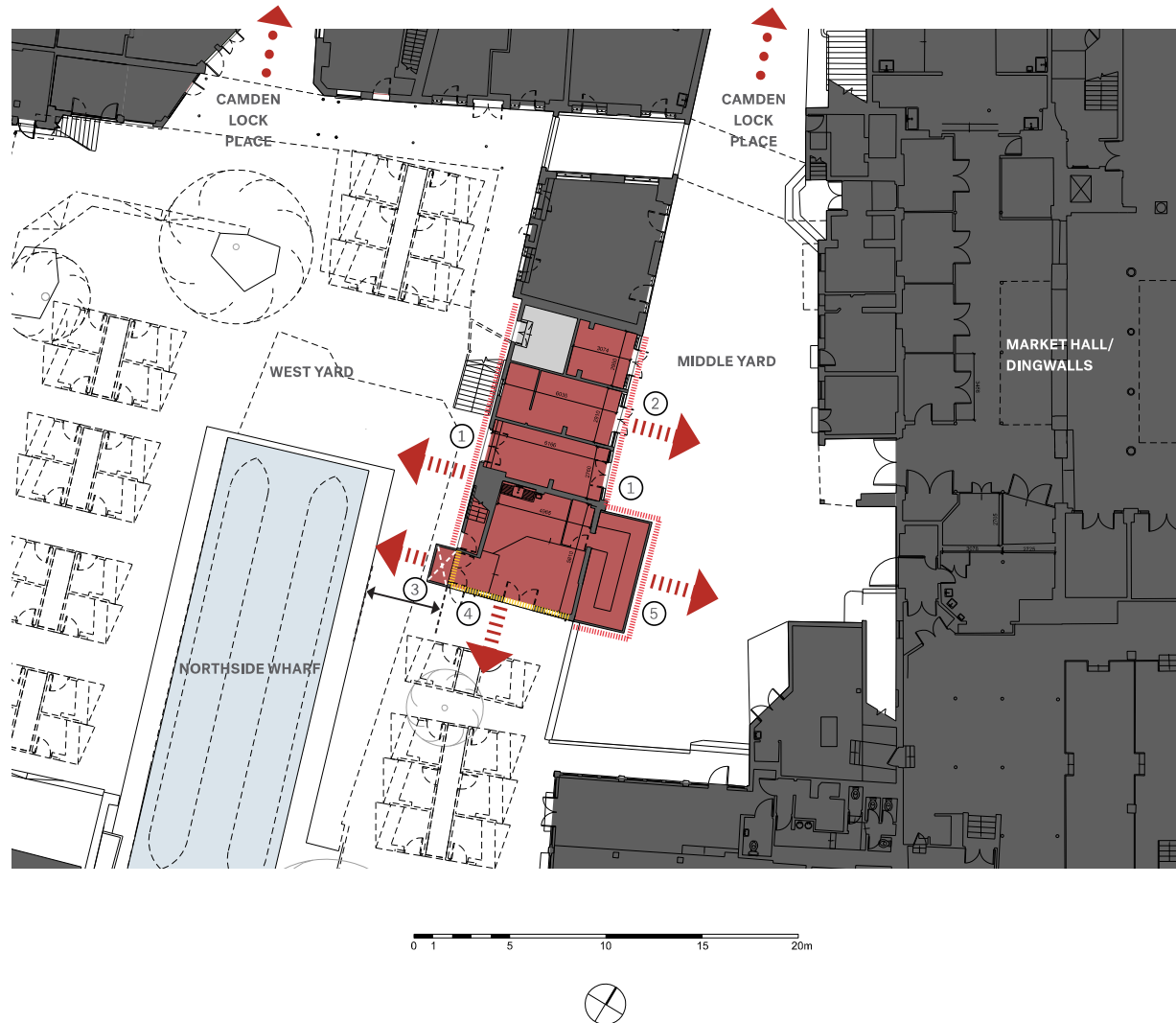


4.1 SITE OPPORTUNITIES



They key achievement of the proposed works can be summarised as the following:

1. Clean, refurbish, and make good the existing facades with the removal of existing signage.
2. Replace the ageing timber doors facing Middle Yard with new glazed timber doors to enhance the public realm and permeability along the street.
3. Remove the small extension to the south-western corner to increase the width of the pedestrian route.
4. Open up the south-western corner of the building for better permeability and activity around the perimeter of the building.
5. refurbish the open unit to the south-west corner to signify a later addition to the original building.

