



GOOLE MARKET HALL

group ginger

Design & Access Statement
Issue | December 2023

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REV	DATE	DESCRIPTION
P01	18/12/2023	Design & Access Statement Issue 1

1. INTRODUCTION

1.1 Background

This Design & Access Statement has been prepared by Group Ginger on behalf of the East Riding of Yorkshire Council to support proposals to restore and refurbish Goole Market Hall.

“The refurbishment will result in the creation of a flexible community and cultural space for both residents and visitors to enjoy and will involve improvements to both the interior and exterior spaces.

Bringing the Market Hall back into use will create an anchor point, drawing in people from across the town and addressing the low levels of footfall which were depleted even prior to the COVID 19 pandemic.

Creating an attractive, unique space for flexible use in a strategic location in the town centre will help reposition the perception of Goole and encourage growth directly within the town centre.

Regeneration of the Market Hall will provide a vibrant destination, based on the success of historic pop-up events such as the Goole Town Beach Day, for the town establishing the area as an attractive proposition for investment and community activity.”

[Extract from; Goole Town Deal - 9 proposed Interventions]



VIEW OF GOOLE MARKET HALL

2. EXISTING STUDY

2.1 Historical Context

Goole is a historic port town on the River Ouse in the East Riding of Yorkshire which is home to around 19,000 people.

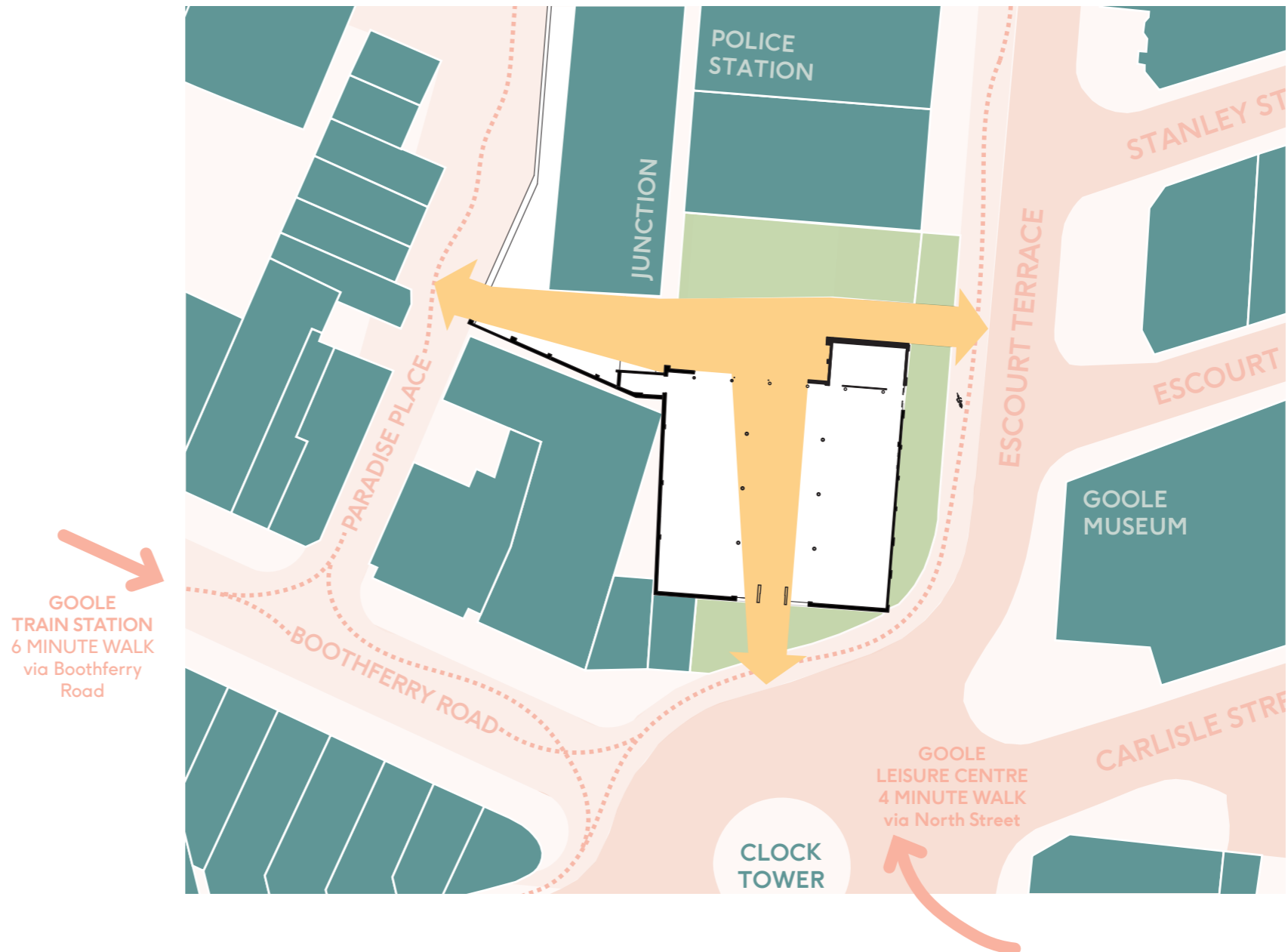
Goole is a modest sized town whose economic prosperity has suffered historically, however recent private sector activity at Junction 36 has started to regenerate the area. The town centre needs investment to have the potential to positively impact on the economic well-being of Goole.

The brick built market hall was constructed in 1896 to replace an earlier building that was destroyed by fire in 1891, and is a prominent building within the Goole (Town) Conservation Area, albeit with no listing status.

2.2 Location

The Market Hall is centrally located on the main vehicular approach to Goole, fronting onto the clock tower, which provides a prominent, albeit concealed position. The frontage is set back from the street, partly hidden by a single-storey retail unit. The hall is a 6 minute walking distance from the railway station via the pedestrianised shopping street, Boothferry Road and a 3 minute walk from the nearest local bus station.

A key urban opportunity is to enhance the relationship between the Market Hall and the neighbouring Junction, by connecting Paradise Place and Escourt Terrace via the existing undercroft and rear yard.



2.3 Existing Conditions- External

The market hall is traditionally constructed using solid brick walls (i.e. vapour permeable) with external stone detailing/ decorative features. The roof is a slender steel truss structure supported on steel columns with slate covering (not insulated). There is modern infill glazing to the north elevation and single glazed timber windows with stone mullions to the east elevation.

The proposal focuses on practical and proportional improvements to the heritage fabric, including;

HEATING SYSTEM

Replacing existing gas fired heating system with localised electric radiant heating to futureproof asset and support ERYC's net zero carbon commitment across council owned buildings

BUILDING FABRIC - EXISTING DOORS

Replacing existing glazed entrance doors to improve thermal performance / air tightness
(target *u-value*; max 1.6 W/m²K)

BUILDING FABRIC - NORTH GLAZING

Replacing existing north glazing infill to improve thermal performance / air tightness with a new polycarbonate facade
(target *u-value*; max 1.6 W/m²K)

BUILDING FABRIC - ROOF LANTERNS

Replacing existing single glazed roof lanterns with double glazed AOV's with louvred upstands to improve natural ventilation provision
(target *u-value*; max 2.2 W/m²K)

BUILDING FABRIC - ROOF COVERING

Existing roof covering to be upgraded with new insulation and light weight low-profile fibre cement tiles
(limiting *u-value* 0.35 W/m²K)



'FRONT' SOUTH ELEVATION / APPROACH FROM BOOTHFERRY ROAD



'SIDE' EAST ELEVATION / VIEW FROM ESTCOURT TERRACE ROAD



GLAZING TO NORTH ELEVATION / VIEW FROM YARD



VIEW OF SECURITY GATE & YARD FROM ESTCOURT TERRACE ROAD

2.4 Existing Conditions- Internal

The circa. 820m² hall presents an opportunity to be re-purposed, through the provision of food and beverage services, and a central venue for community events and activities. The hall formerly operated as a local market venue with stalls offering a variety of traditional quality and value goods such as bakery items, clothing, households goods and other accessories.

