

Ellesmere Port Market



This Design and Access Statement has been prepared by AHR Architects Ltd on behalf of Cheshire West and Chester Council in relation to the remodelling of the existing market building in Ellesmere Port.

Project team

Client	Cheshire West and Chester Council
Architect	AHR Architects Ltd
Planning Consultant	Avison Young
Project Management	Gardiner and Theobald
Cost Consultant	Gardiner and Theobald
Structural Engineer	Curtins Consulting
Civil Engineer	Curtins Consulting
Services Engineer	Crookes Walker Consulting
Fire Engineer	Jensen Hughes
Acoustic Consultant	DBX Acoustics
Principal Designer	AHR Architects

Version	Issue Status	Version date	Dr By	App By	Comment
1.0	Draft	24 November 2023	DM	DM	
2.0	Draft	1 December 2023	DM	DM	

Contents

1.0 Site Analysis

1.1 Site Location

1.2 Existing Building

1.3 Existing Drawings

1.4 Heritage

2.0 Design Brief

3.0 Design Precedents

3.1 Facades

4.0 Design Options

4.1 Facade Development

4.2 External Graphics

5.0 Architectural Proposals

5.1 General Arrangement

5.2 Massing Views

6.0 Proposed CGI

1.0

Site Analysis

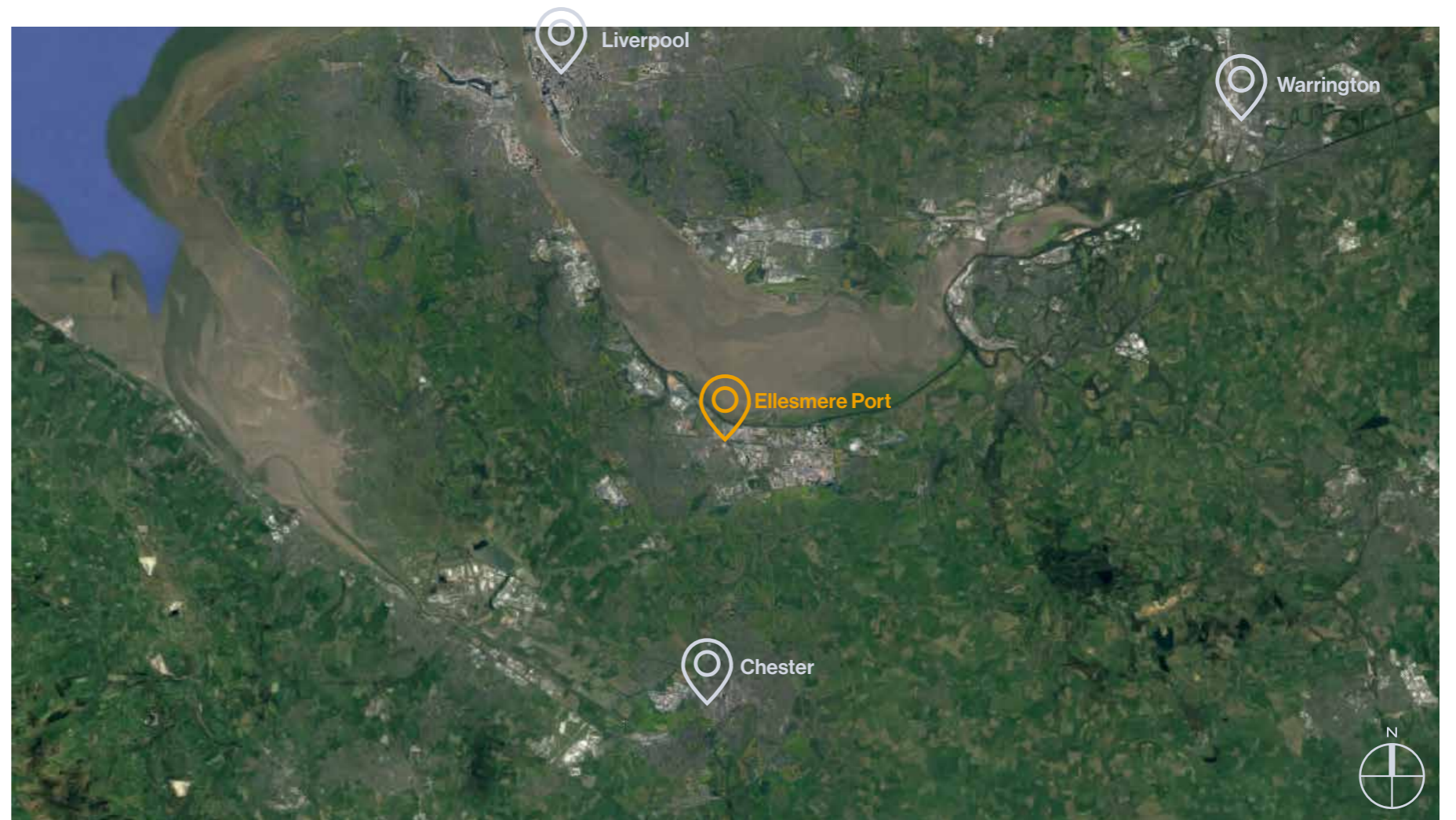
1.0

Ellesmere Port Market

1.1 Site Location

The site is within Ellesmere Port, Cheshire, which sits between the cities of Liverpool, Chester and Manchester.

Ellesmere Port sits by the River Mersey where it meets the Manchester Ship Canal and has good transport links via major rail and motorways.



1.2 Existing Building

The proposal is for refurbishment of the existing Ellesmere Port Market in the town centre, adjacent to the Port Arcades shopping centre.

The building is a former Asda supermarket, which relocated to the South, and was subject to refurbishment and demolition work in the mid-2000s (based on available drawing information).

The land to the South, West and North of the building is primarily occupied by car parking for the wider shopping area. To the North West, the building connects into a covered arcade leading to a medical practice and frozen food store.

The building shares a party wall with the Port Arcades shopping centre to the West.

The land outside of the immediate building footprint is subject to design and approvals outside of the scope of this project.



1.2 Existing Building

Externally, the existing building is a mixture of composite cladding and brickwork. Some of this dates from the former use of the building as a supermarket, while some elements have been modified in the years since its conversion.



South West View



South East View



East View



North East View

1.2 Existing Building

Internally, the existing market is well used. The previous use as a supermarket is evident in the large structural spans and retained terrazzo floor.

The structure is primarily steel with deep trusses forming the spans through the space with two main lines of columns.

Due to the buildings former use as a supermarket the plan is very deep and lacks daylight.

Modifications to the existing structure are evident in some areas.

The existing market stalls are approximately 70% occupied, with cafe and food stalls being focussed around a central dining area. There is a dedicated produce area with re Fridgeration by the Southern entrance and the remaining stalls are a mix of services and dry goods.

The existing market stalls are made of steel. Most of the stalls incorporate roller shutters and mesh ceilings and appear to be mechanically fixed into the floor slab.

The flea market portion of the building is to the East and does not contain any fixed stalls. This space is currently used for pop-up markets and events. The structure of this space is similar to the main market hall and has a visible internal 'mezzanine' level.

The flea market has large swing doors to the South and a large roller shutter to the East.



