



WREXHAM BUTCHERS MARKET REMODELLING & REFURBISHMENT

DESIGN ACCESS STATEMENT

P03

AUGUST 23, 2022



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This document has been prepared by:



Lawray Architects

The Byre, Croesnewydd Road, Wrexham, LL13 7YP

t: 01978 800 363

e: info@lawray.co.uk

w: www.lawray-architects.co.uk



TC Consult Ltd

The Old Coach House, 2 Sophia Close, Cardiff, CF11 9HW

t: 02920 220 300

e: info@tc-consult.co.uk

w: www.tc-consult.co.uk

On behalf of Wrexham County Borough Council

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1. INTRODUCTION

1.1. PREFACE

In August 2021 Lawray Architects and their Design Team, were appointed by Wrexham County Borough Council to undertake full RIBA Stage 2-6 work for the refurbishment and remodelling of the Butchers & General Markets within Wrexham Town Centre.

Included within this appointment was the review of initial concept designs for the Butchers Market, which were assessed and further developed by Lawray Architects as a series of layout option appraisals. These option appraisals were subsequently reviewed by WCBC and preferred concept design layout proposals for the market were confirmed, which formed part of the RIBA Stage Two Report issued to WCBC in November 2021. A RIBA Stage Three Report was subsequently issued to WCBC in January 2022, which developed proposals further and allowed for a stakeholder engagement and review process.

Proposals for the Butchers Market were finalised in April 2022 following detailed feedback and confirmation from WCBC. This Design Access Statement provides a conclusion to the Stage 3 process and forms part of the Full Planning Applications for the market buildings.

1.2. OBJECTIVES FOR THE DEVELOPMENT

The project is to remodel and refurbish the Butchers & General Markets to meet the current and future needs of the buildings and to improve the markets' offer. The refurbishment needs to provide accommodation that enables the Butchers and General Markets to become adaptable and designed to offer a quality 'retail offer', add value and contribute to the commercial sector investment acting as a catalyst for investment within Wrexham Town Centre.

There is a real need to reverse the current decline of both market buildings and create attractive and vibrant places. It is a key priority that the refurbishment of both market buildings enhances the historic townscape character of Wrexham.

This Design Access Statement focuses on the Butchers Market specifically.

1.3. PRINCIPAL AIMS OF THE BUTCHERS MARKET DEVELOPMENT

Wrexham Council have outlined the principal aims of the Butchers Market project, and provided further updated aims following the Stage Two and Three design development as follows:

Building Fronting High Street

- Develop new layout proposal to utilise first floor space above High Street.
- Provide new access to the upper floors above the High Street entrance, including DDA compliant stair and lift.
- Incorporate DDA compliant ramp access serving the High Street entrance to ensure the refurbished Butchers Market is accessible to all.
- Create a more attractive and functional entrance to draw people into the market building, with the option of forming new advertising space.

Main Market Hall

- Develop a new layout proposal for the Butchers Market reflecting the feedback received from WCBC on the Stage Two & Three Designs.
- Improve the usable stall space of the market and provide improved storage facilities.
- Review and re-design perimeter stalls and inner stalls to accommodate greater flexibility and enable a wider variety of traders, including increased food offer (e.g. consideration of power points, water, waste, extraction).
- Provide refurbishment plans that incorporate utilities and services to shop units attached to the Butchers Market from the High Street entrance.
- Improve internal decoration and retain traditional existing authentic stall appearance and style where appropriate.
- Explore combining historic unit 24 with street facing unit No. 10A into one large unit to be used as space for the relocation of the existing butchers.
- Improve WC provision and bin storage within the market.
- Provide a lift to enable access to the basement area for traders and to upper floorspace above High Street to enable safe DDA compliant access for all. Portion of basement area to be utilised as additional storage space for market traders.
- Existing flagstone floors to remain and be repaired, along with historic shop fronts.
- Refurbish roof to stop leakages
- Ensure roof glass doesn't bleach products on sale from stall holders and has the appropriate UVA protection

Market Extension Fronting Henblas Street and No. 40 Henblas Street

- Explore relocating the existing café within unit 15 into No. 40 Henblas Street. Significant refurbishment works required to this unit to include replacement ground floor and formation of new compliant staircase to unlock the first floor of No. 40 and first floor above Unit 16 and 17.
- Install a new central handrail to stairs leading to rear entrance from Henblas St.

General MEP and Services Aims:

- Ensure roof ventilation is energy efficient and easy to use
- Install new energy efficient heating system to improve overall energy efficiency of the building
 - WCBC confirmed that the main hall won't be a fully heated or cooled area, but rather it would have a heating system that fed the stalls and as a secondary effect would give some ambient heat back into the main hall.
- Ensure appropriate utilities are provided to each stall.
 - Sub-meters will be required for new supplies to individual stalls.
 - WCBC have confirmed services to central stalls to be electric supply only, located within the floor slab.
 - Electric, water, ventilation, drainage, and grease traps required to perimeter stalls.
- Improve lighting system that will not impact on the building fabric.
- To provide the latest technology to enable people to access latest offers and updates on offer from the individual market stall holders along with promotion of events
- Toilet and washing facilities for stall holders to be updated
- Incorporate efficient and safe waste management for stall holders and wider market
- WCBC confirmed above ground grease traps to be included all individual perimeter stalls.
- CCTV system to be installed within the market, to be remotely monitored, with possibility of online streaming.

2. CONTEXT

2.1. WREXHAM TOWN CENTRE

Wrexham County Borough Council has through The Townscape Heritage Scheme, identified 31 buildings to be targeted and refurbished, to improve the quality of the historic environment of Wrexham Town Centre Conservation Area, repair the external fabric and invest in adaptations to the buildings to enable future productive new uses of these historic assets. The Townscape Heritage Scheme presents an essential opportunity to kick start wider regeneration activities within Wrexham Town Centre, with the Wrexham General and Butchers markets, central to the delivery of the adopted Town Centre Masterplan. The refurbishment of Wrexham's indoor markets have the potential to address physical, social and economic challenges by complementing a wider regeneration strategy for Wrexham Town Centre to stimulate further private investment.

2.2. LOCATION & SIGNIFICANCE OF THE MARKETS

Both markets are situated within the historic centre of Wrexham and are located within the northern end of the Wrexham Town Centre Conservation Area, in what was the market quarter. Although a limited amount of the original historic fabric remains, both markets contribute a significant amount of character to the area as Grade II listed structures. Not only do they contribute to the visual experience of the area, but also provide physical links to important historical associations and the development of the town in particular through trade and industry.

The 'Wrexham Town Centre Conservation Area Assessment' describe the character of the Henblas area as follows:

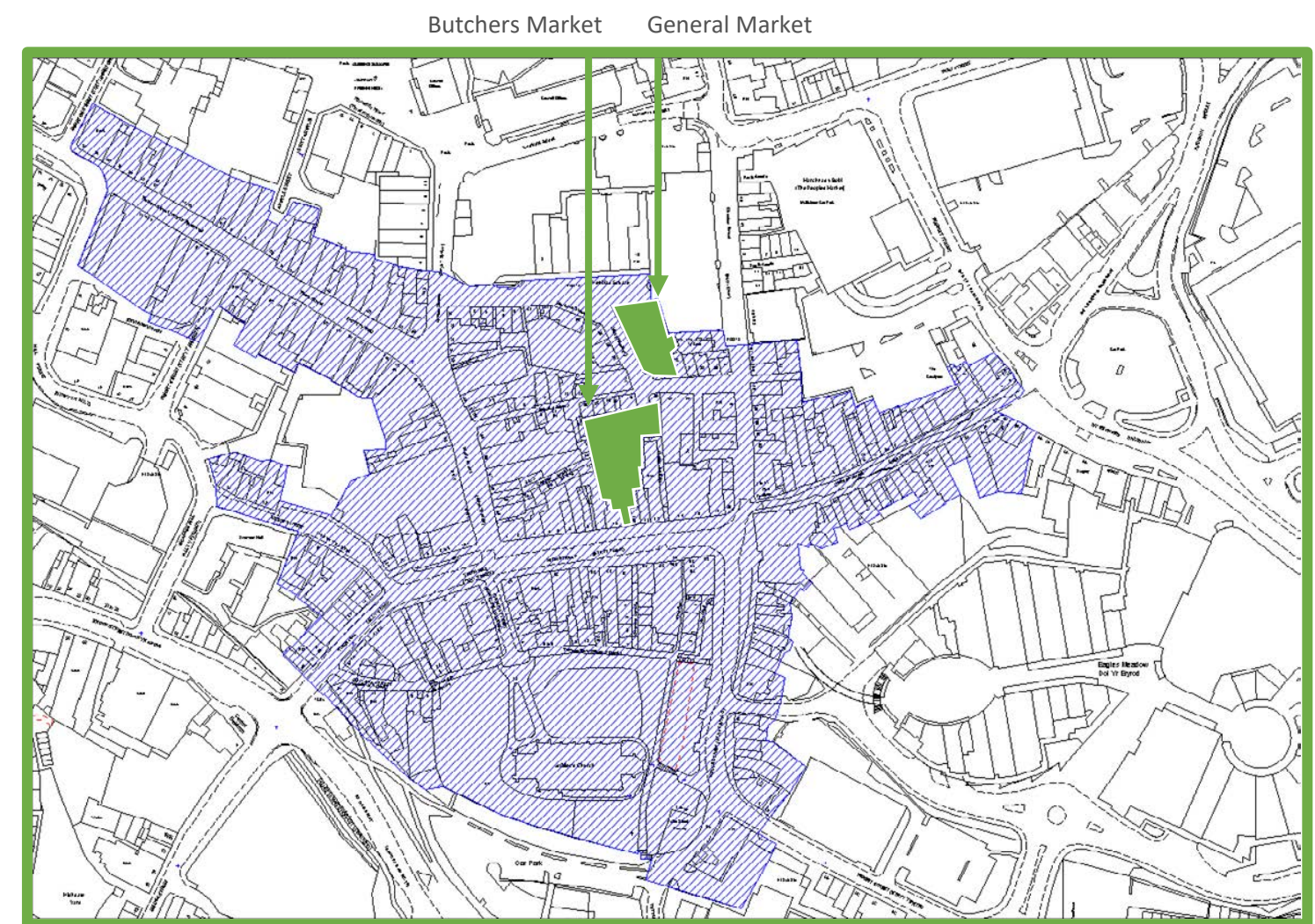
"3.17 These streets combine to form a special part of Wrexham, and have a very intimate and personal character. In particular, Bank Street has a medieval character, being very narrow and enclosed by small-scale buildings and tiny shopfronts. This part of town still remains traditionally the domain of privately or family owned businesses and shops, which extends into the stalls within the Butcher's and General markets."

