

BURY MARKET MASTERPLAN



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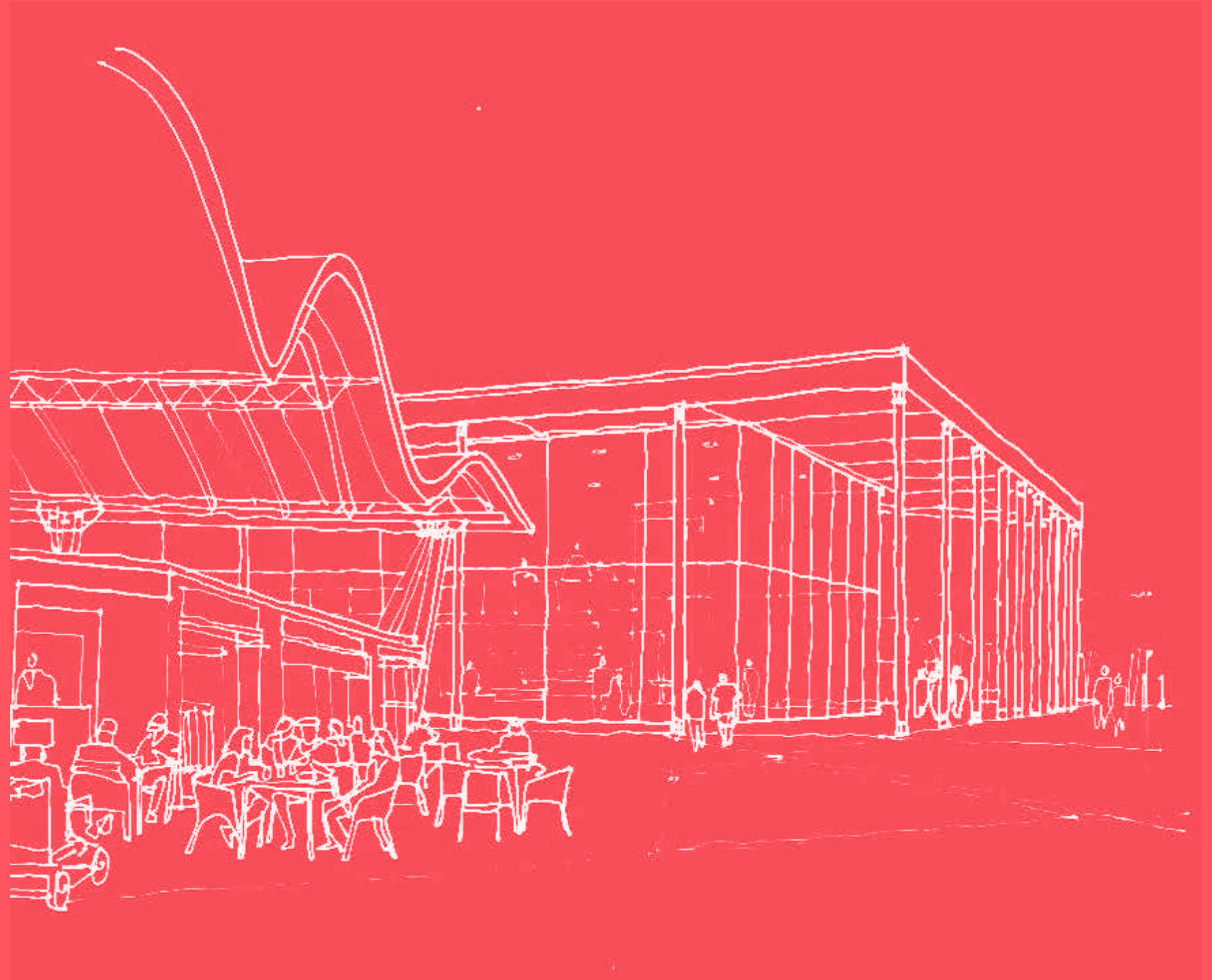
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FLEXIHALL

The Flexihall will become a hub for the local and wider community with the aim of attracting a larger, more diverse demographic.



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FLEXIHALL

8.0	FLEXIHALL
8.1	Future Users
8.2	Existing Site
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FUTURE USERS



CONFERENCE/MEETING/TRAINING

The meeting rooms & main hall can accommodate both public and private sector meetings and conferences, ranging from small half day events to training and recruitment days and staff information days. The proximity of the college makes these spaces ideal for use by this institution.



WEDDING & PRIVATE PARTIES

The new venue will be attractive for hire for weddings, pre-wedding events and Christmas parties for larger organisations



ENTERTAINMENT EVENTS

The hall will cater for a range of entertainment events including gigs/ tribute nights/ concerts and festivals that could link with the open market such as food/ drink/ cooking demonstrations.