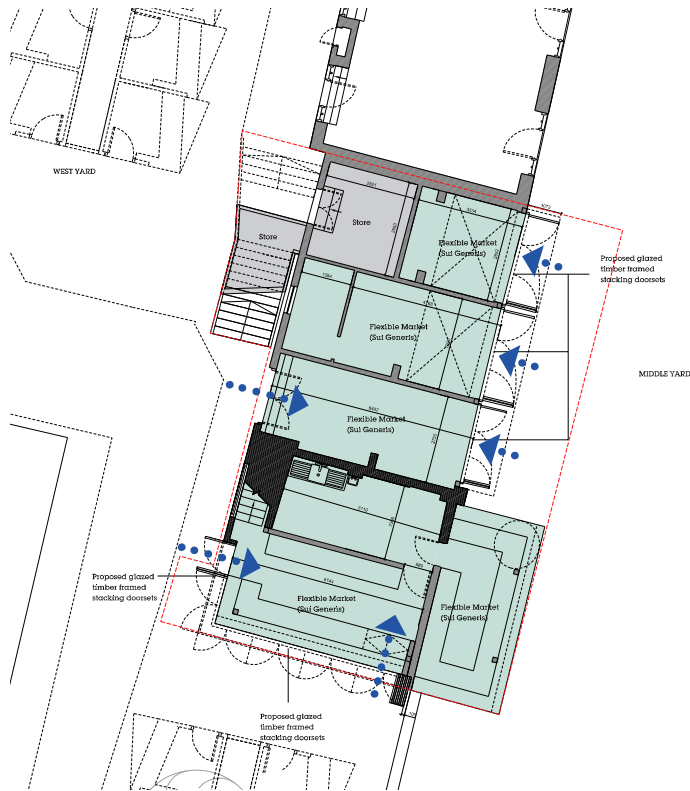
As general improvements to the building, the proposals include to:

- Replace the ageing timber cladding to the northern half of the building.
- Remove as much of the existing servicing and cables as possible.
- Make good any defective, ageing metal work.
- Create a more coherent building in this notable location, that will more effectively serve its purpose as a market building.

The proposals will deliver the opportunity for providing a reactivated, attractive area of the market.



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

0m 1m 2m 5m



Pedestrian Access points

The proposed alterations to the building improve the outlook, creates a more cohesive facade, and replenishes the building to improve its function for its use.

The facades will be refurbished, cleaned and signage will be controlled to improve the building's identity.

The south-west corner will be opened up to create a more active frontage, which provides easier access, and be more prominent to stall customers.

The east facade will be renovated to improve permeability and the stall frontages.

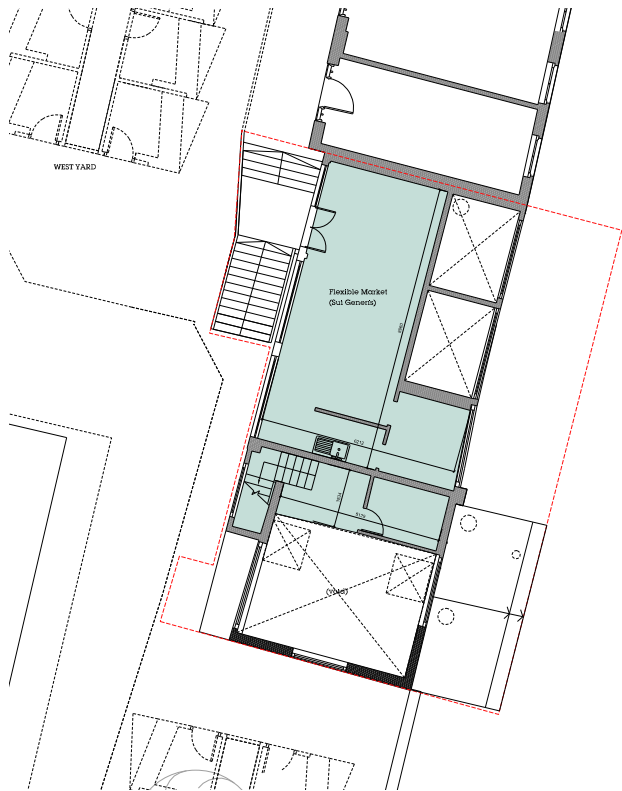
Pedestrian/staff access into the building from Middle Yard will remain the as per existing. Access to the southern unit will be provided via the new glazed timber doors to the west, off West Yard, and from the south.

