



DRAFT ISSUE

23550 / Market Hall, Birkenhead Feasibility Study

Corstorphine & Wright

Revision Log

Revision	Date	Notes
00	17.08.2023	Draft Issue

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1.0 Introduction

1.1 Project Brief

This document has been prepared by Corstorphine & Wright Architects on behalf of Wirral Council.

To carry out a high-level appraisal, to investigate if the existing vacant Argos Unit, located within the Pyramid Shopping Centre, Birkenhead, could from the possible temporary or permanent home for the Wirral Market.

The Appraisal investigates the following:

- Space planning for market traders requirements
- Review options to open up the frontage & use of external areas
- Structural & services review (suitability & works required)
- Cost Analysis
- Option for Archive Store (11,000 sqft GIA)

Accommodation aspirations:

The proposals are to investigate if the following provisions can be accommodated within the existing spatial constraints of the Argos Unit.

- 64 Market stalls (Incl. F&B stalls)
- 8 Produce Stalls
- Market Office (5 persons, CCTV & Comms room)
- Caged storage units (min 30)
- Cold Storage (8 - 3m x 3m)
- Refridgeration & freezers (for Hot food traders)
- Wash-Up for Hot Food
- Public Trader restrooms, including:
 - Toilet facilities
 - Baby Change

- Changing places
- Traders break room
- Market Stores
- Waste Area for:
 - 4 x 1100l mixed recycling
 - 4 x 240l hazardous waste
 - Compactor or 15 x 1100l bins



1.2 Site Location

Our Site

The site incorporates the existing vacant Argos Unit (Unit D) located at the North East corner of the wider Pyramid Shopping Centre complex.

The unit is located at ground floor level, with frontages onto the Princes Pavement (part of Pyramid Shopping centre) and onto Cloughton Road, including the Birkenhead Bus Station

The Conway street car park sits directly above the Argos Unit, with pedestrian entry directly onto Princes Pavement.

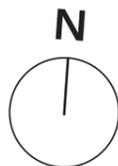
The unit benefits from a dedicated service yard to the Southern rear edge, shared with adjacent retail units E to H.

The main access to the unit is from Princes Pavement, which is a semi-covered shopping precinct, where the frontage is protected by a full length glazed canopy.



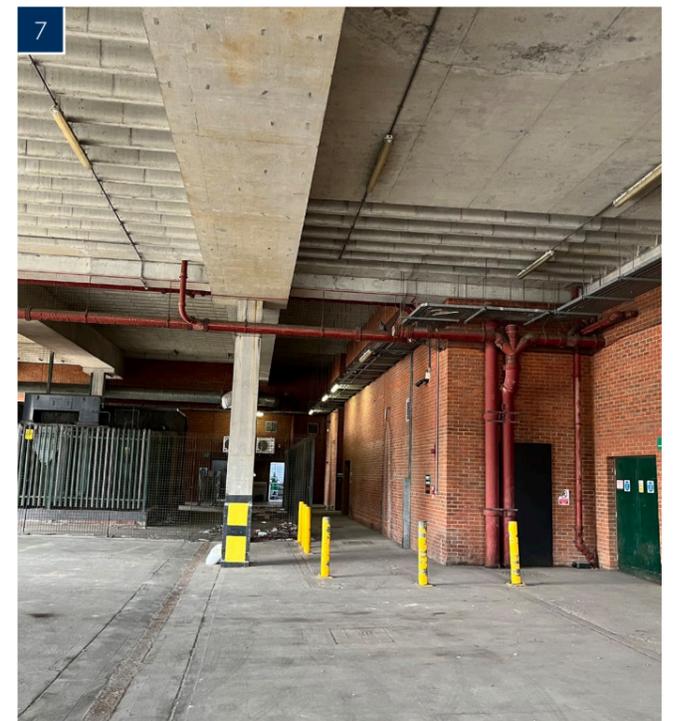
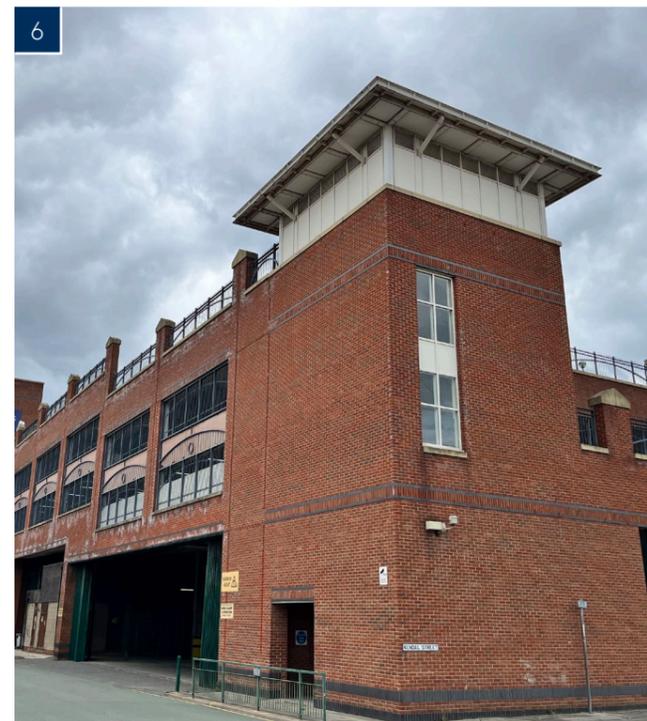
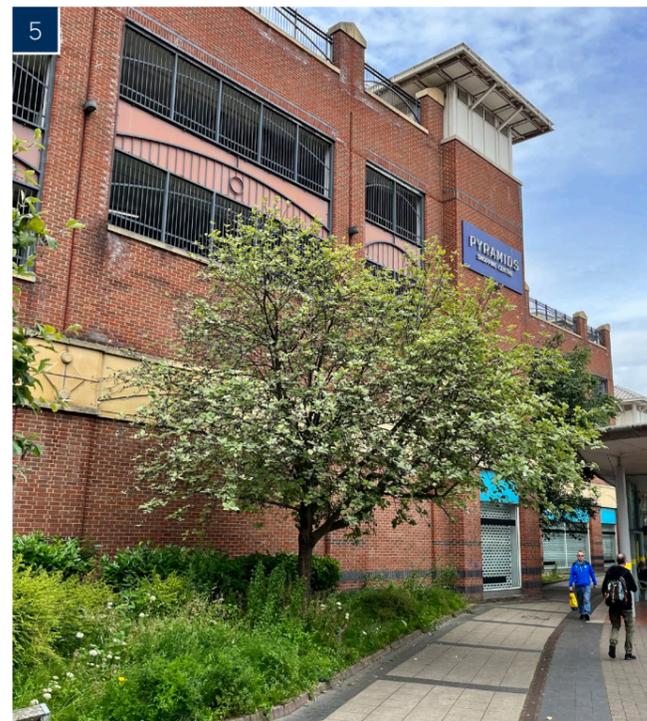
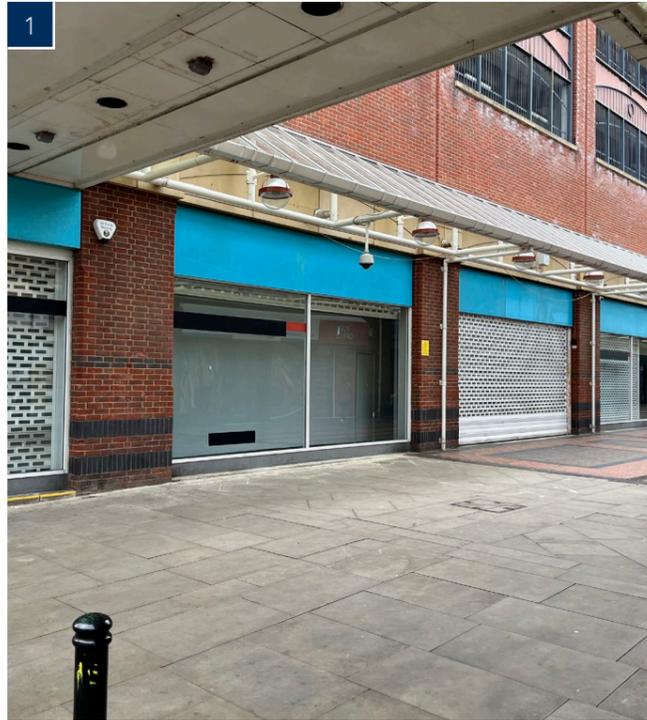
Key

