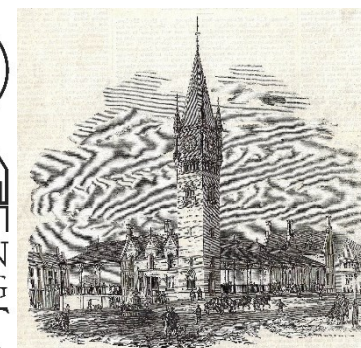




Scrutiny Committee

12th September 2019

Presentation by Jonathan Owen
Director: MAM



STRATEGY

- 99-year lease in partnership with DBC
- Works obligations - Structural repairs and modernisation
- Support for Town Centre Strategy and Future High Street
- New Temperate Garden as daytime visitor attraction
- Market Vaults for dining and evening use of the Garden
- Enterprise Haven with business support for start-ups
- Modernisation of Sales floor - Events space and Street food
- Farmgate and production facilities for local growers
- Open Market relocation with events on Market Square
- Commitment to maintain trade for Stallholders





CHALLENGES

- Changed retail habits – online challenges to independents
- Better utilisation – longer trading hours than just retail
- Greater variety – Differentiation from the High Street offer
- Encouraging business development amongst start-ups
- Individual agreements to encourage stall modernisation
- Vat - need for recovery on capital investment
- Design - approvals to adapt historic structure
- Replacement of 1970's canopy to form Temperate Garden
- Darlo Community Radio broadcasting – DAB bid pending
- Open Market events in demand

Section

MEZZANINE CAF
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MARKET VAULTS



PROGRAMME

Enabling works: Surveys / investigations / design – 90%

Planning / LBC consents: End Sept.

Roof repairs design / procurement: 50%

Planning / LBC variation to replace canopy: Jan.2020

Phase 1: Roof repairs – Jan.2020

Tender prep. For canopy + pricing + negs: Jan 2020

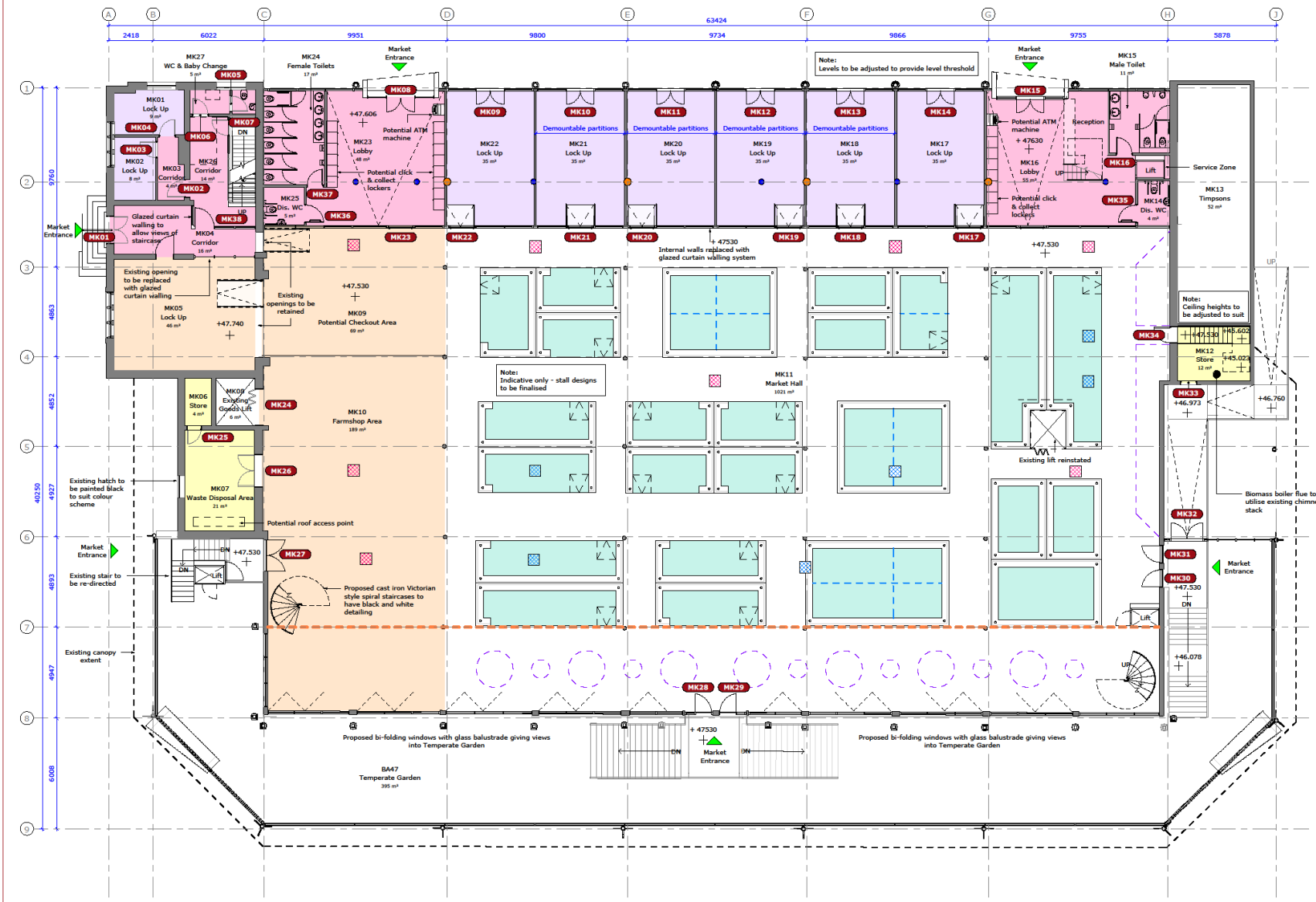
Phase 2: Temperate garden & Vaults start: June 2020

