. A 'Container Pavilion' is proposed adjacent to the TESCO car park entrance. This is made from converted ISO shipping containers to provide lock up type trader units and storage. A decorative treatment provides a contemporary cladding to the pavilion. This structure provides order and hierarchy to the open space by clearly defining the public trading area and service spaces such as the waste compound and parking. New planting and benching softens the space and makes it more attractive during trading and non market days.

The market yard is designed to improve the setting of the listed building, by formalising the character of the surrounding space as an ancillary trading and public square.

Aerial view of the proposed 'Market Yard'



Aerial view of existing area of hard standing

Precedent of typical market square

Potential to host seasonal markets

1.5 Executive Summary of Proposals
Market Yard

View from Brook Street

View from Lord Street

1.5 Executive Summary of Proposals
Public Realm & Access

The proposed works to the public realm are targeted at those areas that are require repairs and to the new Market Yard Area.

The key design changes are:

- Increase presence & enhance pedestrian experience and safety by providing new removable bollards at the entry points to the market site. Lord Street remains open to traffic at all times to service the brook Street car park and access the adjacent Knight Street and Friendly Street.
- Designated public entrances with modifications to remove barriers to access as far as the constraints of the listed building and site constraints will allow. This includes introducing level landings, power assisted openings and protection barriers to outward swinging doors.
- Greatly enhanced public WC and welfare facilities.
- Introduce new benching and planting along the edge of the TESCO car park.
- Comfortable and level seating provided within Market cafe. Additional seating provided at mezzanine level accessed via single staircase only.
- Increased and better screened waste compound and storage for demountable stalls provided.

Multi-Faith Prayer Room

WCs

Wheelchair Accessible WC

Changing Places Room

Baby Change

Blue Badge Parking

Vehicle Drop-Off Zone

New Planting

Trader & Public Parking

Removable bollards

New Fixed Bollards

Main Public Access with 'accessible' entrances

- Renewed power provision to market stalls
- Renewed lighting and CCTV to Market Yard and Brook Street car park