TRADE & PUBLIC EXHIBITIONS

The space will be ideal for business to business exhibitions and trade fairs. At the weekends hobby and antique fairs will fit well with the hall location and be an added attraction to market visitors



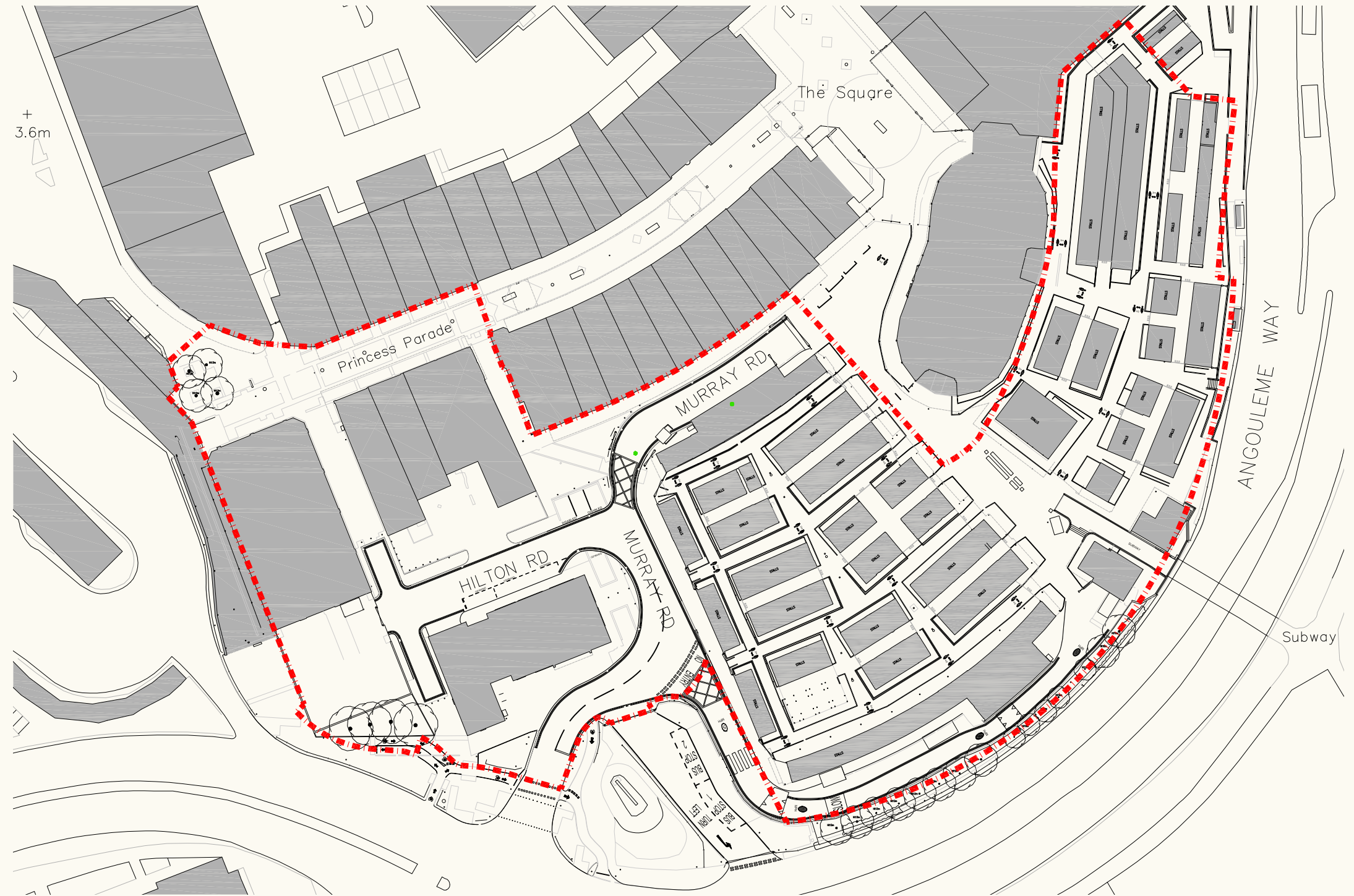
POP-UP TRADING

In order to maximise the link to the market, the hall will be used to house 'pop-up' markets for small traders and makers including those targeted at young people to diversify the demographic

EXISTING SITE

The current site is home to the market management offices as well as leisure and retail units. The market management offices will be relocated within the new flexihall space and the retail units are to be proposed for elsewhere within the Millgate.

The existing landscaping surrounding the three units consists of concrete paving and service roads which will be replaced with a considered landscaping plan for the public realm, joining the new space to Princess Parade and the market stalls.