Access to moth the dormer mezzanine on the south, and the shop unit to the north remains as existing.

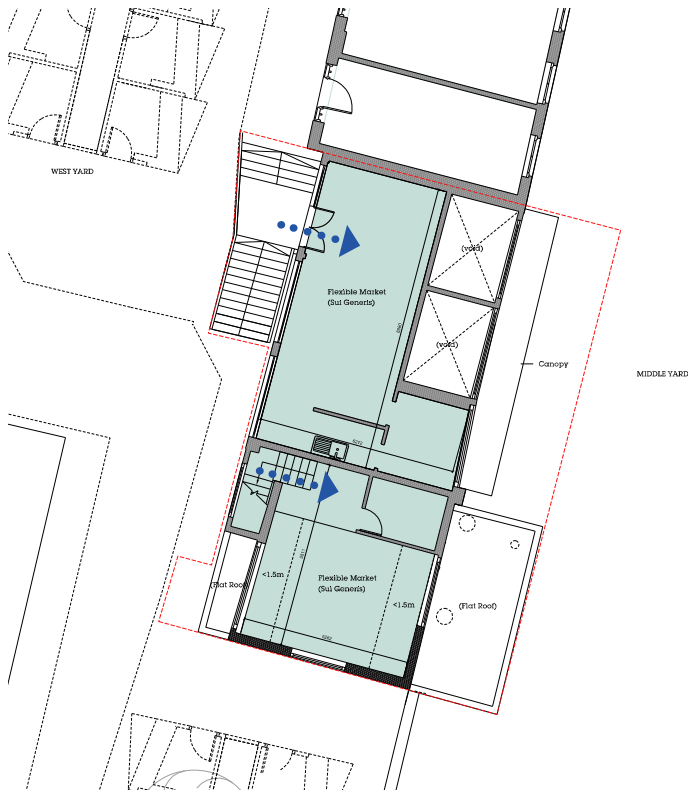
The mezzanine to the south will be accessed via the existing internal stair from ground level.

The first floor unit to the north will be accessed via the mid landing on the existing external staircase.

The proposed works will create a central building to the market, which currently is muted and confusing due to the numerous alterations in the recent past.