- Wider Site Boundary
- Focus Site



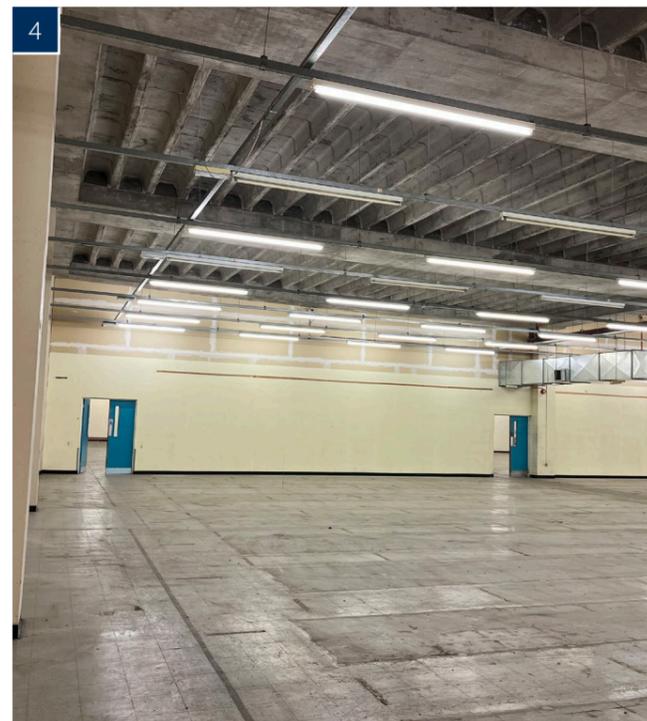
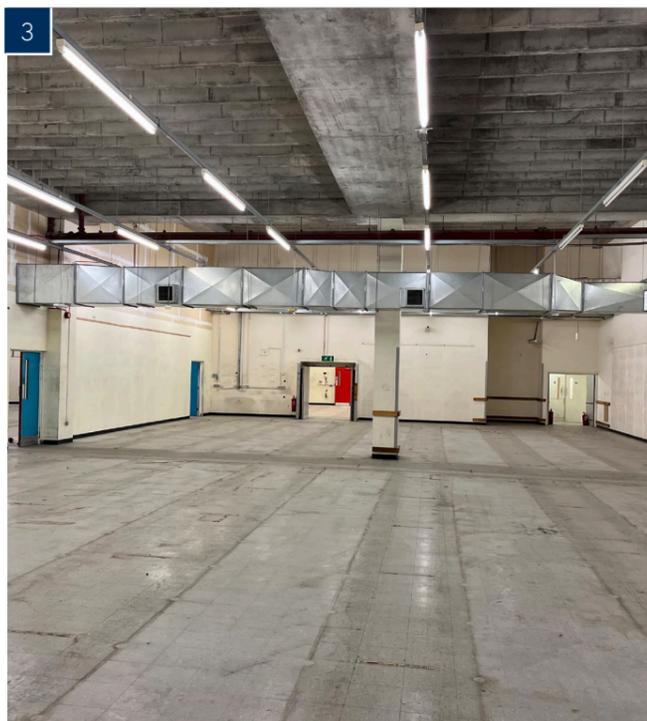
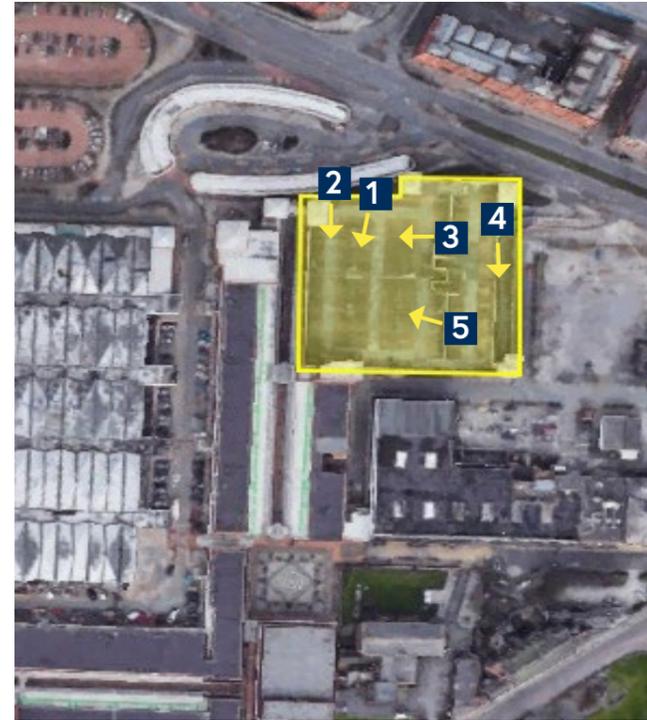
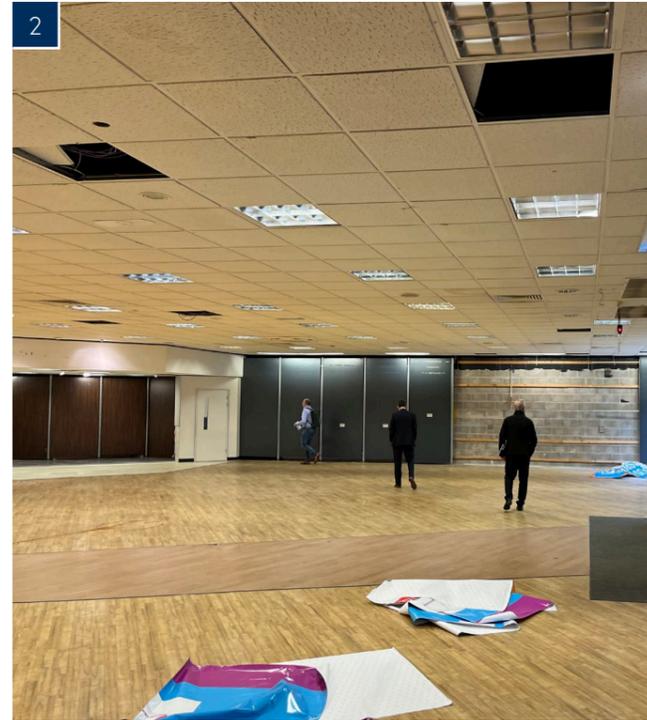
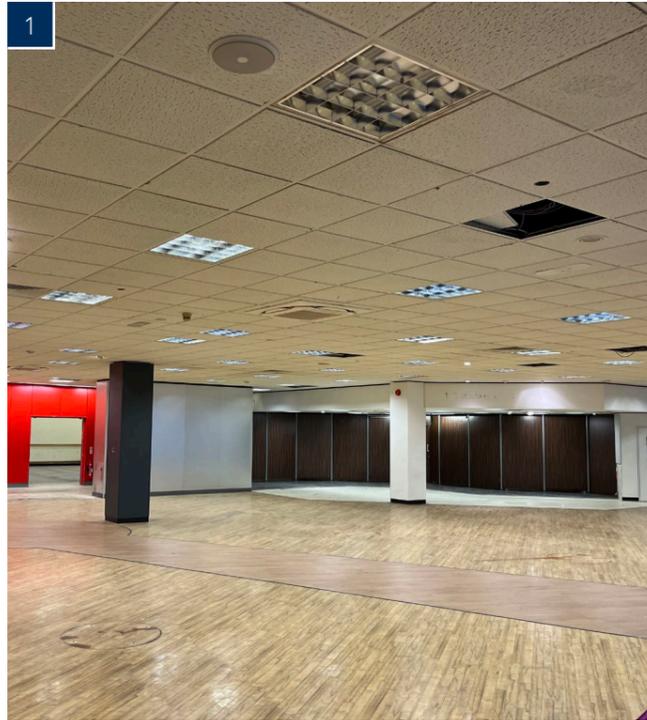
1.3 Site Photographs [External]

