

CHAPTER COURT 2 *EXTERNAL COURTYARD*

CHAPTER COURT, WREXHAM

Client: TBE (Southern) Ltd

STAGE 03
DEVELOPED DESIGN

12th October 2023

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studio

1

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PROJECT BRIEF

2

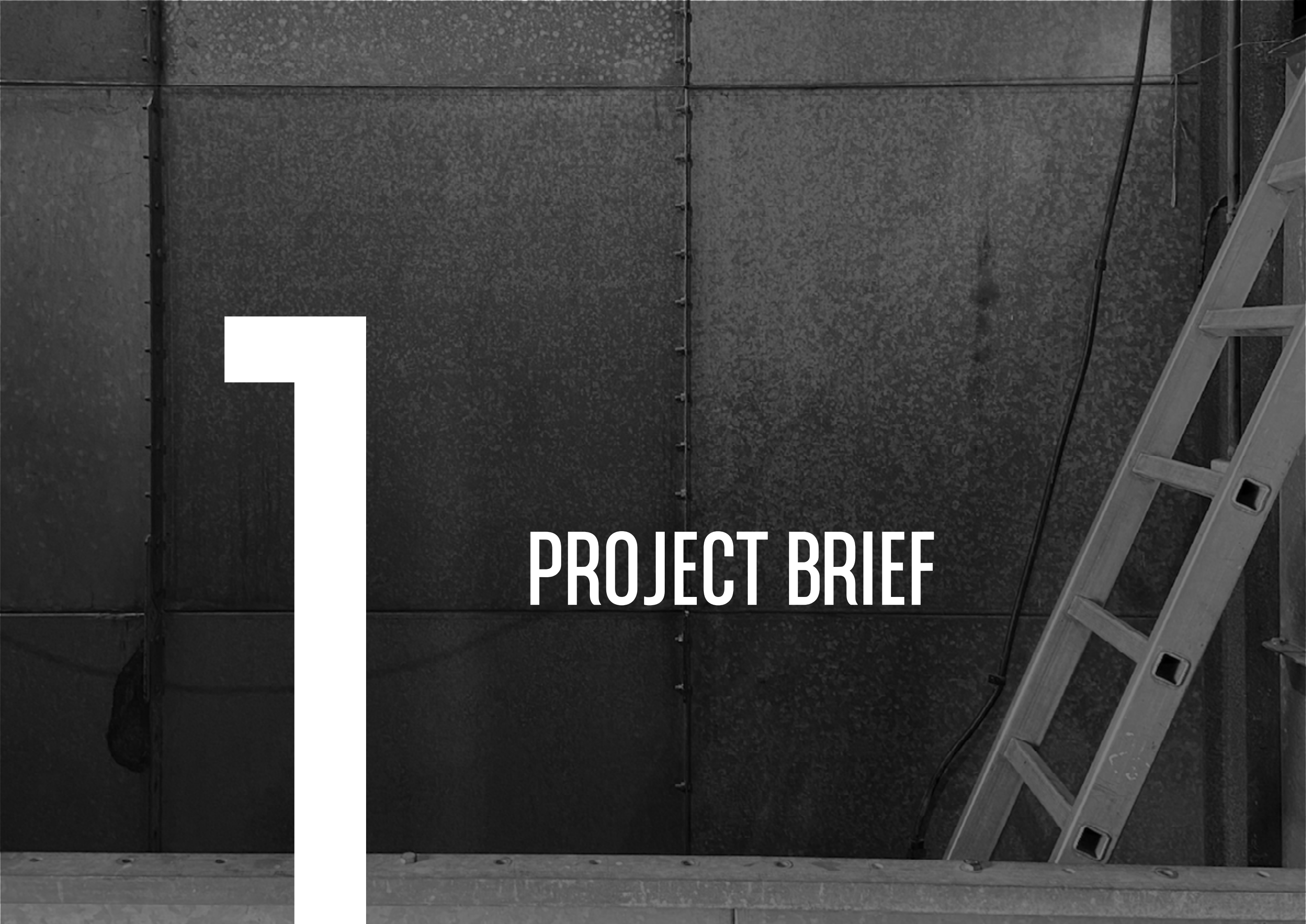
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1 PROJECT BRIEF

PROJECT INFORMATION

DOCUMENT OVERVIEW

This document is intended to outline the Developed Design Proposal for the design of an outdoor events space, in the centre of Wrexham. This document will include information about the design brief and functional requirements alongside developed diagrams and drawings. Supporting information and documents from a structural engineer, building surveyor and quantity survey may also be required to accurately inform the design.

DESIGN BRIEF

The brief calls for an innovative approach to external dining and events space design. The site is to the rear of the commercial units located within the larger Chapter Court development in Wrexham. The design brief aims to incorporate robust materials, industrial finishes, and flexible use of space while emphasizing the reuse of existing materials.

_Design Concept:

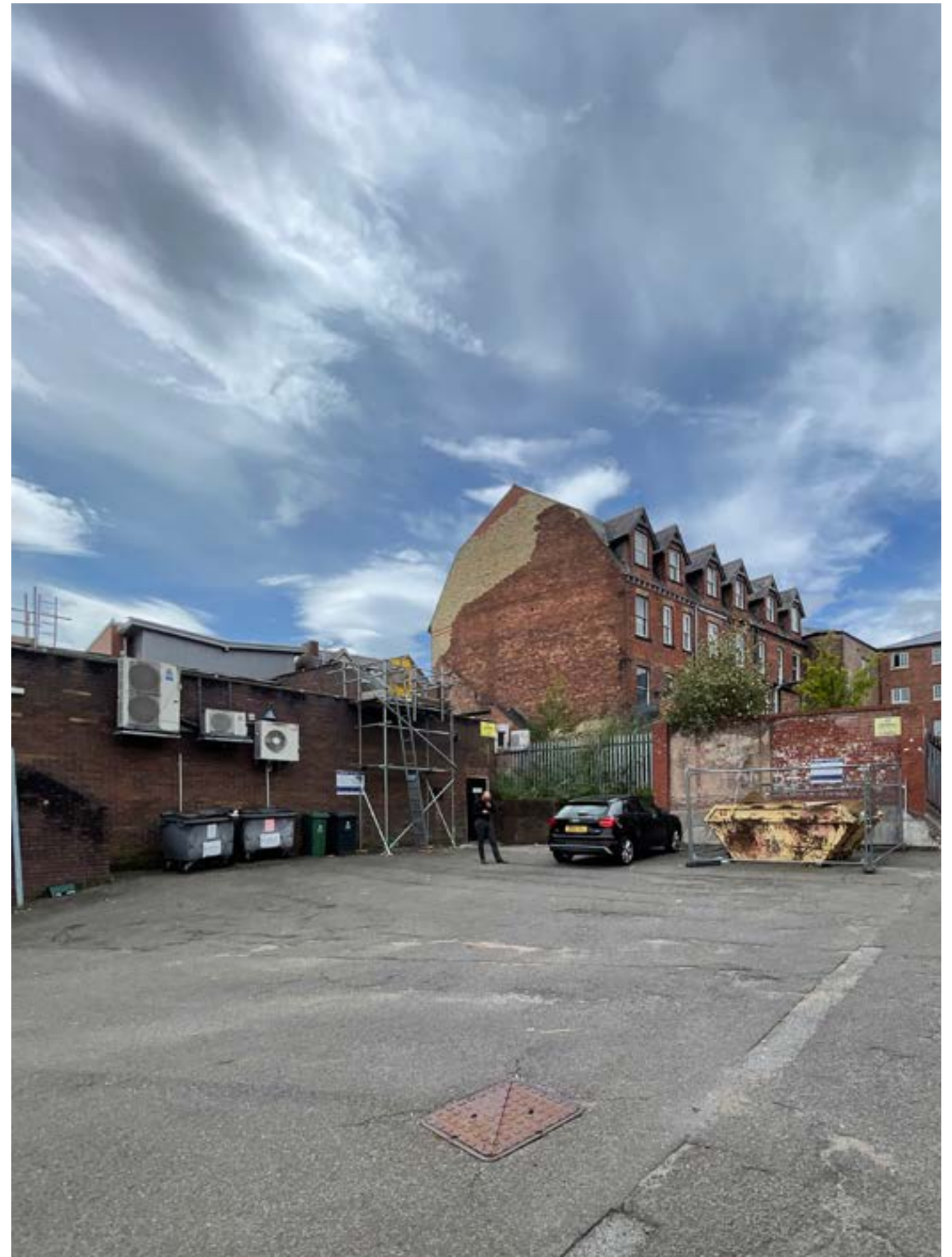
The design should embrace an industrial aesthetic, combining contemporary elements with rustic charm, continuing the design language adopted by the rest of the Chapter Court Development. The space should have a welcoming and fun atmosphere, that appeals to a diverse audience. A light touch approach and the reuse of existing materials are important aspects of the design, allowing for a sustainable approach while adding character and authenticity.

