

WREXHAM GENERAL MARKET REMODELLING & REFURBISHMENT

APPROVAL OF DETAILS RESERVED BY A CONDITION APPLICATION

P01

NOVEMBER 22, 2024

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1. CONDITION NO. 3

1.1. REPLACEMENT OF RAINWATER GOODS

Prior to the installation of new or replacement watergoods, typical sectional details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.

1.2. DETAILS

To confirm, no new or replacement watergoods were proposed or undertaken as part of the works to the General Market. Existing rainwater goods were cleaned and any debris obstructing the flow of surface water removed.

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2. CONDITION NO. 4

2.1. SITE MEETING WITH CONSERVATION OFFICER PRIOR TO COMMENCMENT OF WORKS

Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days' notice in writing of this meeting.

2.2. DETAILS

An on site Pre-Commencement meeting took place between the Client, Design Team, Main Contractor and the local authority Conservation Officer on Friday 4th August 2023. The meeting was very constructive and allowed the team to run through the proposals and overall strategy of the repair and refurbishment works with Conservation Officer. The Officer issued an e-mail on Tuesday 8th August 2024 confirming Condition No. 4 had been satisfied ahead of works commencing.

The refurbishment of the General Market has greatly benefited from the regular attendance of the local authority Conservation Officer. Their participation in site meetings and on-site walk-around reviews has ensured that the project aligns with heritage standards. This collaboration has provided invaluable guidance, helping to address challenges promptly and preserving the historical integrity of the site throughout the refurbishment process.

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3. CONDITION NO. 6

3.1. DETAILS OF ALL INTERNAL AND EXTERNAL MATERIALS

Prior to use on site, details of all internal and external materials, including colours and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.

3.2. DETAILS

The Client and Design Team have ensured the Conservation Officer has been informed of the desired materials, colours and finishes prior to install and/or application. Again, the project has benefited from the regular engagement between all parties.

External

Externally, the General Market remains largely unchanged as part of the works. With light repairs to the existing stone copings, brickwork, roof and glass. The existing external high level louvres have been retained and re-painted white to match the existing. The existing red metal framed entrance doors have been replaced with new dark grey powder coated metal framed entrance doors.

Internal

Internally, the market has benefited from white painted walls, with the historic structure painted black to contrast. The new market stalls are painted heritage green, with exposed stained timber panels to match the visuals provided as part of the Planning & LBC application. Plaster stud walls forming the perimeter walls have been removed and replaced with Crittall effect glass partitions.



Image of General Market roof following minor repair





Image of stone copings following re-pointing

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4. CONDITION NO. 8

4.1. DETAILS OF EXTERNAL FACING MATERIALS

Prior to use on site, samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.

4.2. DETAILS

Externally, the General Market remains largely unchanged as part of the works. With light repairs only to existing facing material. No new facing material has been proposed or undertaken as part of the works.

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5. CONDITION NO. 9

5.1. DETAILS OF MEP SERVICES AND STRATEGY

No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

5.2. DETAILS

Overall MEP Strategy

The proposed MEP strategy and routing of services has been regularly reviewed with the Conservation Officer during the works. The proposed MEP strategy has been to completely remove the old haphazard services, ducting / pipework, and replace with a new cohesive MEP service strategy that has minimum impact on the building, both fabric wise and visually.

Ventilation Strategy

The General Market benefits from an existing plantroom to the west, near the entrance from Chester Street. This plantroom is of a modern flat roof construction and used to house on old boiler system. The boiler system and associated ducting has been replaced with a new AHU system, with new ducting utilising an existing opening between the plant room and main General Market. From there, ventilation ductwork has been hidden within the suspended ceiling void over the perimeter stalls, with small ventilation louvres providing fresh air into the market.

The existing high level fixed timber louvres have been retained. To utilise some of these louvres for ventilation (as originally intended), modern boarding that has been fixed to the back of these louvres has been removed and modern automated glass louvres installed behind. This ensures the market can naturally ventilate without visually impacting the building externally.

Containment Route Strategy

Containment follows the new ducting internally around the perimeter of the market and then above the Henblas Street facing shops, the backs of which protrude into the market itself. The visual impact of this containment is minimal and has been reviewed with the Conservation Officer. A small existing plantroom has been utilised to contain the main electrical distribution board

Lighting Strategy

New LED lighting has been installed throughout the market. Spotlights have been installed within the new suspended ceilings above the perimeter units. Existing historic pendant lights within the main market have been repaired and refurbished. With additional contemporary pendant lighting of minimalist design installed to ensure the market is well lit.

Heating Strategy

Existing air curtains over the entrance doors have been replaced with modern, better performing and energy efficient equivalents.



Image of new internal louvre



Image of new containment



Image of new ventilation louvres

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