3.18 The humble small scale buildings lining the south side of Henblas Square, Henblas Street and Bank Street are largely of early 19th century pre- Victorian style and are all that remain of that period following re-development in the mid to late 19th and early 20th centuries. They are a mixture of styles but broadly follow a pattern of 2 storey, narrow-fronted, domestic scale buildings with sliding sash windows to the upper floors and traditional shopfronts below. They are a mixture of brick, painted brick or render finishes with slate roofs."

3.19 The curve of Henblas Street and intimate rhythm of the fenestration creates interest and anticipation, which culminates in the tightly enclosed area at the bottom of Bank Street where the ornate entrance to the Butcher's Market faces the curved corner entrance to the General Market opposite."

Further to the above, a statement of significance for the key architectural landmarks of Wrexham concludes that:
"...some sensitive refurbishments have re- introduced character and brought empty buildings back into use through much needed repair and maintenance. However, greater investment is required to improve the condition of the historic environment of the town and restore a sense of vitality."

Remodelling and refurbishing both markets will help to reinforce the distinctive character of the Henblas area and Wrexham Town Centre as a whole.



Wrexham Town Centre Conservation Area Plan

Henblas St to Butchers Market



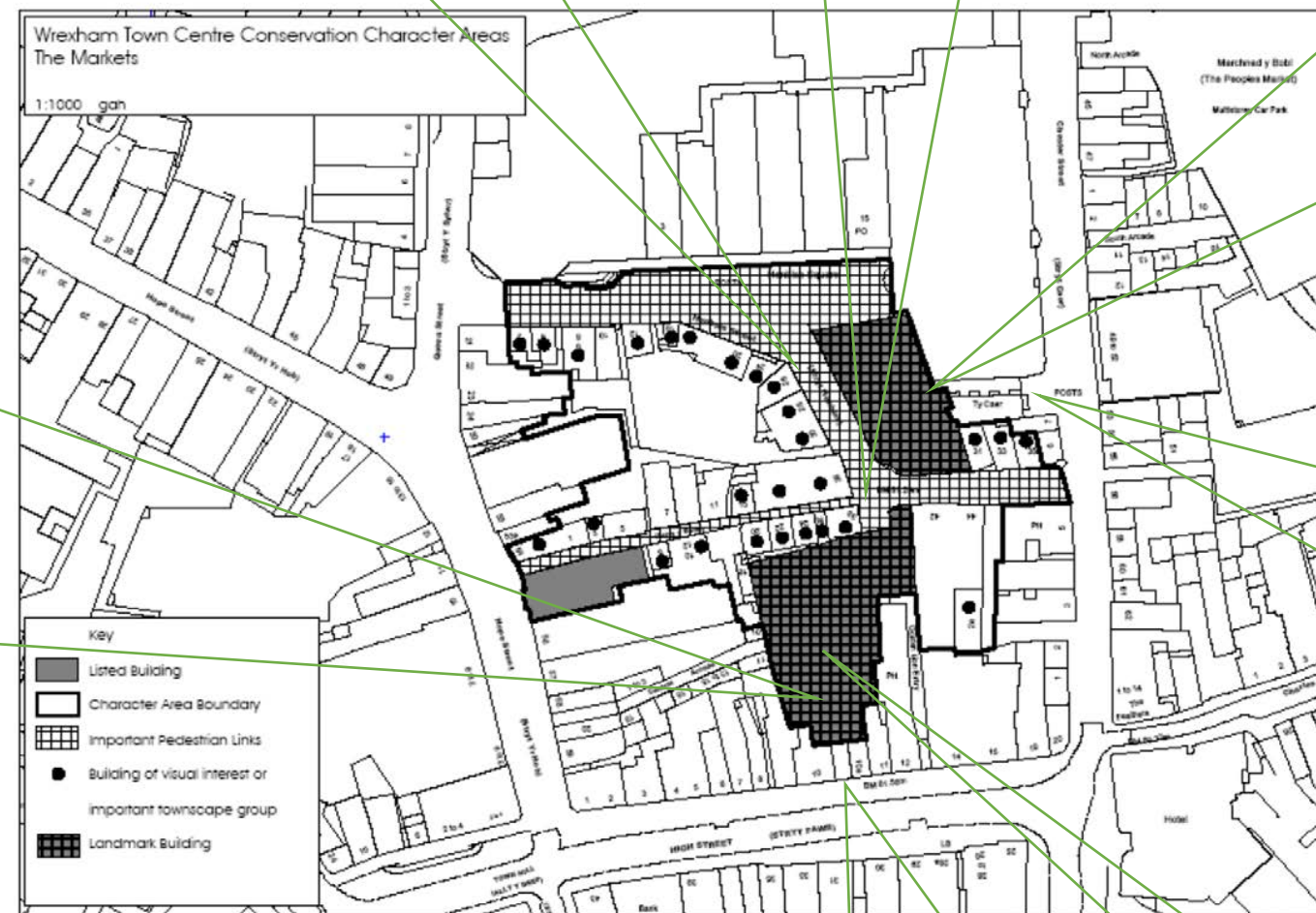
Butchers Market entrance from Henblas St



General Market interior



Main Entrance to Butchers Mark from High St



Wrexham Town Centre Conservation Character Area – The Markets



Rear access from General Market from Chester St



Butchers Market entrance from High St



Butchers Market interior

3. THE MARKETS

3.1. INTRODUCTION

The Building

The Butchers Market is a Grade II listed building and an excellent example of a traditional, listed Victorian Market Hall.

Wrexham County Borough Council commissioned a Building Conditions Survey of the Butchers Market. This highlighted that the market is generally in a 'satisfactory' state of repair. Work is, however, needed to their infrastructure: sanitary, electrical, and mechanical services have all been highlighted as in a poor condition.

Uses & Attractors

The market currently offers a reasonable range of produce and services, including meat, flowers, cafe and general merchandise (clothes, books, toys, pets, florist etc). However, there are a high number of vacant stalls/units and there is a strong desire to reinvigorate the market and bring potential new tenants and customers into the building.



Drone view of the Butchers Market from Henblas St Entrance



Front of the Butchers Market from High St

3.2. THE BUTCHERS MARKET

The Building

Built in 1848, the Butchers Market was designed by the younger Thomas Penson and extended towards Bank Street at the rear in 1880. The market can be split into four main parts:

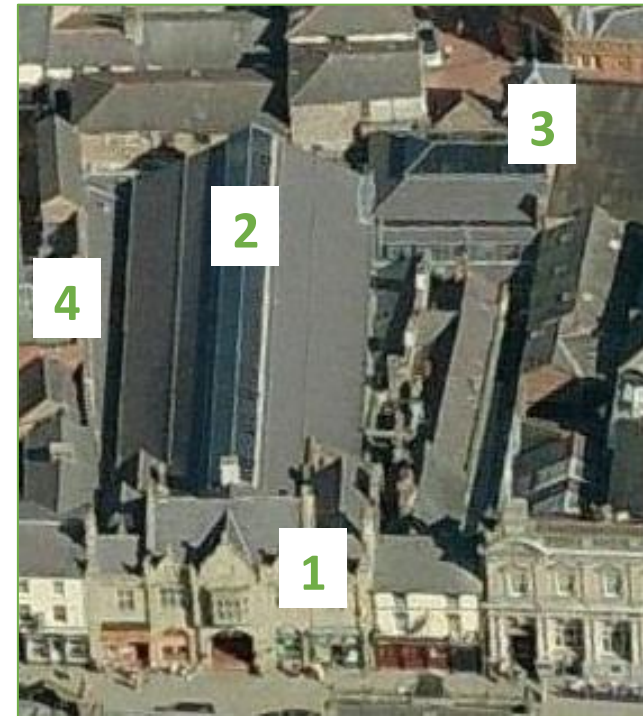
1. **Entrance Building Fronting High Street** – a two storeyed roughly coursed, square stone building of Jacobean style. The front of this building has shaped and finialed gables, pedimented mullioned and transomed windows and an oriel over the entrance arch. Either side of this entrance arch are ground floor retail units No. 10, 10A and 11 High Street. The rear of unit No. 10 provides stair access to the first floor portion of the building, which is currently vacant. A basement also runs below the entirety of this building. The basement is accessed from the main market hall via a narrow staircase. Given the limited access and low ceiling height available, the basement is currently vacant and has no use at present.
2. **The Main Market Hall** – which includes two permanent Grade II listed stalls (units No. 1 & 24) either side of the entrance from High Street, both with late C19 detailing. The hall itself is an eight-bay structure with timber trusses carried on cast iron columns with wrought iron braces forming aisles.
3. **The Rear Market Entrance and No. 40 Henblas Street** – the rear entrance of the market hall forms part of an extension formed in c1879-80, and is similar in design to the General Market entrance, which it faces across the street. Projecting from the left hand side of this entrance, is a 2-storeyed shop building (unit 40. Bank Street) dated 1880.
4. **Main Hall access into and from Central Arcade** – located within the main butchers market, this access forms part of the DDA compliance for the Central Arcade shops and into the Butchers Market itself.