_Spatial Considerations:

The space should be designed to accommodate a selection of F+B vendors, seating areas, a performance stage and toilet facilities. The layout should ensure efficient flow and provide flexibility for different users. This includes both consumers / customers (for live performances or corporate events etc) and staff employees (for deliveries, rear of unit access etc.)

_Sustainability:

The design will promote sustainability through the reuse of existing materials, the incorporation of energy-efficient lighting and power systems, and the selection of sustainable finishes and furnishings whenever possible.



EXISTING SITE

URBAN FABRIC

From site visits throughout 2022 and 2023 we were able to capture a flavour of the urban context, within which the Chapter Two courtyard project will be situated.

Key characteristics of the site are the abundant red brick facades, interspersed with blue fire escape doors. The ground surface is an undulating tarmac expanse which is currently used for parking, bin stores and deliveries. The site is bound by palisade fencing.

Access to the courtyard is currently only via the service road off Argyle Street, or via the rear service doors of units on Rhosddu Road, Queen Street and Hope Street.

Dressing and adapting the existing fabric will be key to achieving a welcoming and enjoyable space. Increasing access and circulation will aid in drawing customers through into the courtyard via Queen Street and in future phases, Hope Street.

DESIGN INTERVENTIONS

The design brief states the requirement for a scheme that ties the Chapter 1A & 1B development together with the outdoor courtyard space.

The following brief has been defined for the courtyard's requirements:

- Food & beverage retailer stands and stalls
- A stage for live music and events
- Dressing of the existing facades & ground surface
- Segregating service access for retail units
- Consideration of facade alteration to open access through units on Queen Street
- Public seating
- Integration of the Chapter One public toilet block
- A wall separating the public courtyard with the service access





EXISTING SPACE

The existing space is currently a parking forecourt, accessible from one direction. Access doors for the various retail units on Rhosddu Road, Queen Street and Hope Street can be found here, leading to the rear of the units. There are currently temporary toilet provisions here as part of previous Chapter Court stages. The courtyard is enclosed on three sides and therefore has a quiet and hidden feel to it that will welcome customers into a unique outdoor space.



EXISTING SITE PLAN

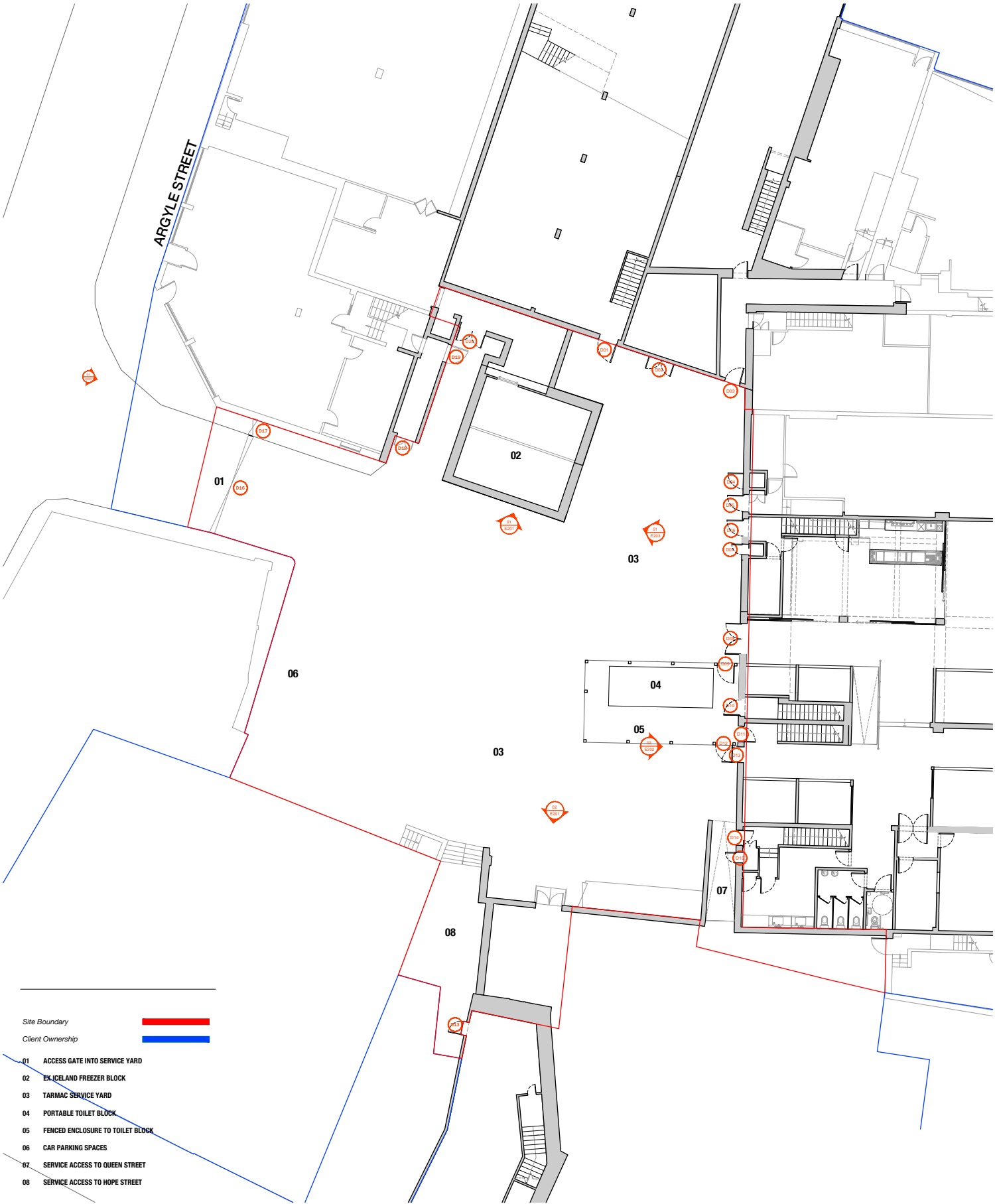
OVERARCHING ANALYSIS

All three Chapter One spaces are situated within a continuous building that wraps around the courtyard site.

A sump soakaway chamber sits in the centre of the courtyard below ground which all surrounding buildings contribute to. Consideration of any loading upon this will have to be made by the appointed structural engineers.