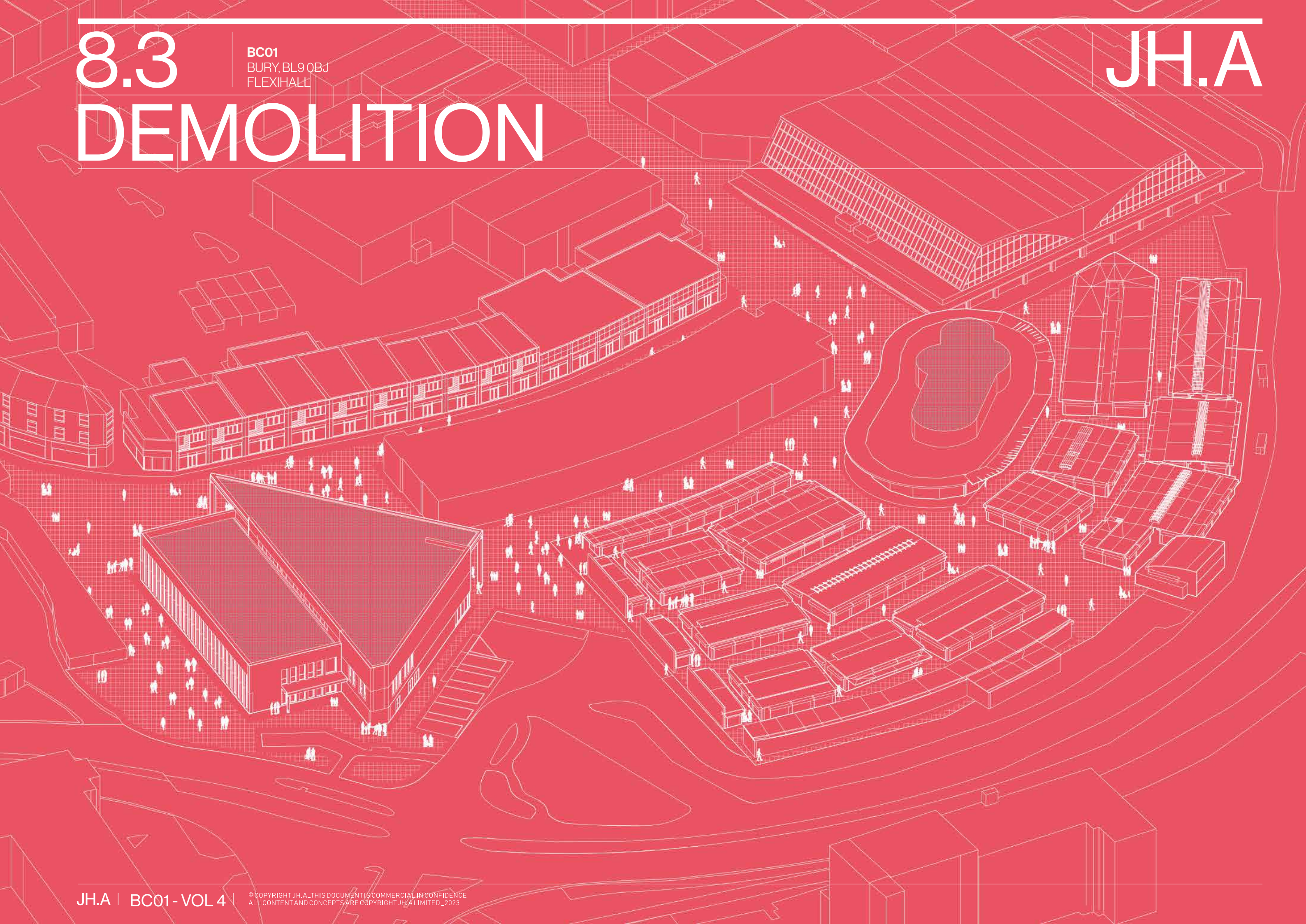


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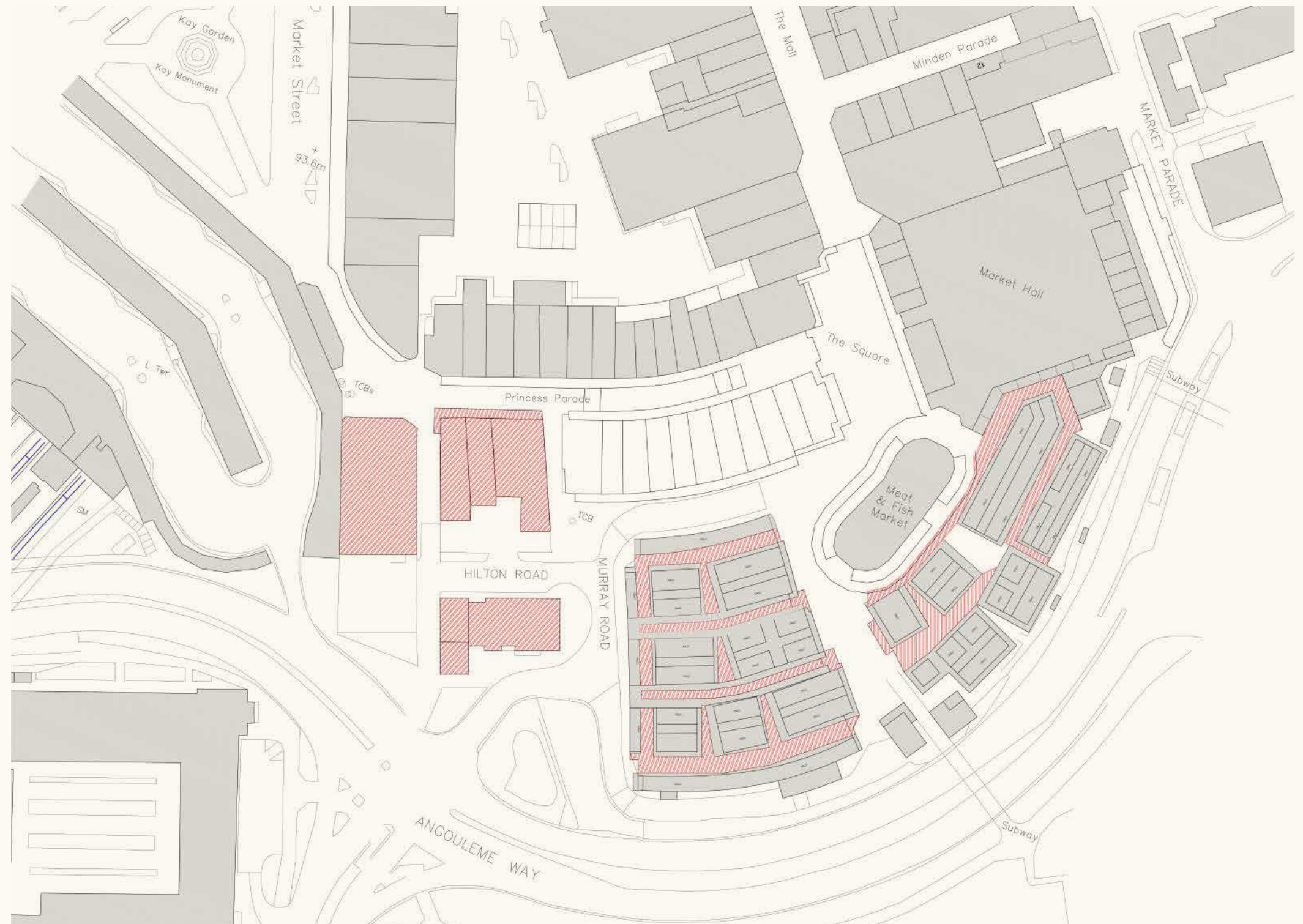
DEMOLITION



DEMOLITION PLAN

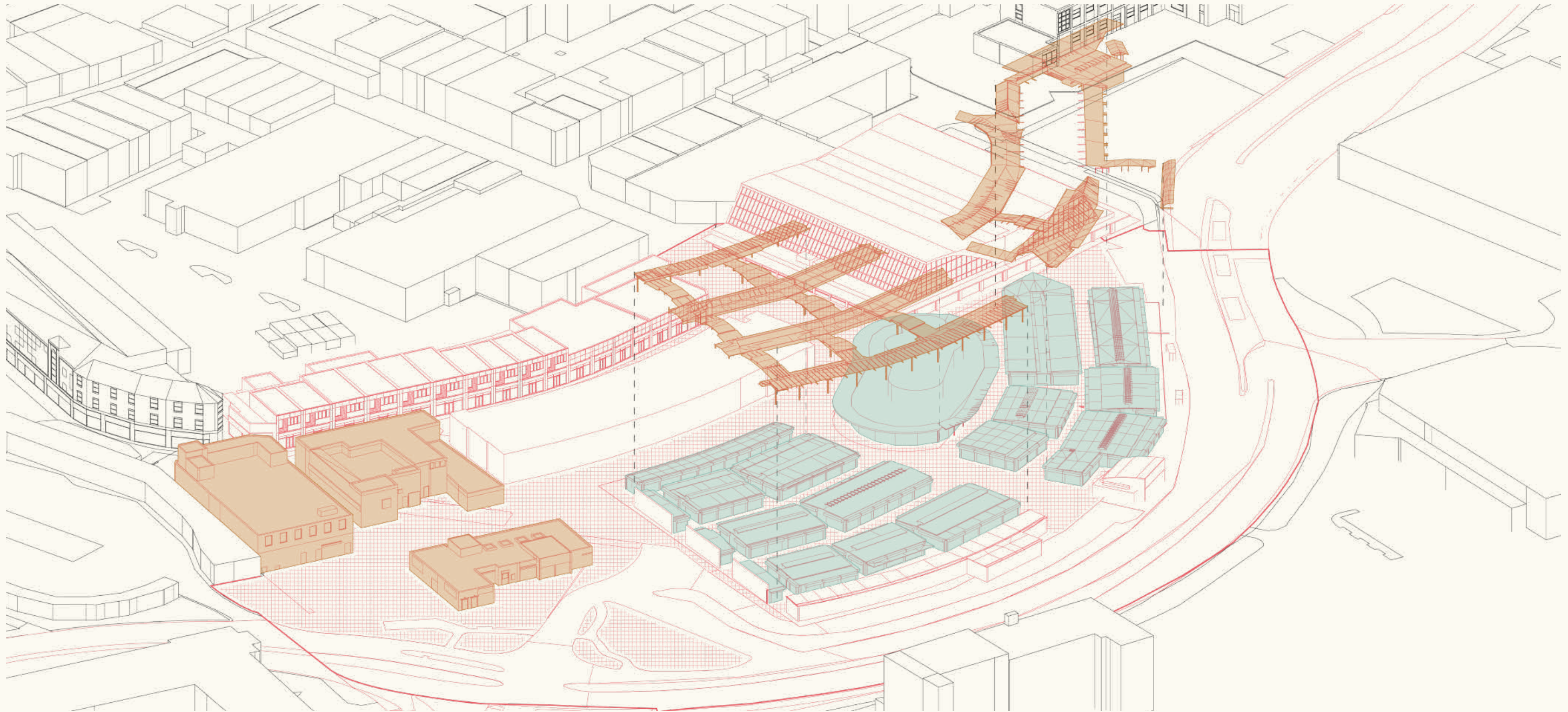
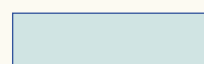
The new Flexihall proposal will require the demolition of the existing brick facade buildings and excavation of the current paving and service roads.