Entrances to the hall can be found on the north and south facades, creating a clear route through the building. An iron framework runs along the perimeter which was used as a frontage for shop stalls. The additional first floor bay in the north-eastern corner contains offices at both ground and first floor, providing a pragmatic location for the re-provision of WCs and staff welfare facilities.

The interior spaces are in a fair condition with the exception of the plasterwork stripped off due to moisture and the timber windows and trusses requiring refurbishing.



VIEW LOOKING SOUTH TOWARDS MAIN ENTRANCE



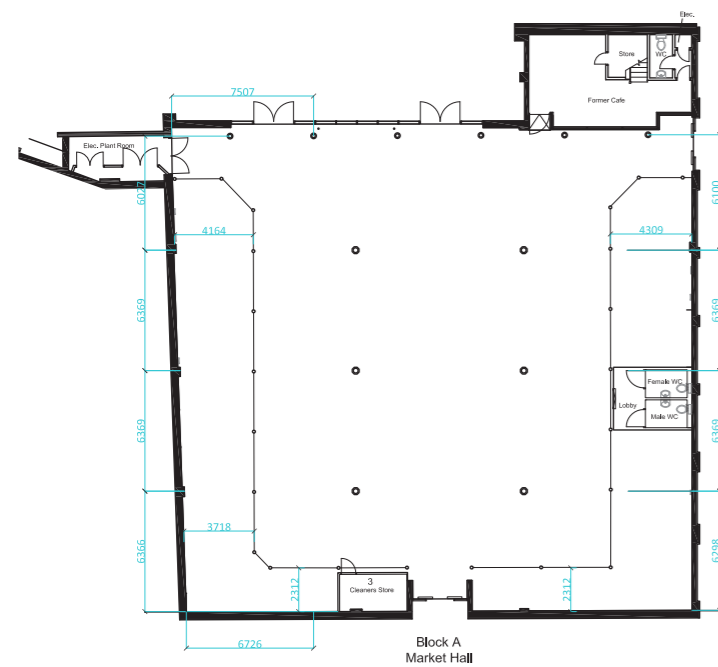
VIEW FROM FIRST FLOOR ACROSS HALL



VIEW LOOKING NORTH TOWARDS GLAZING & YARD



VIEW OF ANCILLARY SPACES IN THE BAY



FLOOR PLAN OF EXISTING MARKET HALL

3. CONSULTATION

3.1 Overview

Throughout the design development process, both the East Riding Yorkshire council(client) and local residents were consulted on directing the vision for the market hall. Wherever possible, the design team have accommodated points raised by both parties to improve the scheme.

3.2 Local Residents Consultation

The design team showcased the proposal to the local residents during the public consultation by Goole Town deal. Taking on board public feedback, questions and concerns raised by them were taken into account and considered.

The design got an overwhelmingly positive review as the public were excited to see the old building in use again. A summary of residents feedback and corresponding design team responses/ mitigations have been collated for reference.

Feedback from residents	Design Team Response
Concerns raised over heating the large volume of Market Hall	Due to the nature of the building, heating the whole space would be highly inefficient due to low levels of insulation and air tightness. Therefore, radiant panel heating system is used to provide pockets of localised heated spaces.
Space should be adaptable to different events such as choirs, orchestras, boxing events, plays etc.	The central space acts as flexible area and the seating can be taken out to host community events in Goole.
Concerns about the openness of Market Garden and it becoming a magnet for anti-social behaviour	Security gates have been provided from Estcourt terrace road to fully secure the Market garden.
Concerns regarding new polycarbonate façade introduced in lieu of glazing on north elevation	Polycarbonate is a more sustainable option offering lower cost, easier installation, lighter weight, better U-value and durability. Precedents were presented to give a more clearer understanding of the look & feel.



4. DESIGN

4.1 Proposed Floor Plan

1:200 @A3

To provide a sustainable and viable use for Goole Market Hall, a number of areas need to be considered. Below is a summary of proposed interventions:

DEMOLITION

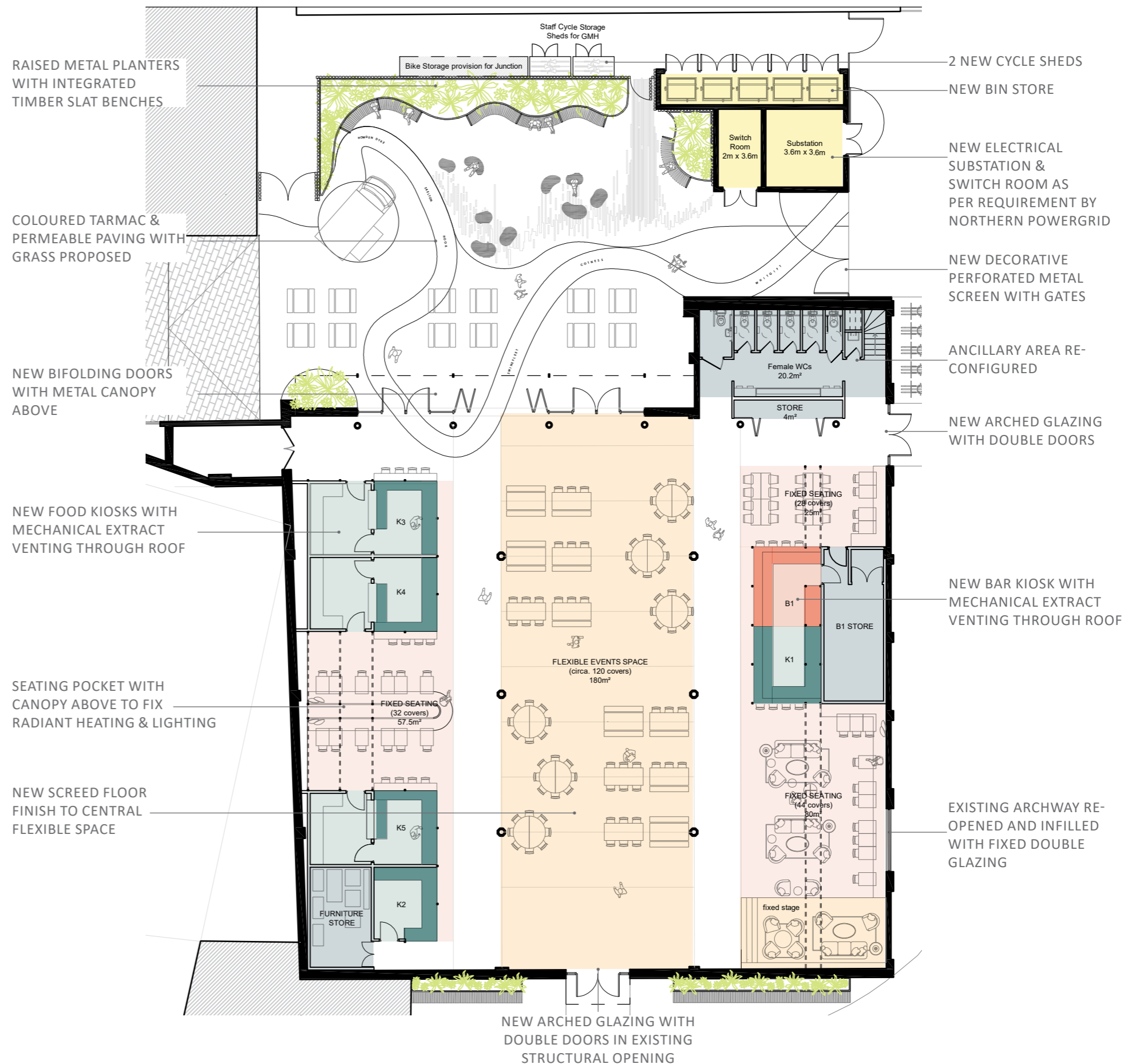
- Existing internal iron perimeter framework to be removed.
- Single glazed facade on north elevation to be removed and replaced with a polycarbonate facade to improve thermal performance and water tightness.
- Existing stairs, partitions, fixtures and fittings in ancillary area to be removed and replaced with new WC's and staircase.
- Security gate from Estcourt Terrace road to be replaced with a new decorative perforated metal screen with integrated gates.
- Single glazed fixed roof lanterns to be replaced.