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

.....> Access points

0m 1m 2m 5m

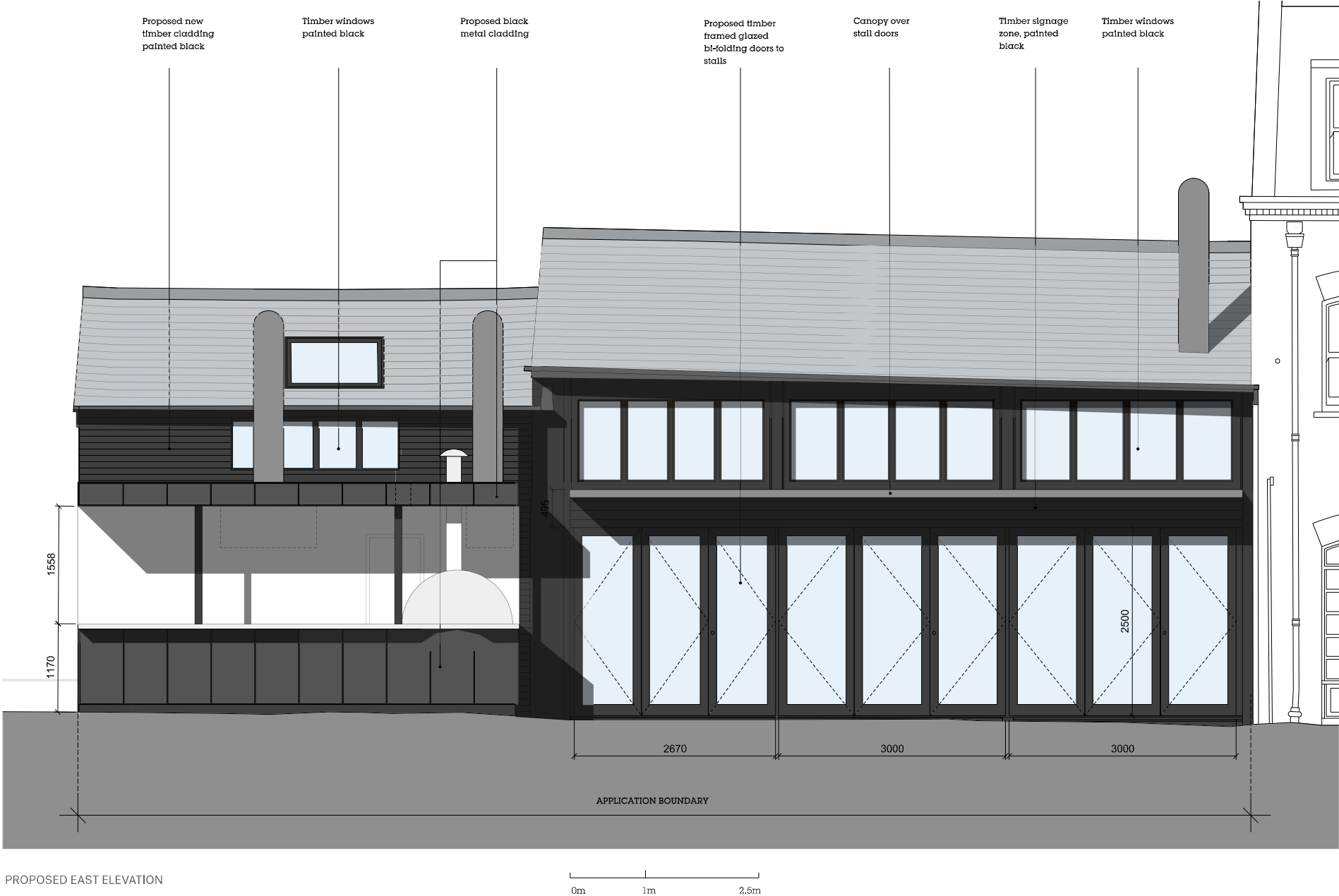


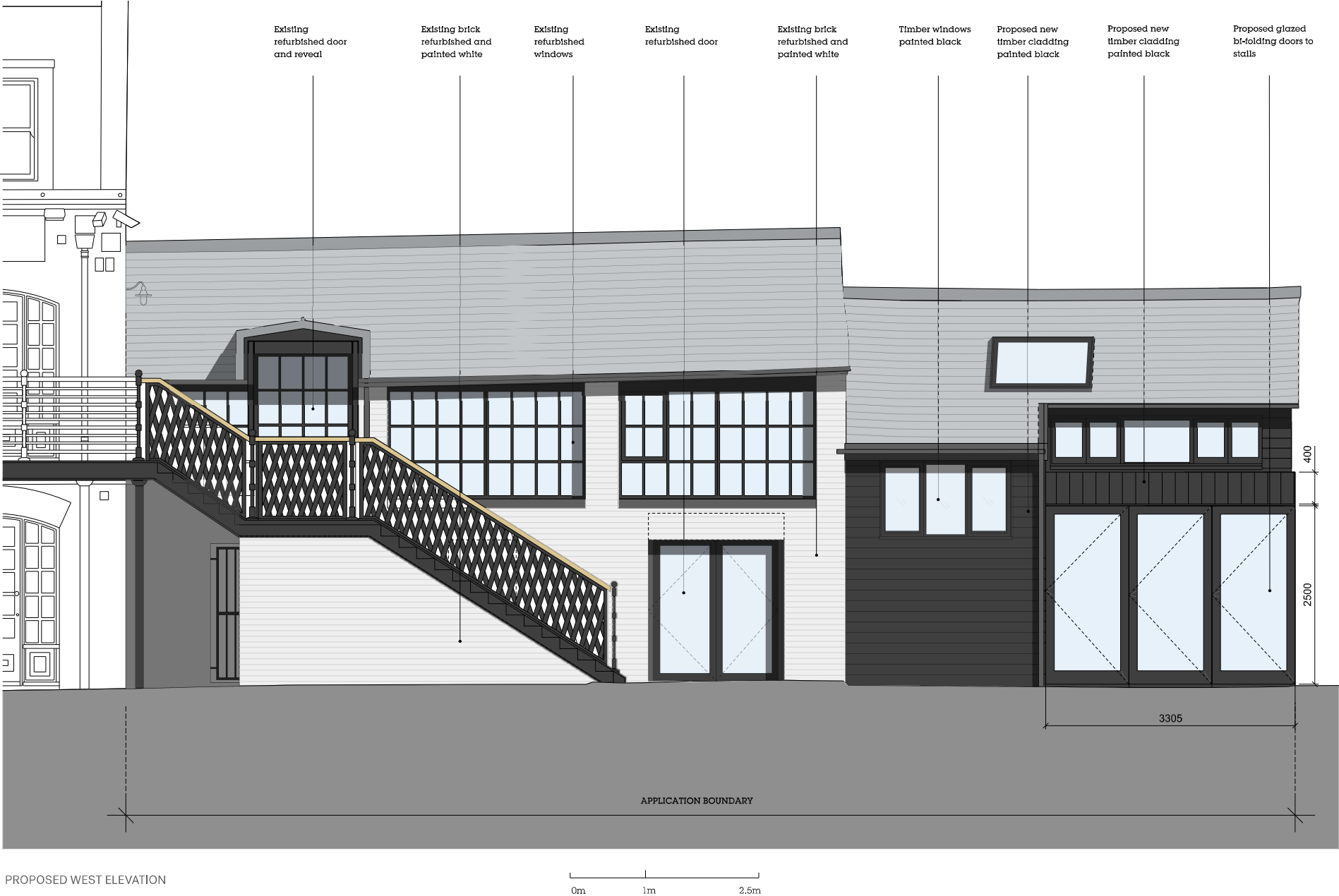
4.3 PROPOSED MATERIAL PALETTE & PRECEDENTS



