

WREXHAM GENERAL MARKET REMODELLING & REFURBISHMENT

APPROVAL OF DETAILS RESERVED BY A CONDITION APPLICATION

P02

JANUARY 15, 2025

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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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Material table		
External		
Element	**Location**	**Comment**
Walls	Henblas Street Elevation	Existing brickwork retained and cleaned
Entrance doors	Main Hall	New powder coated (RAL 7016) aluminium framed and double glazed units.
Louvres	Main Hall	Existing timber louvres white painted to match ceilings and walls – Johnsons colour range Moonlit snow (PPG1041-1) New timber louvres to be powder coated (RAL 7016) aluminium framed units with glass louvre blades.
Rooflights	Main Hall	Existing rooflights retained
Internal		
Element	**Location**	**Comment**
Flooring	Main Hall	Retained existing concrete slab
	Perimeter Stalls and trader areas (WCs & kitchen)	Existing concrete screeded floors, with new safety vinyl surface - Surestep Original safety flooring in granite (172092)
Walls	Main Hall, including stall units	White painted walls - Johnsons colour range Moonlit snow (PPG1041-1)
	New stall structures	Glulam timber structures painted heritage green Dulux Trade Colour 50GY 43 / 1 20) to match new shop frontages
	New shop frontages to perimeter stalls	New shop frontage formed from powder coated aluminium framing (RAL 7016) with laminated toughened glass.
Structure	Main Hall	Structure painted with Johnsons colour range. Black (Whiteby jet – PPG1001-7).
Ceilings	Throughout most of the building	White painted ceilings - Johnsons colour range Moonlit snow (PPG1041-1)
	Perimeter stalls	600x600mm white suspended ceiling tiles
Internal doors	Throughout most of the building	Doors painted white to match walls - Johnsons colour range Moonlit snow (PPG1041-1)

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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