EXTERNAL

- New substation, switch room & bin store buildings in northern yard.
- Existing bricked up archway on east elevation re-opened and infilled with new fixed double glazing.
- New polycarbonate facade on north elevation with external metal canopy above glazed bi-folding doors.
- New metal canopy on front (south) elevation over door threshold.
- New stainless steel extract from kiosks protruding through roof.
- New double glazed openable rooflights to improve thermal efficiency and natural ventilation.
- New metal trellis with climbing planters on north and south elevation facade.
- New proprietary planters with integrated timber slat benches in rear yard.

INTERNAL

- New food kiosks to perimeter of market hall.
- New screed floor finish and engineered oak flooring introduced.
- New ancillary spaces including more toilets, office, staff lockers and CCTV & Comms. room.
- Existing structural columns re-painted to create feature.



4.2 External Proposals

South Elevation

The proposals seek permission to remove the existing stone 'GOOLE MARKET HALL' signage and the stone bands. The decorative circular stone wall mural will be retained and cleaned. New metal trellis with climbing planters and benches are proposed on either sides of the door to create a calm and attractive front entry.

The existing arched glazing door is removed and replaced to improve thermal performance. A metal canopy is also introduced above the opening with individual letter signage above it. It will have a timber soffit with integrated spotlights. The canopy will make the accessible entrance easily recognisable and provide weather protection to the threshold in accordance with Approved Document M2.

The proposals will complement the planned improvements to the public realm directly outside of the Market hall. The landscape and public realm proposals form part of a separate application.



PHOTOGRAPH OF EXISTING SOUTH ELEVATION



VISUALISATION OF PROPOSED ARCHED GLAZING WITH NEW METAL CANOPY



PROPOSED SOUTH ELEVATION

NEW EXTRACTS FROM
KIOSK PROTRUDING
THROUGH ROOF

NEW METAL TRELLIS
WITH CLIMBING
PLANTERS

NEW METAL CANOPY & ALUMINIUM FRAMED
ARCHED GLAZING DOUBLE DOORS TO
IMPROVE THERMAL PERFORMANCE

NEW WOODEN BENCHES
WITH INTEGRATED METAL
PLANTERS

NEW SIGNAGE

4.2 External Proposals

East Elevation

The proposals seek permission to re-open an infilled archway and add a new fixed glazing. This will allow for entry of more natural daylight and create a strong visual connection of the market hall to the public and the passers-by.

The existing fixed single glazed roof lanterns are to be replaced with new double glazed openable rooflights to promote natural ventilation and improve thermal performance. Additionally, replacing the existing arched glazed double door will improve the thermal efficiency of the interior spaces.

A new perforated metal panel gate is introduced to strengthen the connection between the market hall and the Junction, defining a route through to Paradise Place. The design of the gate is 'Goole inspired' mimicking the existing decorative gate in Junction. A new external substation, switch room & bin store is proposed in the rear yard to service the hall.



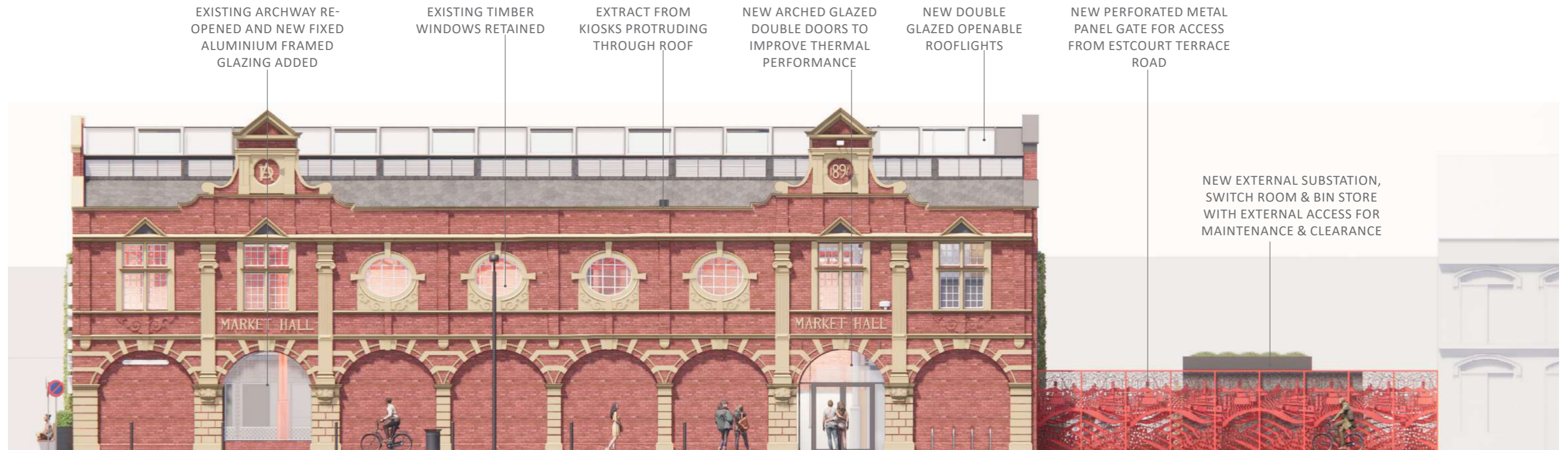
EXISTING PHOTOGRAPH OF EAST ELEVATION



EXISTING PHOTOGRAPH OF SECURITY GATE



PROPOSED VISUALIZATION OF NEW DECORATIVE GATE



PROPOSED EAST ELEVATION

4.2 External Proposals

North Elevation

The proposals seeks permission to introduce a new design character to the north elevation which will become a feature for the market garden outside. The single glazed infill to north elevation will be upgraded to provide better thermal performance and water tightness. A polycarbonate system is introduced to the upper facade which provides better thermal performance than glass and is stronger, lighter, easier to install & more durable.

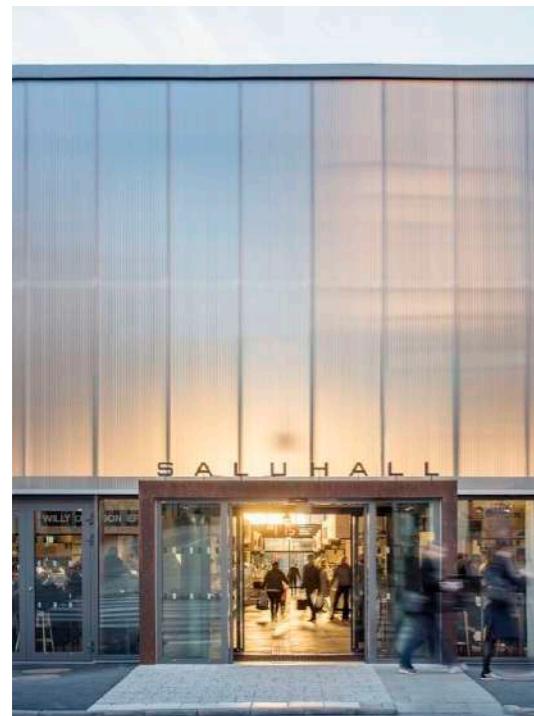
The arched canopies will be removed to introduce new aluminium glazed doors with a flat metal canopy above the door threshold. Ventilation louvers are provided above the canopy to promote ventilation into the interior spaces.