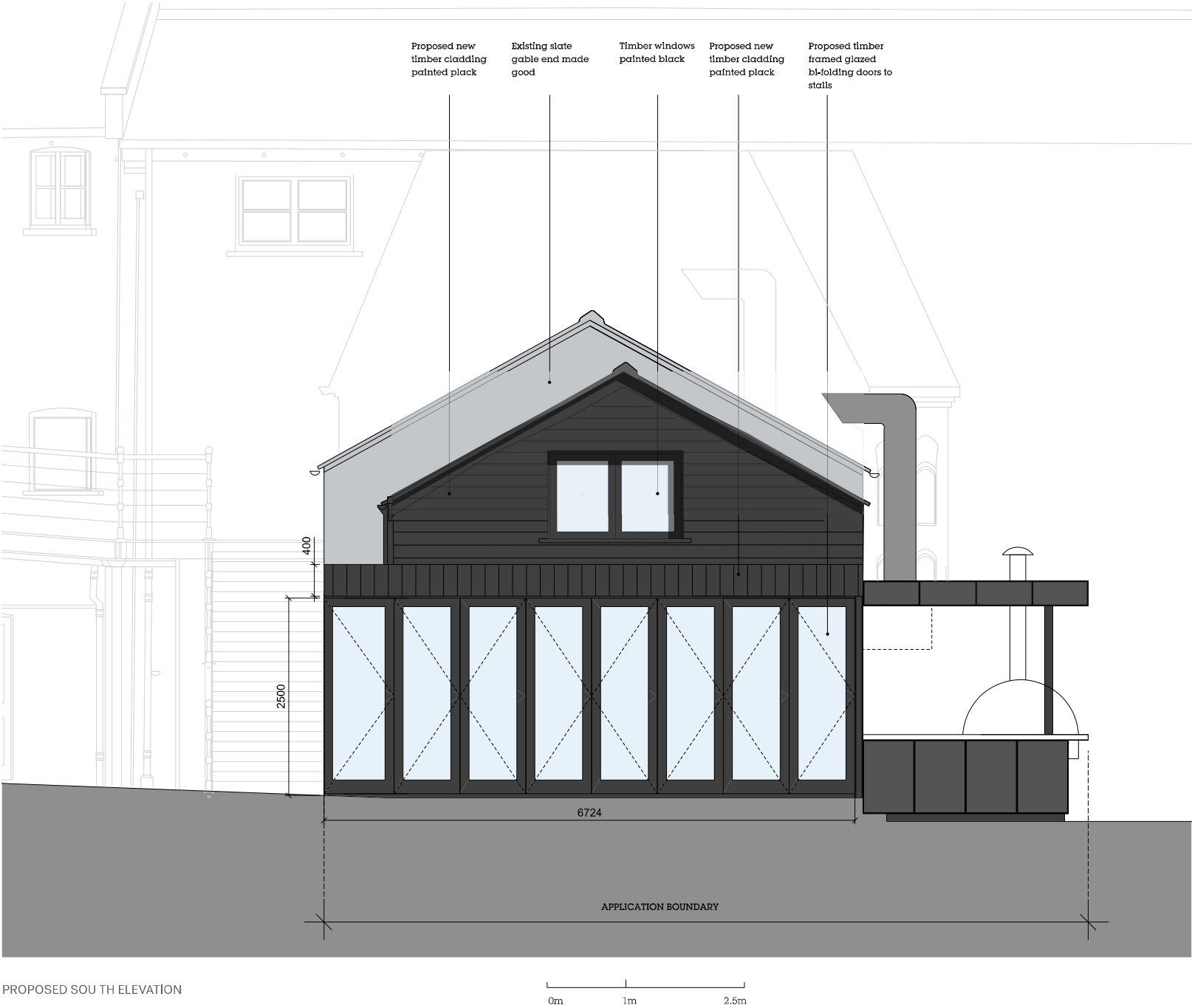
The simple material palette reflects on the industrial heritage of the site, the use of Victorian painted steelwork and the nature of the site formerly used as a timber yard. It is proposed that the existing timber cladding is to be replaced with a new painted timber cladding boards (A), and that the stall to the south-west corner is clad in black steel (B) to reflect the later addition to the original building.







PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



VIEW FROM THE SOUTH-WEST
AS EXISTING



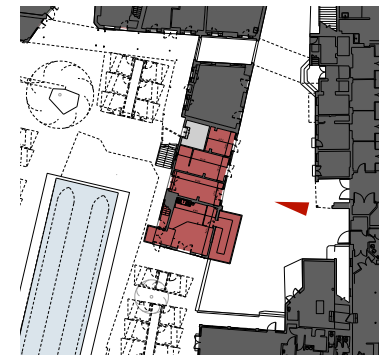


ELEVATIONAL VIEW FROM THE WEST
AS PROPOSED





ELEVATIONAL VIEW FROM THE WEST
AS EXISTING





ELEVATIONAL VIEW FROM THE WEST
AS PROPOSED



4.6 AREA SCHEDULES

EXISTING AREA SCHEDULE

	GEA (m ²)	GIA (m ²)	NET (m ²)
	Flexible Market (Sui Generis)		
GROUND FLOOR	127.5	111.3	99.3
FIRST FLOOR	99.9	53.8	84.2
TOTAL	227.4	165.1	183.5

PROPOSED AREA SCHEDULE

	GEA (m ²)	GIA (m ²)	NET (m ²)
	Flexible Market (Sui Generis)		
GROUND FLOOR	127.2	114.1	101.4
FIRST FLOOR	99.9	66.4	96.8
TOTAL	227.1	180.5	198.2

Increase in GIA and NET area constitutes largely to the infilling of the void to the south end of the building, measured at above 1.5m head height.

4.7 CONCLUSION

The proposals will enhance the public realm of this part of the market, by enhancing public realm, reactivating the facades and providing a more permeable solution to the southern part of this building.

We will deliver a high-quality design to the building and stalls that are currently in disrepair. The proposals will support the function and character of the market and provide better opportunities for the stall operation and customer experience.

The chosen materials support the historical character of the facades. The subtle changes will enhance the aesthetic appearance of the building revitalising its use as a market building, supporting overall market activity.

Piercy & Company