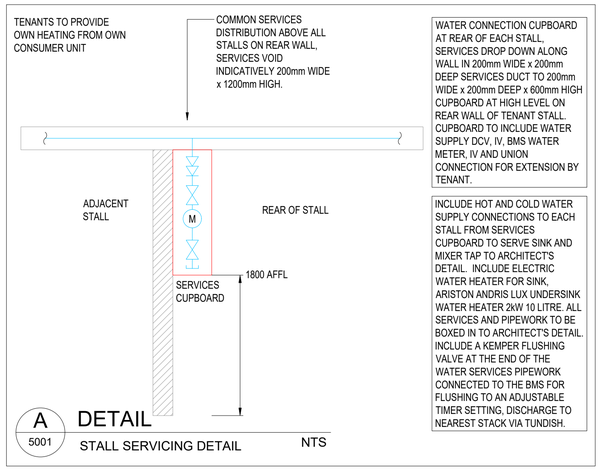


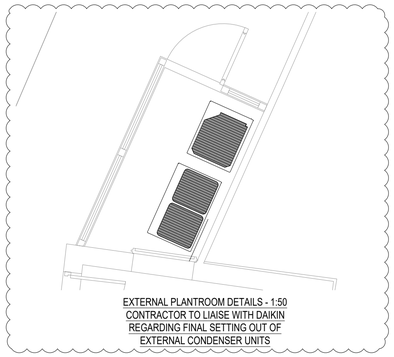
Image of new containment

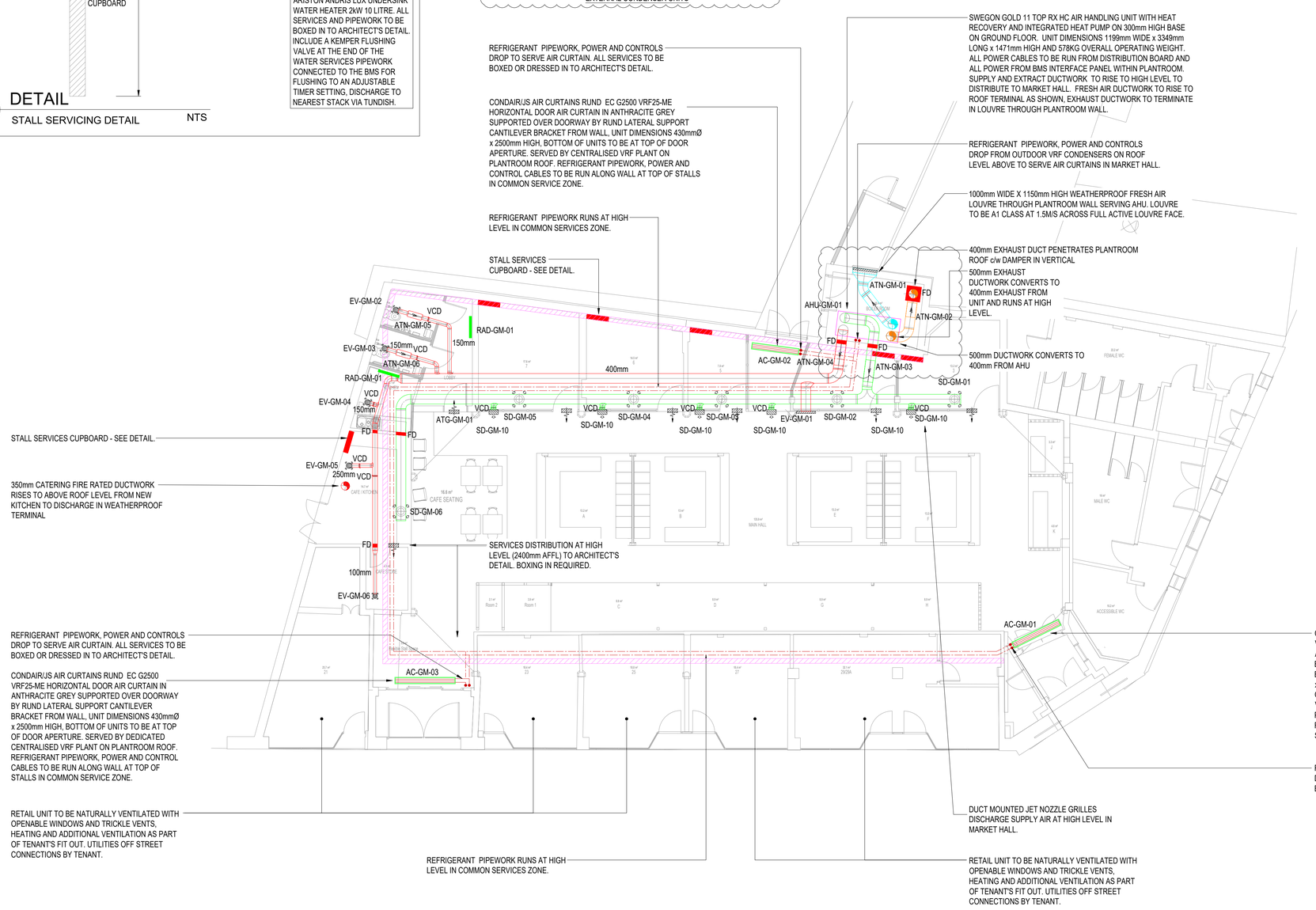


Image of new ventilation louvres

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VENTILATION NOTES

1. THE CONTRACTOR SHALL ENSURE FULL CO-ORDINATION WITH ALL OTHER MEP SERVICES, BUILDING CONSTRUCTION AND FABRIC PRIOR TO INSTALLATION.
2. ALL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATION. ALL THE LATEST RELEVANT STANDARDS AND GUIDANCE.
3. DUCTWORK CLASSIFICATION AND AIR LEAKAGE LIMITS SHALL BE LOW PRESSURE - CLASS A.
4. FIRE DAMPERS/FIRE SLEEVES/FIRE WRAPS SHALL BE INSTALLED WHERE DUCTWORK PASSES THROUGH THE FIRE COMPARTMENTATION. IN ADDITION TO FIRE DAMPERS INDICATED ON THE DRAWING, FIRE DAMPERS SHALL BE PROVIDED ON ALL DUCTWORK PENETRATING THE FLOOR SLABS.
5. ALL GRILLES TO BE VALVE TYPE AT THE SIZES INDICATED ON THE LAYOUT, COMPLETE WITH ADJUSTABLE CORES TO ALLOW FOR BALANCING OF THE SYSTEM.
6. THE MECHANICAL CONTRACTOR SHALL RUN SERVICES SUCH THAT THEY CAN BE SUPPORTED FROM; INTERNAL WALLS AND PARTITIONS; ADDITIONAL SUPPORT CHANNELS INSTALLED BY THE MECHANICAL CONTRACTOR.
7. ALL WORKS SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART F AND J.
8. AIR INTAKE AND DISCHARGE DUCTWORK SHALL OF THE PRE-INSULATED TYPE TO PREVENT CONDENSATION.
9. THERMAL INSULATION SHALL BE PROVIDED TO EXHAUST DUCTWORK GENERALLY AS PER THE SPECIFICATION.
10. ALL EXTERNAL LOUVRES TO BE COORDINATED WITH ARCHITECT TO ACHIEVE A MAXIMUM FACE VELOCITY OF 1.5m/s AND FOR ALL LOUVRES TO BE CLASS A1 AT THIS FACE VELOCITY. LOUVRES TO BE SELECTED TO BY CONTRACTOR AND SUBMITTED TO CWC FOR APPROVAL BEGFORE ORDERING OR SETTING TO WORK.
11. ALL AIR TRANSFER GRILLES TO BE SELECTED TO BY CONTRACTOR AND SUBMITTED TO CWC FOR APPROVAL BEGFORE ORDERING OR SETTING TO WORK, CONTRACTOR TO COORDINATE FINAL POSITION WITH ARCHITECT.