Main dining area



View into Flea Market

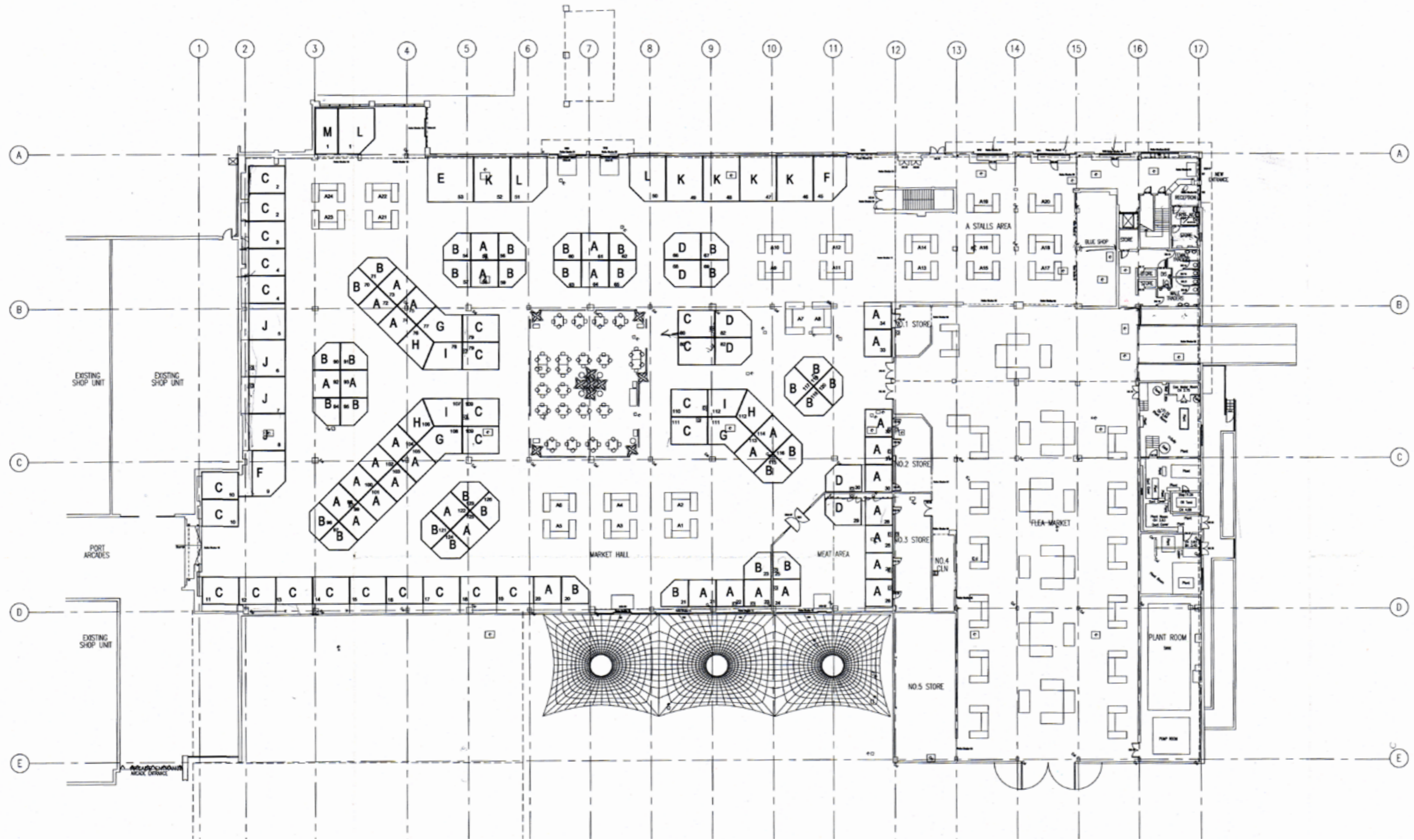


Produce Stalls

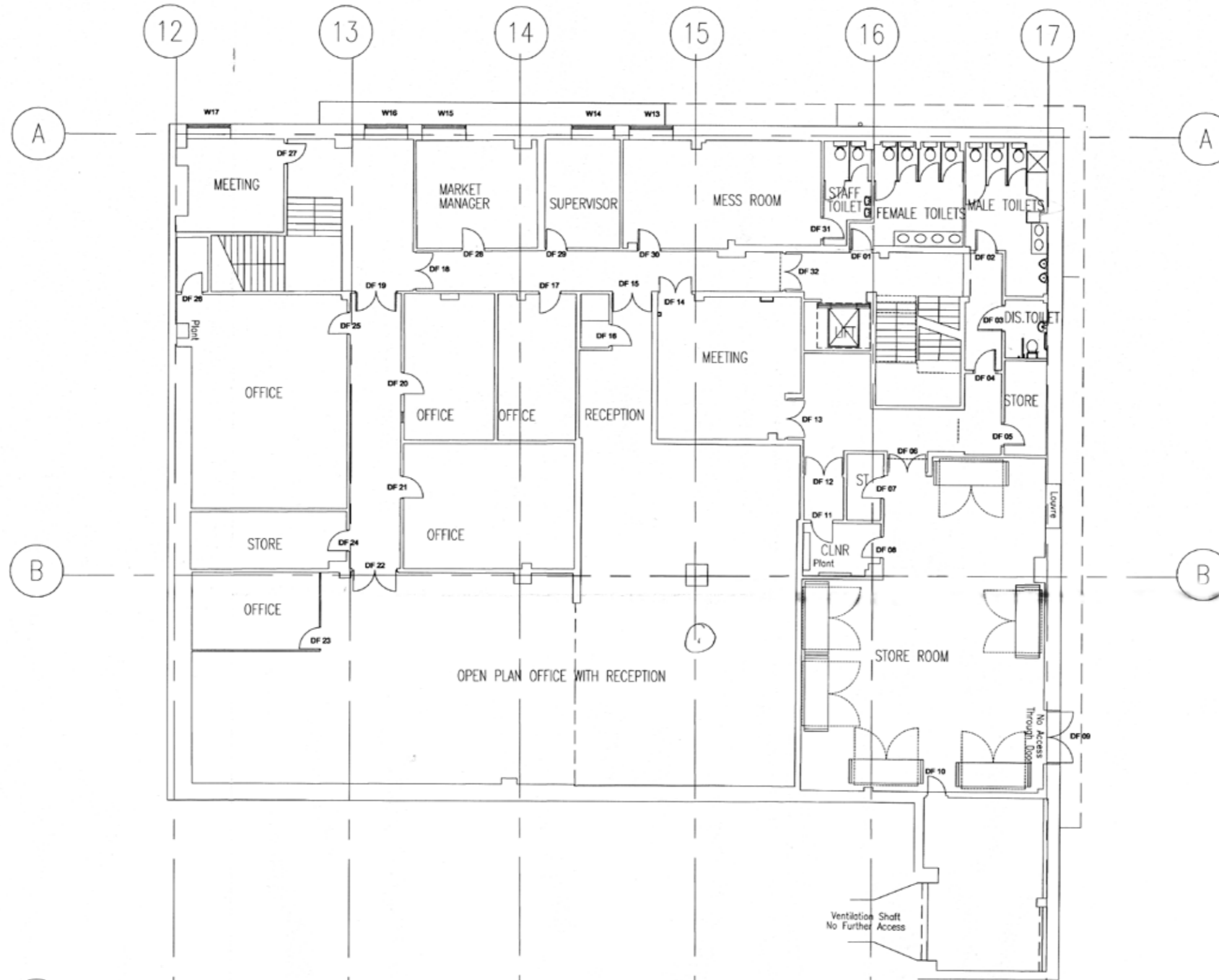


Existing Stalls

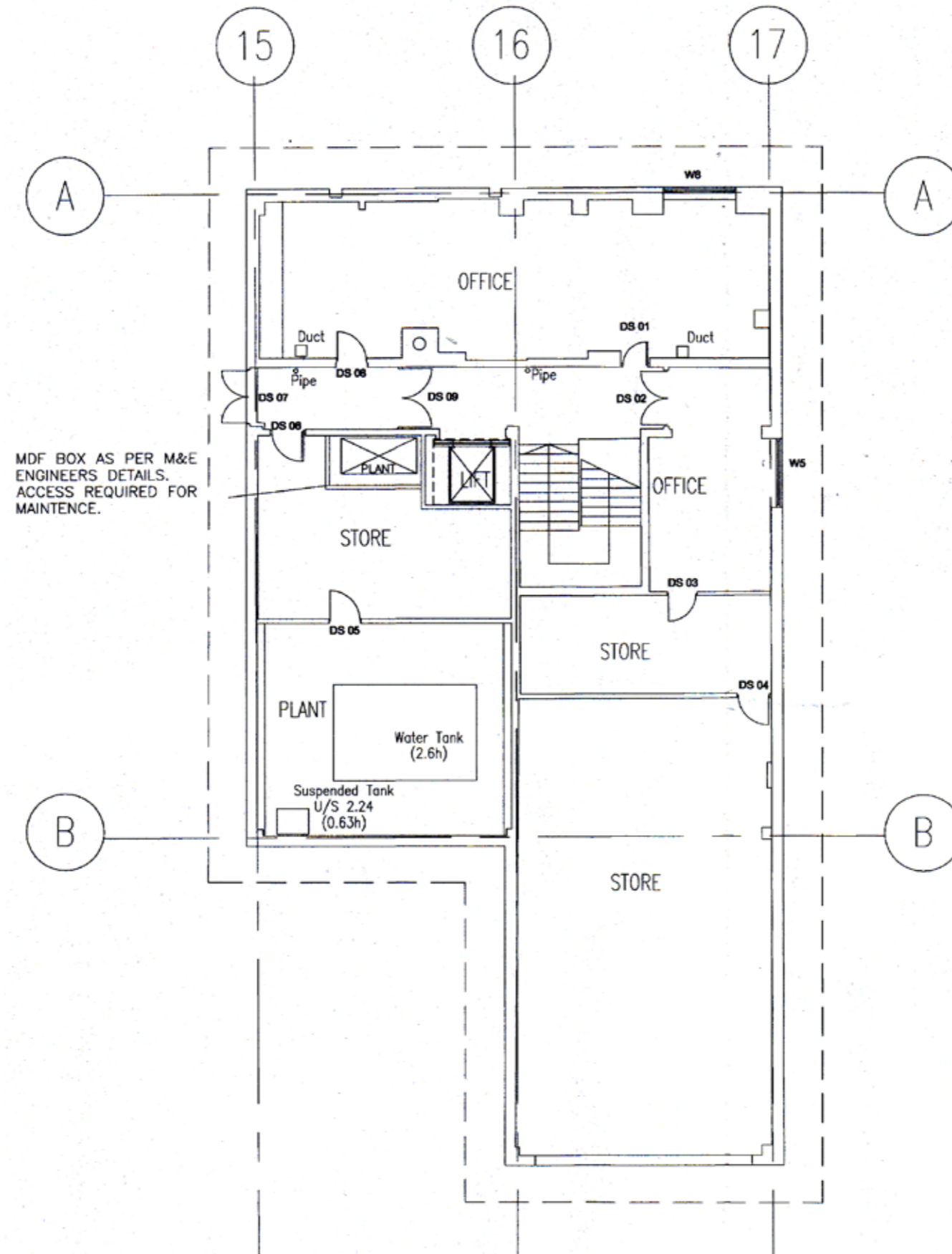
1.3 Existing Ground Floor Plan



1.3 Existing First Floor Plan



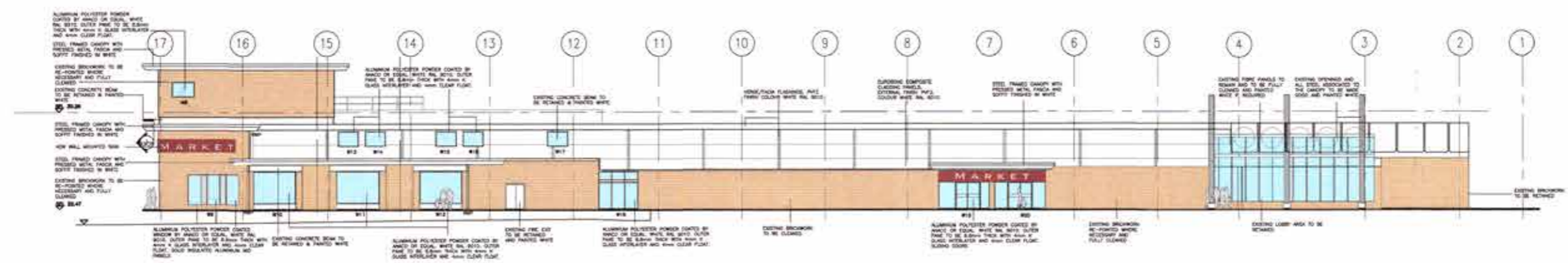
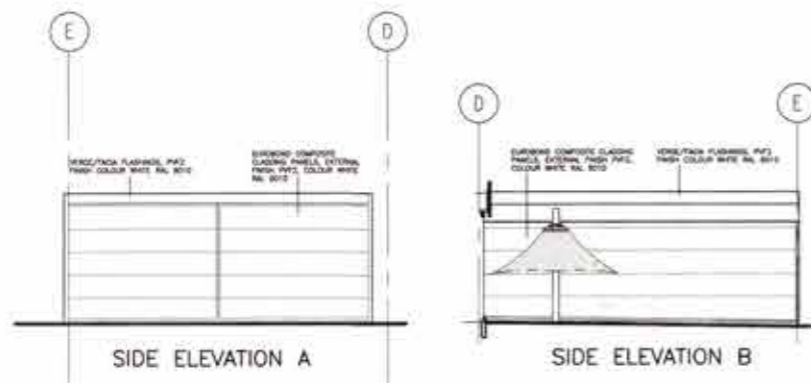
1.3 Existing Second Floor Plan



1.3 Existing Elevations



PROPOSED SOUTH EAST ELEVATION (1)



1.4 Local Context

The town of Ellesmere Port was established by the River Mersey, next to the entrance to the Ellesmere Canal, a proposed connection between Liverpool and the West Midlands, which was never realised.

The ruins of Stanlaw Abbey, a medieval complex, were isolated from the town by the construction of the Manchester Ship Canal. The site was founded in 1178 by Cistercian monks but was victim to a fire in 1287 before moving to Lancashire in 1296.