Existing External Photographic Study:



1.4 Site Photographs [Internal]

Existing Internal Photographic Study:

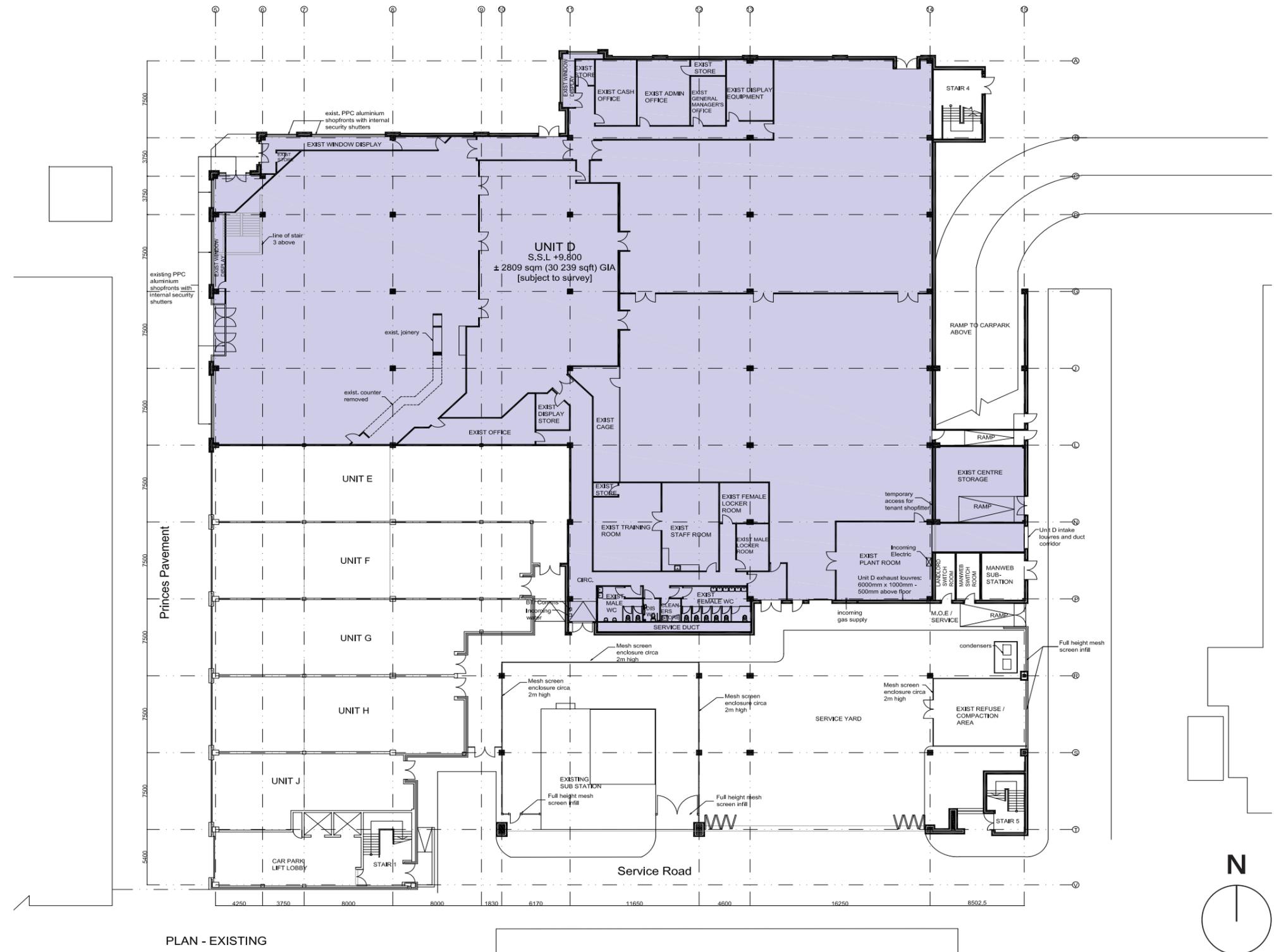


2.0 Concept Design

2.1 Existing Plan

Former Argos Unit

- The existing unit is generally in a good state of repair.
- The unit is divided into four large areas as well as two smaller sub-divided areas forming the former administration offices & staff facilities. The toilet block is located to the south of the unit & a small plant room to the south east corner,
- The unit has direct access to the shared service yard to the south from where access is also gained to the service road along the east of the unit.
- All internal walls appear to be of drywall construction with the exception of the toilet block which is constructed in blockwork or masonry.
- Soffits are generally exposed concrete with the exception of the administrative offices, staff facilities & front of house retail space which have lay-in grid ceilings.
- Floors are generally finished in vinyl tiles with some carpet to admin staff areas.
- Existing services remain insitu including lighting, Fire alarm, smoke detection & general ventilation. The Plant room houses the boilers, Air-handling unit, various electrical control panels & incoming gas.



2.3 Proposed Plan / Option 1

Market

- 44 x Standard Stalls
- 12 x Food & Beverage Stalls
- 8 x Produce Stalls
- 1 x Produce/Market Display Unit
- ±175 sqm Food Court
- Market Office (incl. CCTV & Comms Room)