The overall masterplan will also involve the demolition of the existing market canopy to be replaced with a the newly designed canopy.



 Areas to be demolished

DEMOLITION DIAGRAM

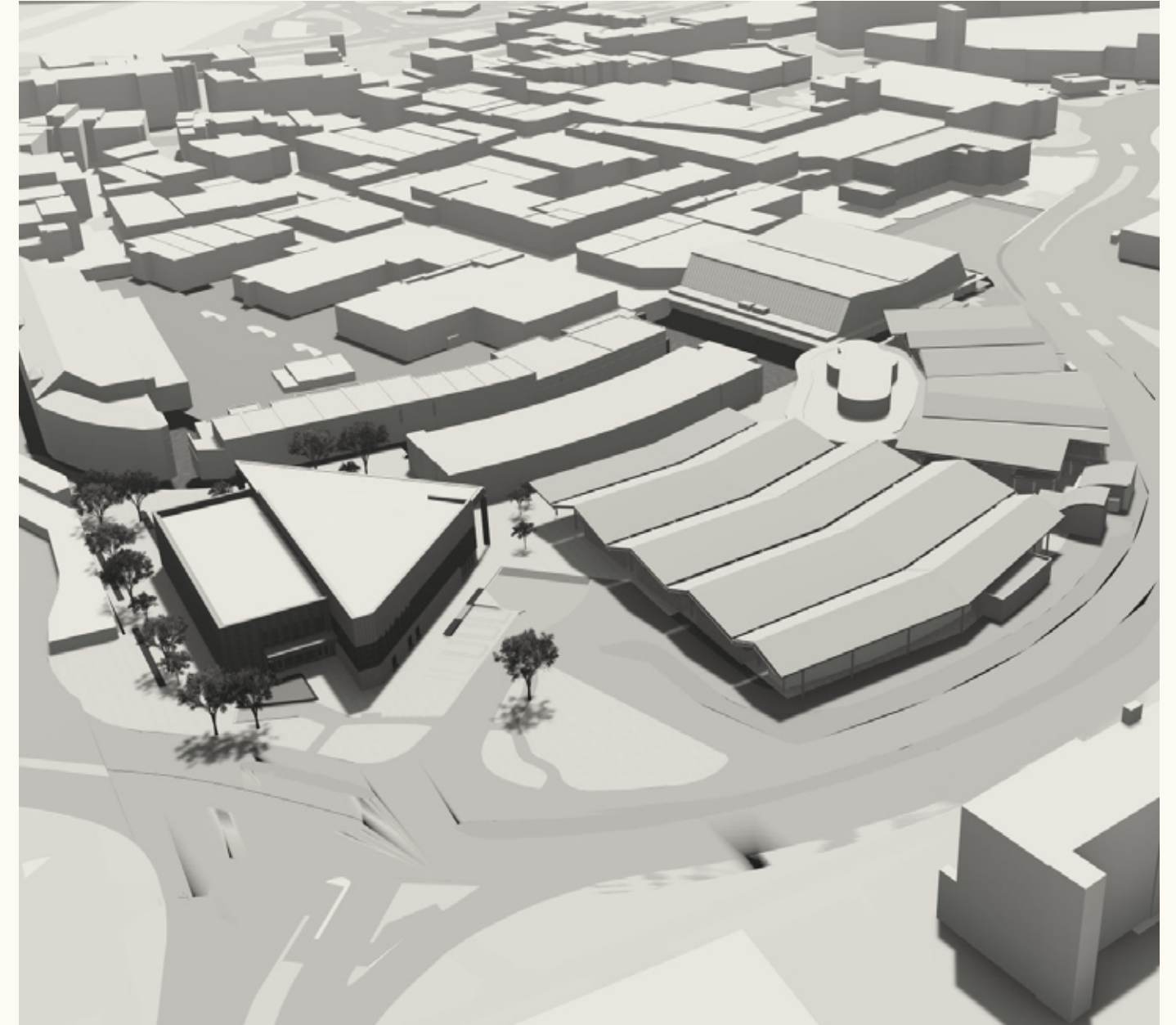
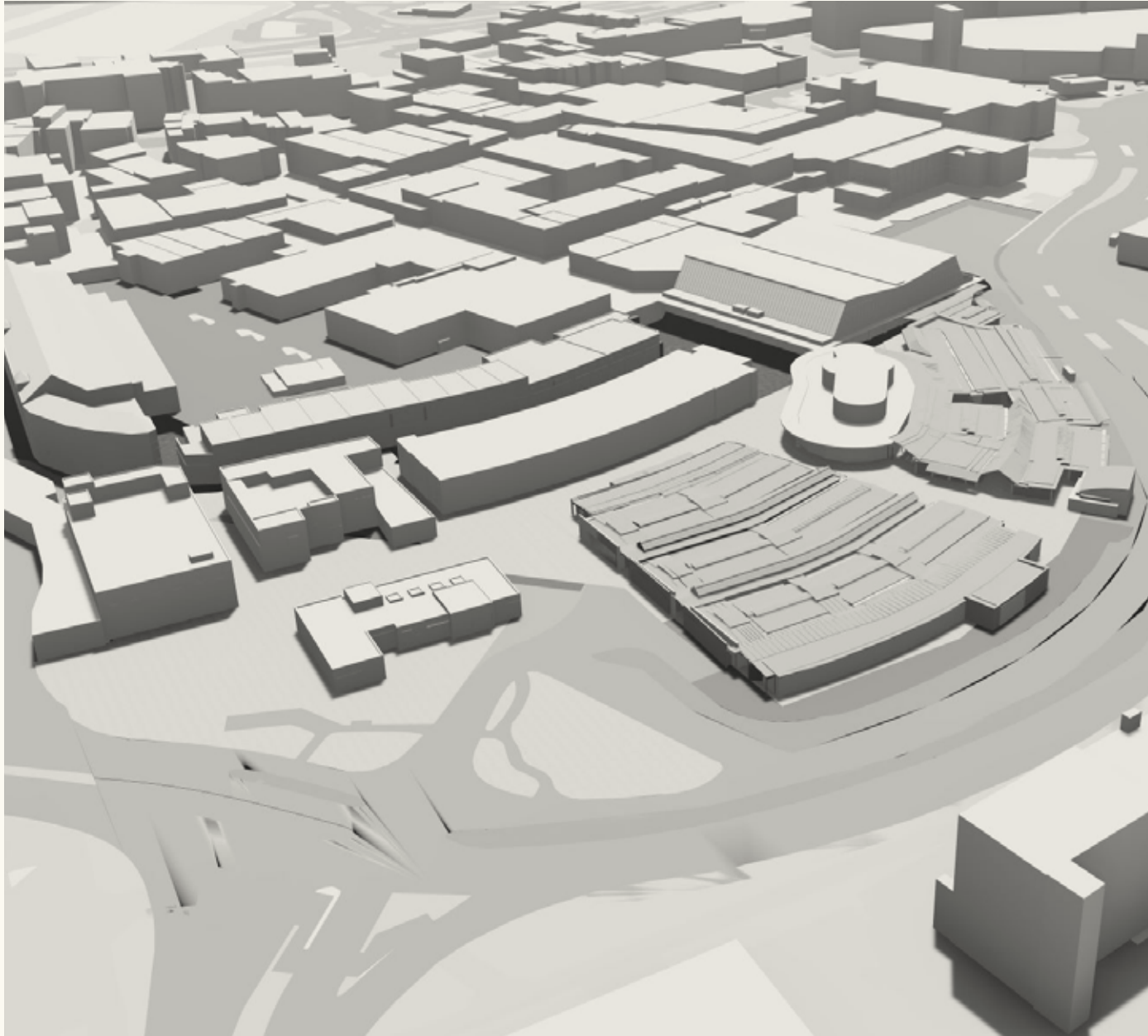
 Areas to be demolished Areas to be retained