Based upon previous planning applications conducted by Richard Andrews Architects, there is sufficient turning room for HGVs from Argyle street. This access will be maintained as part of the courtyard works.

As per planning conditions on the previously granted application, consideration will need to be given to noise levels, operational hours, delivery logistics and drainage.



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Revisions:

Status:

Stage 03 - Developed Design

Job No:

23.09

Project:

Chapter Court 2 External Courtyard

Drawing:

Existing Courtyard GA Plan

Project North:



Scale:

1:200 @ A3

Date:

20.07.23

Drawn By:

JP

E100

2

DESIGN INSPIRATION



KEY DESIGN DRIVERS

FLEXIBLE + ADAPTABLE OUTDOOR SPACE

Continuing the flexible and adaptable nature of spaces for vendors in Chapter One, an open plan courtyard will allow for different vendors to 'plug and play' as they wish. This flexibility will also allow the outdoor space to be used for different events taking place during the calendar year such as Wimbledon, the World Cup and potential private hire events.

Specifying moveable furniture, and an open plan stage will enable the quick adaptation and re arrangement of the courtyard as the need arises.



Flexible use space at Pop Brixton in London.

INSIDE-OUTSIDE CONNECTION

The essence of the long term Chapter Court project, is to draw the public passing by, in from the street side, to enjoy a unique, high quality shopping experience. Through built intervention, creating this natural draw, will be through the thoughtful continuation of some materials and branding from inside to out.

Some examples of this may be slated timber screens, white washed walls, graphic stencilling within the wall and floor treatment. In addition, it will be important to consider unobstructed visual connections to the outside.



Dynamic spaces bringing the outside in, blur the boundary between inside and out, drawing in customers and creating a light, natural and flowing atmosphere.

VENDOR STALLS

The following precedents are intended to evoke ideas around material finishes, spatial atmospheres and design details. They have been chosen for their temporary nature within transitional F+B spaces, to reflect the needs of the Chapter Courtyard brief.

We intend that the finish of the courtyard remains in keeping with the flexible and transient nature of the Chapter Court concept, with the serving units being temporary and easy to build using industrial or simple style materials. Finishes will be robust and easily mountable / demountable for future changes in use, whilst maintaining the aesthetic that runs through the rest of the development.



Vehicles / Trailers

Use of existing vehicles or trailers that have been renovated for use as food severies.



Tents / Pop-up

A very light-touch option, which allows for ultimate flexibility when required, would be tents. Although quick and easy, these could be viewed as a little too temporary and would be less robust during winter months.





Simple Bespoke Units

Something very simple and easy to build, with the opportunity to vary the cladding and finishes to create character - utilising a mix of recycled materials. Mid-level in terms of expense and semi-permanent, but will add a defining element and a unique take on the space. Finishes of individual units can be addressed to create a festival style feel and individualise each stall.



THE MATERIAL PALETTE

PAINTED STREETSCAPE

Painting the groundscape with murals will help to soften the surface and will aid in zoning areas within the courtyard.



PAINTED BRICK FACADES

The monotonous red brick facades of the existing units will be broken up with brightly coloured murals.



LARCH SLATTED FENCE PANELS

In place of existing paladin fencing, slatted timber fence panels will soften the impact of back of house access fencing.



BOX TRUSS STAGE SET

A stage set will become the focal point of the scheme, made from box trusses, the off the shelf solution will be adaptable and affordable.



THE MATERIAL PALETTE

UP-CYCLED, MOVABLE FURNITURE

A key element to Chapter One is the re-cycling and clever use of existing pieces as movable furniture, extending into the courtyard



IBC TANK WALL

A wall of IBC tanks will separate the service yard and courtyard, creating opportunities for feature lighting.



COURTYARD PLANTERS

Bringing greenery into the courtyard within set planting boxes will soften the existing fabric.



FESTOON LIGHTING & BUNTING

To create overhead interest and enclosure, festoon lighting and bunting will create a lively and fun atmosphere.



ARGYLE STREET

EXISTING DRAWINGS

B1
E202

D18

D19

D20

D01

D02

D03

D04

D05

D06

D07

D08

D09

D10

D11

D12

D13

01
201

01
20

02
E202

02

03

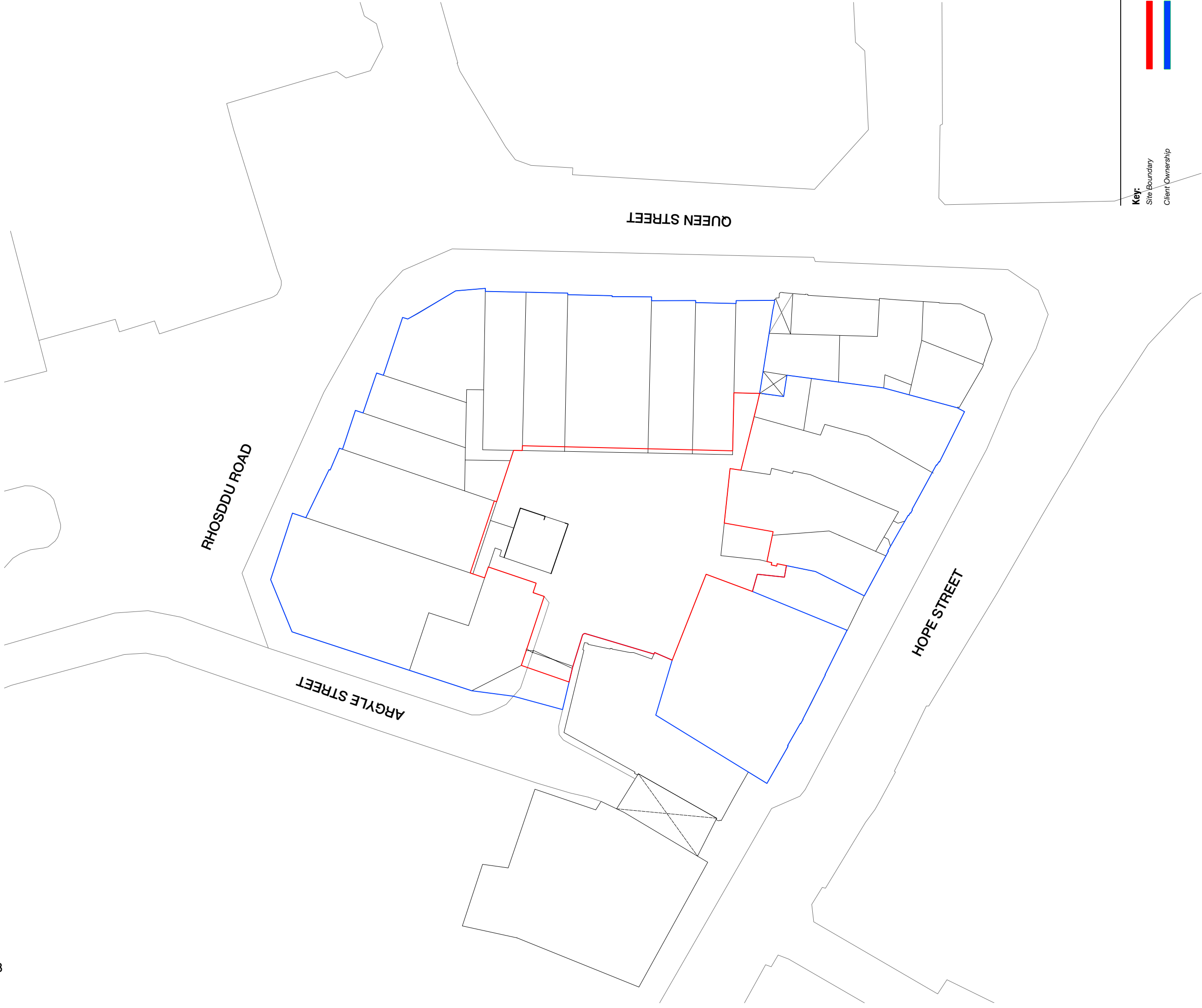
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05