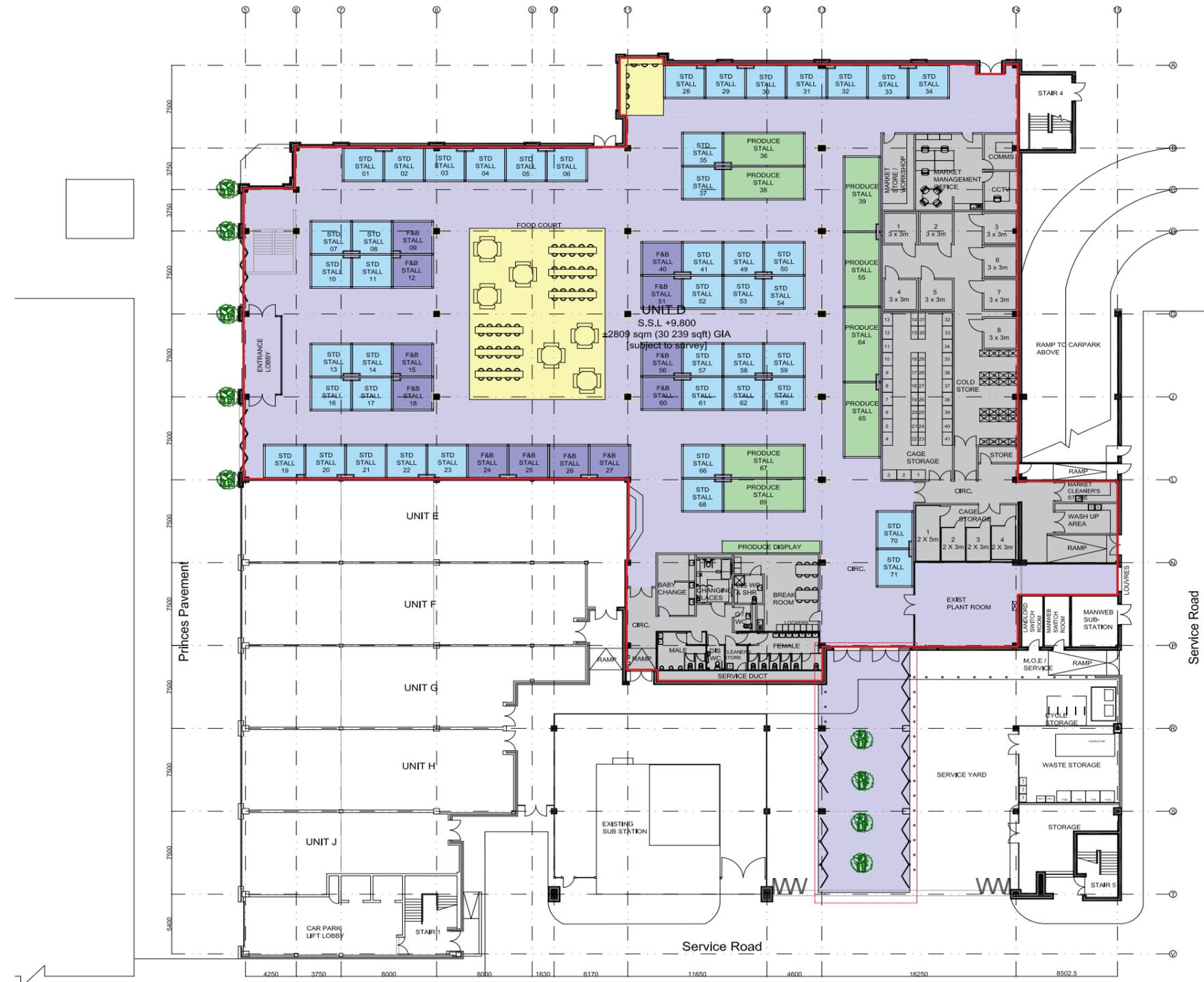
B.O.H

- 8 x 3x3m Freezer Units
- 24 x Fridge Freezer Units
- 4 x Large Cage Stores
- 41 x Standard Cage Stores
- Wash Up Room
- Market Store & Cleaner's Store
- Traders Break Room (Incl. Accessible WC/Shower)
- External Waste Storage
- External Cycle Store (8 Spaces)
- Toilet Facilities (Incl. Male/Female WC, Baby Change, Changing places, Gender Neutral WC & Cleaners store)

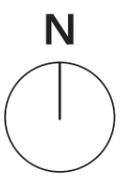
Key

- Standard Stall 10sqm
- Food & Beverage Stall 10sqm
- Produce Stall 20sqm
- Seating
- BOH
- Demise Area ±2809 sqm (30 239 sqft) GIA

[Subject to Survey]



PLAN - PROPOSED MARKET HALL - OPTION 1



2.4 Proposed Plan / Option 3 - Archive

Archive

- ±1000 sqm Archive

Market

- 20 x Standard Stalls
- 8 x Food & Beverage Stalls
- 7 x Produce Stalls
- ±75 sqm Food Court
- Market Office (Incl. CCTV & Comms room)

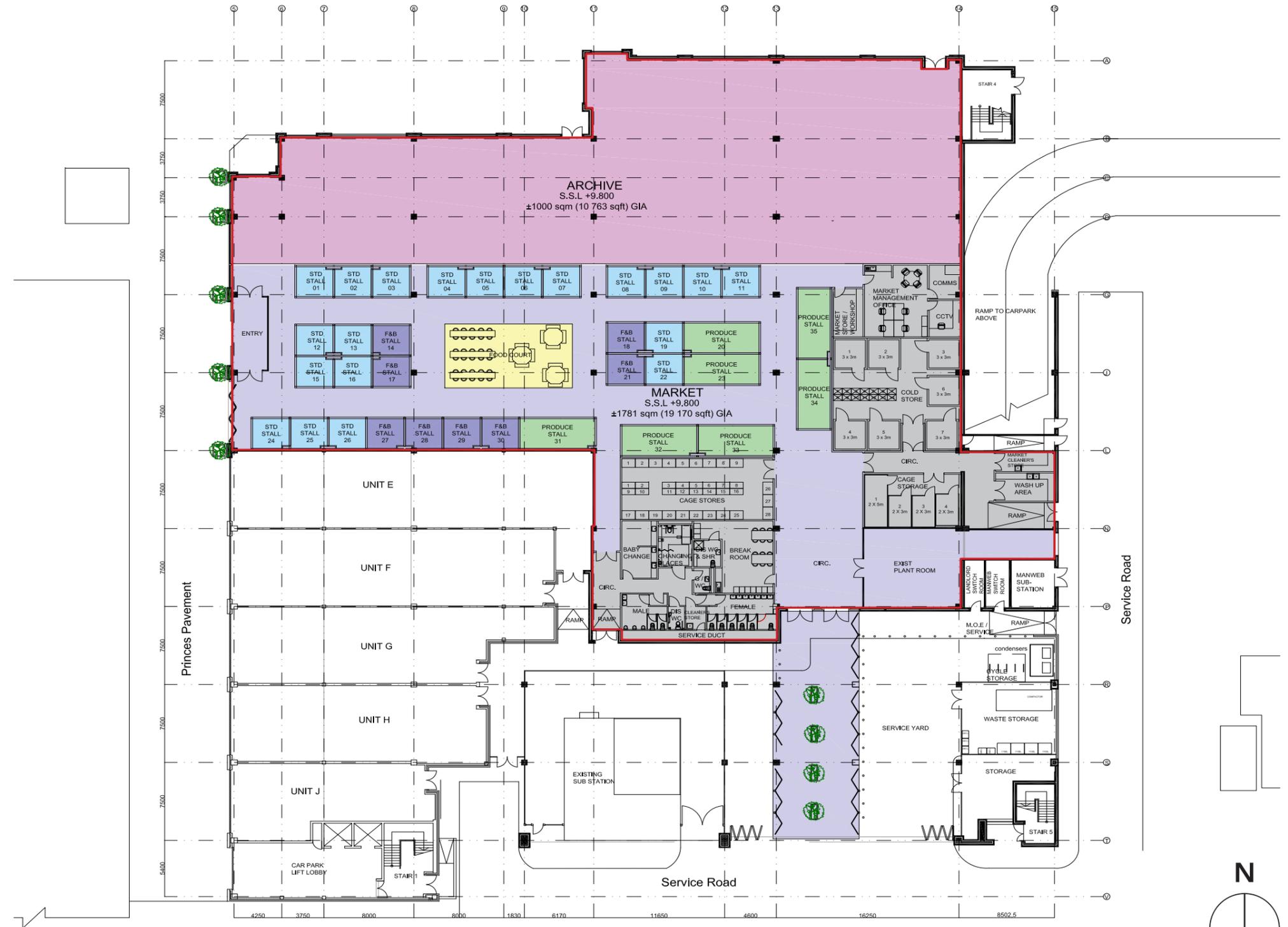
B.O.H

- 7 x 3x3m Freezer Units
- 14 x Fridge Freezer Units
- 4 x Large Cage Stores
- 28 x Standard Cage Stores
- Wash Up Room
- Market Store & Cleaners Store
- Traders Break Room (Incl. Accessible WC/Shower)
- External Waste Storage
- External Cycle Store (8 Spaces)
- Toilet Facilities (Incl. Male/Female WC, Baby Change, Changing places, Gender Neutral WC & Cleaners store)