Temperate garden & Vaults PC: March 2021

Individual stall agreements: Summer/ Autumn 2020

Phase 3: Sales floor / Ent Haven start & PC: 2021

- NOTES:**
1. If this drawing has been received electronically it is the recipient's responsibility to print the document to the correct scale.
 2. All dimensions are in millimetres unless stated otherwise. It is recommended that information is not scaled off this drawing.
 3. This drawing should be read in conjunction with all other relevant drawings and specifications.



- Key**
- Mezzanine extent
 - Denotes historic ceiling hatch position in walkway & proposed light well
 - Denotes historic ceiling hatch position in stall extent
 - Proposed pop up stall/stand/kiosk
 - Proposed farmgate area (retail) - A1 - 304m²
 - Proposed stall layout (retail) - A1 - 295m²
 - Secure lock ups (retail/food & drink) - A1/A3/A4/A5 - 227m²
 - Secure lobby areas - A1 - 174m²
 - Back of house storage - B8 - 37m²
 - Ramped access into stalls
 - Demise as per 'Demises.GA.Base.V3' received 23/01/19
 - Existing steelwork
 - Historic columns to be reinstated

Schedule of Use

B8 - Storage or Distribution	37m ²
A1/A3/A4/A5 - Shops/ Food & Drink	1000m ²



Existing ceiling hatches to be reinstated

PO	Revised to suit client & heritage comments	KB	JAT	16/05/19
PO4	Amendments made as per comments received 01/05/19	KB <td>JAT</td> <td>02/05/19</td>	JAT	02/05/19
PO3	Issued for stage approval	EM <td>JAT</td> <td>26/04/19</td>	JAT	26/04/19
PO2	Revised to suit clients comments	EM <td>JAT</td> <td>23/04/19</td>	JAT	23/04/19

Project: **Darlington Market**

Title: **Proposed Market Hall Plan**

Drawing Number: **NWK 160072-BED-IN-MK-DR-A-0109**

Status	Submittal Code	Model Ref.	Rev.
Preliminary	S4	ARC01	P05

Scale	Sheet	By	Check By	Date Created
1:100	A1	EM	JAT	05/04/19



Proposed Market Level Plan
 1: 100

Note: All M&E to be provided by Greenways

1m Scale 1:100

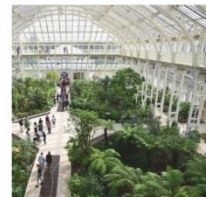
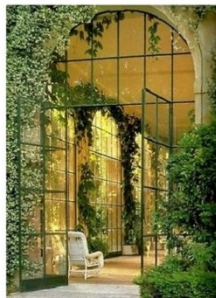
Temperate Garden Precedents