PHOTOGRAPH OF EXISTING NORTH ELEVATION



VISUALISATION OF PROPOSED NORTH ELEVATION



PRECEDENT OF PROPOSED POLYCARBONATE SYSTEM



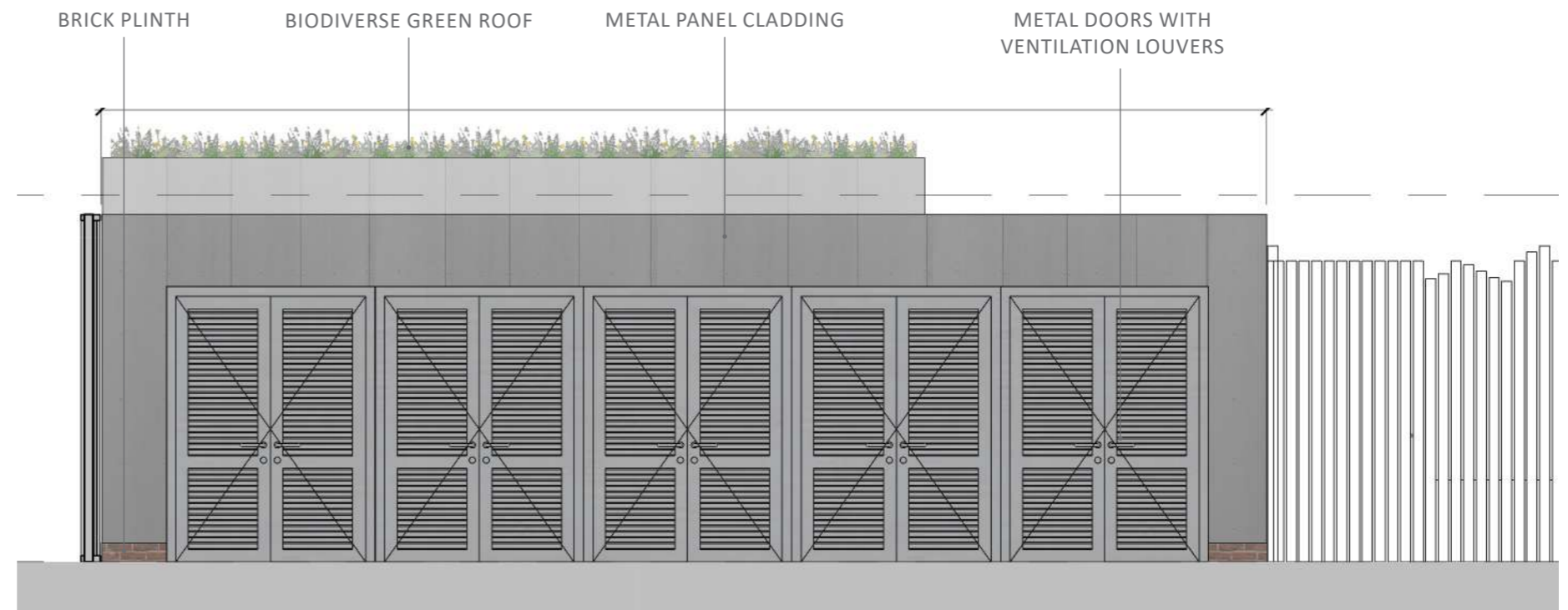
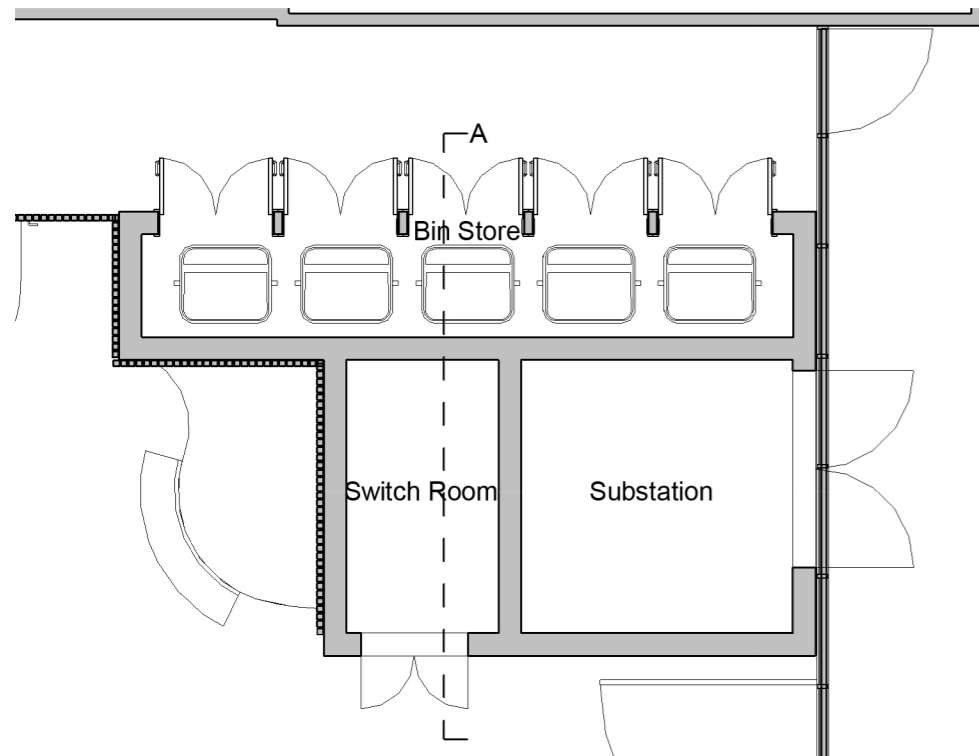
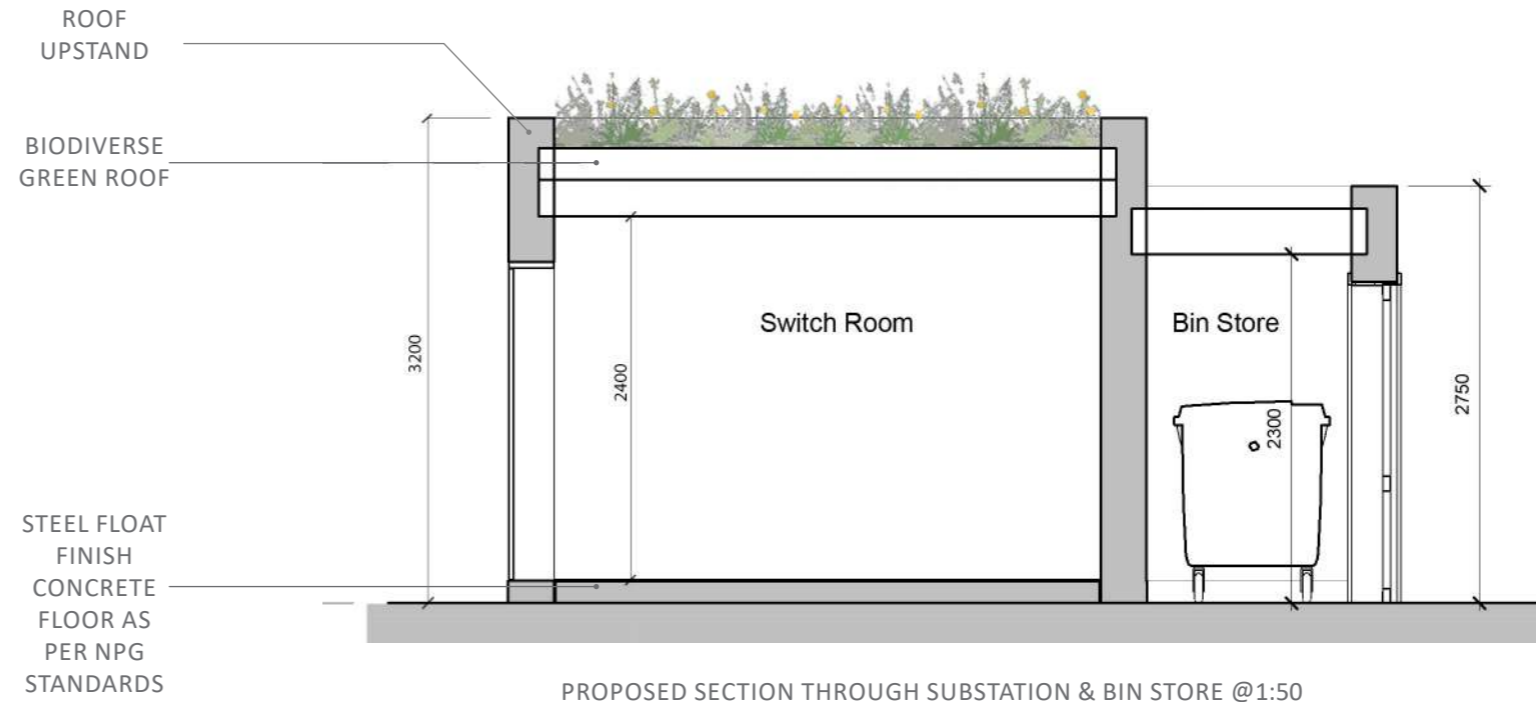
PROPOSED NORTH ELEVATION