Key

- Standard Stall 10sqm
- Food & Beverage Stall 10sqm
- Produce Stall 20sqm
- Seating
- Archive 1000 sqm (10 763 sqft) GIA
- BOH
- Demise Area ±2809 sqm (30 239 sqft) GIA

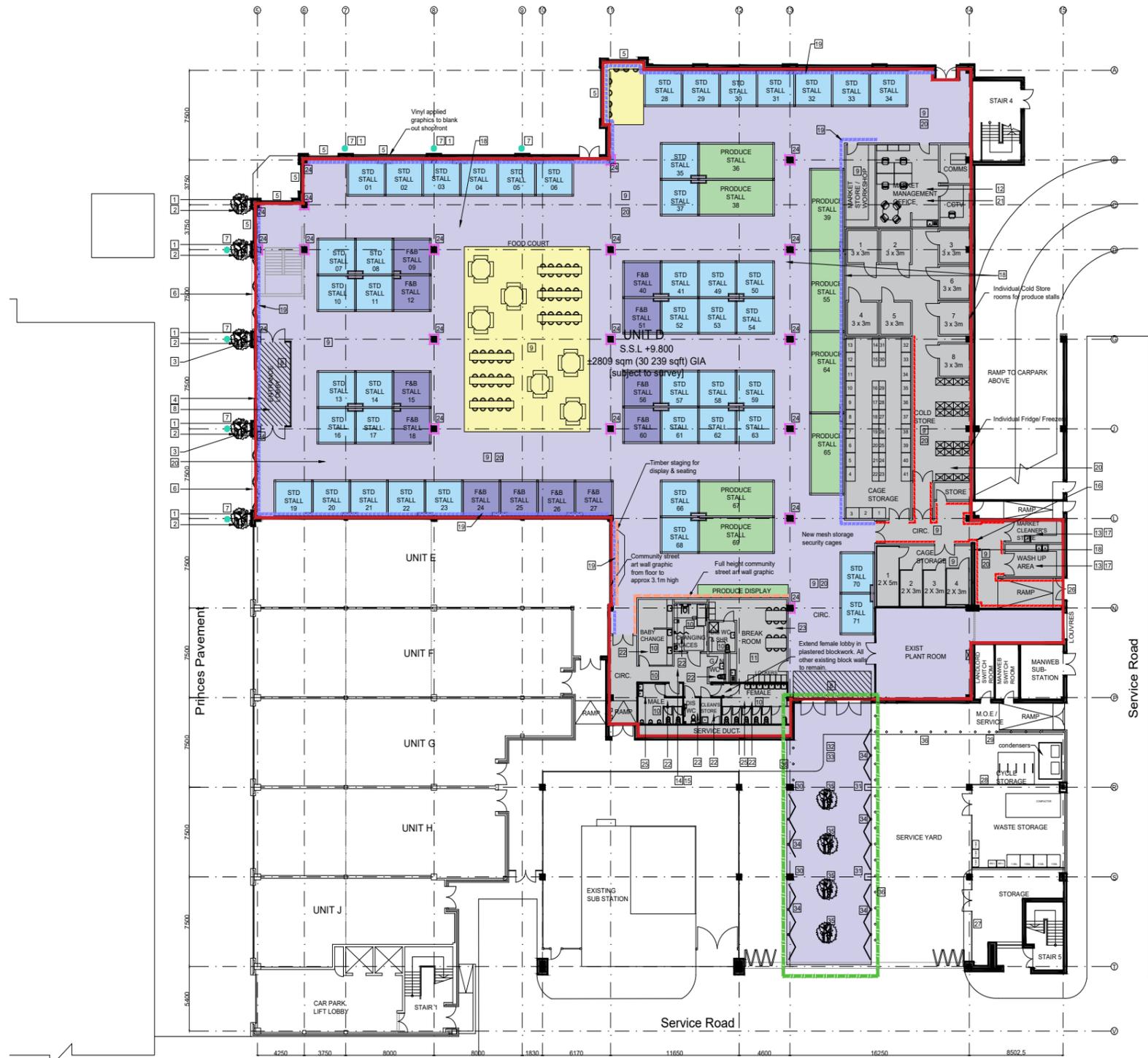
[Subject to Survey]