Bright open space created with glazing



Tranquil space



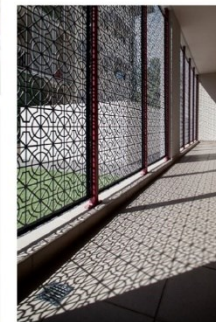
Seating area creates spaces to unwind



Separations



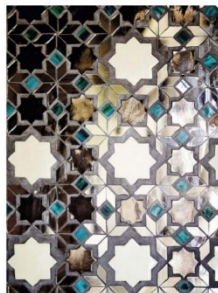
Guided vision through the environment



Place for education & learning

Interactive experience using sounds & light

Walkways



Bringing the market heritage through tiled walkways



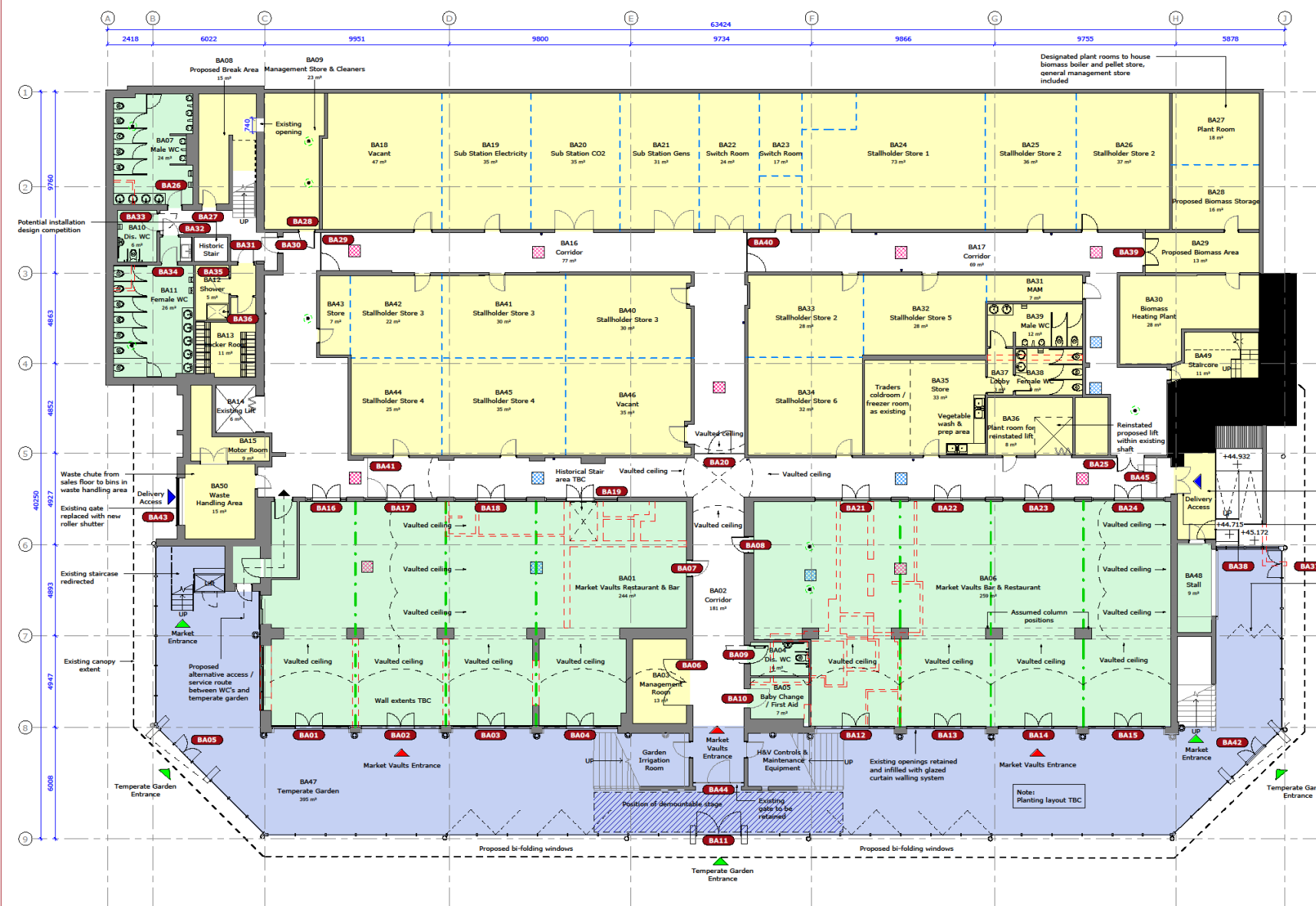
Sustainable

Water Feature



Create ambience and encourage relaxation

- NOTES:
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 - This drawing should be read in conjunction with all other relevant drawings and specifications.