General description of the Butchers Market internals:

The Butchers Market has 'built in' units to the perimeter with a large central area occupied by standalone 'temporary' stalls of various sizes. The perimeter units, particularly those at the High Street entrance, are traditional, characterful and, generally, original. The standalone units, however, are less characterful being pastiche interpretations of a market stall. Basically constructed with canvas style scalloped roofs and pelmets, they do little to enhance or 'show off' the historic nature of the markets built form. The large openness of the space is compromised by the stall roofs, limiting views of the space as a whole.

The stalls vary in size with some being relatively small and compact. The circulation between the stalls makes their expansion and combining difficult which is borne out by the fact that some traders operate out of two adjacent stalls due to their need to expand, which has created practical management issues. This type of circulation regime is also space hungry taking up an overly large percentage of the total floor space.

Front and rear access into the market is currently stepped, with DDA compliant access only available from the Central Arcade entrance. This compromises the opportunities for inclusiveness, in addition to creating a poor environment for pushchairs. The addition of red modern entrance doors has done little to visually enhance these gateways to the market. They do, in fact, detract from the building's historic features and appearance.



Front aerial view of Butchers Market



3 - Rear view of Butchers Market from Henblas Street



1 - Front view of Butchers Market from High Street



2 - Interior view of Butchers Market

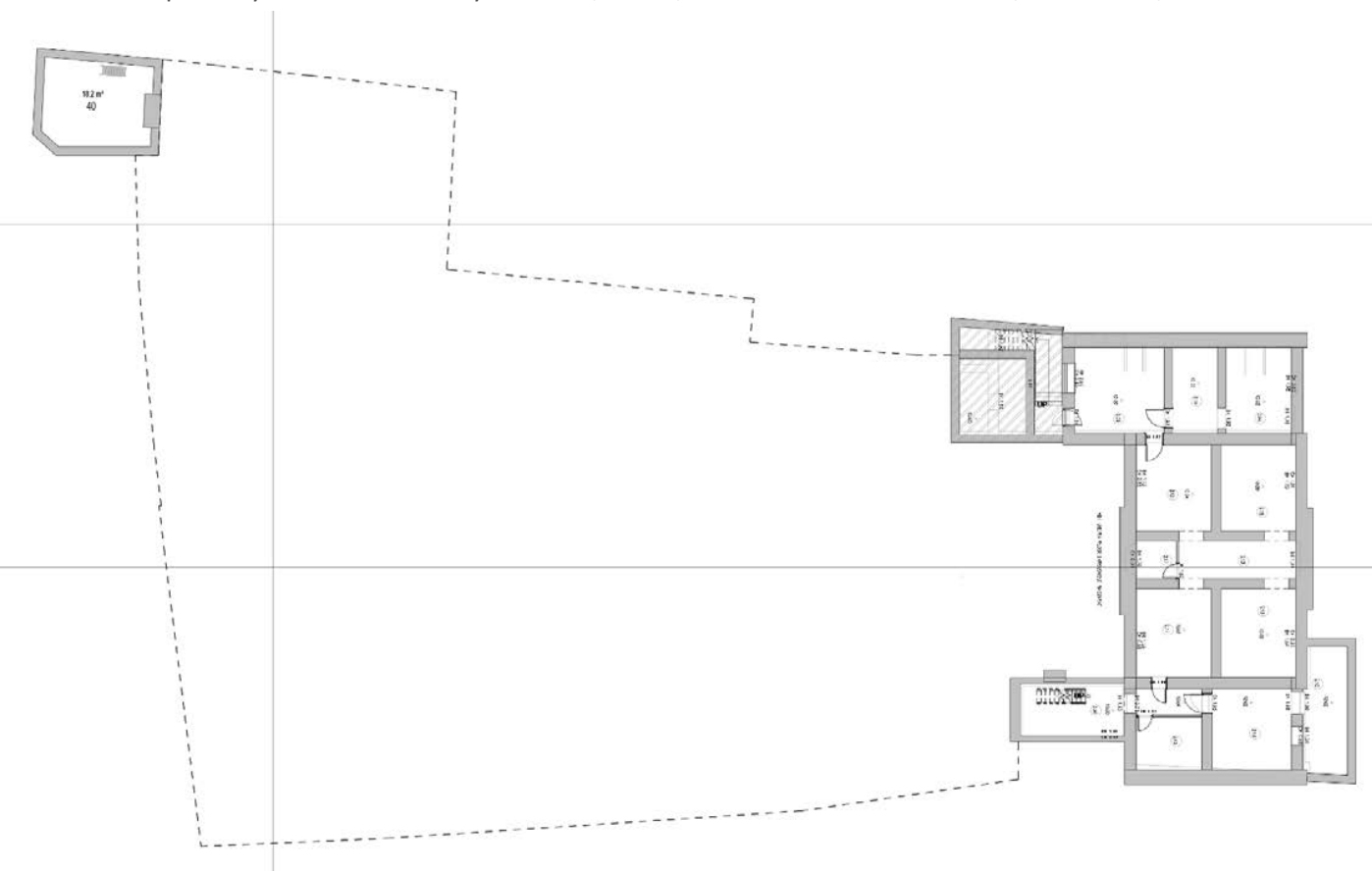
Users and Attractors

The Butchers Market comprises a total of approximately 35 trading spaces; including units No. 10, 10A & 11 along High Street. Approximately 24 stalls are currently vacant, which equates to 70% of the available stalls and highlights the urgent need for refurbishment works to reinvigorate the market and attract new traders in.

The stalls currently trading are occupied by a range of goods services, which includes: babywear, craft, phone, books, petshop, flowers, butchers, specialist toy collector, cards, bridal, café, tools and dvd. However, the number of occupied spaces has reduced over the subsequent years, which has been exacerbated by the recent pandemic.

In 2017 it was recorded that three different butchers occupied units within the market, however only one now remains within Unit No. 1, near the High Street entrance. They are known for fresh and cooked meats and pies and sell to residents as well as direct to food and drink businesses. No other fresh produce stalls are located within the market and there is a strong desire to grow the delicatessen food offering within the market. Fresh flowers are found on one stall with artificial/flower arranging type products provided.

There is an element of craft, sewing, gift and card/partywear which is spread across several stalls with a new homeware/gift trader just established in the market. Fashion is represented by babywear and bridal/occasion wear which is towards the rear of the market. Extensive pet accessories and pet food are provided by one business across two stalls. Speciality stalls include a toy collector, books, new and second-hand tools/accessories, and a DVD stall.



Butchers Market – Existing Basement Floor Plan

The café is located within unit no. 15 on the entrance from Henblas Street and is open across normal market opening times, providing traditional hot food and drinks.

The units on the High Street main entrance are occupied by a cobblers with the opposite unit (10a) presently vacant, but with a temporary pop up stall within the front window to attract visitors into the market. The tanning centre, known as The Beach is in unit No. 11 on the High Street side. There are no plans to refurbish unit this specific unit.

Facilities in the Butchers Market include:

- Storage space
- Toilets for market traders only
- A sink/drainage washing area located to the rear of the market with grease trap and cleaning provision for food preparation.

