

WREXHAM BUTCHERS 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

No new rainwater goods were proposed or installed to the front or rear elevation of the market. The existing caste iron downpipes to the front High Street elevation have been cleaned and re-painted only.

The existing half round black upvc gutters to the main market roof have been replaced with new half round black aluminium gutters of a larger size to catch more surface water run off from the main roof and mitigate roof leaks along the lead valley below.



Photo of new half round aluminium gutters to main market roof

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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 Butchers 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 Butchers Market remains largely unchanged as part of the works. With light repairs to the slate roofing, external sandstone elevation to High Street, existing stone copings and brickwork. A new shop frontage has been installed to the front High Street elevation as per drawings issued as part of the Planning & LBC Application. The existing external side louvres have been retained and re-painted white to match the existing, with small sections of louvre removed and replaced with new actuated louvres as per drawings issued as part of the Planning & LBC Application. 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. New historic shop frontages have also been installed to units 16, 17, 10 and 10A as per drawings issued as part of the Planning & LBC Application. The existing historic units 01 and 22 have also been re-painted.



Image of new shop front colours

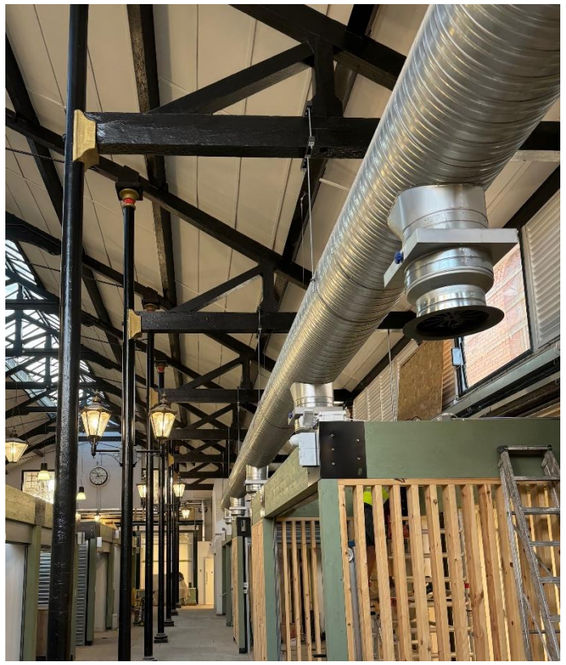


Image of new stalls against re-painted structure



Wide view of new stalls and re-painted roof structure

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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

Sandstone samples were provided by a specialist stonemason to best match the existing Cefn stone forming the facing material of the front High Street elevation. An exact Cefn Stone match was sourced with sizes available to match the stone to be replaced. This was reviewed by the Architect and Conservation Officer prior to install.



High Street Elevation with new Cefn stone

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5. CONDITION NO. 10

5.1. STONE REPAIR WORKS TO HIGH STREET ELEVATION

All works of repair to the stonework on the High Street elevation of the building as detailed on the approved drawings shall only be carried out by a suitably qualified specialist appointed by the applicant and agreed in writing with the Local Planning Authority. The works of repair shall not commence until a method statement and specification for repair have been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with the details as are approved.

5.2. DETAILS

A site meeting was held between the chosen stonemason and the local authority Conservation Officer to review the extent of repair and replacement work required. The extent of works was then agreed prior to works commencing.

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6. CONDITION NO. 11

6.1. 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.

6.2. 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

As the Butchers Market is landlocked, with very limited external space available. The strategy was to locate AHUs at high level within the main market either side of the High Street entrance. The AHUs have then been screened with removal wall panels to mitigate the visual impact on the main market hall. Installing the AHUs internally and at high level allowed new ducting to be hung from the existing structure via a non-intrusive clamping system, that can be removed and reversed with low impact on the structure and building fabric. Although ductwork is on show, it linearly follows the perimeter edge of the market hall and is located directly over the new perimeter stall extensions, allowing the main vaulted space and structure to be clearly read.

High level rooflights remain as existing, but new actuators have been installed to ensure they operate and open. In a few areas, sections of the existing high level timber louvres have been replaced with new actuated glass louvers to allow the market to naturally ventilate (as originally intended).

Containment Route Strategy

Containment follows the new ducting internally around the perimeter of the market. The containment is located below the existing timber louvres and above the new perimeter stall extensions. In some areas containment has been boxed in to ensure services have a minimal impact on the market.

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.

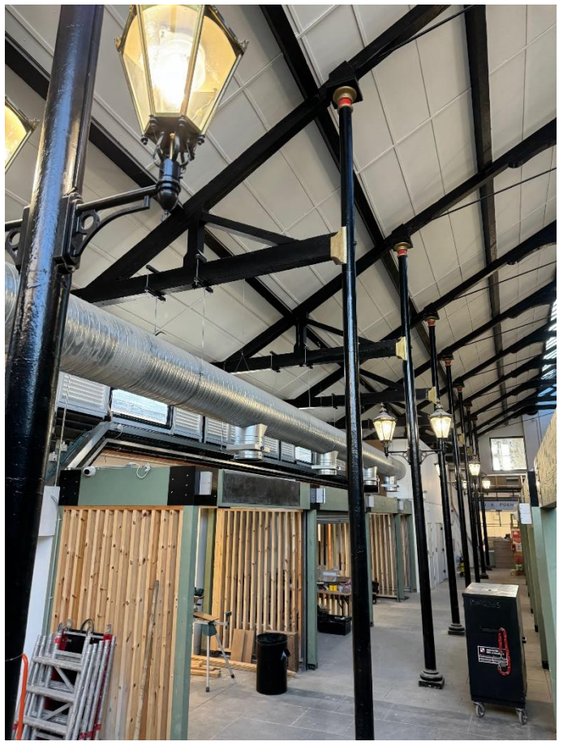


Image of new ductwork clamp supported to structure

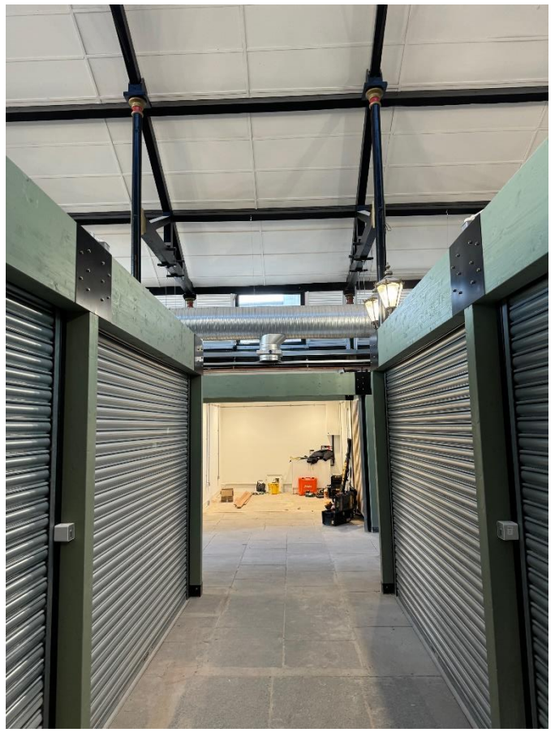


Image of ductwork following horizontal lines of new stalls



Image of ductwork formed through structure



Image of new actuated glass louvre and services running below

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