03

27

26



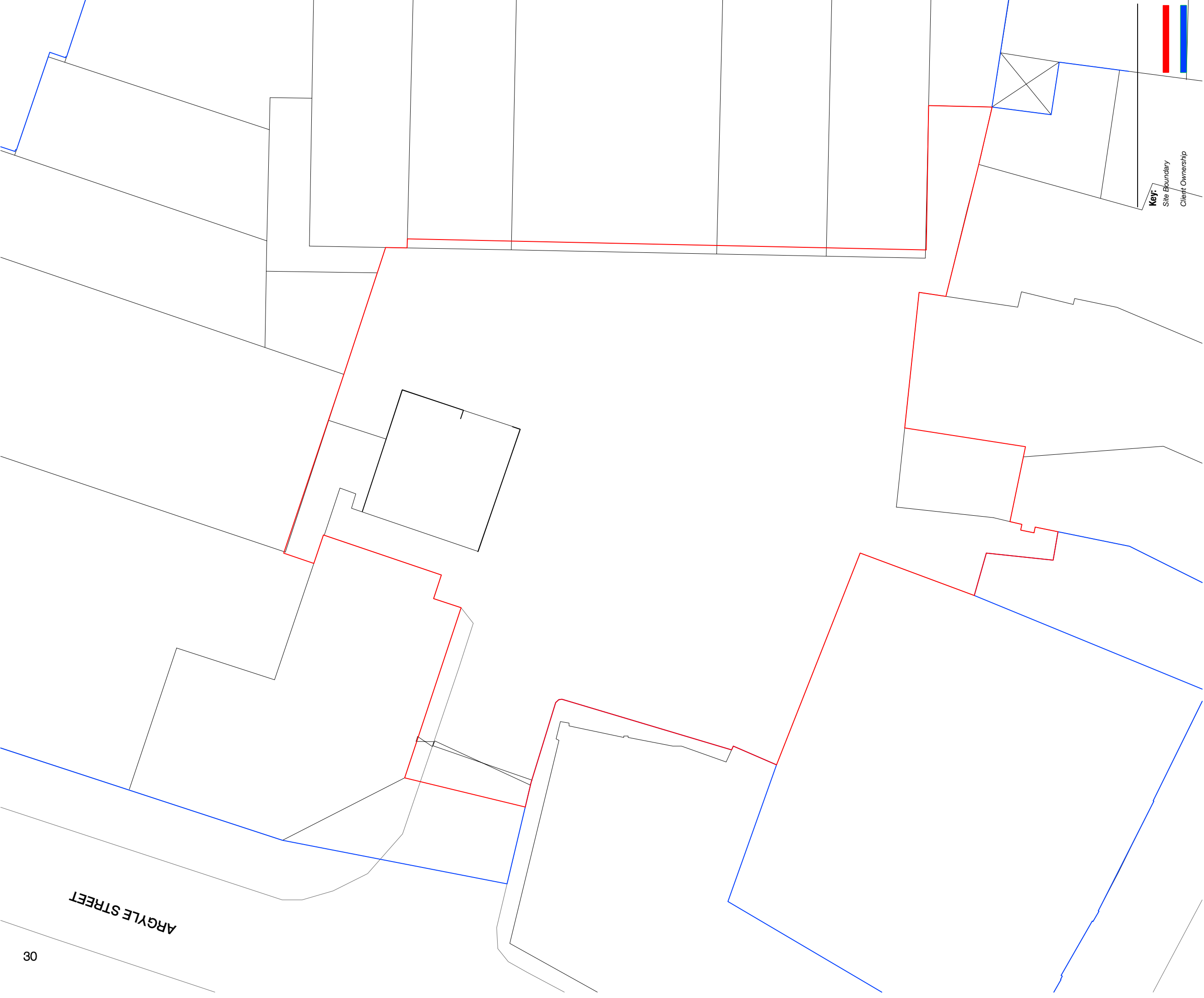
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Revisions:

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Status:	Stage 03 - Developed Design
Job No:	23.09
Project:	Chapter Court 2 External Courtyard
Drawing:	Existing Site Location Plan
Project North:	N



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Revisions:

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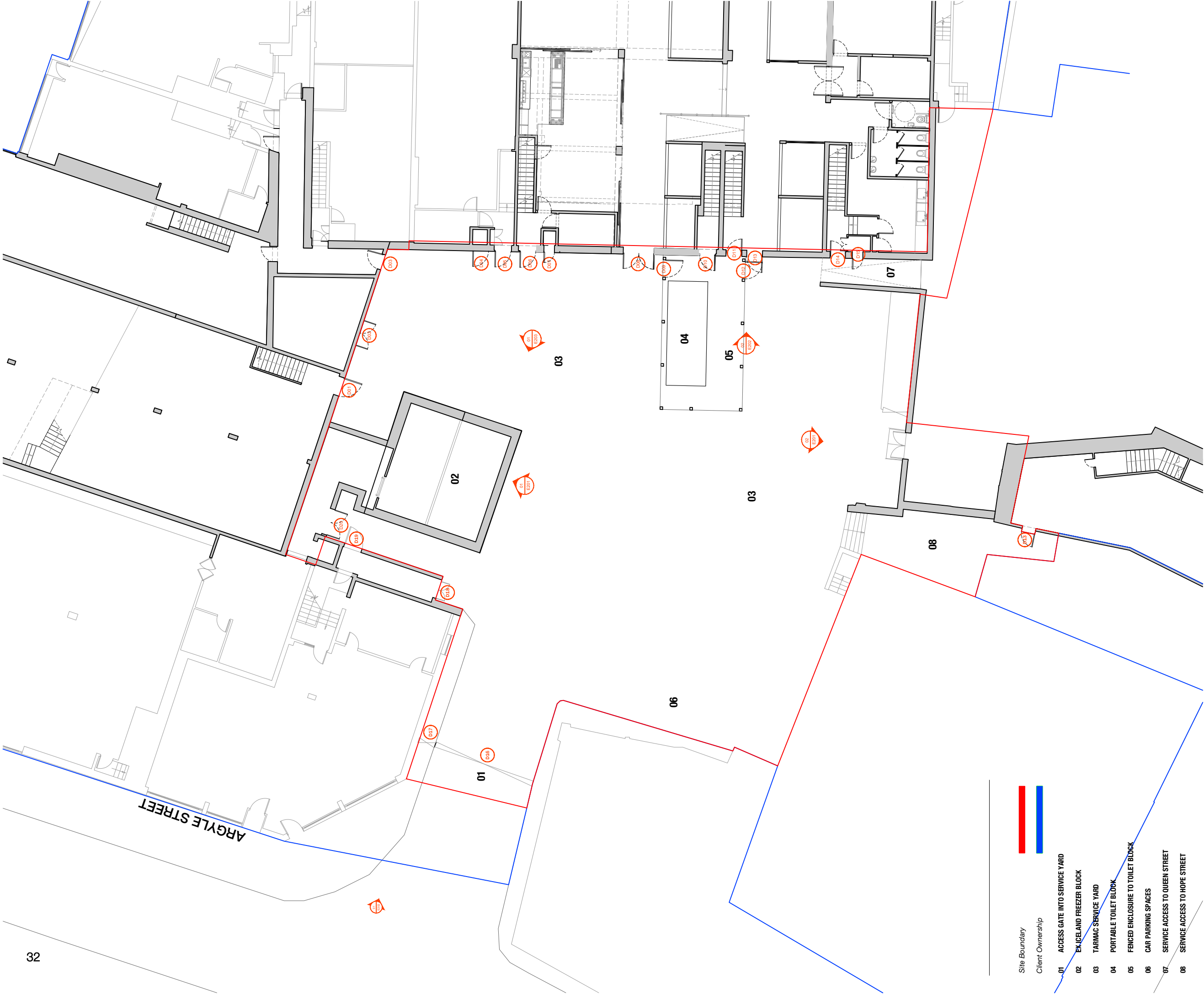
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Job No:	23.09
Project:	Chapter Court 2 External Courtyard
Drawing:	Existing Site Plan