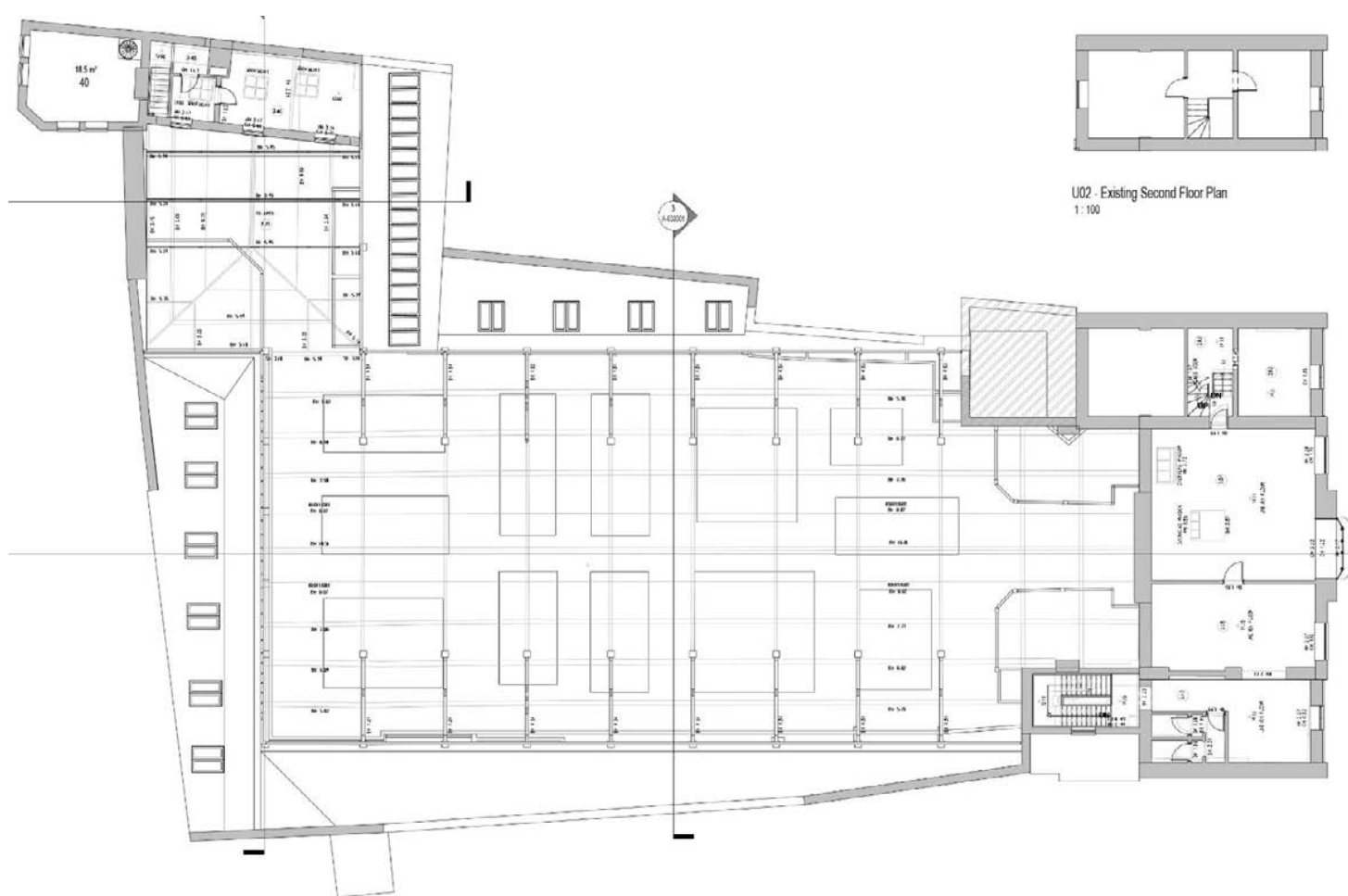


Butchers Market – Existing Ground Floor Plan

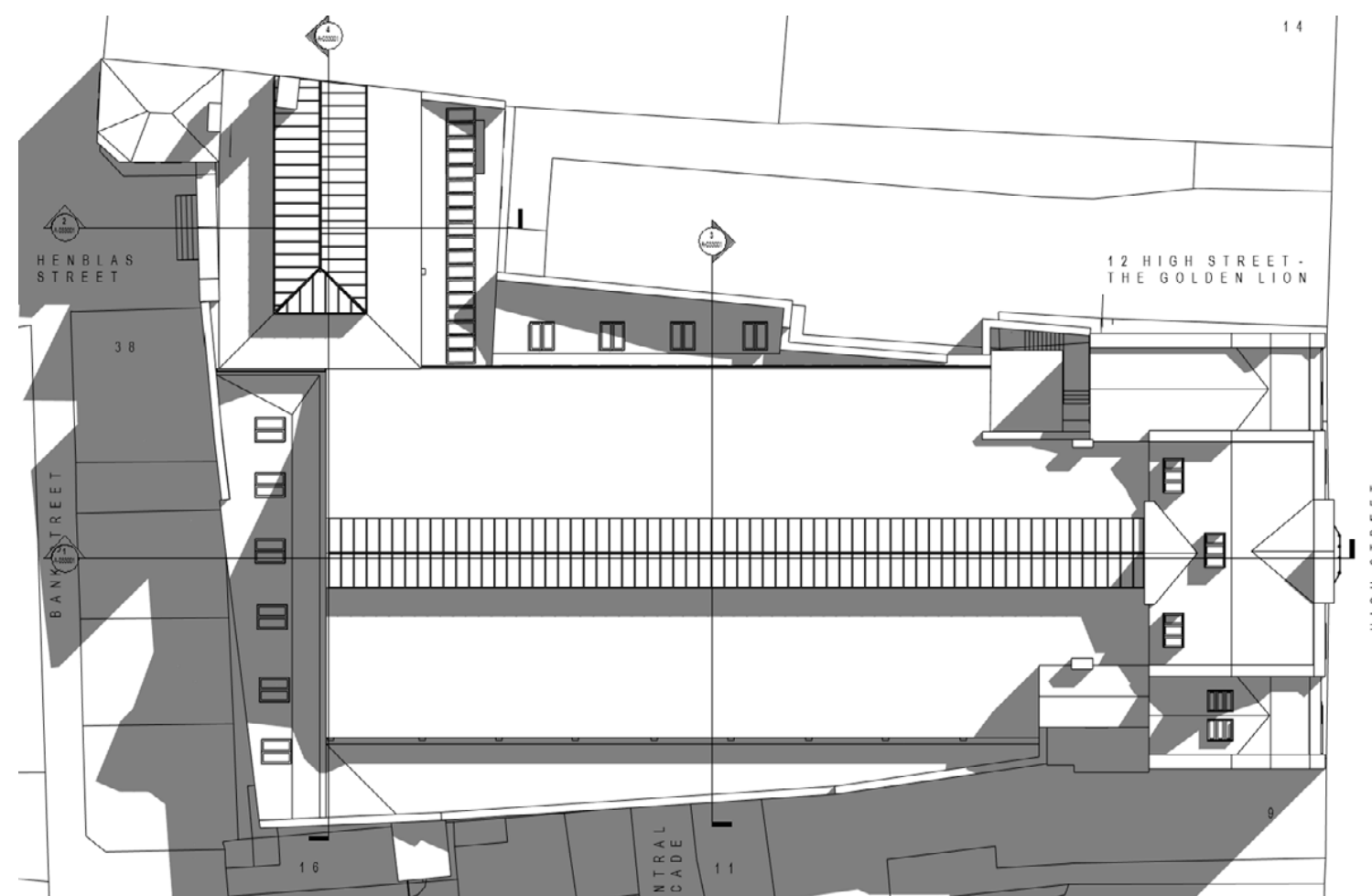
Management

The Butchers Market comprises some 663 m² of accommodation and provides a varied mix of tenures with an array of long term occupiers mixed in with short term tenants occupying under a Licence.

For the purposes of this document and from information provided by the Council, it has been confirmed most tenants within the Butchers Market will be decanted for the duration of the works. However, WCBC have requested that both the butcher and café remain within the market. This will require a phased approach to the refurbishment works, which will be assessed during Stage 4.



Butchers Market – Existing First Floor Plan



Butchers Market – Existing Roof Plan

4. PROPOSALS

4.1. INTRODUCTION

WCBC provided an initial vision for the Butchers Market. As part of the Stage Two works, Lawray Architects developed concept designs of the Butchers Market into a series of diagrammatic layout option appraisals. These option appraisals were subsequently reviewed by WCBC and preferred concept design layout proposals for both markets were confirmed, which formed part of the Stage Two Report issued to WCBC in November 2021.

A subsequent Stage Three Report developed these proposals further and amplified the considerations into two developed design proposals for the Butchers Market. Stage Three proposals for the market were finalised in April 2022 following detailed feedback and confirmation from WCBC.

The Butchers Market Remodelling and Refurbishment – Issues and Opportunities

Issues

- Building conditions survey for the Butchers Market identify areas for improvement in sanitary, electrical, and mechanical services
- The Butchers Market appears cramped. Limited views through and up to Victorian roof space and have limited circulation space
- Butchers Market has limited food and convenience offer

Opportunities

- Wrexham indoor markets are identified as one of the main destination areas of Wrexham Town Centre and a unique selling point in Wrexham townscape heritage scheme.
- Heritage character could underpin a distinct and speciality offer that has atmosphere
- The markets could accommodate a wider breath of food and drink including restaurant, café and eating places.
- Wrexham indoor markets are an essential opportunity to kick start wider regeneration activities within Wrexham Town Centre. The refurbishment of Wrexhams indoor markets have the potential to address physical, social and economic challenges by complementing a wider regeneration strategy for Wrexham Town Centre to stimulate further private investment.

Threats

- Doing nothing and not delivering change

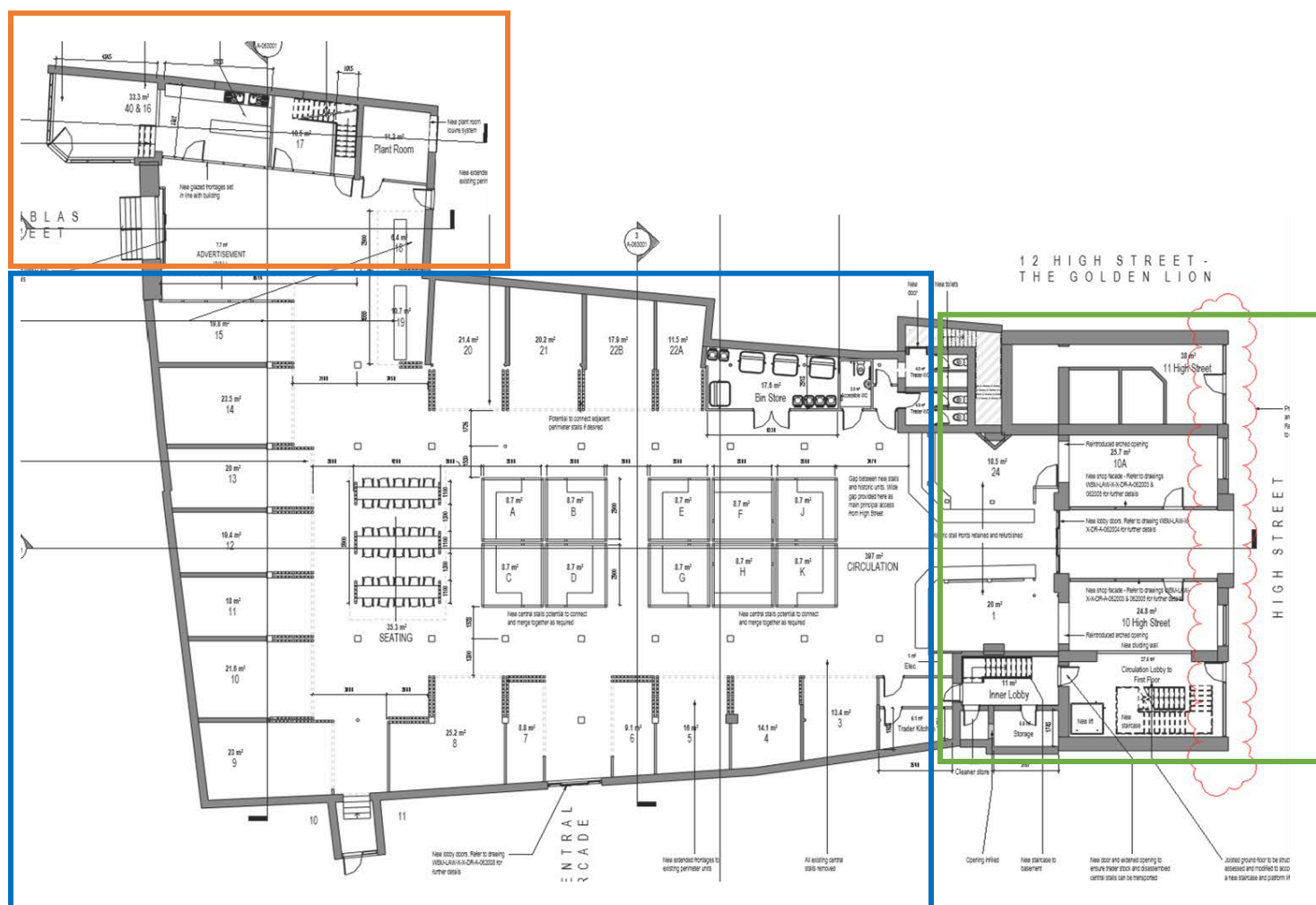
Wrexham indoor markets are both fine examples of Grade II listed Victorian buildings that have a real presence within the town. Although there are significant issues that need to be overcome to adequately remodel and refurbish both markets, there is a real opportunity to improve the fabric and historic heart of Wrexham by doing so.