The area was originally known as Stanlaw, with the name changing to Stanlow due to 19th century mapping error.



National Waterways Museum



Stanlow Island and Oil Refinery



National Waterways Museum



Remains of Stanlaw Abbey

1.4 Local Context

The town now sits adjacent to the Manchester Ship Canal, which allowed for the growth of large industry in the area including Stanlow Oil Refinery, established in the early 20th century by Shell.

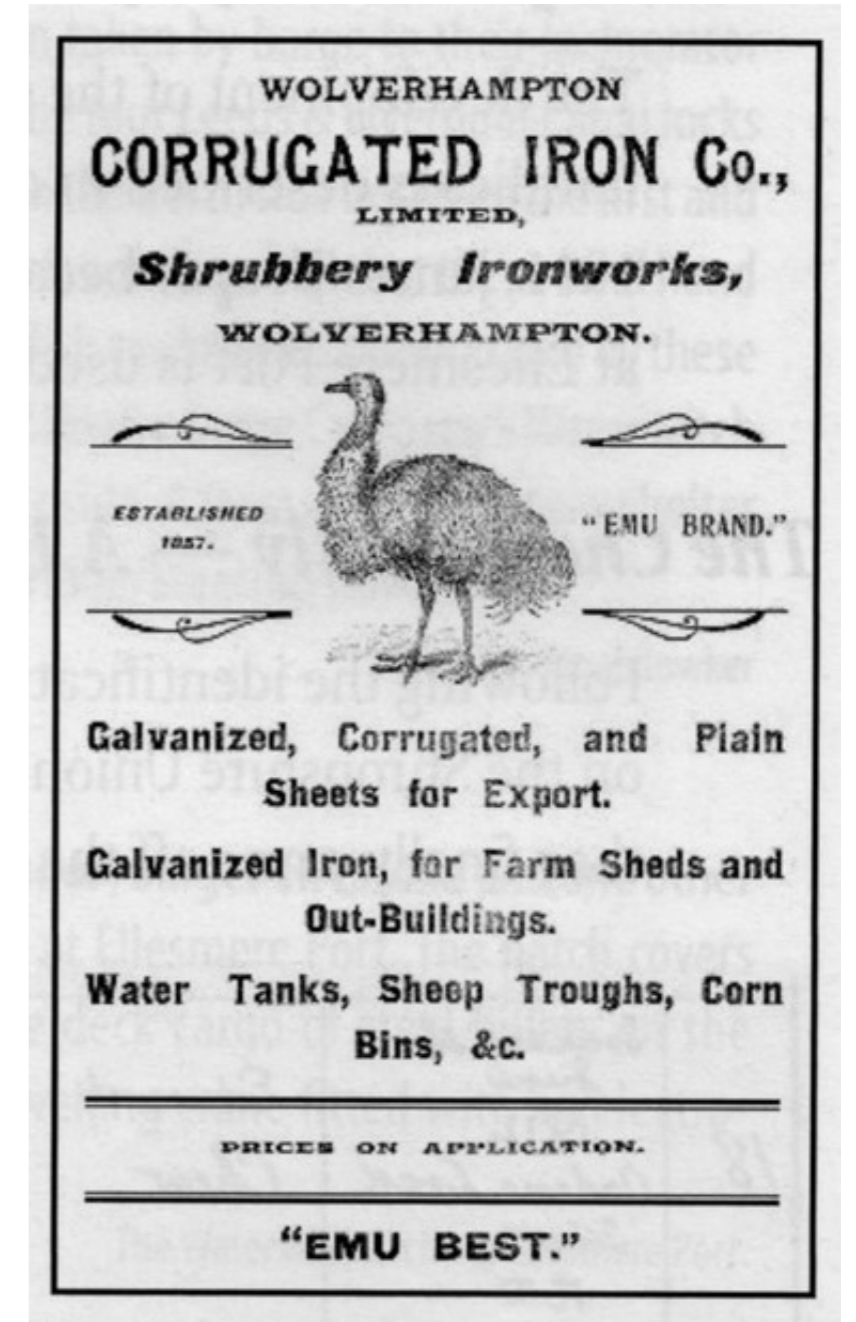
The Mersey Ironworks factory was also established in Ellesmere Port in 1905 by the Wolverhampton Corrugated Iron Company. 300 workers moved to the area from Wolverhampton and settled in a worker's village named 'Wolverham' which shared a number of street names with places in and around Wolverhampton.



