

Design risk assessments are carried out throughout the design stage of this project in accordance with company procedures and manuals. Where reasonably possible all areas of risk applicable to design and end use of the construction have been identified and then eliminated, mitigated or recorded as a residual risk. Note that general risks of which a competent designer or contractor should be aware are not included. This drawing is to be read in conjunction with the Pre-construction Information and all related documents prepared in accordance with the current Construction (Design and Management) Regulations 2015 and all applicable Health and Safety legislation as currently amended.

Rationalised Central Stall Layout

- Achieved by removing current haphazard central market stalls and replacing them with a more organised layout and design.
- Organised central stall design provides coherent and focused circulation through the market.
- Powder coated metal framed contemporary stall units create a high-end and coherent appearance to the market, which provide flexible units for tenants. Designs to be developed further during Stage 4 Detail Design.
- Central stalls to be secured after trading via sliding and folding panel system.
- WCBC confirmed central stalls do not need to be demountable within General Market.

Replacement Perimeter Stalls to Back Wall

- Achieved by removing current haphazard central market stalls and replacing them with a more organised layout and design.
- Organised stall design provides coherent and focused circulation through the market.
- Powder coated metal framed contemporary stall units create a high-end and coherent appearance to the market, which provide flexible units for tenants. Designs to be developed further during Stage 4 Detail Design.

Refurbished Perimeter Shop Units

- Existing historic shop fronts refurbished, and localised floor repairs to split and damaged flagstones
- Water, power and drainage provided to all perimeter units and street facing shop units.

Services

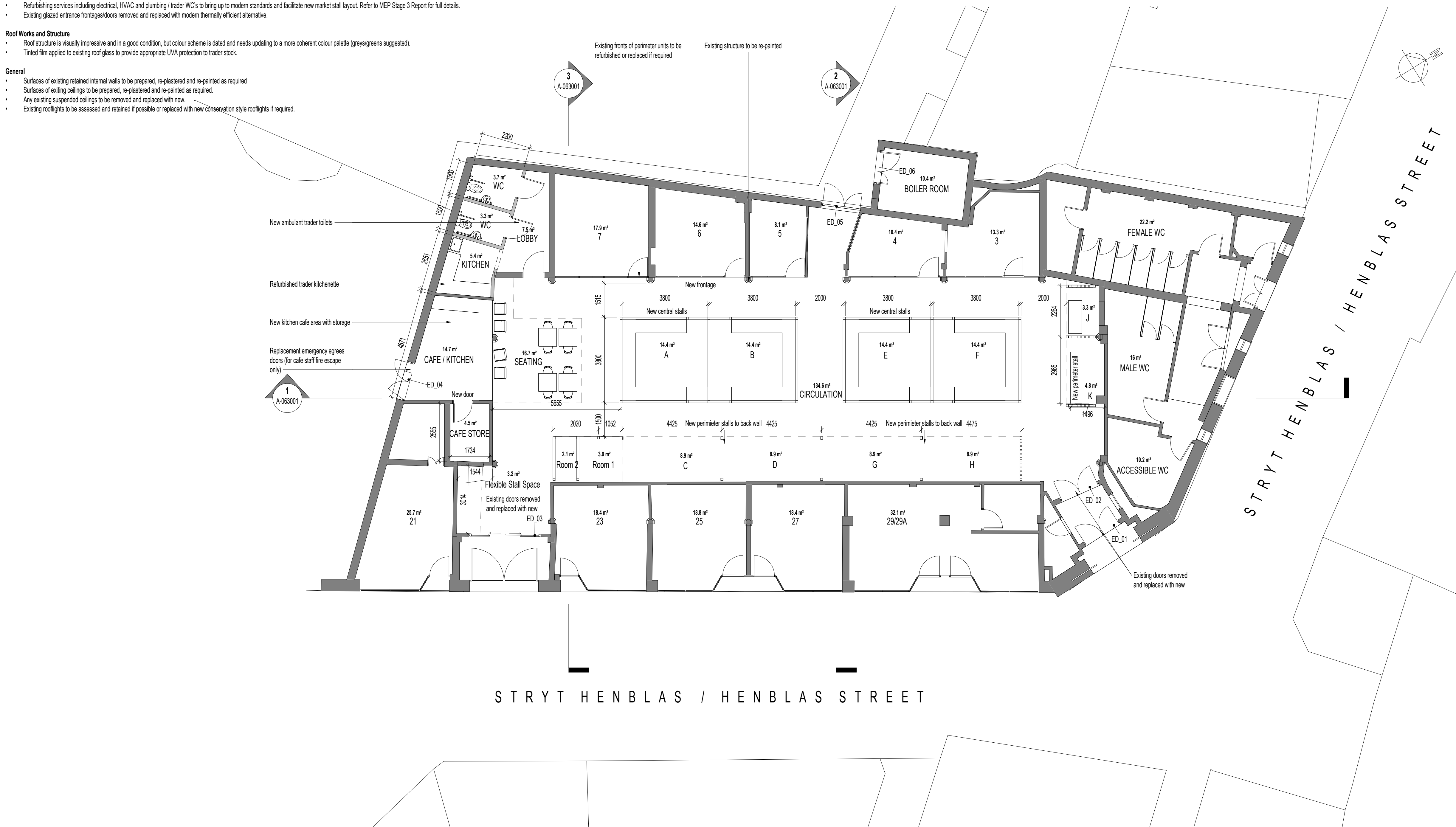
- Existing trader toilets and kitchenette retained and refurbished
- Refurbishing services including electrical, HVAC and plumbing / trader WC's to bring up to modern standards and facilitate new market stall layout. Refer to MEP Stage 3 Report for full details
- Existing glazed entrance frontages/doors removed and replaced with modern thermally efficient alternative.