Project North:

N

I

Scale:	1:200 @ A3
Date:	20.07.23
Drawn By:	JP



ARGYLE STREET

Site Boundary
Client Ownership

- 01 ACCESS GATE INTO SERVICE YARD
- 02 EX ICELAND FREEZER BLOCK
- 03 TARMAC SERVICE YARD
- 04 PORTABLE TOILET BLOCK
- 05 FENCED ENCLOSURE TO TOILET BLOCK
- 06 CAR PARKING SPACES
- 07 SERVICE ACCESS TO QUEEN STREET
- 08 SERVICE ACCESS TO HOPE STREET

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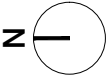
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Revisions:

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Job No:	23.09
Project:	Chapter Court 2 External Courtyard
Drawing:	Existing Courtyard GA Plan

Project North:



Scale:	1:200 @ A3
Date:	20.07.23
Drawn By:	JP

E100



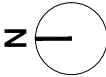
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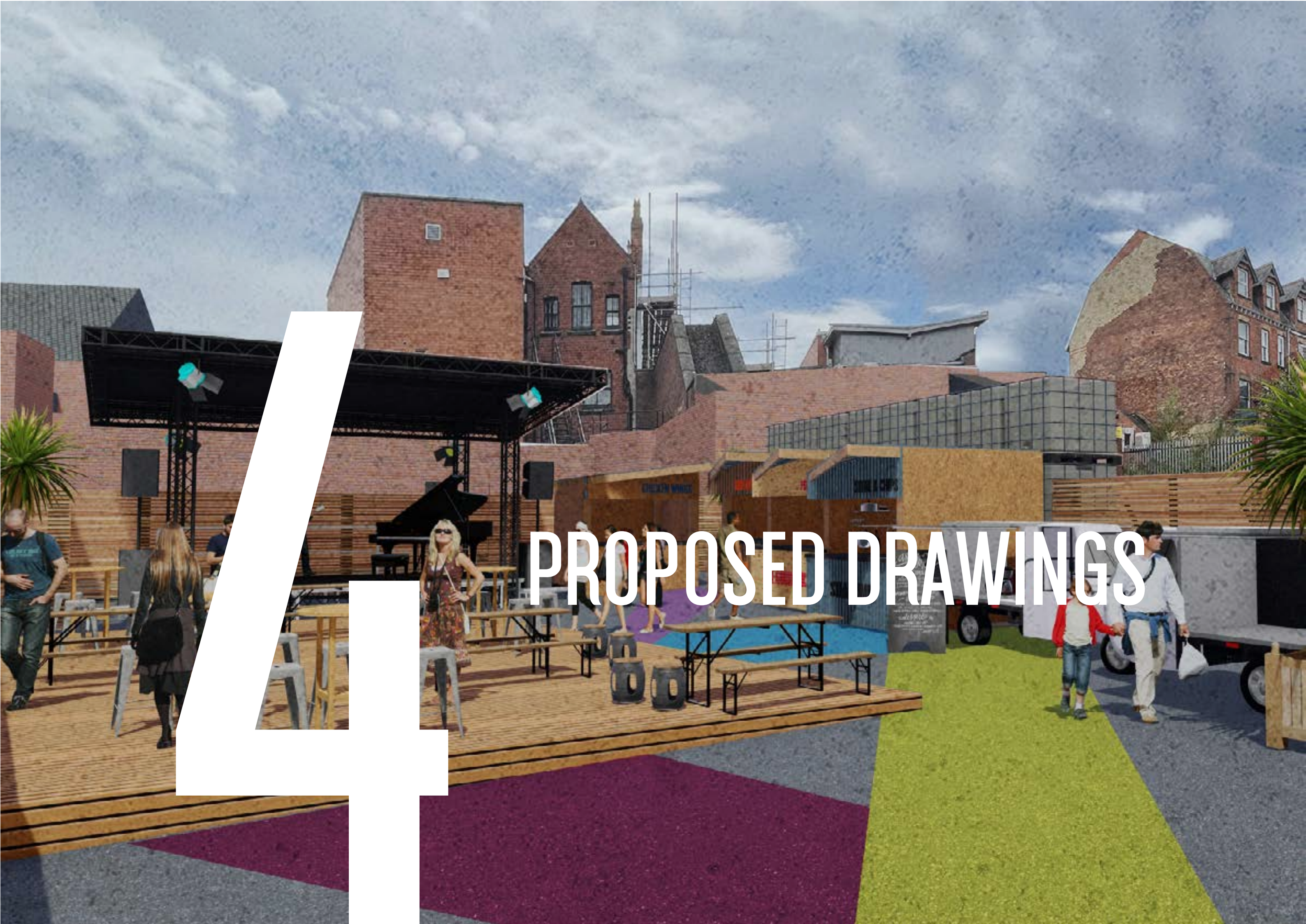
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Status:	Stage 03 - Developed Design
Job No:	23.09
Project:	Chapter Court 2 External Courtyard
Drawing:	Existing Queen Street GA Plan

Project North:





PROPOSED DRAWINGS

CHAPTER COURTYARD

As you step out of the main Chapter Court market spaces and into the secluded rear courtyard, you are brought into an almost hidden world of music, entertainment, food and drink. Through the pop-up style industrial charm the design exudes a sense of rugged sophistication, with a clever fusion of exposed services and robust materials. Flexible seating arrangements and modular structures are strategically placed to adapt to various events and gatherings, ensuring that the space can evolve to cater to different needs. From bustling street food markets to intimate live music sessions.

The materials feature reused elements from within the Chapter Court development, maintaining the same overall language. There is the introduction of an easily built, bespoke F+B unit that terraces along one side of the courtyard. In addition to this, breaking up the space and bringing a unique style and feel to the external space are renovated food trucks, referencing the outside nature of the space. The reuse ethos of the development and the fun and quirky side of Chapter Court.