Stanlow Oil Refinery



Wolverhampton Corrugate Iron Company, Mersey Works



1.4 Local Context

Ellesmere Port is known as 'home of the Astra'. The Vauxhall Motors factory was established in 1964. Vauxhall Astras were originally made here in 1981, with over 4 million Astras having been produced since. The factory is now in the process of conversion to electric vehicle manufacture.

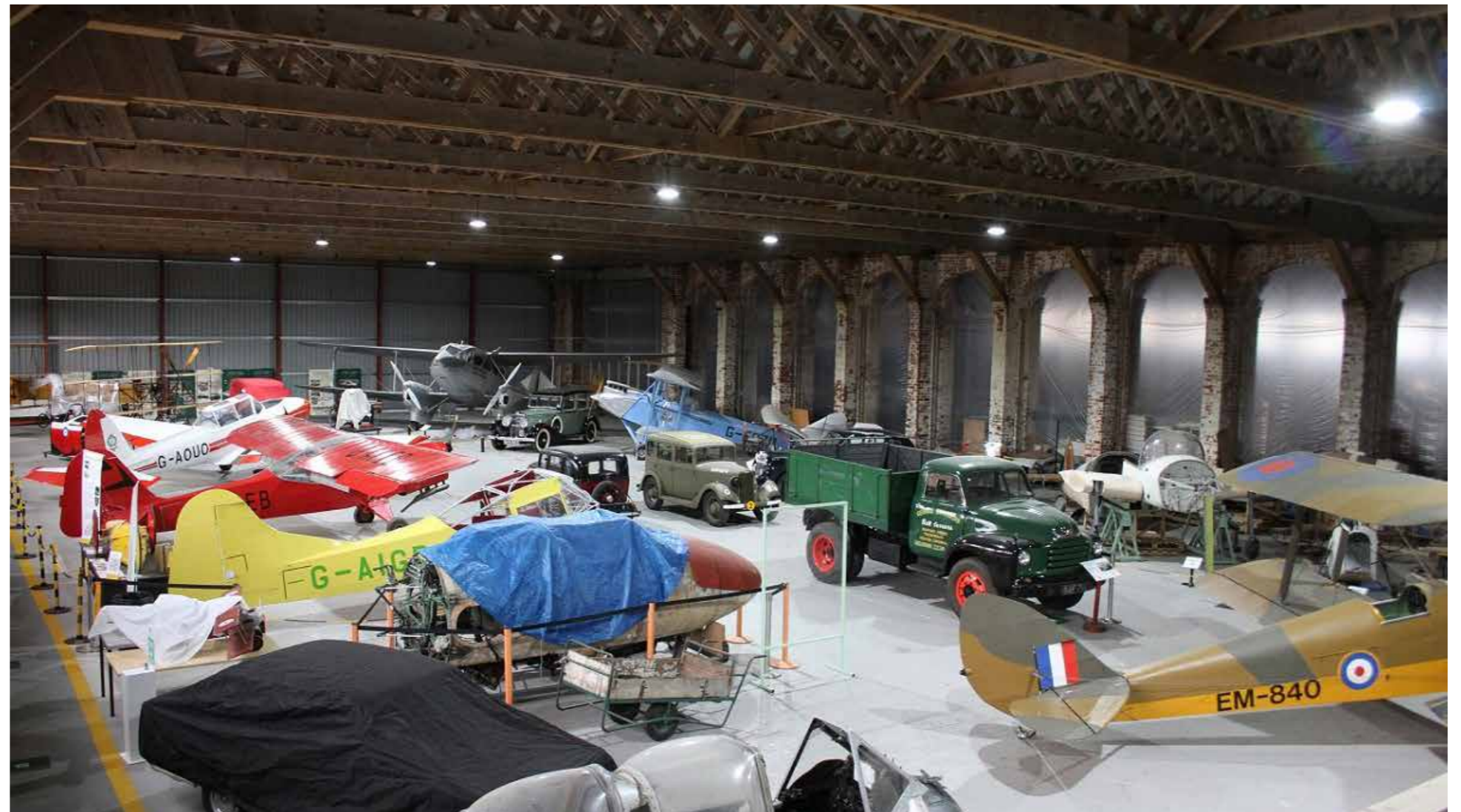


Images from the Vauxhall Plant at Ellesmere Port

1.4 Heritage

A portion of the site occupied by Vauxhall Motors was formerly part of an airfield at RAF Hooton Park. Three of the original aircraft hangars remain on site and are managed by Hooton Park Trust.

Prior to its requisition by the British War Department for the use of the RAF in 1914 the land held an unoccupied hall with estate grounds including a racecourse and polo ground.



2.0

Design Brief

Vision

A reimagined low carbon market hall as a community and entrepreneurial hub and flexible events space.

- Empowering people as entrepreneurs, delivering significant new footfall to galvanise private-sector growth and build on Ellesmere Port's emerging status as a leading low carbon town.
- Providing new community, youth, entrepreneurs and flexible event space as well as making significant improvements to the fabric of the building to maximise the thermal efficiency and be a net energy generator.
- The proposals will introduce a changing places standard toilet to enable people with disabilities and their carers to have better access to shops and amenities in the town centre.

Energy Hierarchy

- Initially the development must first be designed to use less energy through passive measures, such as improved fabric and glazing, low energy lighting and being more airtight **(Be Lean)**.
- The second stage is to supply energy efficiently, such as utilising an Air Source Heat Pump **(Be Clean)**.
- The third and final stage is to assess whether other Low and Zero Carbon (LZC) technologies can be incorporated, such as a Combined Heat and Power (CHP) engine or Photovoltaic panels, on which this report focuses **(Be Green)**.