- Key**
- Denotes historic ceiling hatch position in walkway & proposed light well
 - Denotes historic ceiling hatch position in stall extent
 - Denotes down pipe positions
 - Denotes existing columns
 - Demise as per 'Demises.GA.Base.V3' received 23/01/19
 - Denotes back of house storage - B8 - 890m²
 - Denotes communal licensed seating area - D2 - 395m²
 - Denotes market vaults - A3/A4/A5 - 593m²
 - Proposed demolition, subject to investigation
 - Provision for potential internal walls to allow for multiple tenancies per vault

Schedule of Use

B8 - Storage or Distribution	890m ²
D2 - Assembly and Leisure	395m ²
A3/A4/A5 - Food & Drink	593m ²

Note:
All M&E to be provided by Greenways

Doorway to be primary goods delivery route and customer collection route to / from loading bay on public highway

Bi-fold glazed screen for after hours food offering

P04	Revised to suit client & heritage comments	KB	JAT	16/05/19
P03	Amendments made as per comments received 01/05/19	KB	JAT	02/05/19
P02	Issued for stage approval	EM	JAT	26/04/19
Rev	Amendments	By	CHK	Date

Project:
Darlington Market

Title:
Proposed Basement Plan

Drawing Number:
NWK 160072-BED-IN-BA-DR-A-0108

Status:	Preliminary	Subsity Code:	CA	Model Ref:	ARC01	Rev:	P04
Scale:	1:100	Sheet:	A1	EM	JAT	Check By:	Date Created:
Client:							