LEGEND OF LIGHTING SYMBOLS	
SYMBOL	DESCRIPTION
	SUPPLY AIR DUCTWORK AT HIGH LEVEL ABOVE
	EXTRACT AIR DUCTWORK
	FRESH AIR DUCTWORK
	EXHAUST DUCTWORK
	SUPPLY GRILLE
	EXTRACT GRILLE
ATN	ATTENUATOR
ATN	CROSS TALK ATTENUATOR
	TRANSFER GRILLE
	LANDLORD'S SERVICES ZONE ON WALL
	STALL SERVICES CUPBOARD

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This drawing shall be read in conjunction with the CWC Mechanical and / or Electrical Specification(s).
DO NOT SCALE FROM THIS DRAWING

DESIGNERS RISK ASSESSMENT

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

GENERAL NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER SUPPORTING INFORMATION INCLUDING THE ACCOMPANYING SPECIFICATIONS, DRAWINGS AND REPORTS AS WELL AS THE ARCHITECTURAL, STRUCTURAL AND CIVILS INFORMATION.
2. ALL DIMENSIONS IN MILLIMETRES, UNLESS OTHERWISE STATED.
3. DO NOT SCALE FROM DRAWING.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF SERVICES INSTALLATIONS AGAINST OTHER SERVICES AS WELL AS ARCHITECTURAL, CIVILS AND STRUCTURAL ELEMENTS.
5. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIRE STOPPING WHERE SERVICES PASS THROUGH FIRE COMPARTMENTS. THE CONTRACTOR SHALL ENSURE THE DETAILED DESIGN ALIGNS WITH THE ARCHITECTURAL AND STRUCTURAL FIRE COMPARTMENTATION STRATEGIES.
6. ALL PLANT AND EQUIPMENT SHALL BE SUITABLE FOR THE ENVIRONMENTAL LOCATION.
7. ALL PLANT AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
8. ALL COPIES OF THIS LAYOUT ARE TO BE REPRODUCED IN COLOUR.
9. ALL SERVICES DISTRIBUTION WHERE NOT RUNNING IN CONCEALED VOIDS IS TO BE DRESSED BY CONTRACTOR IN CONCEALED SUPPORT AND BOXING TO ARCHITECT'S DETAIL.
10. ALL VRF PIPEWORK IS TO BE INSULATED WITH ARMACELL CLOSED CELL INSULATION AND DRESSSED TO ARCHITECT'S DETAIL. PIPEWRAPS TO THE ARCHITECT'S CHOICE OF COLOUR ARE TO BE INCLUDED WHERE EXPOSED VRF SERVICES ARE UNAVOIDABLE.
11. ALL ELECTRIC RADIATORS TO BE DIMPLEX PLX050E WALL MOUNTED RADIATORS.

Rev	Date	Description	Eng	Chk
P6	25/06/24	PLANTROOM LAYOUT UPDATED	CC	JS
P5	17/05/24	STAGE 4 ISSUE	CC	JS
P4	07/10/22	STAGE 4 ISSUE	SG	DC
P3	02/09/22	STAGE 4 ISSUE	SS	DC
P2	01/07/22	XREF UPDATED	JS	DC
P1	28/01/22	STAGE 3 ISSUE	JC	DC

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Client: wrexham county borough council / cyngor bwrdeistref sirol wrecsam

Project: WREXHAM MARKETS

Drawing Title: GENERAL MARKET STAGE 4 GROUND FLOOR MECHANICAL SERVICES

Status: STAGE 4

Project No.	Drawn	Scale / Paper Size
2365	WN	1:100 @ A1

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