4.2 External Proposals

Substation, Switch Room & Bin Store

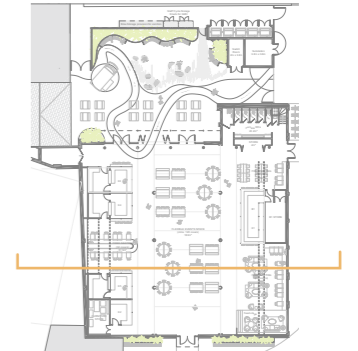
The proposals seeks permission to introduce a new external substation, switch room and bin store in the yard to service market hall.

The substation is designed as per standards provided by Northern powergrid. Walls to be 250mm cavity walls with blockwork and a metal panel exterior finish, mimicking the cladding system for the Junction to blend with the context. Floor to be level, steel float finish concrete and sealed. Ceiling height provided is 2400mm with one hour fire protection. A biodiverse green roof system with an upstand is proposed to promote ecological sustainability.



4.3 Internal Proposals

The proposed interventions retains and enhances the original features of the market hall whilst providing flexible spaces that can be used for several community activities and attractive food kiosks to create a dynamic and active space. With the iron framework on the perimeter removed, the space is opened up to provide more space for the new kiosks and celebrate the original features of the hall.



FOOD KIOSKS WITH MECHANICAL EXTRACTION SYSTEM RISING THROUGH ROOF

EXISTING STRUCTURAL FEATURES PAINTED ORANGE TO CREATE DESIGN FEATURE

NEW POLYCARBONATE FACADE WITH ALUMINIUM GLAZED SLIDING/FOLDING DOORS

FOOD & DRINKS KIOSK WITH MECHANICAL EXTRACTION SYSTEM RISING THROUGH ROOF

SEATING POCKET WITH BANQUETTE SEATING AND 'WARM' MATERIALS TO PROVIDE INTIMACY & COMFORT



4.3 Internal Proposals

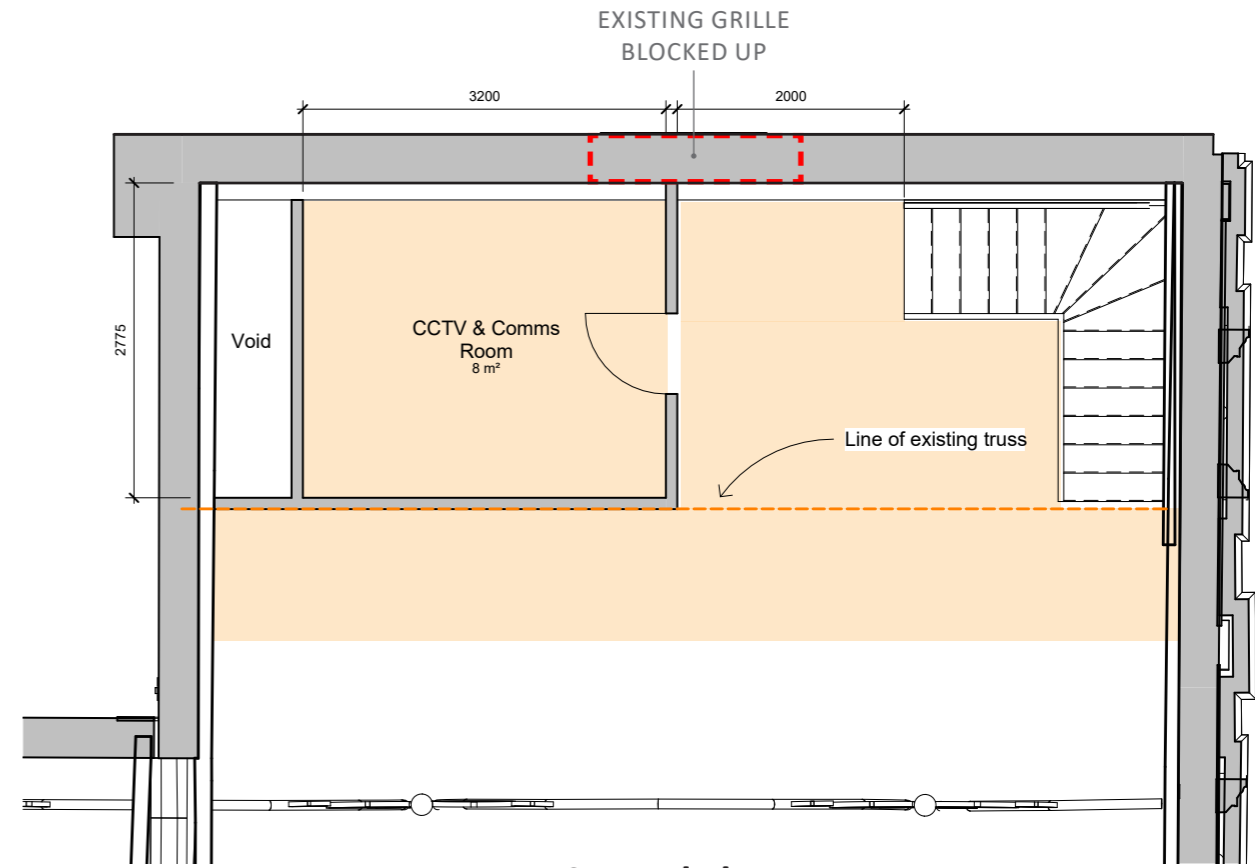
Ancillary Area

The proposals re-configure the existing WC area to provide a more efficient layout. Working with the existing first floor structure, existing stair is relocated to provide a larger area for WCs and staff welfare.