Proposed Basement Plan
1 : 100

Scale 1:100

Market Vaults Precedents

Restaurant Entrances



High quality decor

Quirky Bar Entrance



Quirky entrance to make the bar an attraction



Barbers theme



Entrance hidden e.g. enter through fridge door



Glazing to allow light to flood into restaurant & to ignite public interest

Inclusive and inviting



Butchers theme

Bar



Lends itself to the existing vaulted ceiling



Vintage / Industrial themed restaurant

Restaurant



Individual concept encourages interest in the market



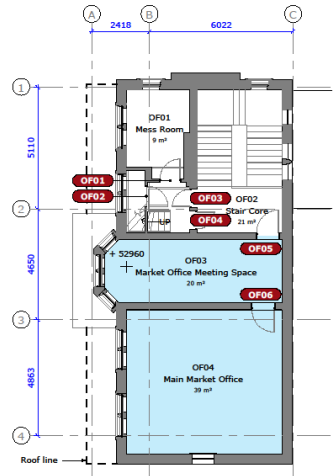
Utilising the beauty of the existing



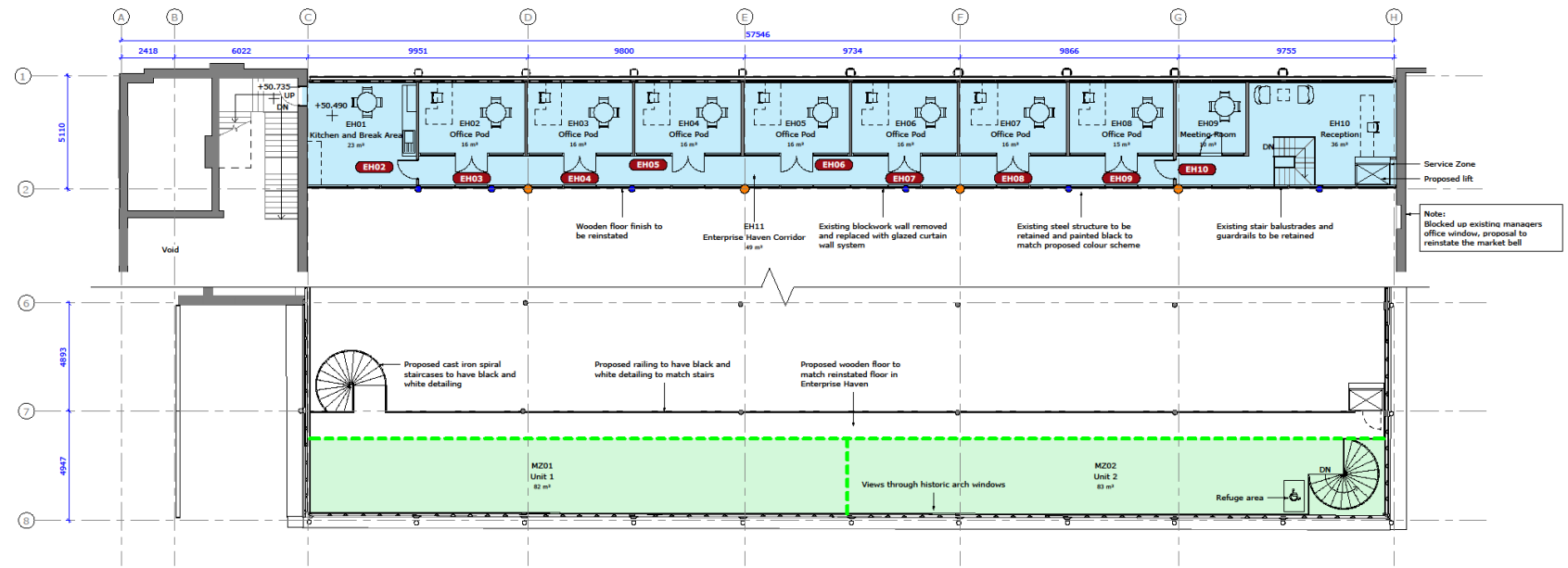
- NOTES:
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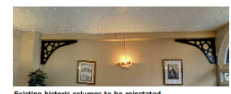
- Key
- Denotes proposed stall demise
 - Office space - B1 - 292m²
 - Cafe area - A3/A4/A5 - 165m²
 - Existing steelwork
 - Historic columns to be reinstated



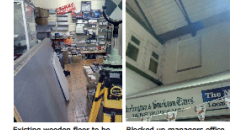
Proposed Market Office Plan
1:100



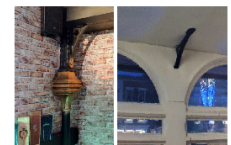
Proposed Mezzanine and Enterprise Haven Plan
1:100



Existing historic columns to be reinstated



Existing wooden floor to be reinstated



Blocked up managers office window - bell to be reinstated

Existing historic columns to be reinstated

PO1	Revised to suit client & heritage comments	KB	JAT	16/05/19
PO4	Amendments made as per comments received 01/05/19	KB	JAT	02/05/19
PO3	Issued for stage approval	EM	JAT	26/04/19
PO2	Revised to suit clients comments	EM	JAT	23/04/19
Rev	Amendments	By	CHK	Date

Project: **Darlington Market**

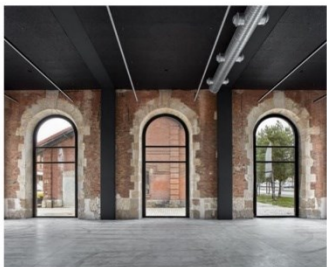
Title: **Proposed Mezzanine, Enterprise Haven and Market Offices Plans**

Drawing Number: **NWK 160072-BED-IN-ZZ-DR-A-0110**

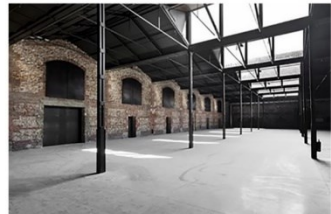
Status	Subsity Code	Model Ref	Rev
Preliminary	S4	ARC01	POS
Scale	Sheet	Rev	Check By
1:100	A1	EM	JAT
Client:	Drawn	Issue Date	
		06/04/19	



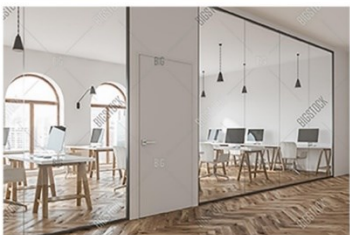
Enterprise Haven Precedents



Windows



Single user areas



Existing arches to be re-glazed to provide a visual connection to the office space from the exterior