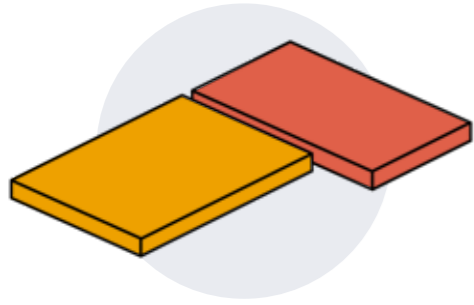
3.0

Design Precedents

3.0

Ellesmere Port Market

3.1 Facades

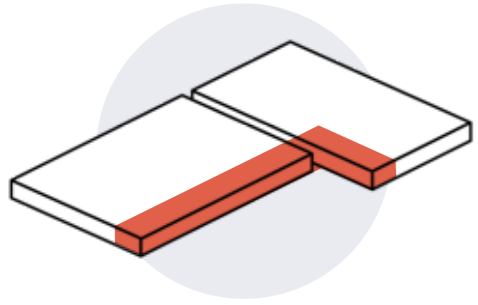


DUALITY

Intentional simplicity between the primary market hall and secondary event space

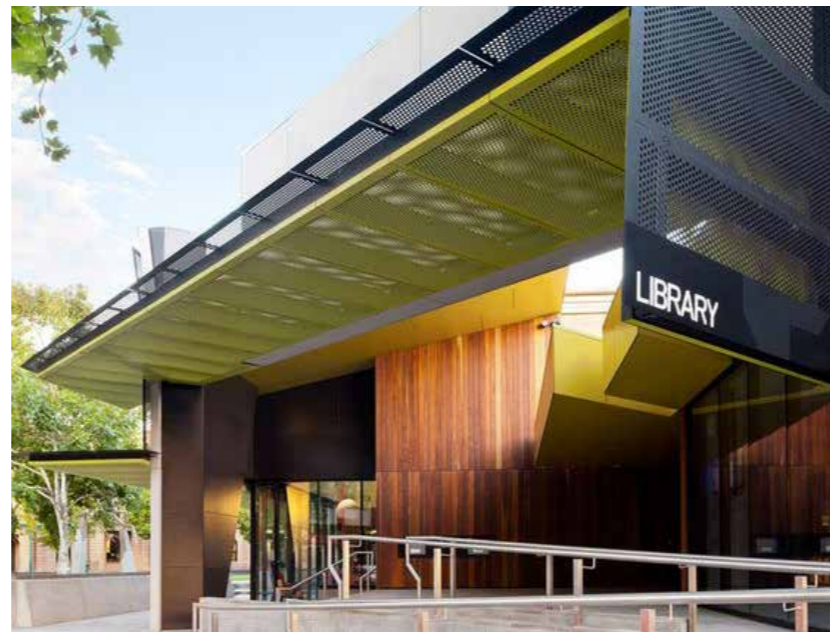
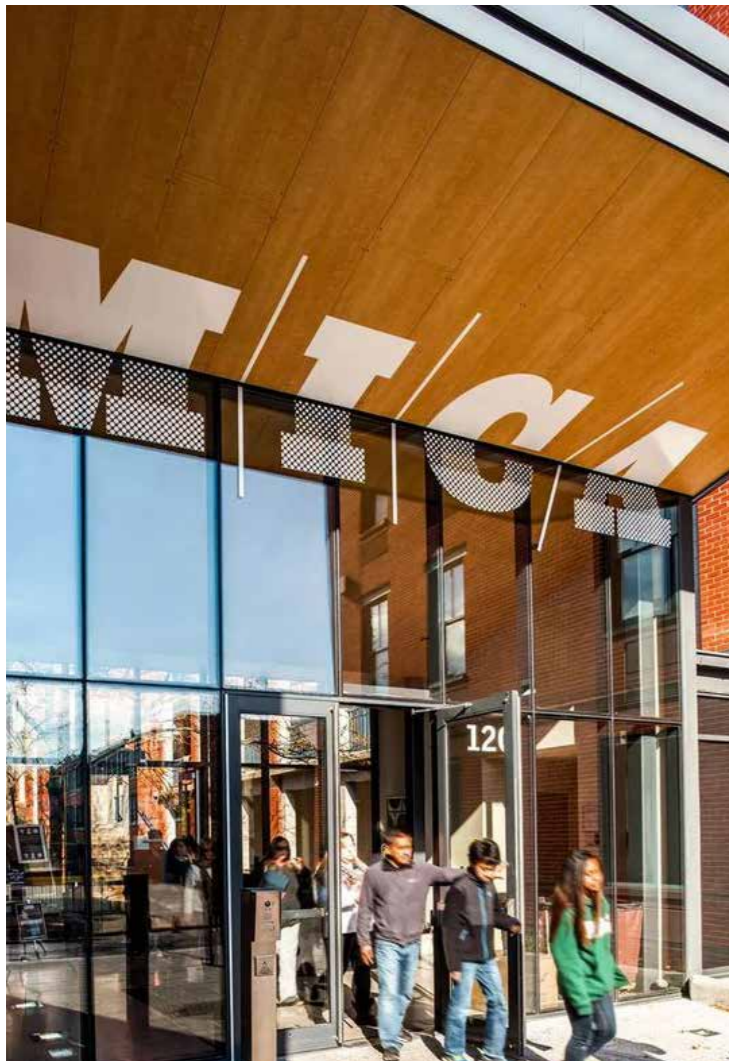


3.1 Facades



ACTIVITY

External articulation of internal activities



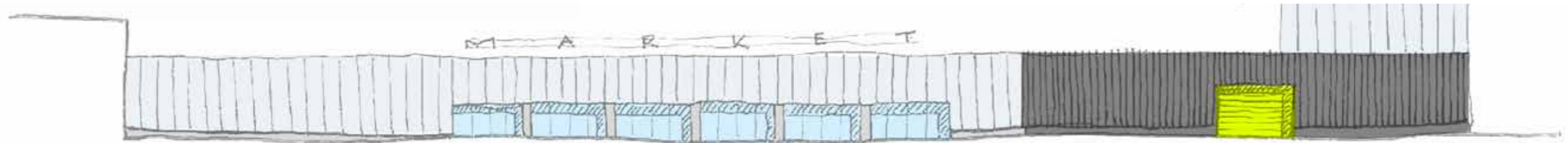
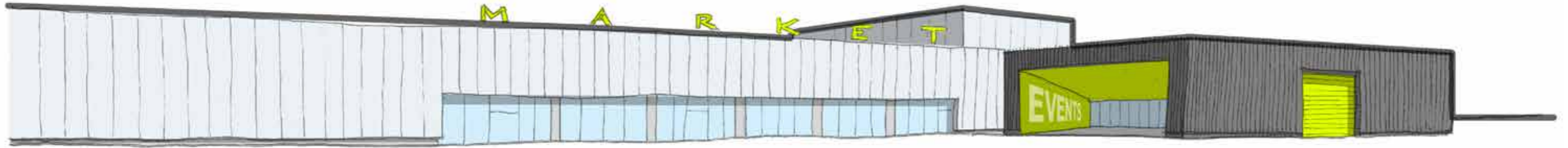
4.0