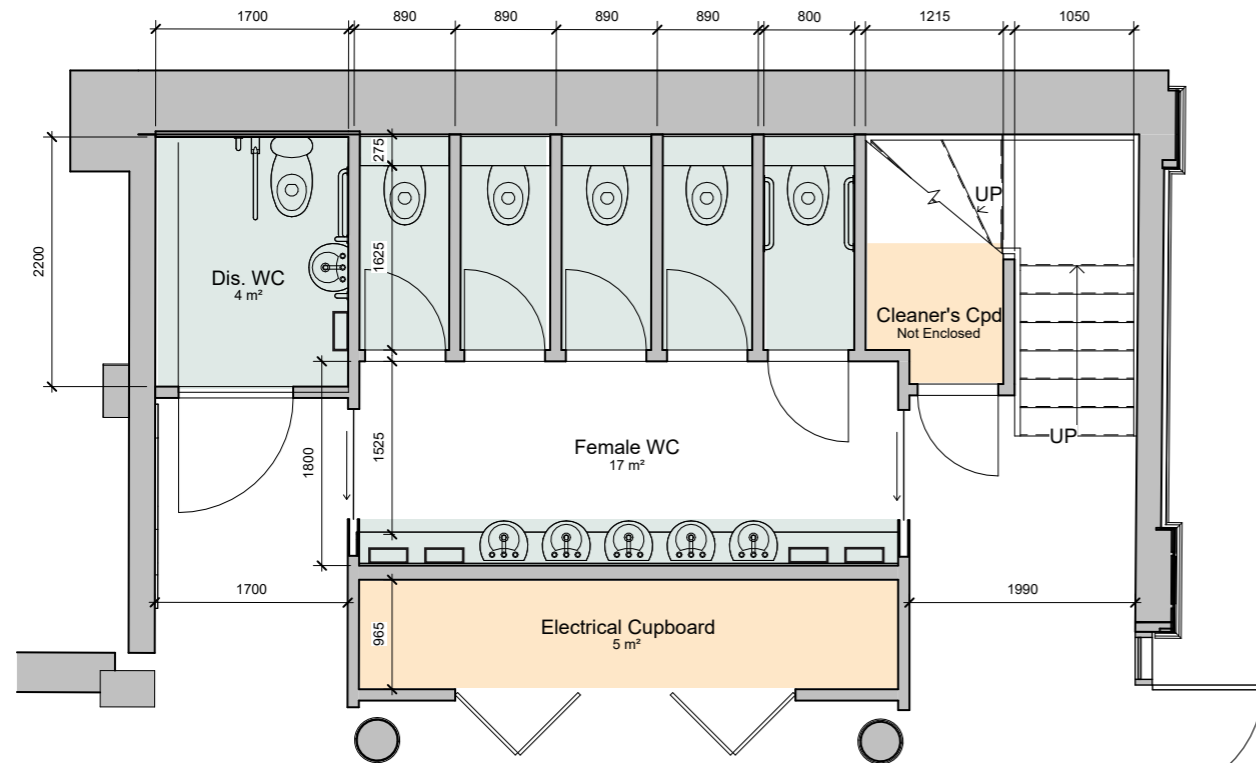
Gendered toilet provision will be provided across ground and first floors, designed to provide sufficient capacity for a restaurant use, assuming a maximum of 300 people. The disabled WC is located on the ground floor to ensure DDA compliance, and as the only public space above are male WCs, lift access will not be required.

To maximise the available area for M&E kit, a new second floor deck will be introduced within the existing roofspace. This will be accessed via a new staircase, and will house the CCTV & Comms room.

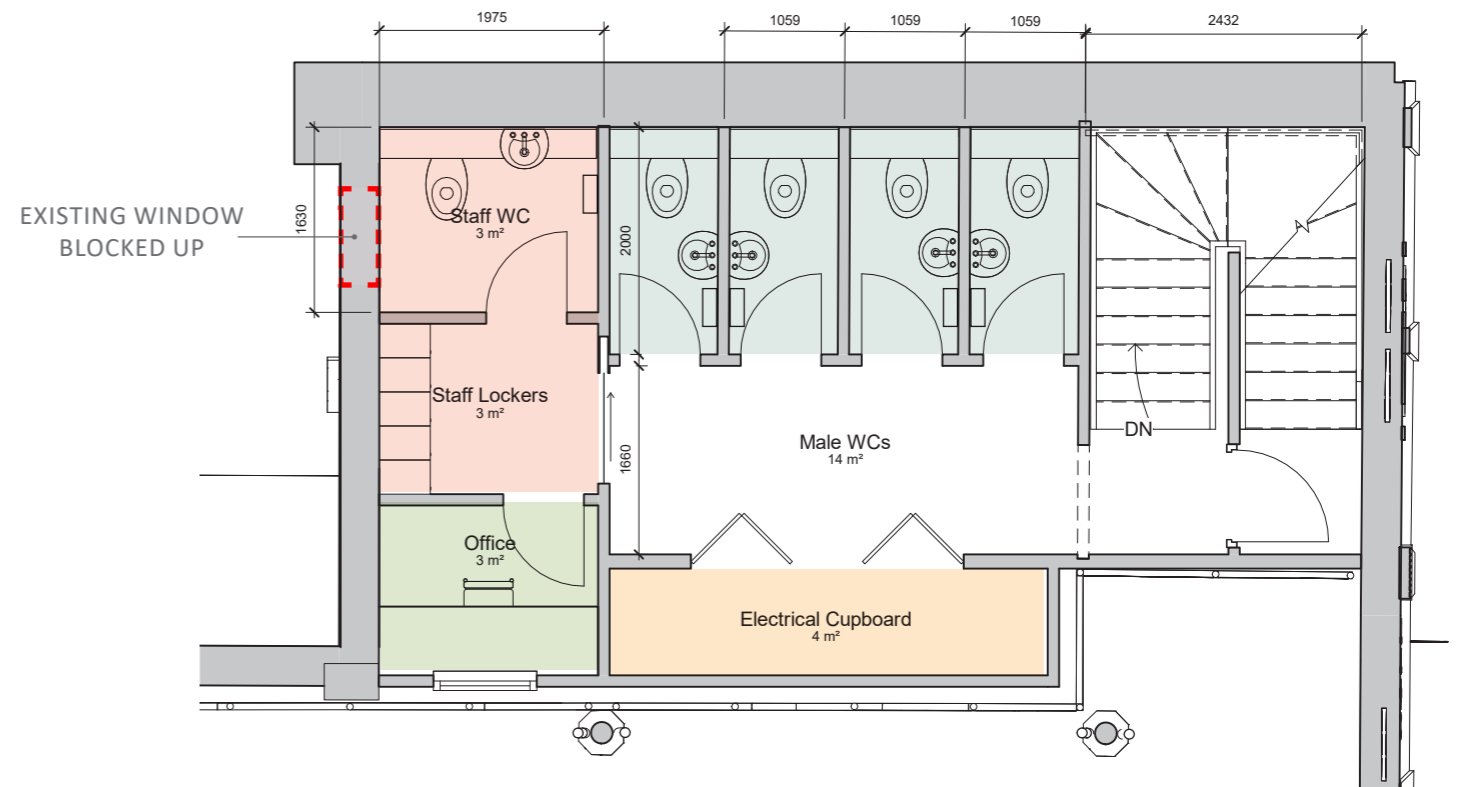
- Public WCs
- Storage / Plant
- Staff WC & Changing
- Office



Second Floor
Plant deck including CCTV & Comms Room



Ground Floor
5 x Female WCs / 1 x Disabled WC / 1 x Cleaner's Store / 1 x Storage



First Floor
4 x Male WCs (cubicles) / 1 x Staff WC & Changing / 1 x Office

4.4 Key internal views

The proposal introduces new seating pockets with localised heating and lighting, a fixed stage for live music and food and beverage kiosks. The kiosk units are designed to be secured and fire rated with mechanical extractor vents protruding through the roof.

To ensure that the noise egress from activities in the market hall comply with the planning requirements at the nearest residential premises, acoustic mineral fibreboard panels are proposed on the internal south and west facade and middle section of the roof.

A consistent material palette is proposed for retail kiosks to maintain a coherent and controlled interior for the market hall. This proposes a curated approach. Within each kiosk, individual operators have the flexibility to decorate/theme their kiosk specific to their produce.