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DEMOLITION MASSING

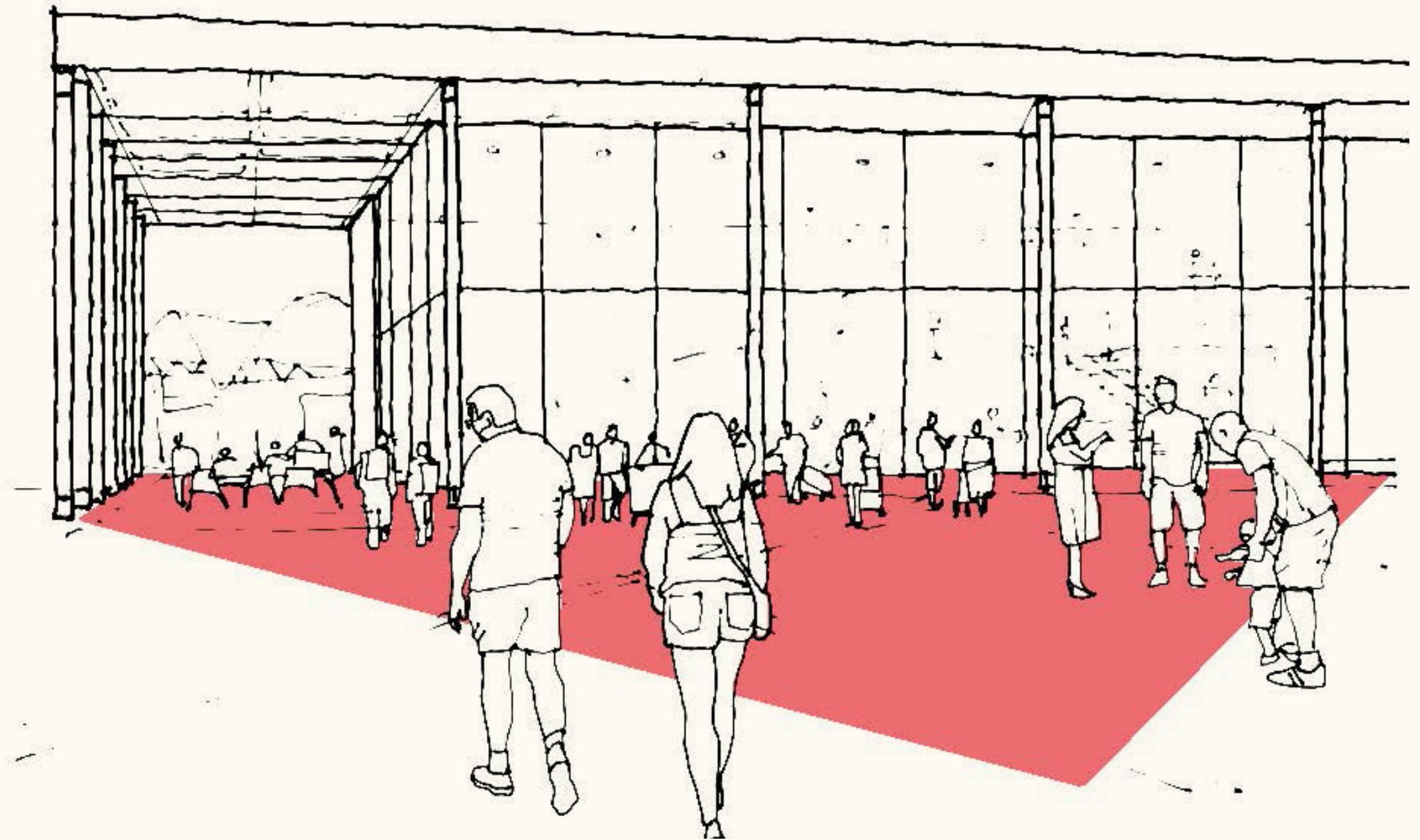
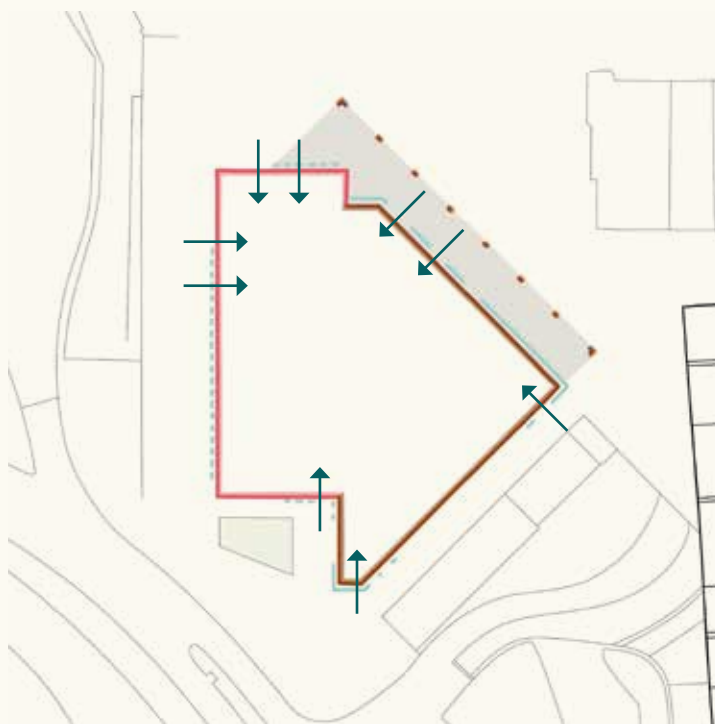