Roof Works and Structure

- Roof structure is visually impressive and in a good condition, but colour scheme is dated and needs updating to a more coherent colour palette (greys/greens suggested)
- Tinted film applied to existing roof glass to provide appropriate UVA protection to trader stock.

General

- Surfaces of existing retained internal walls to be prepared, re-plastered and re-painted as required
- Surfaces of existing ceilings to be prepared, re-plastered and re-painted as required.
- Any existing suspended ceilings to be removed and replaced with new.
- Existing rooflights to be assessed and retained if possible or replaced with new conservation style rooflights if required



07	Updated following WCBRC comments	10/08/2002
06	Update following WCBRC comments	21/07/2002
05	Update following WCBRC comments	14/07/2002
04	Planning Issue	09/05/2002
03	Update following WCBRC comments	22/03/2002
02	Update following Stage 3 Client Review Comments CB CB CB	31/01/2002
01	Initial Issue of Stage 3 Drawings CB CB CB	23/12/2001
00	Initial Issue of Drawing List CB CB	22/11/2001
REV	DESCRIPTION DRAWN BY CHECKED BY APPROVED BY	DATE
RIBA Plan of Work 2013 WORKSTAGE		LEVEL OF MODEL DEFINITION (LOD)
Stage 3 - Spatial Coordination		Lo 3 - Approximate Model
PURPOSE OF ISSUE - SUITABLE FOR _____		
Information		BS1192 STATUS
		Status 50 - Initial Status or WIP



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CLIENT
WCBC

PROJECT TITLE
Wrexham General Market

DRAWING TITLE
General Market- Proposed Floor Plan

PROJECT No. 0001 SCALE @ A1
1 : 100

DRAWING No 1192: Project - Originator - Volume - Level - Type - Role - Number
 BS1192:2007 19655: Project - Originator - Functional - Spatial - Form - Discipline - Number
 A2:2016) & Breakdown Breakdown
 IS EN ISO19655 **WGM-LAW-X-G00-DR- A-061001 P7**

DO NOT SCALE Any discrepancy or query concerning this drawing should be referred to the Architect
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