FRONT ELEVATION OF FOOD KIOSK



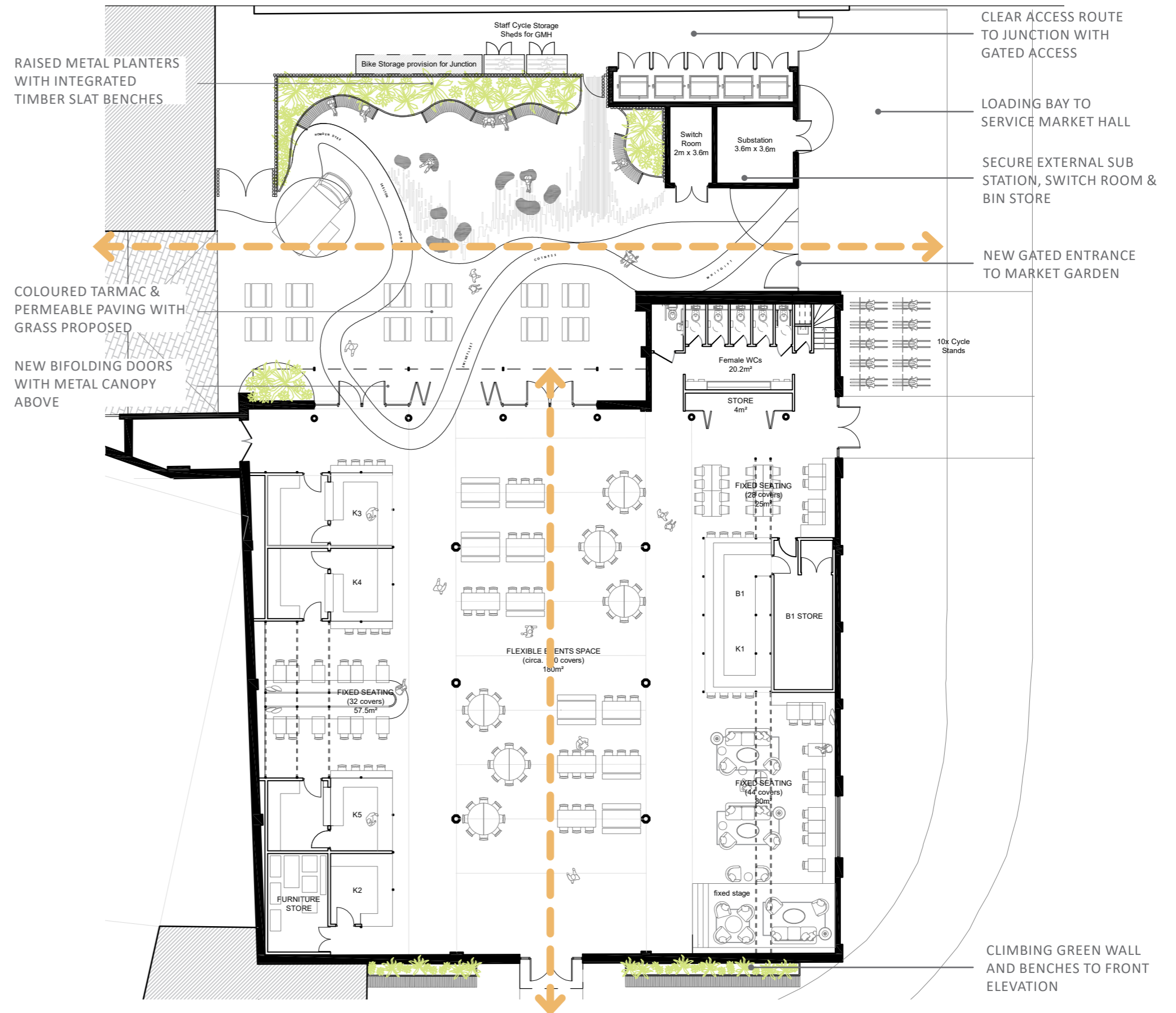
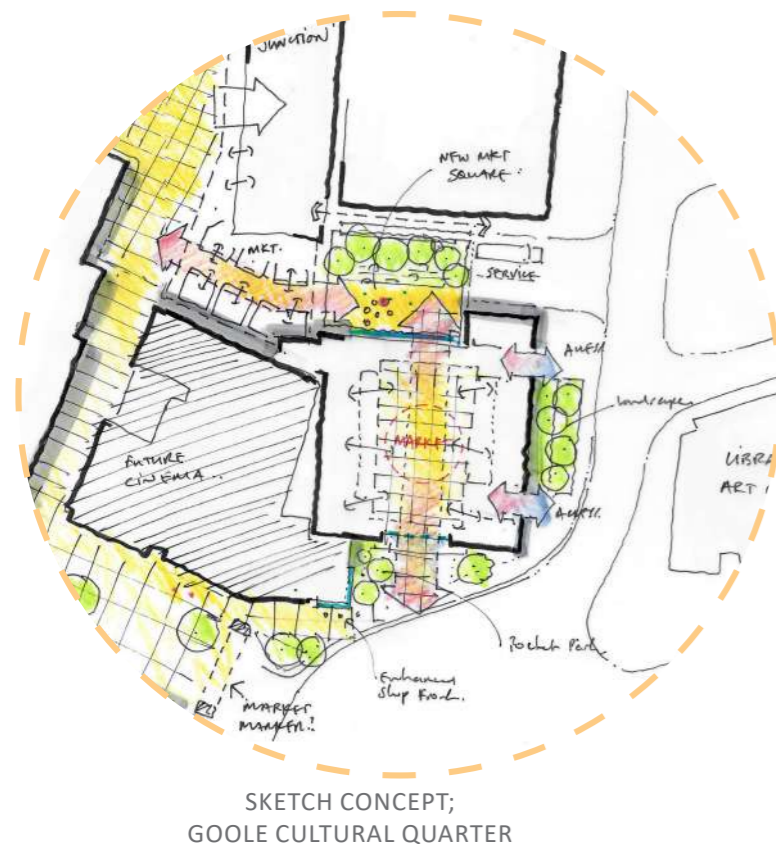
5. LANDSCAPE

5.1 Proposed Layout

The landscape design of the scheme creates a playful, multi-functional urban garden to the rear yard, supporting the events of the market hall. The 'market garden' will also create visual and pedestrian connections from the market entrance and from Estcourt terrace to Paradise Place.

On the south side(front) of the market hall, timber benches integrated into metal planters are provided to allow people to rest. Seating will have arm and back rests and are located so not to obstruct routes. A metal grid with climbing planters are proposed on the front facade to create feature.

The landscape proposals compliment the wide public realm initiative. The proposals for the market garden are deliberately distinct and playful.



5.2 North Side - Market Garden

The landscape scheme for the market garden makes use of hard paved surfaces (concrete tiles, tarmac) as well as soft landscape (grass, planters with mature planting) to create a dynamic and playful space.