CHAPTER COURTYARD





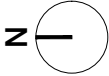
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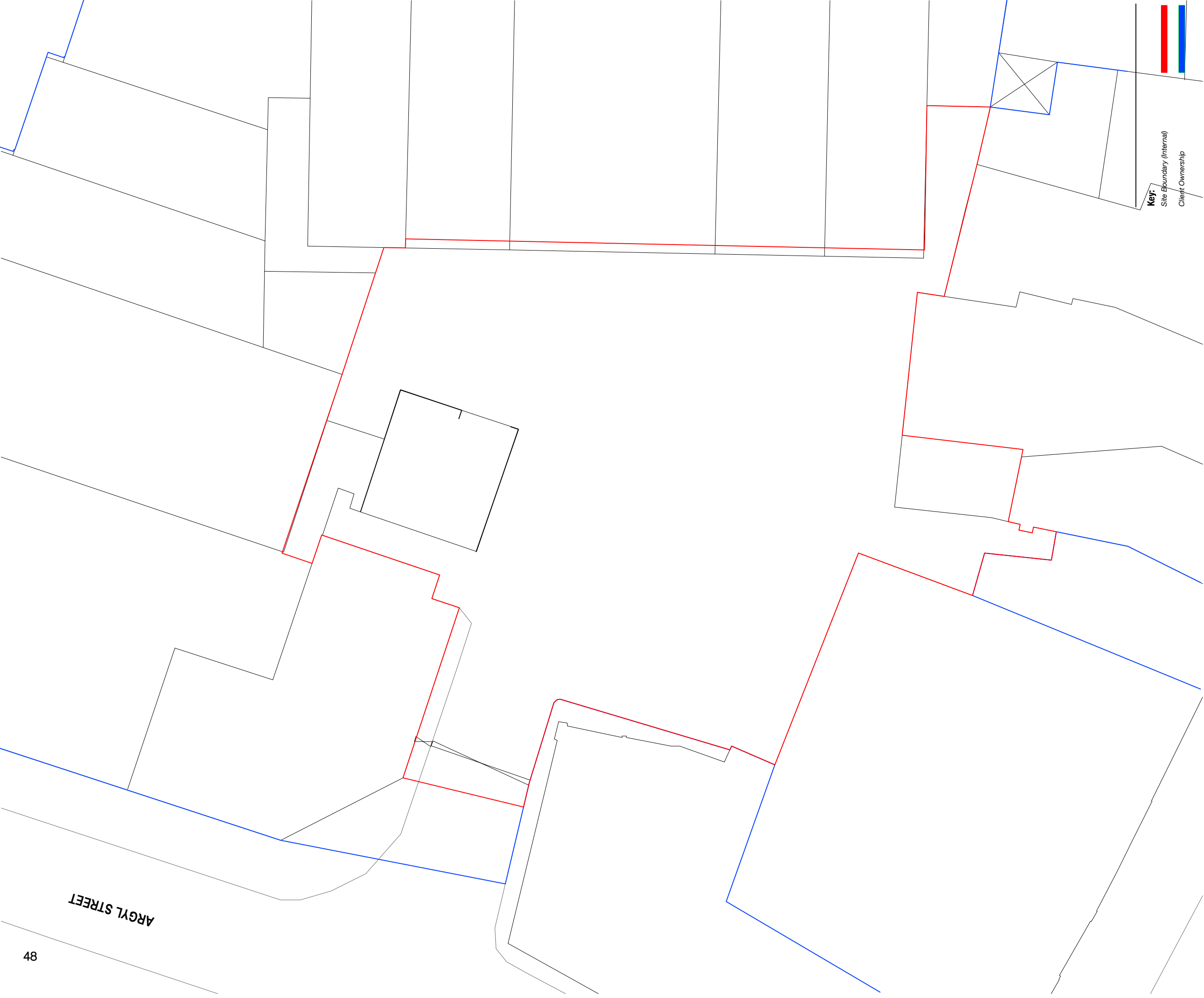
Status:	Stage 03 - Developed Design
Job No:	23.08
Project:	Chapter Court 1B Room 03
Drawing:	Proposed Site Location Plan
Project North:	



Project North:

Scale:	1:500 @ A3
Date:	20.07.23
Drawn By:	JP

Key:	
Site Boundary (Internal)	
Client Ownership	



ARGYL STREET

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Revisions:

Status:	Stage 03 - Developed Design
Job No:	23.08
Project:	Chapter Court 1B Room 03
Drawing:	Proposed Site Plan

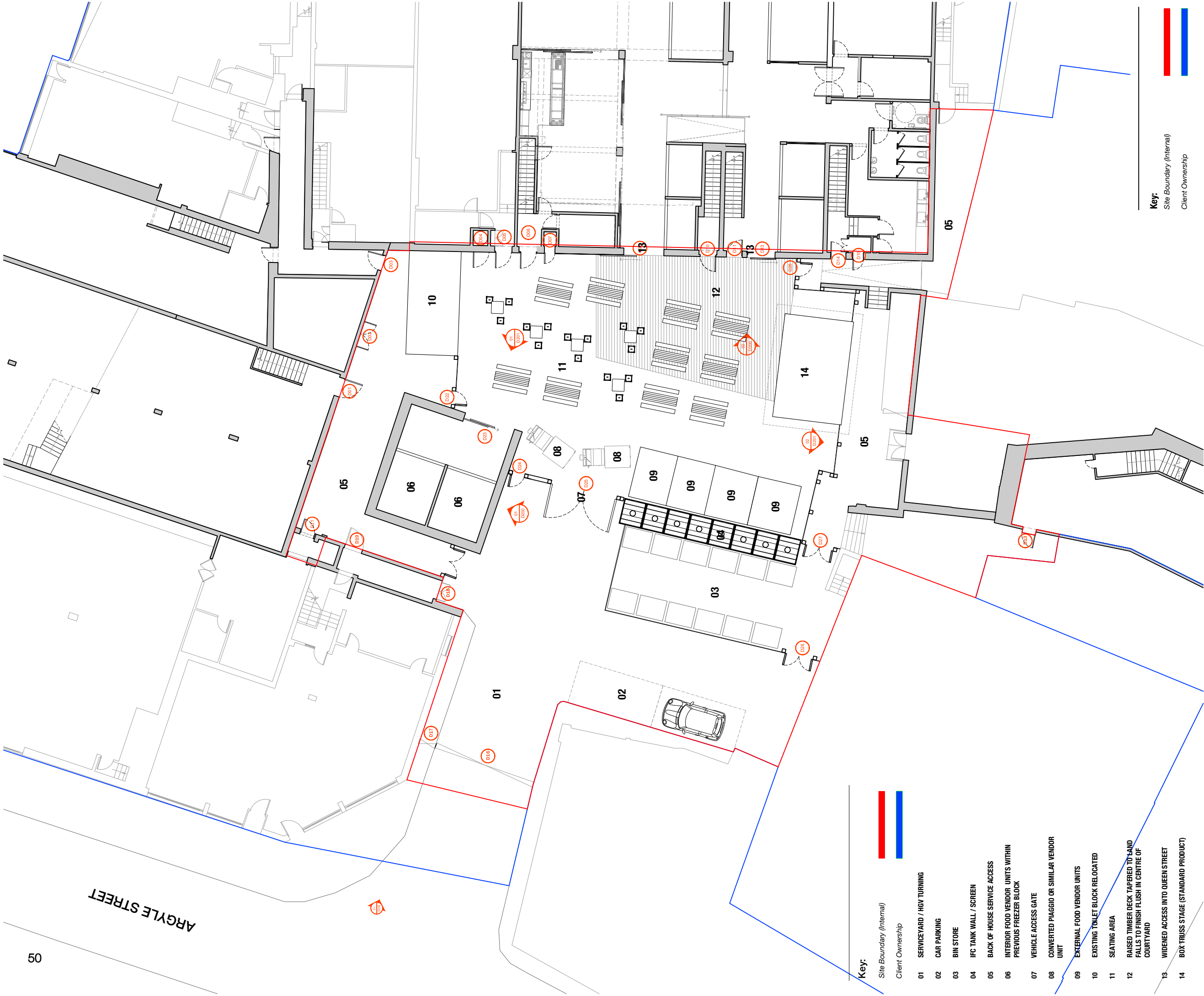
Project North:

N

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Scale:	1:200 @ A3
Date:	20.07.23
Drawn By:	JP

D0002



Key:

Site Boundary (Internal)