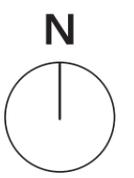
PLAN - OPTION 3

2.5 Proposed plan / Option 1 - Scope of Works

- Shopfronts:**
- 1 Existing brick piers to the side & between shopfronts to be cleaned and new double-sided projecting signage panels to be installed, complete with integrated lighting.
 - 2 Piers along Princes pavement to receive new industrial timber & steel framed planters approx 1mX1m.
 - 3 2 existing rainwater downpipes to be cleaned & painted to match shopfronts.
 - 4 New PPC Industrial Critical style, double glazed commercial shopfront system with automatic sliding doors & matching internal lobby screens with auto-swing doors. With a matching overhead spandrel panel, complete with applied metal framework, expressed riveted perimeter & signage.
 - 5 New PPC Industrial Critical style, double glazed commercial shopfront system. With matching overhead spandrel panels, complete with applied metal framework, expressed riveted perimeter & signage.
 - 6 New PPC Industrial Critical style, double glazed commercial shopfront system with bi-folding doors. With matching overhead spandrel panels, complete with applied metal framework, expressed riveted perimeter & signage.
 - 7 Vertical, projecting banner signs fixed to side of carpark facade
- Floor Finish:**
- 8 Formed recess in existing slab to receive zone 2 barrier matting. (Gradus Esplanade 5000 - 12mm or similar)
 - 9 General: Existing glue residue's to be removed, any damaged areas to the slab are to be repaired & slabs are to be prepared and made good ready to receive slip-resistant, heavy duty epoxy resin floor paint (wato, longfisher or equal)
- Allow For:**
- Feature stencilled graphics (refer to feasibility document)
 - Zone demarcation to food court area in a contrasting colour.
- Toilet areas, including Male, Female, accessible WC, cleaner's store, changing places, baby change, gender neutral WC & shower to receive ceramic tiling with concrete/stone effect finish.**
- 11 Break room to receive self-leveling latex screed & LVT timber effect vinyl finish in herringbone pattern
 - 12 Market management office, comms room & cctv room to receive self-leveling latex screed & LVT, timber effect vinyl finish in a herringbone pattern.
 - 13 Wash-up & market cleaner's store to receive safety vinyl flooring (homogeneous sheeting) complete with covered skirting & capping trim.
- Wall Finish:**
- 14 Allow for full height ceramic wall tiles to changing places, disabled shower & behind male unisex & WC cubicles.
 - 15 Allow for ceramic tiled splash back to Baby change, Break room, tea point & to basin vanity units to male & female toilets.
 - 16 Walls to service/delivery circulation areas & cold store circulation area are to receive proprietary aluminium chequer plate wall protection up to 1500mm above floor level.
 - 17 Allow for ceramic tiled splash-back to cleaners sink, wash-up center, Break room & management office tea-points.
 - 18 General wall finish to all exposed walls to be: Existing perimeter blockwork walls & new plasterboard drywalls to be prepared & made good ready to receive mist coat & 2 full coats of vinyl matt emulsion (Allow for dark finish to Market Hall front of house areas)
 - 19 High level wall cladding, mounted above stalls (approx 3100mm) upto underside of concrete soffit (approx 6000mm) in perforated insuulid sheet cladding with mineral wool acoustic backing.
- Soffit Finish:**
- 20 Unless noted otherwise, existing concrete soffit to be lightly cleaned & left exposed.
 - 21 Market management office, comms & cctv room to receive lay-in grid ceiling.
 - 22 All toilet areas to receive flush plastered MF ceilings.
 - 23 Break room to receive lay-in grid ceiling.
- Column Finish:**
- 24 All free-standing & projecting columns to receive new paint finish & perimeter aluminium key-climb kick rail fixed directly to floor slab.
- Toilets:**
- 25 New Sanitaryware, to be installed throughout. (Except cleaner's sink)
 - Vanity Units to Male & Female basins & baby change to be Corian on MR backing board supported on steel brackets, complete with 100mm high splashback & 200mm downstand to front edge & exposed side.
 - Individual full height framed mirror to each basin.
 - Cubicle partitions to be SGL (solid grade laminate) for doors, plasters & dividing panels complete with aluminium pedestal feet & handrails, coat hooks & ironmongery (Bushboard - Baseline toilet cubicle or similar)
- Service Door:**
- 26 Allow for existing door to be upgraded with new chequer plate trolley protection.
 - Ironmongery to be upgraded to access control with intercom & manual keypad with external level override
- Other:**
- 27 New square mesh grating screen & double gate to form new storage enclosure.
 - Existing mesh screen retained to form waste storage enclosure.
 - A-safe, eFlex single traffic Barrier & fixed along length of ramp to act as gateway.
- Service Yard:**
- Works outlined in Green to be priced separately as an option for works to be carried out at a later date:
- 28 2 No Existing columns to receive full height community street art wall graphic.
 - 29 2 No New false columns formed in SFS or galvanneal steel framework & fixed with WBP plywood lining, joints filled ready to for paint finish and to receive full height community street art wall graphic.
- Column Finish:**
- 30 Slab to be prepared & ready to receive slip-resistant heavy-duty epoxy resin floor paint. Allow for feature stencilled graphic.
- Soffit Finish:**
- 31 Allow for feature suspended soffit treatment (Refer to Feasibility Visuals)
- Screens:**
- 32 New large format PPC expanded mesh screens in framed perimeters supported with steel posts braced back to slab & columns. (Mesh to be: 'Bilbao' by The Expanded Metal Company)
 - Allow for integrated strip uplighting
- Other:**
- 33 Industrial timber & steel framed planters (approx 600mmX1500mm).
 - A-safe, i-flex heavy duty bollards at circa 2m centres. Fixed to top of concrete slab.