'Incubator Units' to assist with forming businesses

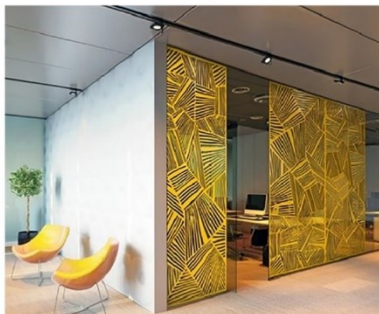
Internal Glazing



Office spaces to be glazed with a level of privacy to be required through the use of manifestations



Glazed internal corridor to allow for views into market space



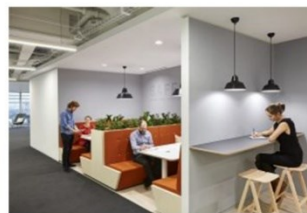
Relaxed Environments



Area for seating and informal meetings



Area for kitchen facilities

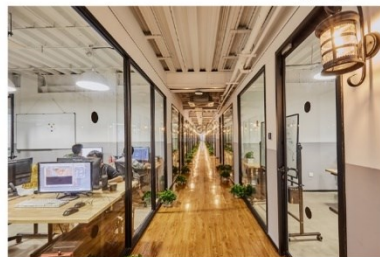


Small flexible spaces



Mezzanine split into office 'Pods' which mirror historic window pattern

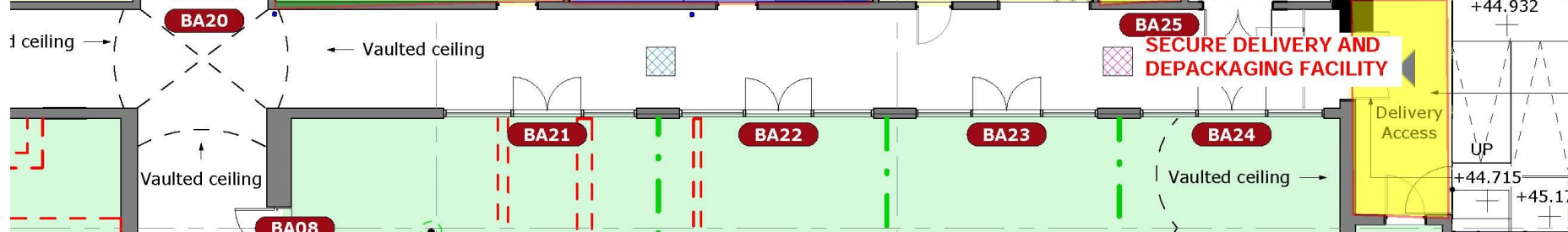
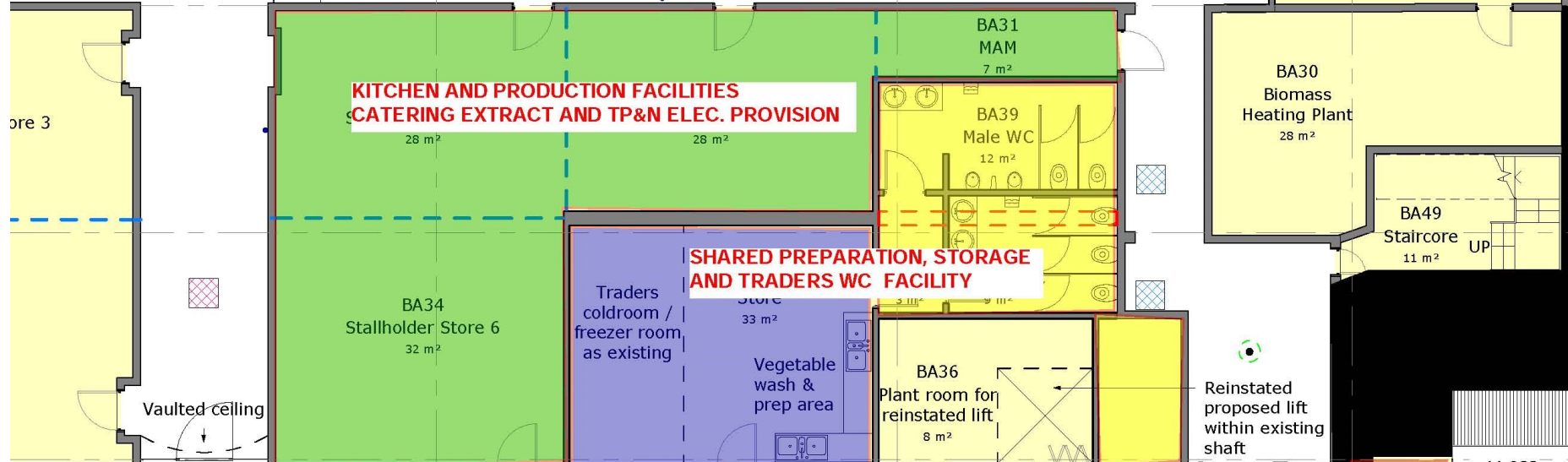
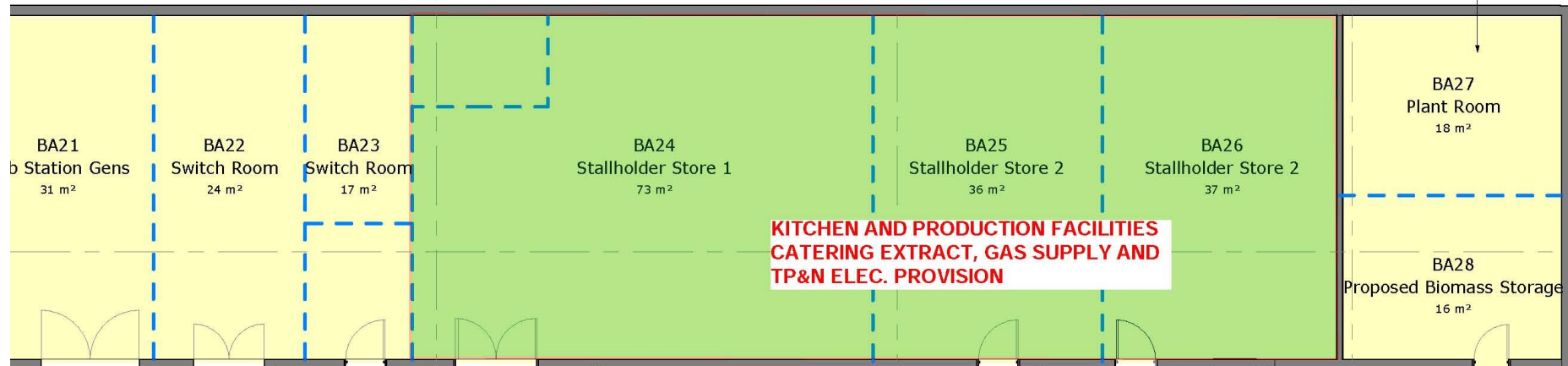
Meeting Space