Client Ownership

- 01 SERVICEYARD / HGV TURNING
- 02 CAR PARKING
- 03 BIN STORE
- 04 IFC TANK WALL / SCREEN
- 05 BACK OF HOUSE SERVICE ACCESS
- 06 INTERIOR FOOD VENDOR UNITS WITHIN PREVIOUS FREEZER BLOCK
- 07 VEHICLE ACCESS GATE
- 08 CONVERTED PIAGGIO OR SIMILAR VENDOR UNIT
- 09 EXTERNAL FOOD VENDOR UNITS
- 10 EXISTING TOILET BLOCK RELOCATED
- 11 SEATING AREA
- 12 RAISED TIMBER DECK TAPERED TO LAND FALLS TO FINISH FLUSH IN CENTRE OF COURTYARD
- 13 WIDENED ACCESS INTO QUEEN STREET
- 14 BOX TRUSS STAGE (STANDARD PRODUCT)

Key:

Site Boundary (Internal)

Client Ownership

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Job No: 23.09

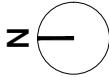
Date: 20.07.23

Project: Chapter Court 2 External Courtyard

Drawn By: JP

Drawing: Proposed Courtyard GA Plan

Project North:





Notes:

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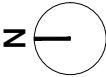
Status: Stage 03 - Developed Design

Job No: 23.09

Project: Chapter Court 2 External Courtyard

Drawing: Proposed Queen Street GA Plan

Project North:





- 01

Site Boundary
- Client Ownership
- 01

RHOSDDU ROAD UNIT (COUNCIL LET)
- 02

SERVICE ACCESS (EXTERNAL)
- 03

FOOD RETAIL UNITS
- 04

EXTERNAL COURTYARD
- 05

WC BLOCK

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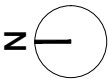
Status: Stage 03 - Developed Design

Job No: 23.09

Project: Chapter Court 2 External Courtyard

Drawing: Proposed Rhosddu Road GA Plan

Project North:



Scale: 1:100 @ A3

Date: 05.09.23

Drawn By: JP

Notes:
Dimensions indicative and subject to a site check by the appointed contractor.

Key:

-  **TILED ROOF**
Grey
-  **MASONRY**
Red Clay Brick
-  **ASPHALT**
Grey
-  **ALUMINIUM VENT COVER**
Painted, Grey

-  **TIMBER SLATTED FENCE**
Larch
-  **IFC TANK WALL**
Decorative IFC Tanks, illuminated
-  **BOX TRUSS FRAME EVENT STAGE**
Galvanized, Aluminium
-  **TIMBER FOOD RETAIL UNITS**
Various Finishes, Painted
-  **CONVERTED VEHICLE FOOD RETAIL UNITS**
Various Finishes, Painted



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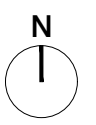
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Revisions:

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Project North:



Status: Stage 03 - Developed Design

Job No: 23.08

Project: Chapter Court 2 External Courtyard

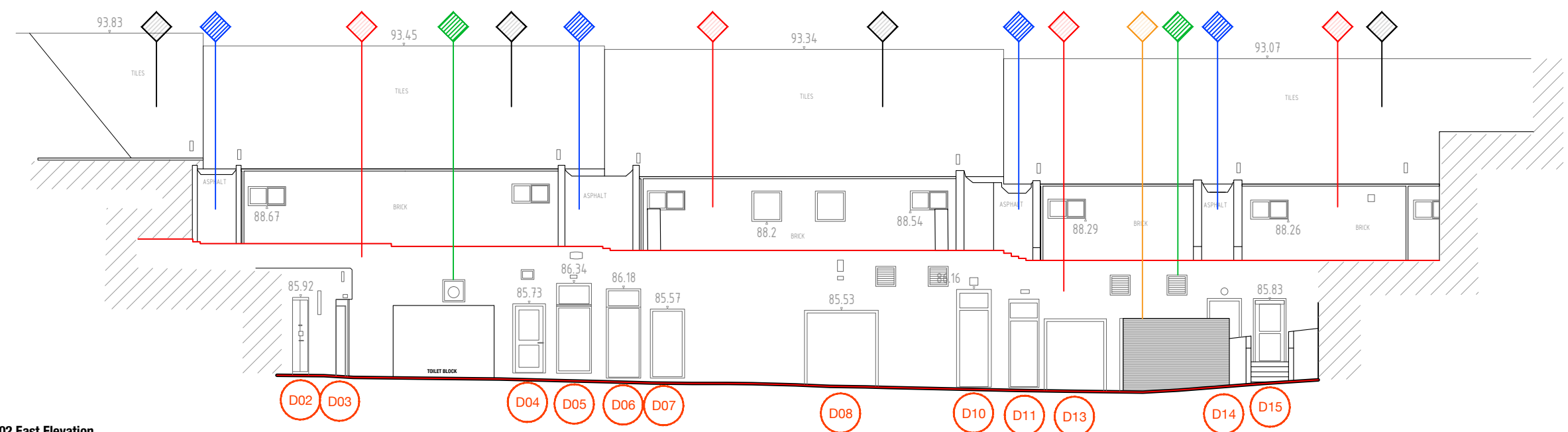
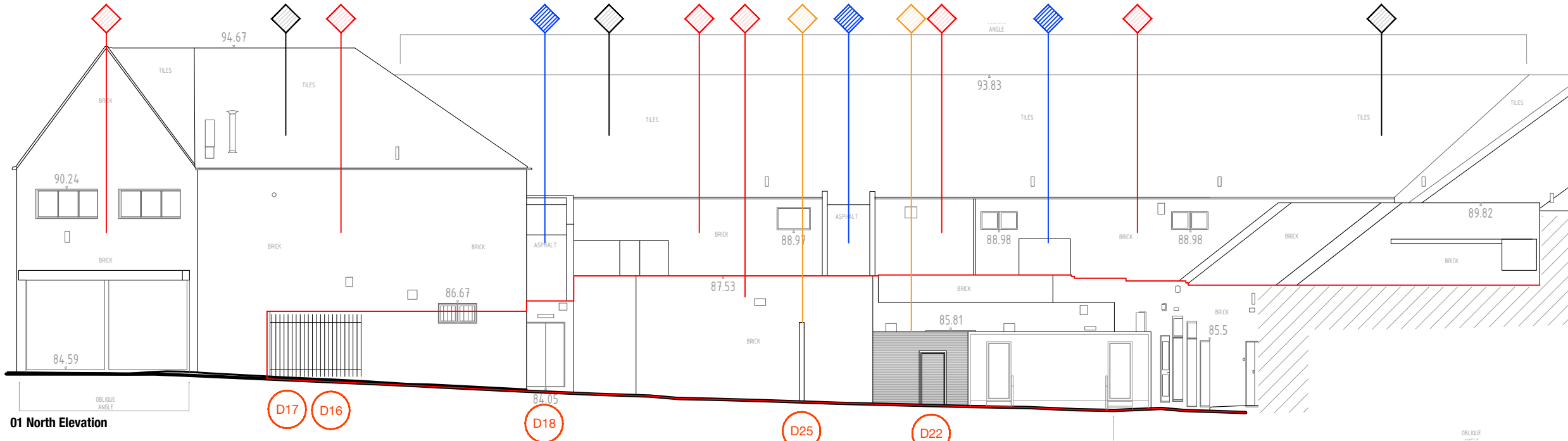
Drawing: Proposed Courtyard External Elevations

Scale: 1:150 @ A3

Date: 05.09.23

Drawn By: JP

D200



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Project North:



Status: Stage 03 - Developed Design

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Project: Chapter Court 2 External Courtyard