PLAN - PROPOSED MARKET HALL - OPTION 1



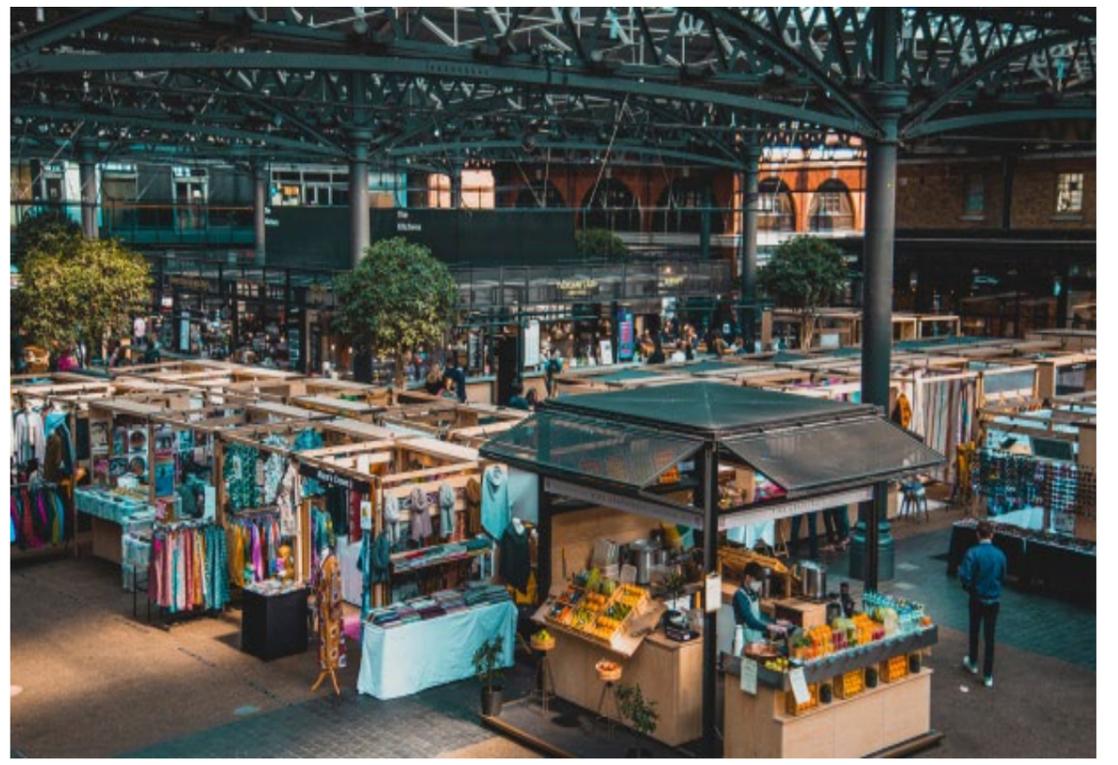
3.0 Market Look & Feel

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3.1 Precidents



3.2 Precidents (continued)

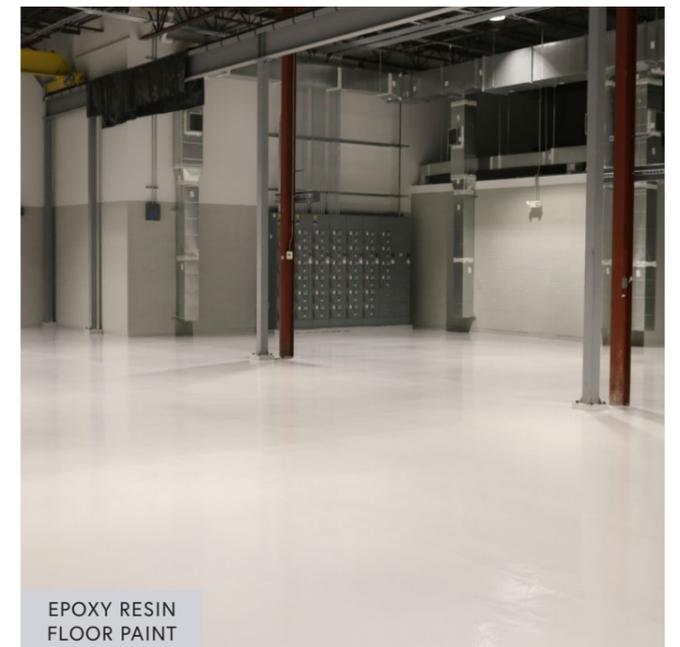
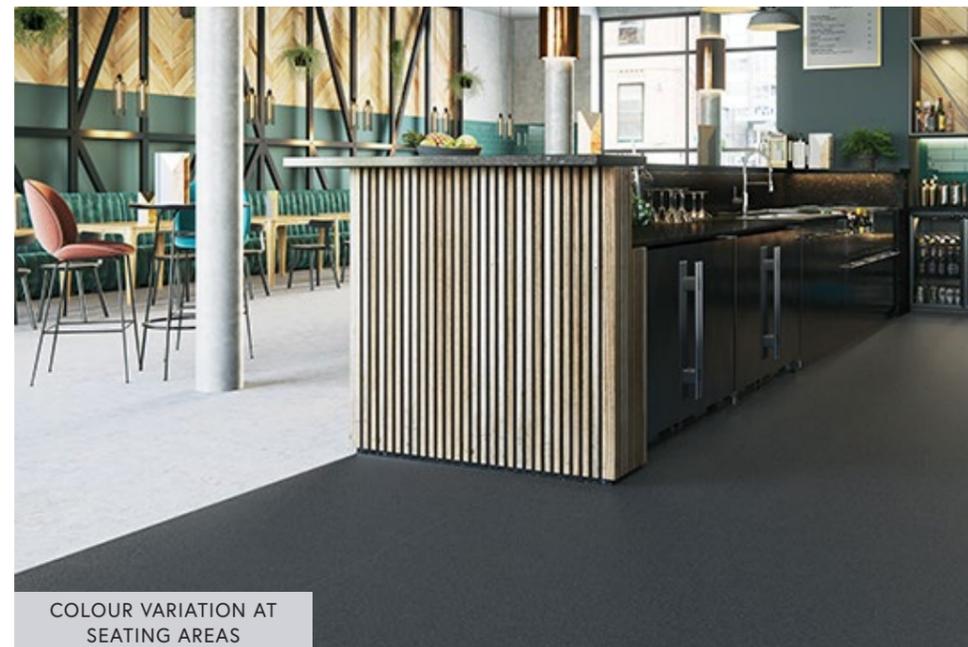
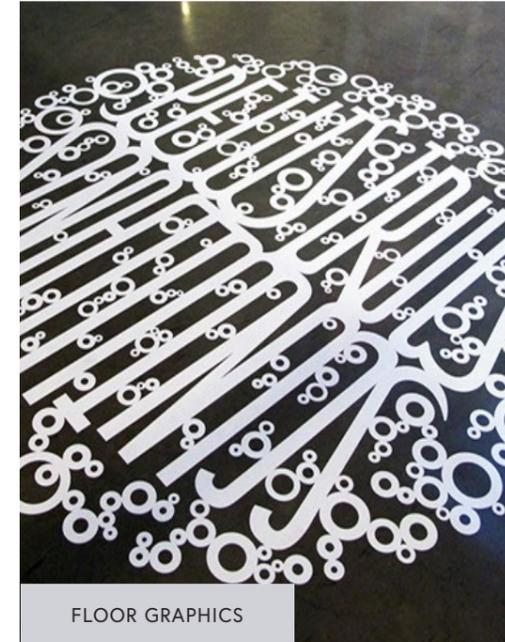


4.0 Materiality

4.1 Floor treatments

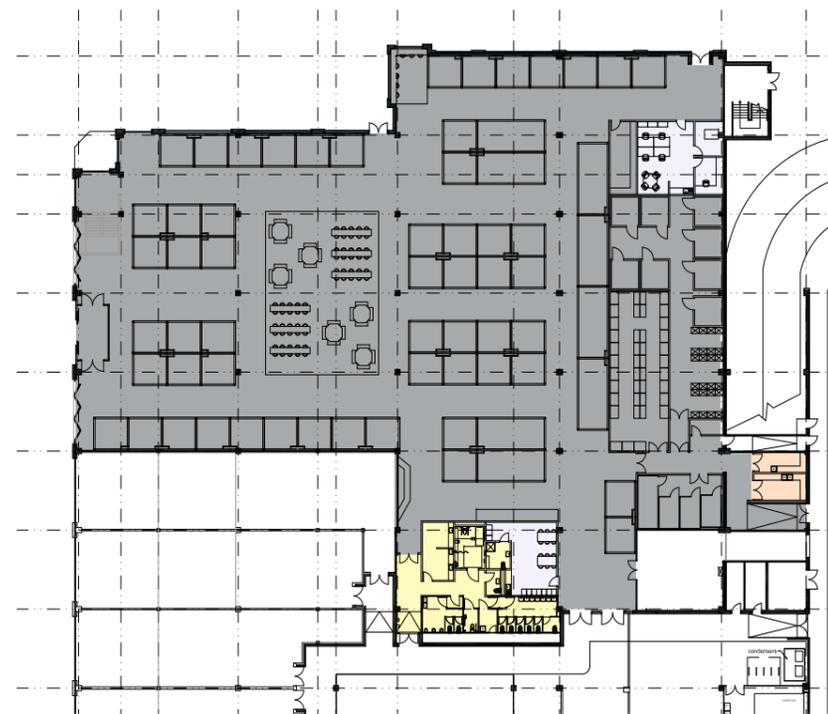
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Floors Treatments - Market Hall



4.2 Floor treatments (continued)

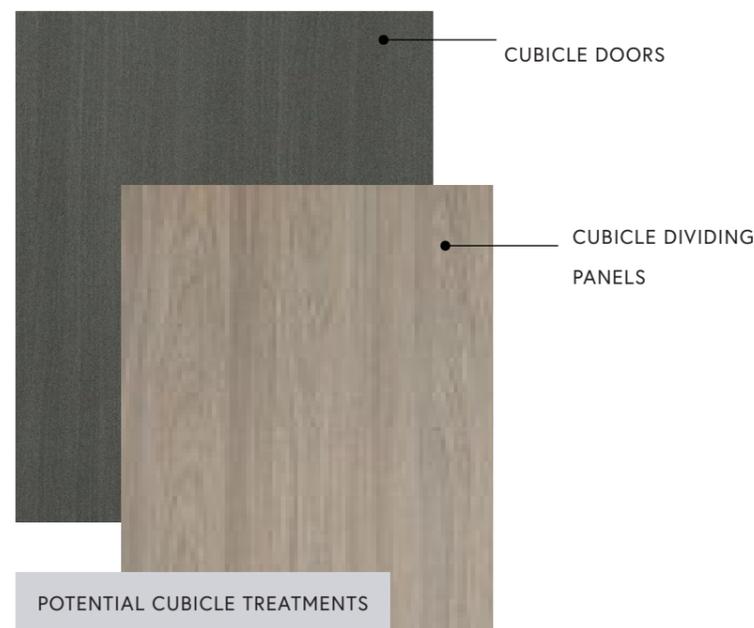
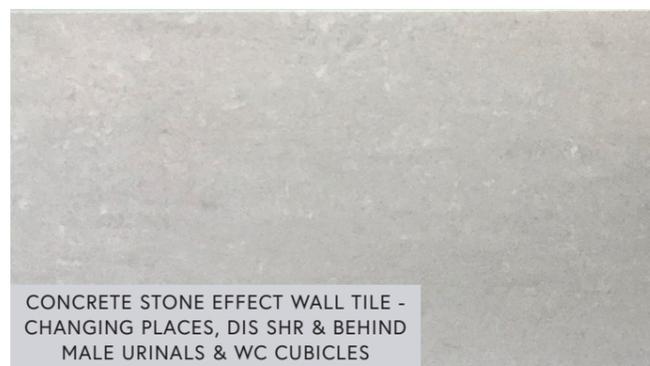
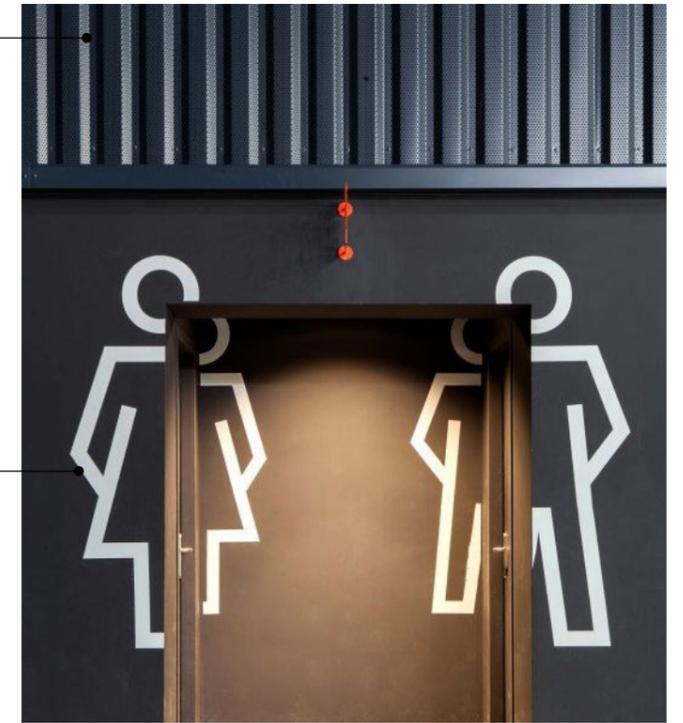
Floor Treatments [BOH]