4.2. VISION FOR BUTCHERS MARKET

The Butchers Market can be split into four main areas, which will be used to break down the overall proposals.

These areas are:

1. The Butchers Market Entrance Building Fronting High Street
2. The Main Market Hall
3. The Rear Market Entrance and No. 40 Henblas Street
4. General Roof works



4.2.1. PROPOSAL - ENTRANCE BUILDING FRONTING HIGH STREET

Previous Planning Application - Repair & Enhancement Works to the Butchers Market

In 2017, WCBC submitted a planning application (Ref: WRP/2017/1042) for repair and enhancement works to the Butchers Market building, which consisted of:

- The creation of a new level access/raised footway frontage along High Street, with glass balcony running between pavement / kerb and along the elevation frontage.
- External repair works to the Butchers Market façade along High Street.
- New shop frontages to both No. 10 and No 11 High Street.
- Internal works to the main High Street entrance lobby and to the shop facades within.
- Refurbishment and re-painting.
- The replacement of all existing external aluminium framed entrance doors to the three main entrances into the market from High Street, Henblas Street and Central Arcade.
- Minor additional repairs to the Henblas Street frontage.

Planning was approved for the proposed works in February 2018 but has not progressed.

New Proposals for Repair & Enhancement Works to the Butchers Market

The original application had been carefully considered by WCBC and Lawray have sought to incorporate most of these proposals within the overall scheme to refurbish the Butchers Market. However, there are a few minor differences to the original scheme, which have been included within the new proposal as follows:

- The creation of a new level access/raised footway frontage along High Street, with level access also provided to unit No. 10 High Street (currently the cobblers unit).
- Omission of the originally proposed glass balcony in favour of stepped access up to the pavement from the existing road level – to be reviewed with Highways.
- Colour of the new High Street and entrance lobby shop facades to be agreed following discussion with both the Planning Officer and Conservation Officer. There is a desire to match the colour of these new frontages with the colour of the new internal market stall structures to create a coherent scheme.



Existing Butchers Market frontage to High Street:



Proposed Butchers Market frontage to High Street:

Entrance Building Fronting High Street Proposals

Basement Floor - Core Proposals:

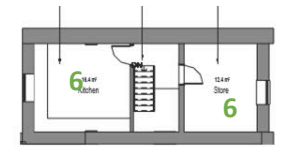
- 1) Formation of new basement storage areas for trader use.
- 2) Basement area below No. 11 High Street not to be used for storage due to limited escape distances – as confirmed by Building Control.
- 3) Existing narrow basement stair replaced with new more compliant staircase.
- 4) New platform lift installed to provide additional access to basement for storage facilities for traders.

Ground Floor - Core Proposals:

- 1) Existing historic stall units 1 and 24 retained and refurbished. Extend units into No. 10 and 10A via openings to form new larger street facing units.
- 2) Half of No. 10 High Street used to provide new protected circulation core containing new DDA compliant staircase and lift. This unlocks the first-floor unit and provides direct access/egress onto High Street.
- 3) Incorporate DDA compliant ramp access serving the High Street entrance to ensure the refurbished Butchers Market is accessible to all.
- 4) New direct link formed from Butchers Market to new circulation core and lift, providing traders with means of moving items between market and basement store.
- 5) Existing fridge/freezer store to be refurbished into new trader kitchen.
- 6) Existing trader kitchen to be refurbished into new storage area

First/Second Floor - Core Proposals:

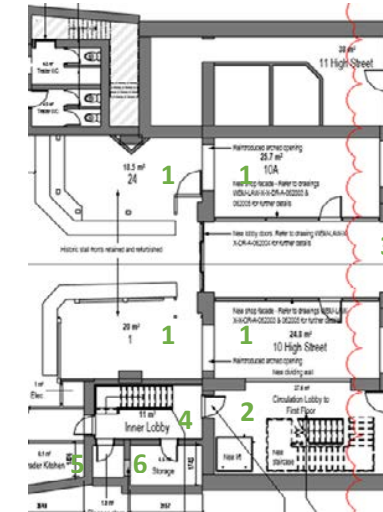
- 1) Utilising half of No. 10 High Street as a new protected circulation core allows for the impressive double vaulted first-floor space to be rented as a complete unit.
- 2) Opportunity to infill existing openings with fire rated glazing to form connection between new first floor unit and circulation core.
- 3) Opportunity to form a visual connection between the first floor unit and main hall of the Butchers Market below. Proposal to form new fire rated glazed openings either side of the main market clock, encouraging views out into the inner butcher market hall, as well as showcasing the refurbished and brought back into use first floor, being visible from inside.
- 4) New toilet provision proposed within the location of original first floor staircase.
- 5) Office proposed within sunken first floor over No. 11 High Street
- 6) Kitchen and store proposed at second floor level with new compliant staircase installed. Extract ventilation taken through wall/roof as required.
- 7) First floor to No. 11 High Street secured and separated off from the rest of the first floor unit.



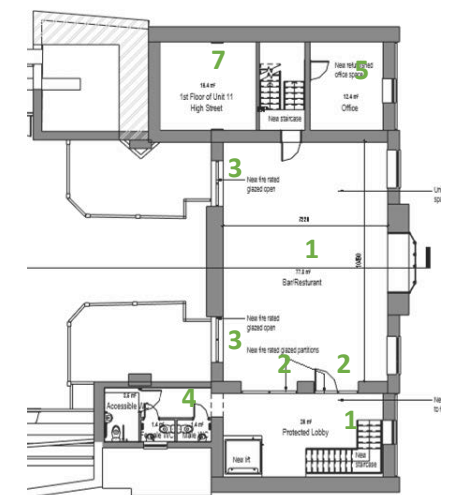
U02 - Proposed Second Floor Plan
1:100



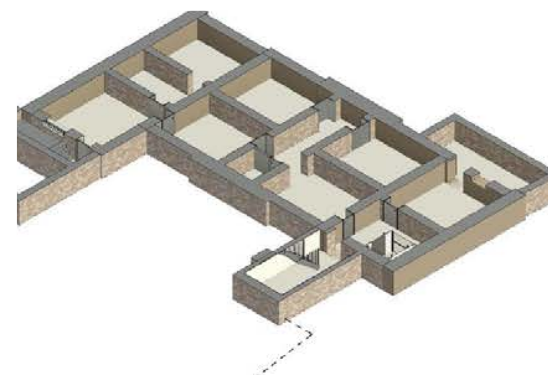
Proposed Basement Floor Plan



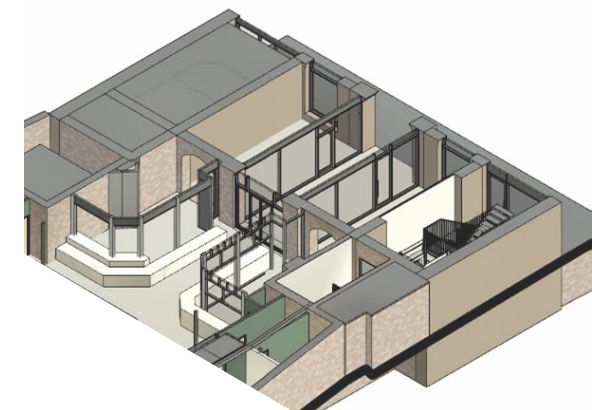
Proposed Ground Floor Plan



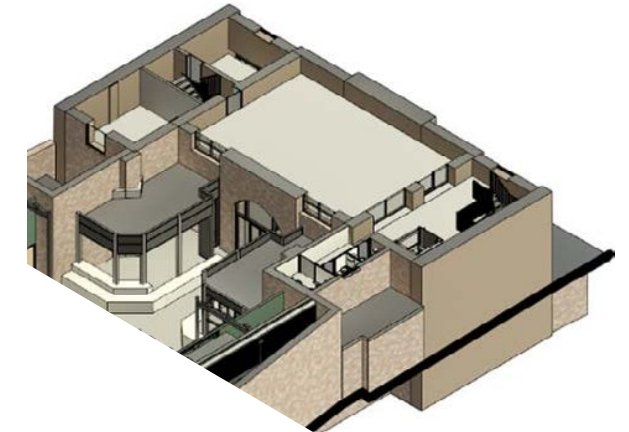
Proposed First/Second Floor Plan



Proposed Basement Axonometric



Proposed Ground Floor Axonometric



Proposed First Floor Axonometric

Proposed Visuals

Visuals highlighting the following proposals:

- 1) Utilising existing entrance to unit 10 as dedicated entrance to new protected circulation core.
- 2) Opportunity to extend unit 24 and 10A high street to form a larger unit
- 3) Formation of new basement storage areas for trader use.
- 4) New platform lift installed to provide additional access to basement and first floor.
- 5) Incorporate DDA compliant ramp access serving the High Street entrance to ensure the refurbished Butchers Market is accessible to all.
- 6) New direct link formed from Butchers Market to new circulation core and lift, providing traders with means of moving items between market and basement store.
- 7) Existing trader kitchen to be refurbished into storage area.
- 8) A dedicated circulation core allows the entire double vaulted first-floor space to be rented as a complete unit.
- 9) Opportunity to infill existing openings with fire rated glazing to form connection between new first floor unit and circulation core.
- 10) Opportunity and desire to form a visual connection between the new first floor unit and main hall of the Butchers Market below. Proposal to form new fire rated glazed openings either side of the main market clock. This would encourage views out onto the market hall and impressive structure above from the first floor, as well as making visible the first floor unit from inside the market.
- 11) New toilet provision proposed within the location of original staircase.
- 12) Admin office for first floor unit proposed within sunken first floor over No. 11 High Street
- 13) Kitchen and store proposed at second floor level with new compliant staircase installed. Extract ventilation taken through wall/roof as required.
- 14) Existing fridge freezer store to be refurbished into new trader kitchen.