Design Options

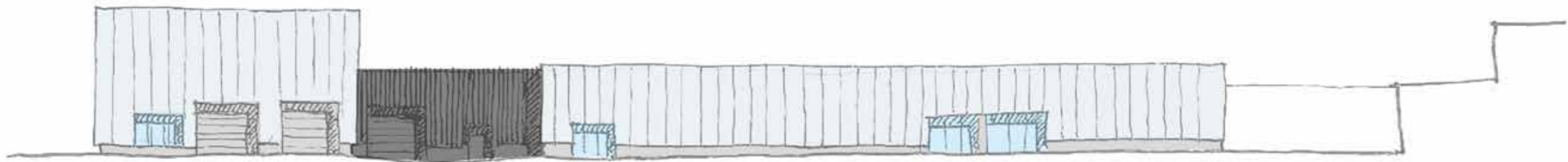
4.1 Facade Development



4.1 Facade Development

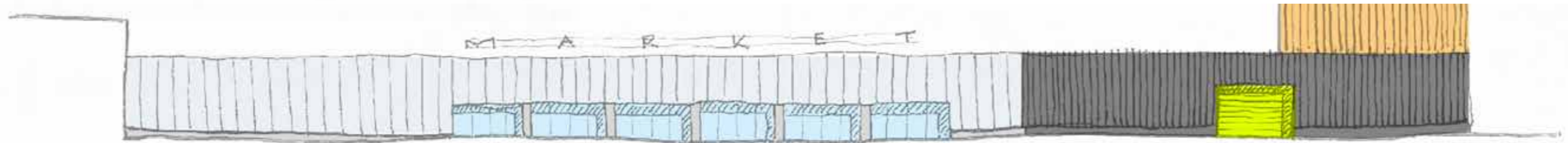


SOUTH

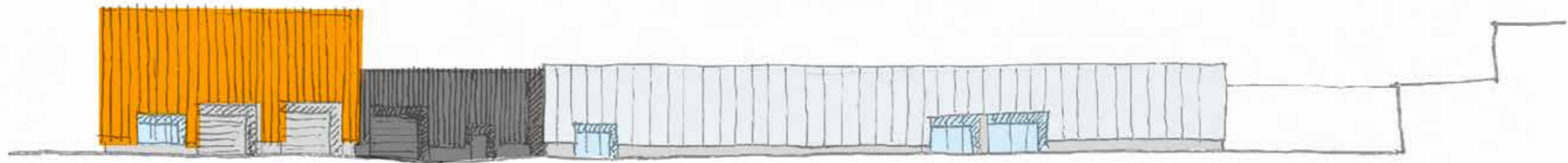


NORTH

4.1 Facade Development



SOUTH



NORTH

4.2 External Graphics

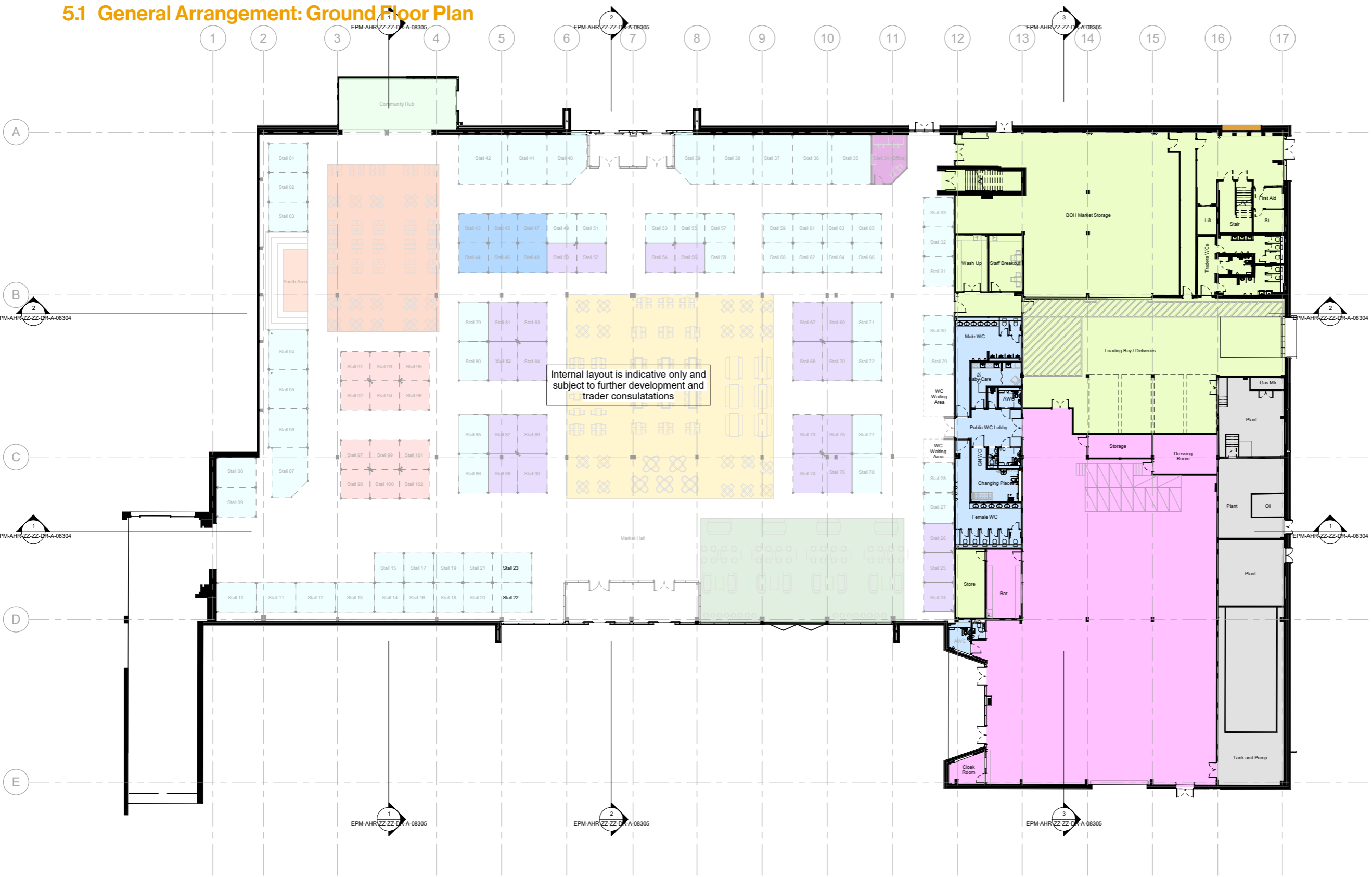


5.0

Design Proposals

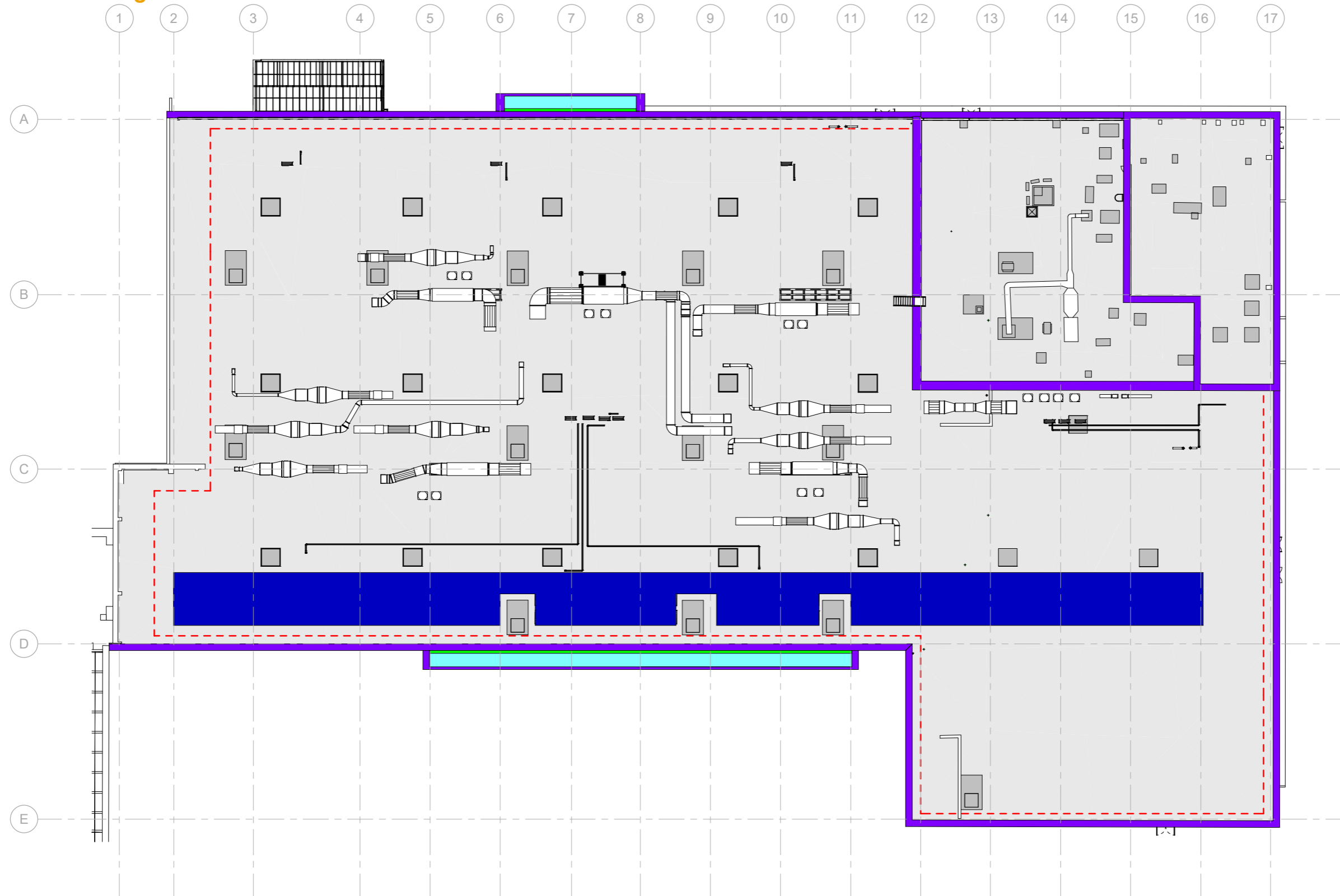
5.1 General Arrangement: Ground Floor Plan