- Key**
- Epoxy Resin Floor paint
 - Floor Tile
 - Safety Vinyl
 - LVT timber effect vinyl -
herringbone pattern - Managment
Office & Breakroom

4.3 Wall treatments

Wall Treatments



4.4 Fixtures & Finishings

Light Fittings



LARGE PENDANT LIGHTING ABOVE SEATING AREAS



TRACK LIGHT FITTINGS THROUGHOUT MARKET HALL

Shopfront



PPC, INDUSTRIAL CRITTAL STYLE ALUMINIUM FRAMED DOUBLE GLAZED BI-FOLD SHOPFRONT DOORS

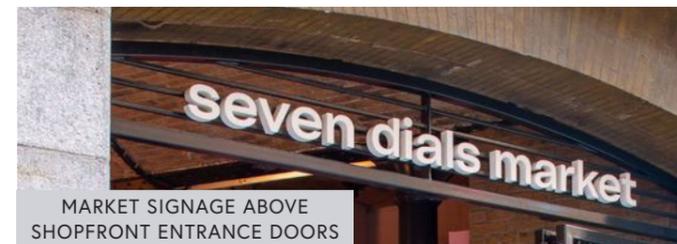
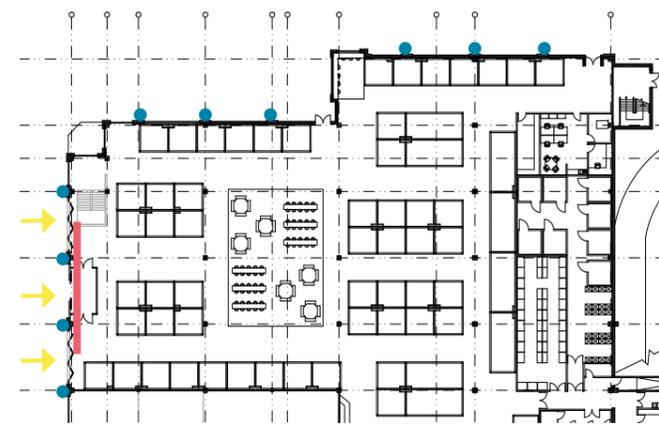


PPC, INDUSTRIAL CRITTAL STYLE ALUMINIUM FRAMED DOUBLE GLAZED SHOPFRONT & ENTRANCE DOORS

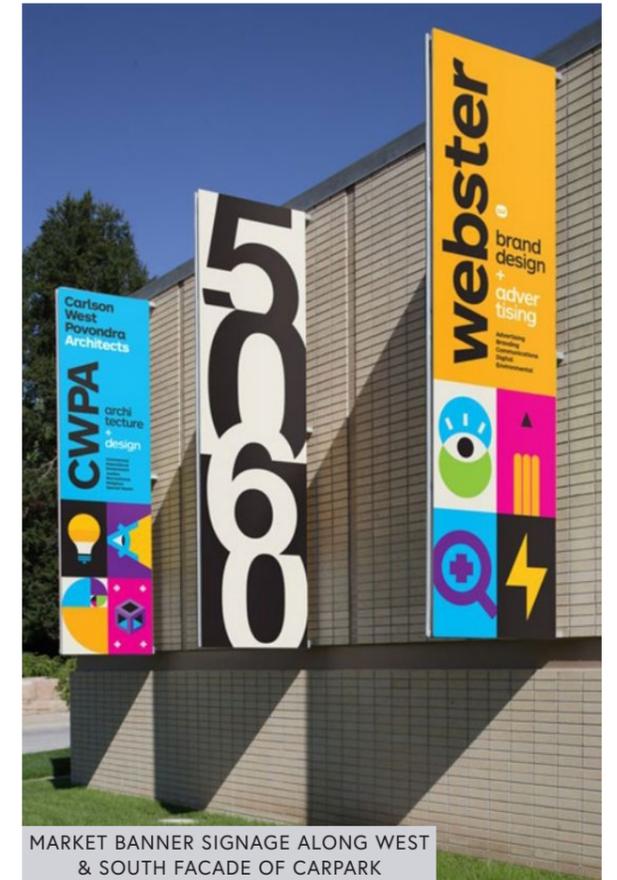
Signage

Key

- Banner signage
- Large format individual signage lettering with integrated lighting
- Market signage



MARKET SIGNAGE ABOVE SHOPFRONT ENTRANCE DOORS



MARKET BANNER SIGNAGE ALONG WEST & SOUTH FACADE OF CARPARK



PAINTED CORRUGATED SHEETING MARKET SIGNAGE ABOVE ENTRANCE

4.5 Fixtures & Finishings (continued)

Fixture & Finishing Treatments



CORIAN VANITY UNIT



IDEAL STANDARD CURVED SEMI RECESSED BASIN & SENSORFLOW 21 COMPACT SPOUT



DYSON AIRBLADE V HAND DRIERS



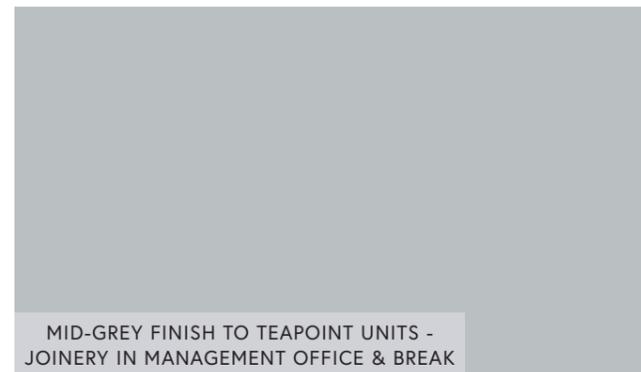
IDEAL STANDARD BACK TO WALL TOILET



FIVE AT HEART PANDORA LOCKERS 2 & 3 TIERS TO BREAK ROOM



INTEGRATED UNDER COUNTER FRIDGE TO TEAPOINTS



MID-GREY FINISH TO TEAPOINT UNITS - JOINERY IN MANAGEMENT OFFICE & BREAK



LAMINATE WORKTOP TEAPOINT - JOINERY IN MANAGEMENT OFFICE & BREAK ROOM

5.0 Rendered Views

5.1 3D Views













Corstorphine & Wright

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