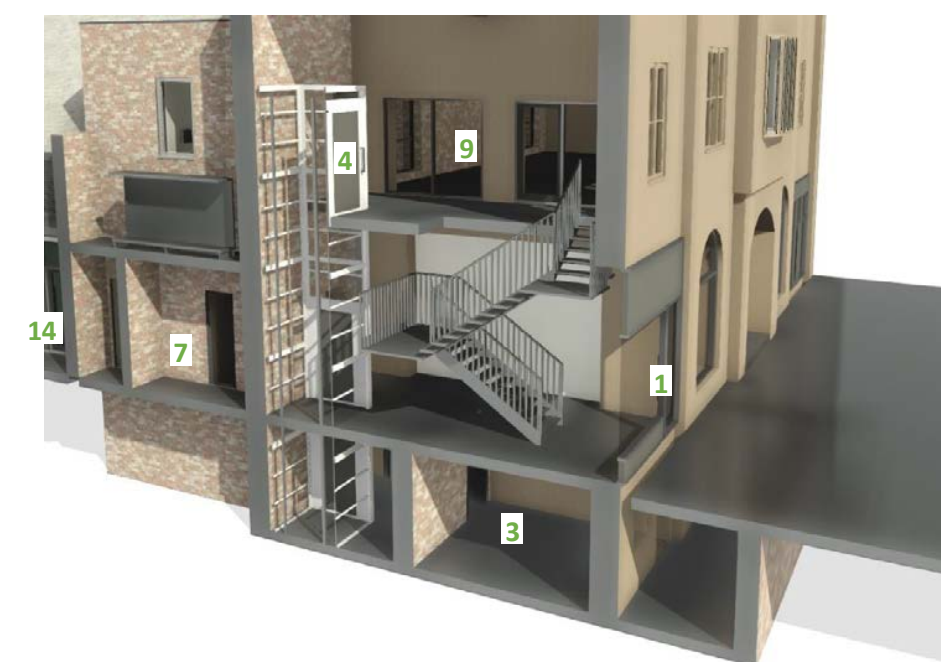
3D view of market frontage



3D view of retained/refurbished historic units 1 & 24. Highlighting opportunity to extend both units through to units 10A and 10 behind. Also opportunity to form glazed first floor openings, providing views between the butchers market and new first floor unit



3D section view through building fronting High Street



3D section view through proposed protected circulation core. Circulation core provides access to the basement and first floor levels via a new lift and stairs, with direct street entrance/egress

4.2.2. PROPOSAL – MAIN MARKET HALL

Core Proposals:

1) Rationalised Central Stall Layout

- Removing current haphazard central market stalls and replace 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 roller shutter system.

2) Central Island Breakout Space

- Prominently situated within the market and providing seating for high quality cafe/restaurant stalls around perimeter e.g. coffee, deli counter, homemade burgers/ sandwiches to promote food theme, and local produce.

3) Extended Perimeter Units

- Existing peripheral units extended out to create much needed additional display space.
- Powder coated metal framed contemporary market stalls to complement historic fabric of the market. Colour scheme of new stalls to be discussed and agreed with WCBC.
- New roller shutter doors proposed to the perimeter stalls to ensure each unit can be secured after trading.
- Existing historic shop fronts refurbished.
- Central 'Grays' clock located and bell above the front High Street entrance to remain, and sensitive remedial works carried.

4) Accessibility

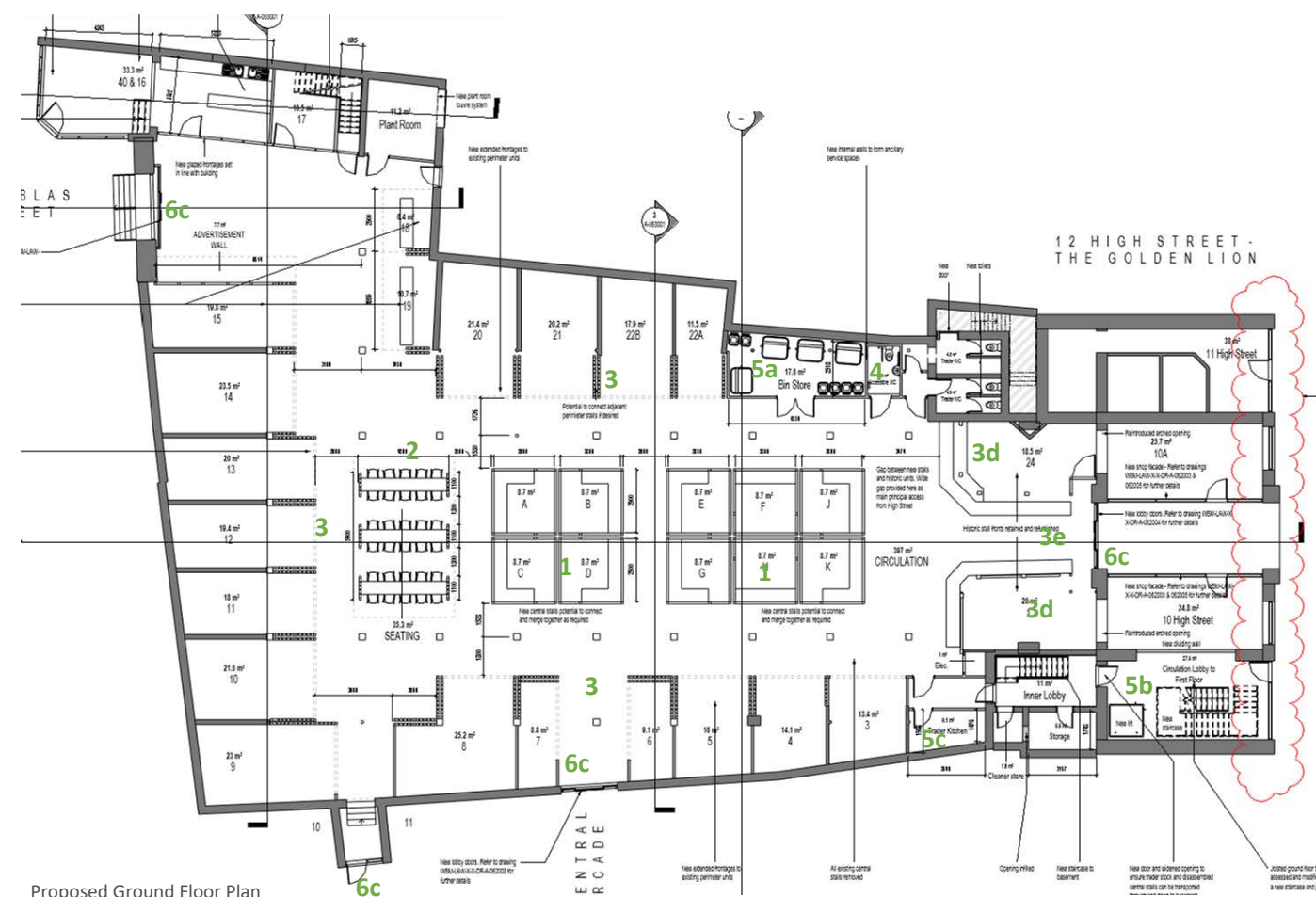
- New accessible WC provided within Butchers Market.