- BOH Staff
- BOH Staff_Market
- Co-Working Space
- Community Hub
- Family Seating Area
- Flea Market
- Food and Beverage Stalls
- Main Dining Area
- Market Hall
- Plant
- Play Area
- Produce Stalls
- Public WCs
- Standard Stalls
- Youth Area



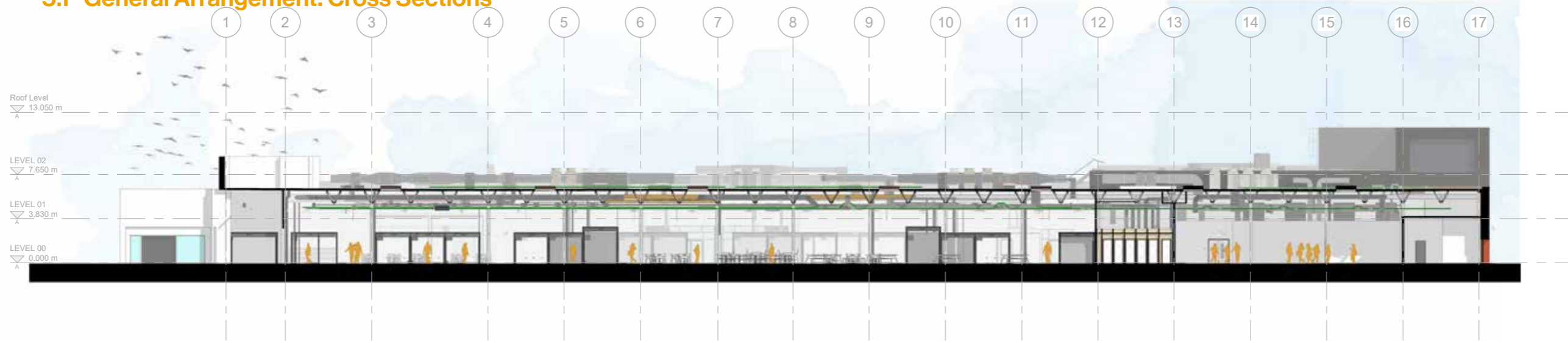
Internal layout is indicative only and subject to further development and trader consultations

5.1 General Arrangement: Roof Plan

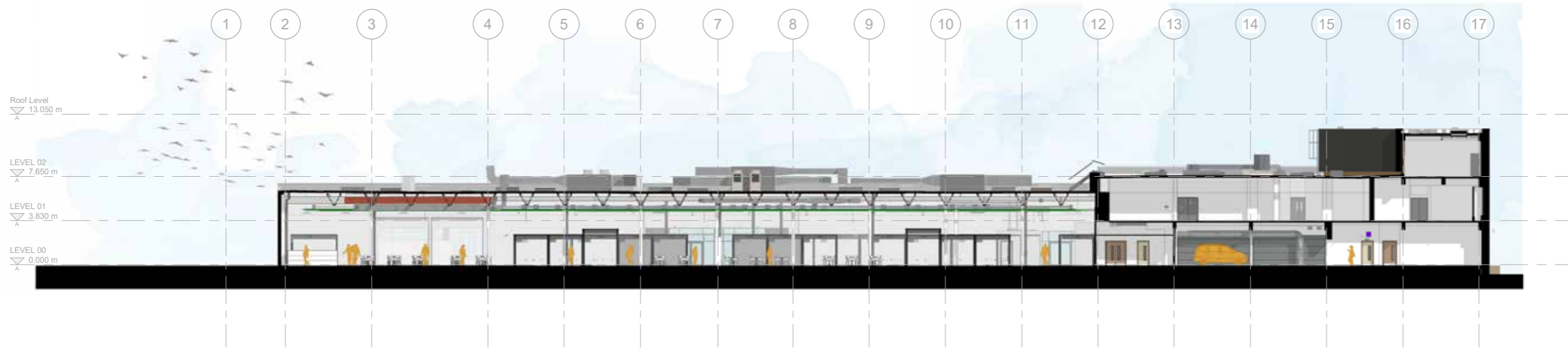


- Retained Existing Roof
- Proposed Roof to Entrance Canopies
- Parapet Capping to Match Cladding
- Existing Plant Locations
- Gutters to canopies
- Roof Outlets
- Photovoltaic panel zone