DYNAMIC PERMEABLE PAVING



COLOURFUL TARMAC



MOVABLE SEATING



TIMBER SLAT SCREEN



TIMBER SLAT BENCHES INTEGRATED INTO METAL PLANTER



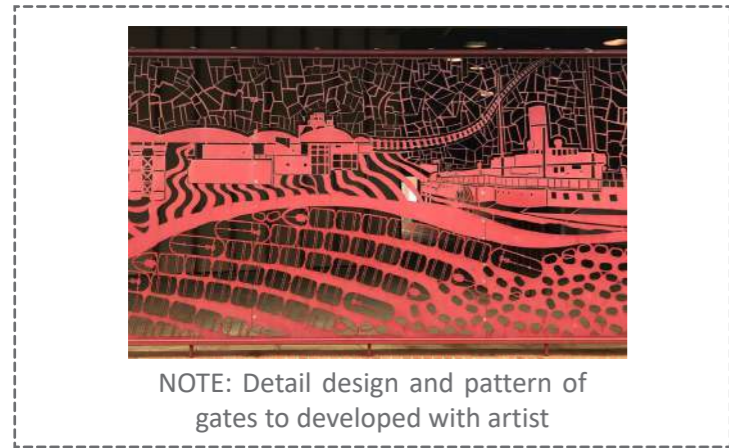
METAL GRIDS & CABLE TO SUPPORT CLIMBING PLANTS



5.3 Market Garden - Scale & Access

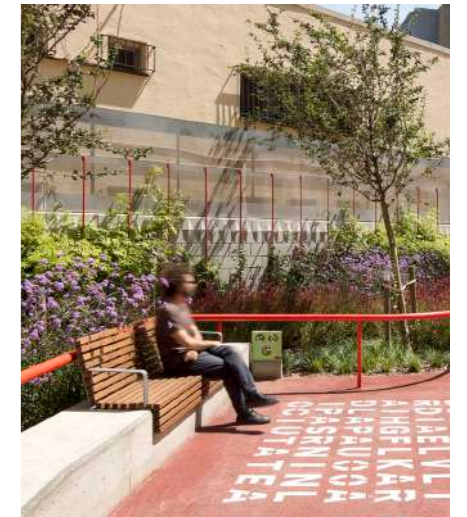
The proposed design is modest in scale compared to the context and sits as low as possible within the constraints of the substation. The design maintains the clear access route to junction and promotes a new connection between Estcourt terrace and Paradise Place. The new perforated panel gate will mimic the existing decorative gate to Junction, providing consistency between the two buildings.

The proposed substation, switchroom and bin store are clad in the same material as the Junction to create cohesion with the context. Separate gates are provided for 24 hour access to substation and bin store.



5.4 Perspective View

From market garden entrance looking towards Junction



PRECEDENTS FOR MARKET GARDEN

5.4 Perspective View

From market garden looking towards Estcourt terrace

EXISTING GRILLE
BLOCKED UP

EXISTING WINDOW
BLOCKED UP



TRELLIS SUPPORTING
BIODIVERSITY & HABITATS



BIRD BOX WALL

SHADE LOVING CLIMBERS



STAR JASMINE



CLEMATIS ALPINA



HONEYSUCKLE

5.4 Perspective View

Flexible seating & benches with metal planters



FLOWERING EDIBLE PERENNIALS ARE PLANTED, CREATING AN INTERACTIVE & ENGAGING SPACE THROUGHOUT THE YEAR, INTRODUCING A SENSORY, TACTILE & PRODUCTIVE GARDEN .



ALLIUMS



LAVENDAR



CHRYSANTHEMUM



ELDERBERRY



MARIGOLD



LEMON BALM



BLUEBERRY



(FLOWERING)
THYME



ROSEMARY



HIBISCUS



APPLE MINT



CHAMOMILE



MUSTARD



SAFFRON



ANCHUSA

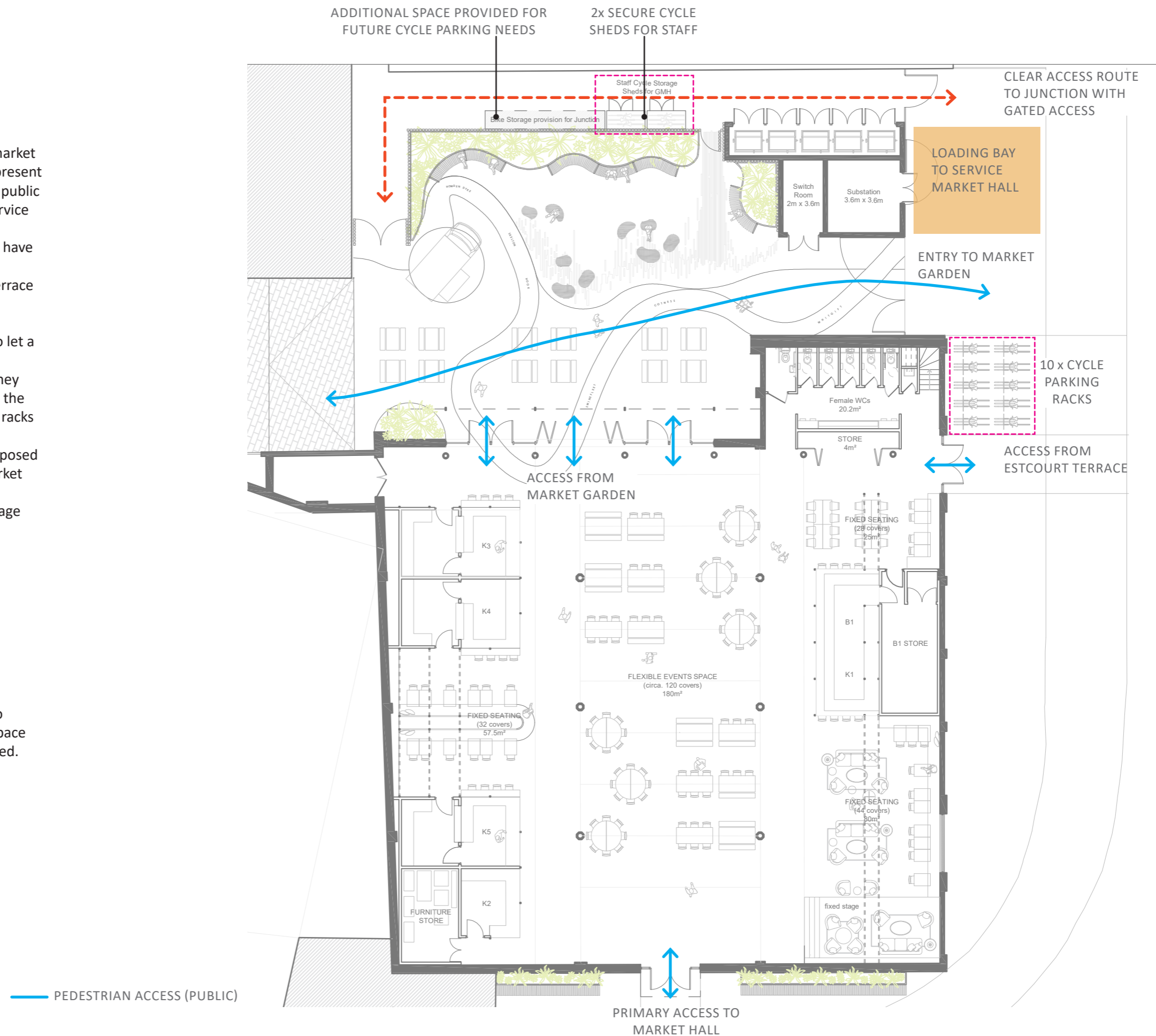
6. ACCESS

6.1 External access

- All accessible entrances to the building and the market garden are level threshold, therefore would not present a barrier for wheelchair users or a trip hazard for public
- Sufficient area is allocated for a loading bay to service the market hall
- External substation and bin store are designed to have 24 hours private access
- Market garden can be locked off from Estcourt Terrace to prevent any form of crime or disorder
- In the case of any specific event or maintenance needed, market garden doors are wide enough to let a vehicle in
- There are 4 existing cycle parking racks on site. They are retained and 6 more are proposed to cater to the increased user influx providing a total of 10 cycle racks (20 cycles)
- Additionally, 2 secure cycle storage sheds are proposed to north of the market garden for the staff of Market Hall. Each shed provides a parking for 3 cycles. Additional space is provided next to the bike storage sheds that can be used in the future by Junction.
- There is no car parking provided on site

6.2 Internal access

- All internal public accessible spaces are at level threshold
- The disabled WC is located on the ground floor to ensure DDA compliance, and as the only public space above are male WCs, lift access will not be required.



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