5) Storage

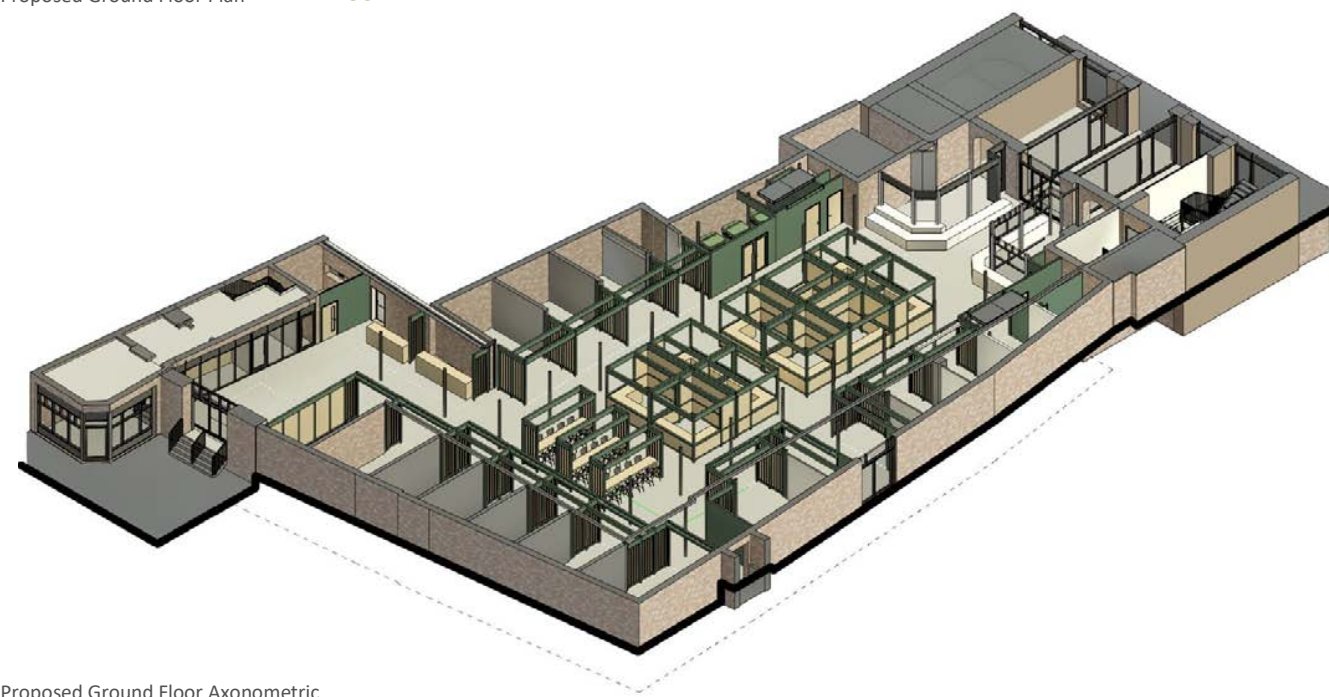
- New dedicated bin store proposed for traders.
- Direct access to basement storage via new lift and staircase.
- Existing fridge/freezer store refurbished into trader kitchen.

6) Services

- Water, power and drainage provided to all perimeter units, along with grease traps to ensure future provision for food deli. Electric supply to central stalls installed, located within the floor slab.
- Refurbishing services including electrical, HVAC and plumbing / 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.



Proposed Ground Floor Plan



Proposed Ground Floor Axonometric

Proposed visuals highlighting the following:



Frontages of units 16 & 17 taken back to line of original building to provide a more welcoming entrance area.



Frontages removed and new stall structures erected in place to utilise the existing rooflights and allow high level natural light further into Henblas entrance area.



Extended perimeter units



Formation of new first floor openings



Rationalised central stall layout



Proposed 3D section view of main hall and market extension to Henblas Street



Proposed 3D view of main hall space facing towards High Street

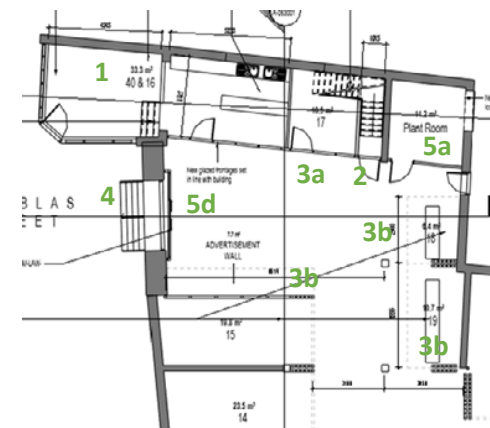


Proposed 3D view of main hall space facing towards High Street and Henblas Street entrances

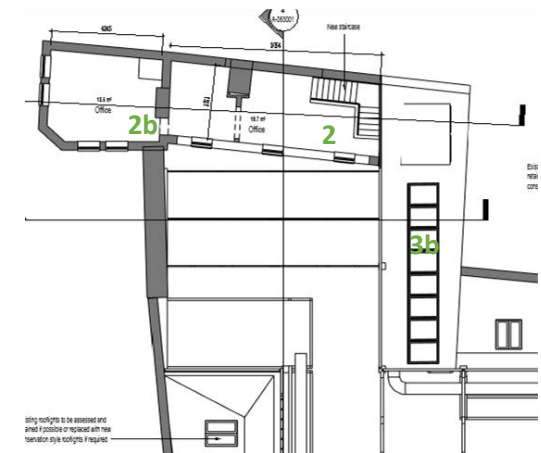
4.2.3. PROPOSAL – REAR MARKET ENTRANCE & NO. 40 HENBLAS STREET

First Floor – Core Proposals:

1. **Relocating Existing Unit 15 Café into ground floor of No. 40 Henblas Street and Unit 16**
 - a. Ground floor opening formed through back wall of No. 40 and existing staircase removed to allow extension into Unit 16.
 - b. Refurbished unit to provide new venue for existing market café. New venue benefits from direct street access, with potential to also provide access into café from market side.
 - c. Existing spiral staircase removed.
 - d. Existing suspended ground floor to be replaced and basement refurbished to provide storage area for café.
2. **New staircase**
 - a. New staircase formed to back of Unit 17 to unlock first floor accommodation over No. 40 and Units 16 & 17. Space to become new office unit.
 - b. First floor opening formed to back of No. 40 Henblas Street.
3. **Perimeter Units**
 - a. Frontages of units 16 & 17 taken back to line of original building to provide a more welcoming entrance area.
 - b. Frontages to units 15,18 & 19 removed and new stall structures erected in place to utilise the existing rooflights and allow high level natural light further into the entrance area.
 - c. Powder coated metal framed contemporary market stalls to complement historic fabric of the market. Colour scheme of new stalls to be discussed and agreed with WCBC.
 - d. Existing historic shop fronts refurbished, and localised floor repairs to split and damaged flagstones.
4. **Accessibility**
 - a. New central rail installed to rear steps.
5. **Services**
 - a. New plantroom proposed within existing utility area and over existing sluice.
 - b. Water, power and drainage provided to all perimeter units.
 - c. Refurbishing services including electrical, HVAC and plumbing / WC's to bring up to modern standards and facilitate new market stall layout. Refer to MEP Stage 3 Report for full details.
 - d. Existing glazed entrance frontages/doors removed and replaced with modern thermally efficient alternative.
 - e. Tinted film applied to roof glazing to provide appropriate UVA protection to trader stock



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed axonometric through extension portion of the market facing No. 40 Henblas Street



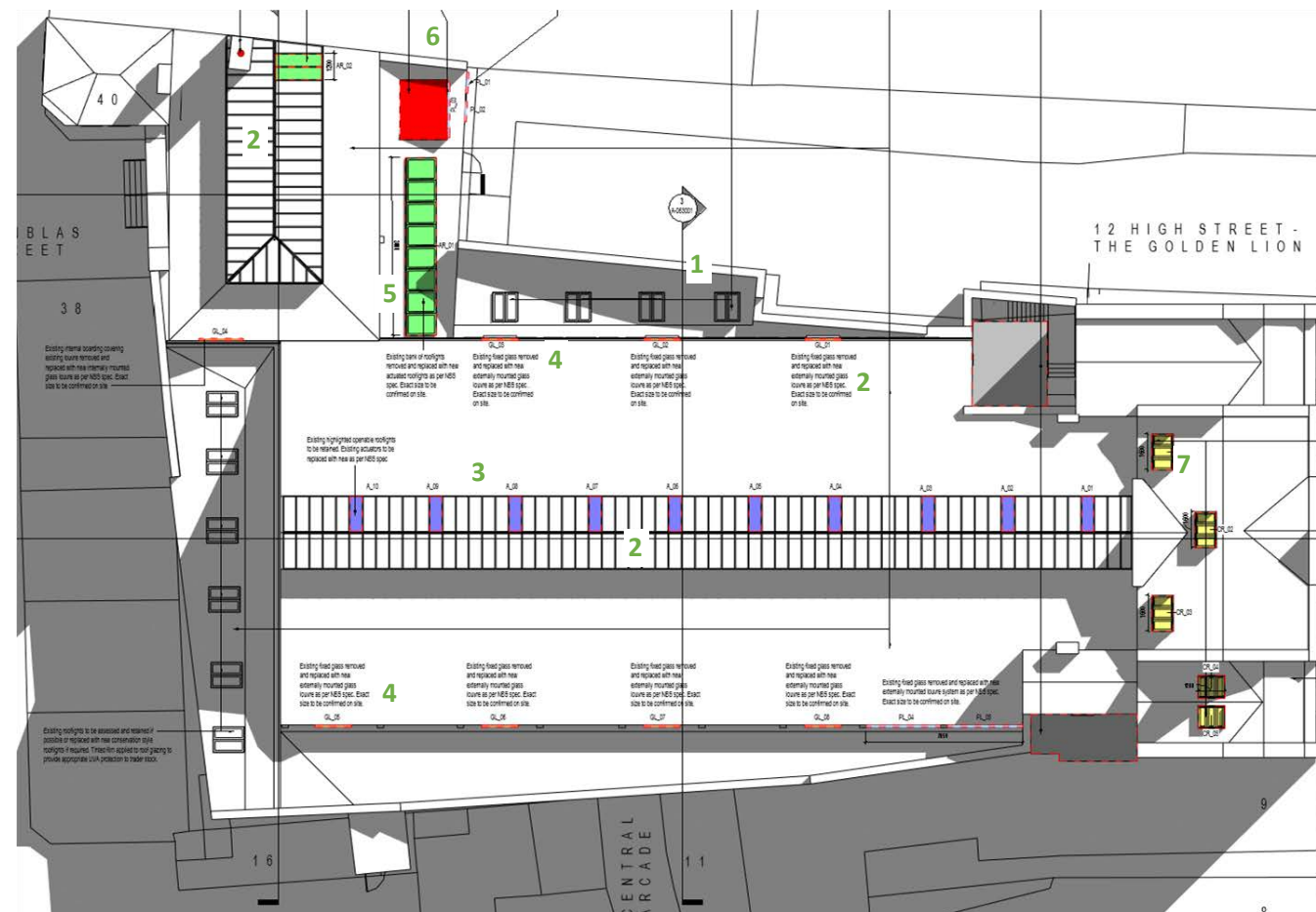
Proposed 3D view of Henblas Street entrance