5.1 General Arrangement: Cross Sections



1 Proposed Section A-A
1 : 200

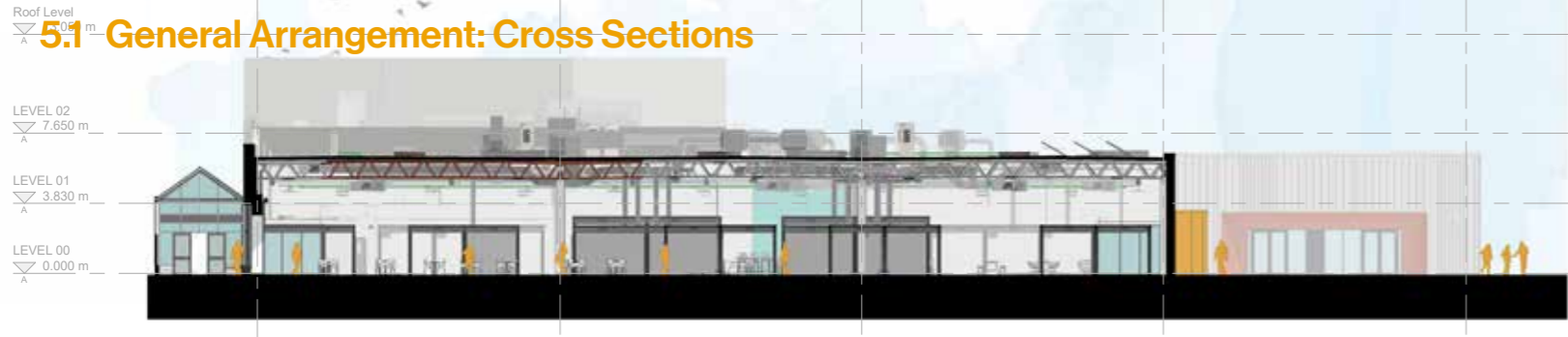


2 Proposed Section B-B
1 : 200

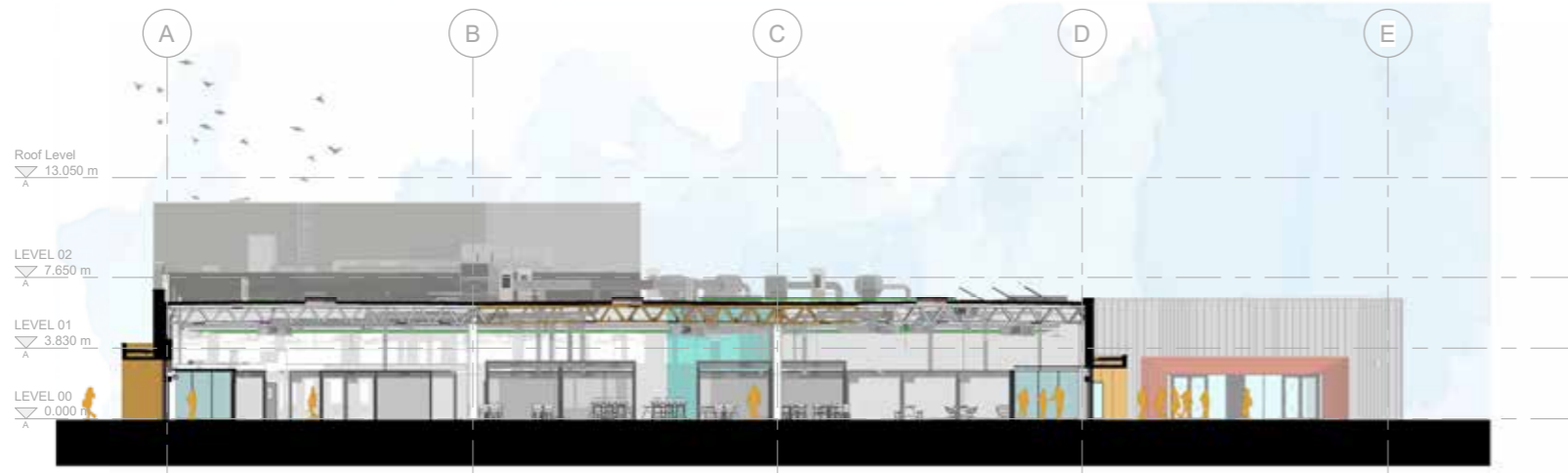
5.0

Ellesmere Port Market

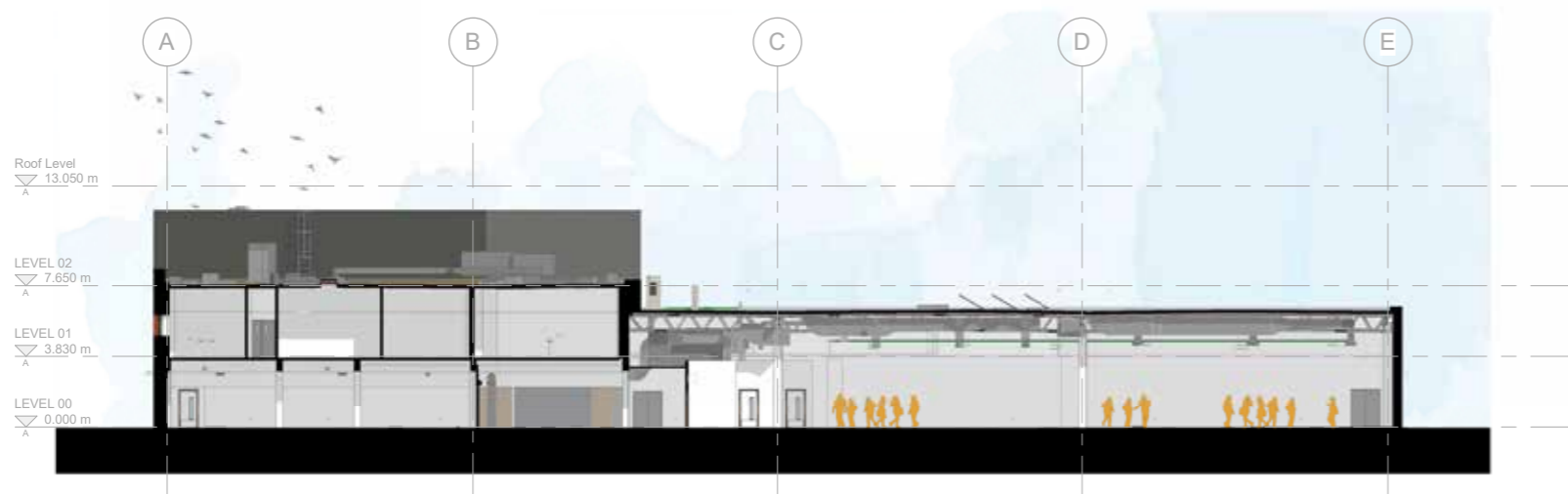
5.1 General Arrangement: Cross Sections



1 Proposed Section C-C
1:200



2 Proposed Section D-D
1:200



3 Proposed Section E-E
1:200

5.1 General Arrangement: Proposed Elevations



- ① Seam effect profiled cladding. Colour: Colourcoat Prisma, Black
- ② 3mm PPC Aluminium Rainscreen Cladding. Colour: Yellow
- ③ PPC Aluminium Curtain Walling. Colour: Dark Grey
- ④ Seam effect profiled cladding. Colour: Silver
- ⑤ PPC Roller Shutter. Colour: Red Orange
- ⑥ Indicative signage
- ⑦ 3mm PPC Aluminium Rainscreen Cladding. Colour: Red Orange
- ⑧ Existing windows frames repainted to match curtain walling. Colour Dark Grey
- ⑨ PPC feature surrounds to existing openings. Colour: Yellow and Red Orange
- ⑩ Existing doors and louvres repainted to match new elements. Colour Dark Grey
- ⑪ PPC Aluminium Bi-Folding Doors set within curtain wall. Colour Dark Grey
- ⑫ Solid aluminium escape door set in supergraphic cladding area
- ⑬ Photovoltaic Panels

 Zone for signage

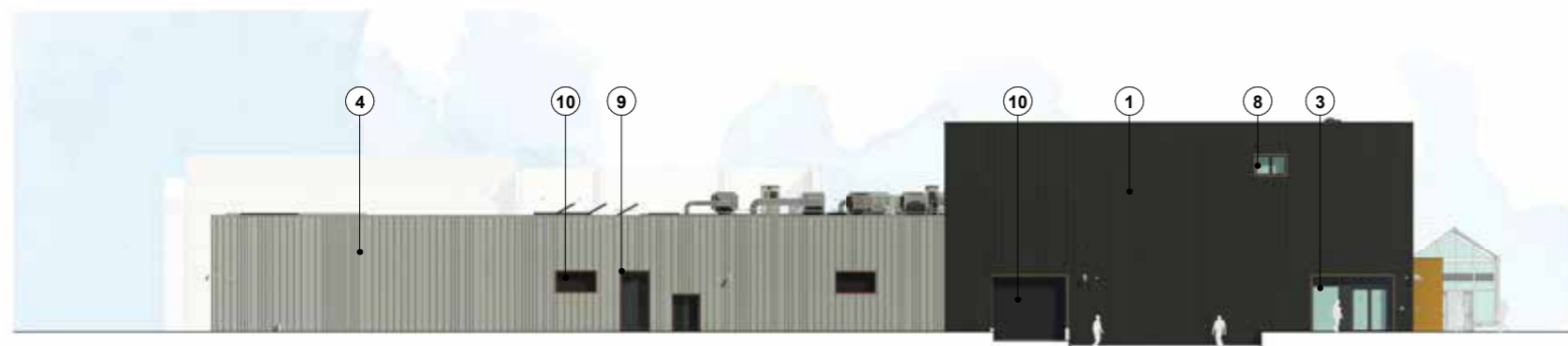
① Proposed Elevations - South
1 : 200



② Proposed Elevations - West
1 : 200



③ Proposed Elevations - North
1 : 200



④ Proposed Elevations - East
1 : 200

5.2 View from South



Artists Impression of the remodelling market (please note the landscape scheme is indicative and will not form part of the planning application)

5.2 View from South at Dusk



Artists Impression of the remodelling market (please note the landscape scheme is indicative and will not form part of the planning application)

5.2 Entrance View



Artists Impression of the remodelled market (please note the landscape scheme is indicative and will not form part of the planning application)

5.2 Entrance View at Dusk



Artists Impression of the remodelling market (please note the landscape scheme is indicative and will not form part of the planning application)

5.2 View from North



Artists Impression of the remodelled market (please note that external works are indicative and will not form part of the planning application)

5.2 View from North at Dusk



Artists Impression of the remodelled market (please note that external works are indicative and will not form part of the planning application)

5.2 View from Snowden Road



Artists Impression of the remodelling market (please note the landscape scheme is indicative and will not form part of the planning application)

5.2 View from Snowden Road



Artists Impression of the remodelling market (please note the landscape scheme is indicative and will not form part of the planning application)

6.0

Proposed CGI

6.1 View from South



Artists Impression of the remodelling market (please note the landscape scheme is indicative and will not form part of the planning application)

6.2 View from North



Artists Impression of the remodelled market (please note that external works are indicative and will not form part of the planning application)



ARCHITECTURE
MASTERPLANNING
URBAN DESIGN
INTERIOR DESIGN
LANDSCAPE DESIGN
VISUALISATION
BIM CONSULTANCY
PRINCIPAL DESIGNER
BUILDING CONSULTANCY