Flexible office spaces that can be versatile if needed



biomass boiler and pellet store,
general management store
included



Farmgate Shop Precedents



Mezzanine



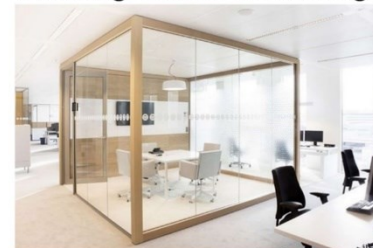
Area for seating



Mezzanine creates interest and connectivity between spaces



Building within a Building



Separate environments but maintains connectivity through light structure & glazing



Farmshop

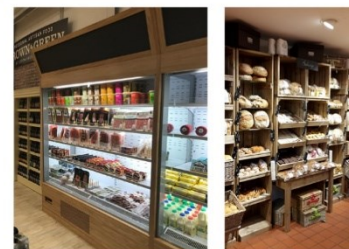


Provides opportunity for local business to be based within the town centre without "face-to-face" service

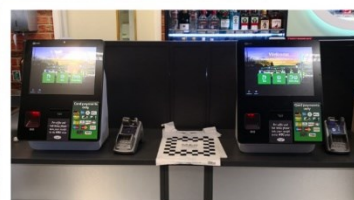
Checkouts



Modern technologies simplifies retail experience



Area for fresh local produce to be sold



Self checkouts help with efficiency and speed of selling goods



EPOS system for easy and universal business use



'EPOS is any computerized system, which may include devices such as barcode readers, scanners, and touchscreens, used to record sales and control stock'