4.2.4. PROPOSAL – GENERAL ROOF WORKS

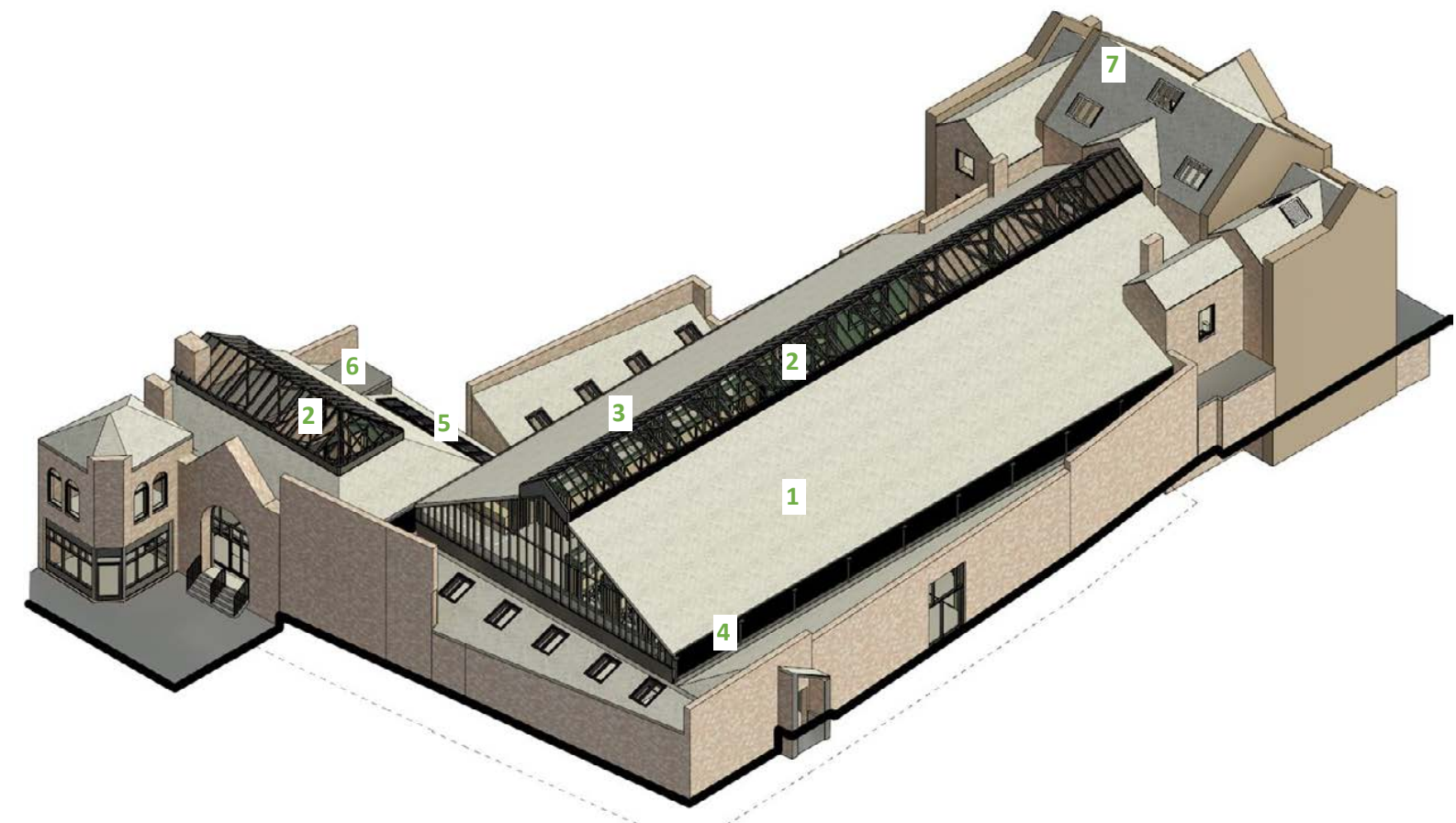
Core Proposals:

1. General repairs to existing roof to stop leakages
2. Tinted film applied to roof glazing to provide appropriate UVA protection to trader stock
3. Replacement of existing actuators to top ridge openable rooflights
4. Removal of certain fixed glazing panels in front of existing timber louvres, to be replaced with externally mounted glass louvres to improve ventilation within market.
5. Existing bank of rooflights removed and replaced with new actuated rooflights to improve ventilation within market

6. Existing bank of rooflights removed and new flat roof dormer installed over plant room. Louvre system installed to allow for air exhaust/intake for VRF condensers located within new plant room
7. Removal and replacement of existing rooflights with new conservation type.



Proposed Roof Plan



Proposed Axonometric

5. STATUTORY AUTHORITY

5.1. BUILDING CONTROL

Engagement with Building Control took place early in the design process, with the means of escape strategy discussed as per below.

5.2. MEANS OF ESCAPE

The Butchers Market main hall currently has three escape points: the main entrance from High Street, the rear entrance onto Henblas Street and another side entrance leading onto Bank Street. These egress routes will remain as such within the proposed scheme. There is also an entrance leading into Central Arcade which will also remain.

Discussions were had with Building Control to review the appropriate fire escape strategy for the first floor unit fronting High Street. The strategy agreed upon was to form a 60min fire protected circulation core within half of Unit 10 to provide a new compliant staircase and platform lift, which would then enable access/egress from the first floor unit directly onto High Street. Numbers within this new unit will be limited to sixty people due to the single egress route.

During the refurbishment works, a temporary fire protected fire egress route will be formed to provide/access egress from Central Arcade through the Butchers Market and to the Bank Street entrance.

5.3. ACCESS

It is proposed to provide level access to the front Butchers Market entrance from High Street by raising pavement levels similar to the previous approved planning proposals (Ref: WRP/2017/1042). The original application included a glass balustrade running parallel with the pavement, but new proposals look to omit this to avoid compromising the character of the listed building. Steps leading up to the raised pavement from road level are proposed instead that grade up and blend with the gradient of the existing High Street.

Stepped access from Henblas Street will remain but be improved with the introduction of a central handrail.

6. STRUCTURAL REPORT

6.1. INTRODUCTION

Structural information developed by:



6.2. STRUCTURE GENERALLY

Wrexham County Borough Council have previously commissioned a Building Conditions Survey of the Butchers Market. This highlighted that the market is generally in a 'satisfactory' state of repair, including the overall structure. Sensitive remedial works carried out if required.

Detailed discussions between both MEP and the Structural Engineer will be required going into Stage 4 technical design, given the need to replace most of the existing infrastructure, new services will need supporting from building structure.

6.3. UNDERGROUND DRAINAGE

The Butchers Market has been in continuous operation for 170+ years and will remain a market following the proposed works. It is not envisioned that the proposals will incur additional loading on the foul public sewer network, with the proposals likely to improve the quality of foul waste as individual grease traps are to be provided to all stalls and kitchens with a water feed. Within the Butchers Market, this will negate the use of the existing drainage sluice, which was originally used to channel and contain pollutants from trader waste.

7. MEP REPORT

7.1. INTRODUCTION

Please refer to the separate Stage 3 MEP Report.

Stage 3 MEP Report developed by:



7.2. ABOVE GROUND DRAINAGE

Above ground drainage proposals to the Butchers Market include increased toilet provision to the main hall and additional first floor kitchens to the unit fronting High Street and No. 40 Henblas Street. However, the impact on the existing foul drainage system is envisioned to be minimal given the installation of grease traps and the overall use of the building to remain as existing.

Please refer to the separate Stage 3 MEP report for full above ground drainage proposals.

7.3. SUSTAINABILITY

Please refer to Section 4.0 of the MEP Stage 3 Report for full details. As highlighted within the report:

“A principle of WCBC’s design brief is to improve the energy efficiency of the market buildings. This is in line with the UK Government’s commitment to be carbon neutral nationally by 2050. The extent of potential energy efficiency measures however for the Victorian markets will be limited due to the listed status of these buildings and a need to preserve their rich character.”

MEP proposals have been carefully considered to ensure the character and authenticity of the listed market is retained, but the building will still significantly benefit from the complete replacement of all existing ventilation, heating, and lighting systems with modern, energy efficient alternatives.

8. HERITAGE IMPACT ASSESSMENT

8.1. INTRODUCTION

Please refer to the separate Heritage Impact Assessment.

Historic Impact Assessment and Historic Building Consultant duties to be conducted by:



8.2. HERITAGE CONSULTATION

Detailed discussions and meetings with both the Historic Building Consultant and WCBC's Conservation Officer have taken place during the Stage 3 design phase. Appropriate MEP proposals have been discussed, with proposals to be developed further during the Stage 4 developed design phase.

The Design Team will liaise with the Historic Building Consultant and the Conservation Officer for the duration of the design phase to ensure that the proposals for the Grade II listed Butchers Market are appropriate.

9. CONCLUSION

The Butchers Market is a real asset to Wrexham town and contribute significantly to the character and rich narrative of the remaining historic centre. It's vital these buildings are repaired and refurbished to ensure their continued use and contribution to the historic townscape. It's also critical that both markets continue to develop to meet the needs of a constantly evolving customer base.

The proposals for both schemes have been developed closely with WCBC and following various consultations with the tenants of both markets. The key aspect of the proposals is to broaden the appeal of the markets by creating a more coherent and adaptable series of spaces, which work to enhance the current offer but also entice new traders in.

The proposals look to reverse the current decline of the market building, act as a catalyst to further town centre investment and create new vibrant destination places within the centre of Wrexham. Construction and phasing works to appropriately deliver the indoor markets are considerable, but this opportunity will improve the fabric and historic heart of Wrexham.