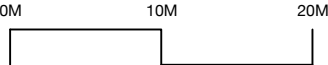
Drawing: Proposed Courtyard External Elevations 02

Scale: 1:200 @ A3

Date: 06.09.23

Drawn By: JP

D201

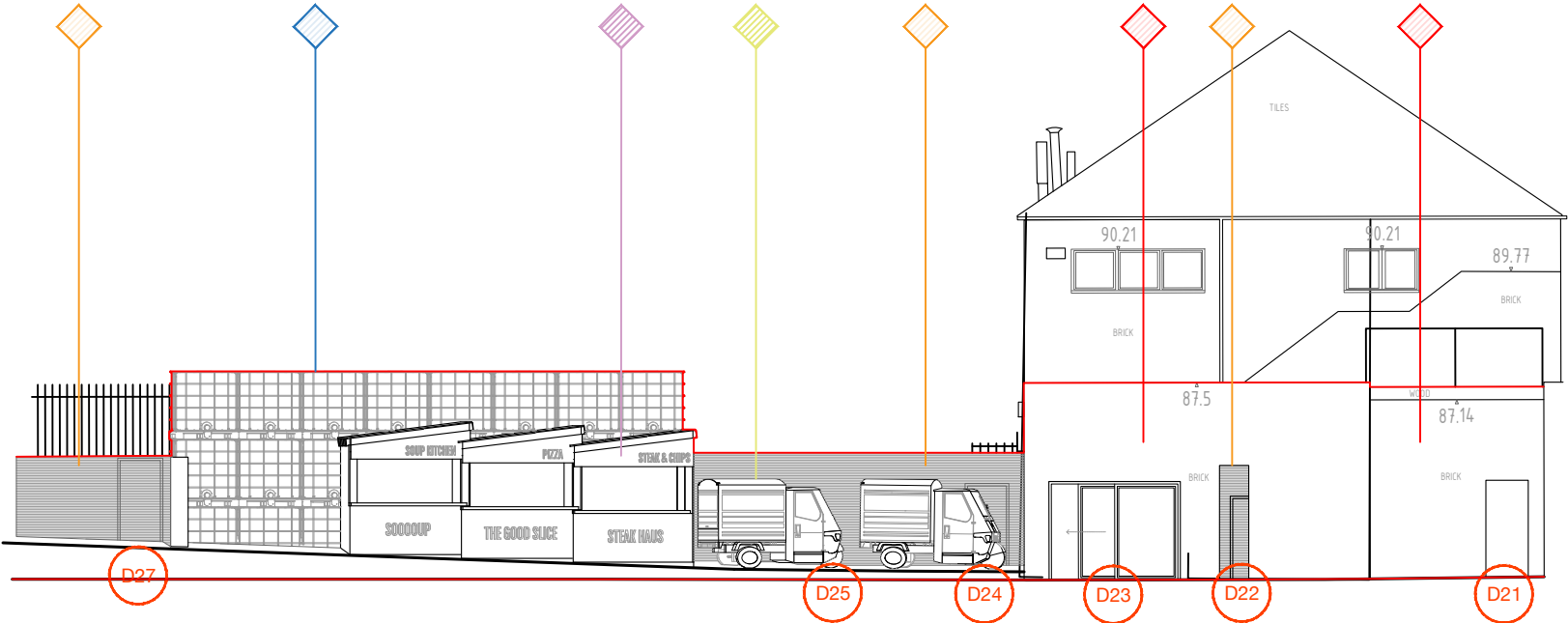


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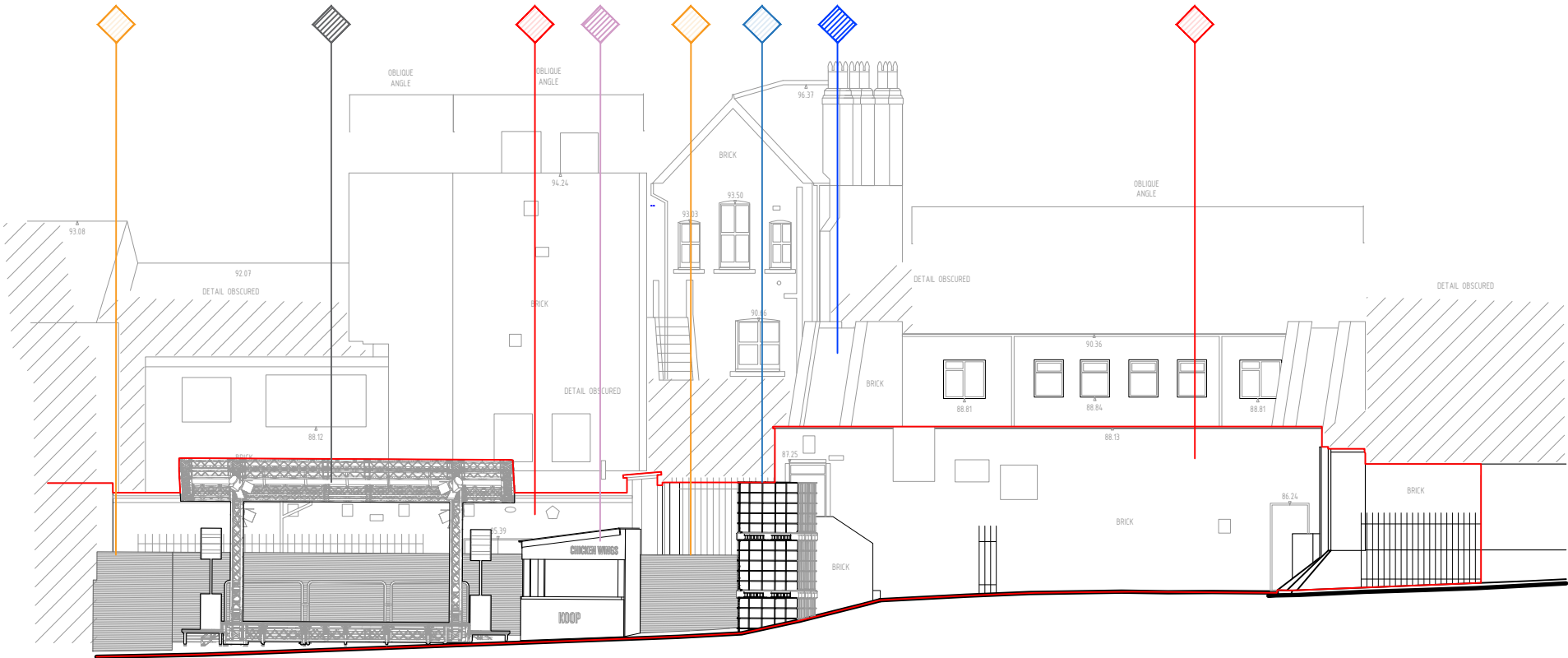
Dimensions indicative and subject to a site check by the appointed contractor.

Key:

- TILED ROOF
Grey
- MASONRY
Red Clay Brick
- ASPHALT
Grey
- ALUMINIUM VENT COVER
Painted, Grey
- TIMBER SLATTED FENCE
Larch
- IFC TANK WALL
Decorative IFC Tanks, illuminated
- BOX TRUSS FRAME EVENT STAGE
Galvanized, Aluminium
- TIMBER FOOD RETAIL UNITS
Various Finishes, Painted
- CONVERTED VEHICLE FOOD RETAIL UNITS
Various Finishes, Painted



01 West Elevation



02 South Elevation

In collaboration with:

TBE (Southern) Ltd

Project no. 23.09

5 Queen Street,
Wrexham,
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Date issued: 10th October 2023

Revision: -

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