Existing Site Massing

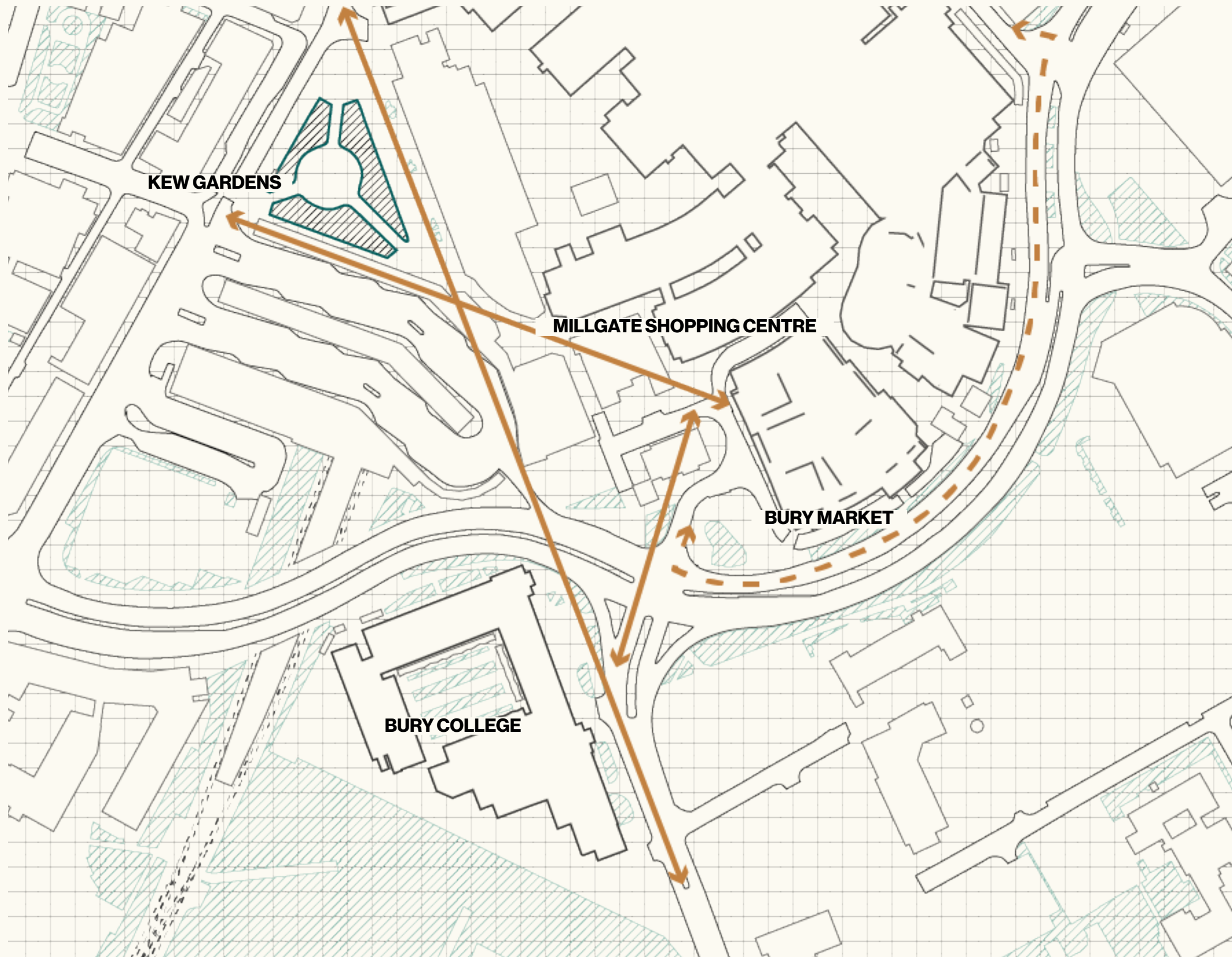
Proposed Site Massing

DESIGN CONCEPT

The concept for the Flexihall was to design a building with no rear facade and create the sense of a welcoming, inclusive hub for the general public from all angles. The space aims to be inviting from every access route, whether that's for people arriving via the transport interchange to the west of the site; after visiting the local shopping centre along Princess Parade or from the market. Whatever way you look at the building, there should be an interesting point of reference to focus on. The design also looks at how it can work with the surrounding master plan. Working with and not against the existing businesses and directing footfall to all aspects of the immediate surrounding areas to help incorporate a sense of community to the development. The Flexihall's main objective is to support the current market trade as well as provide a new and exciting space for the local and wider community.

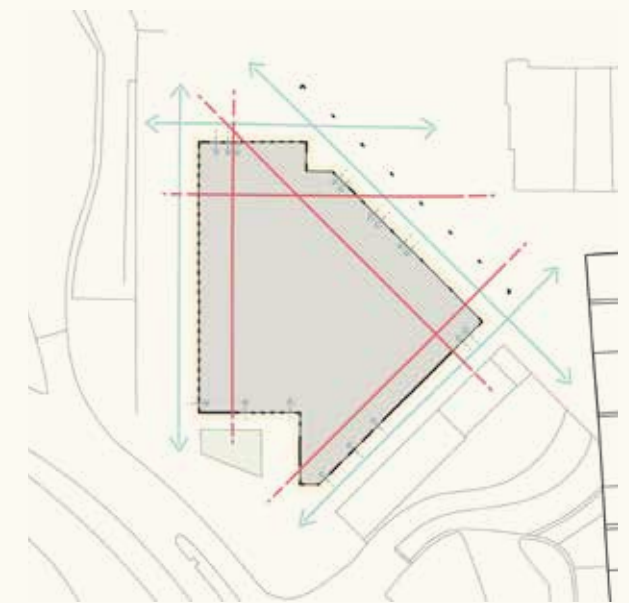


STRATEGIC DRIVERS

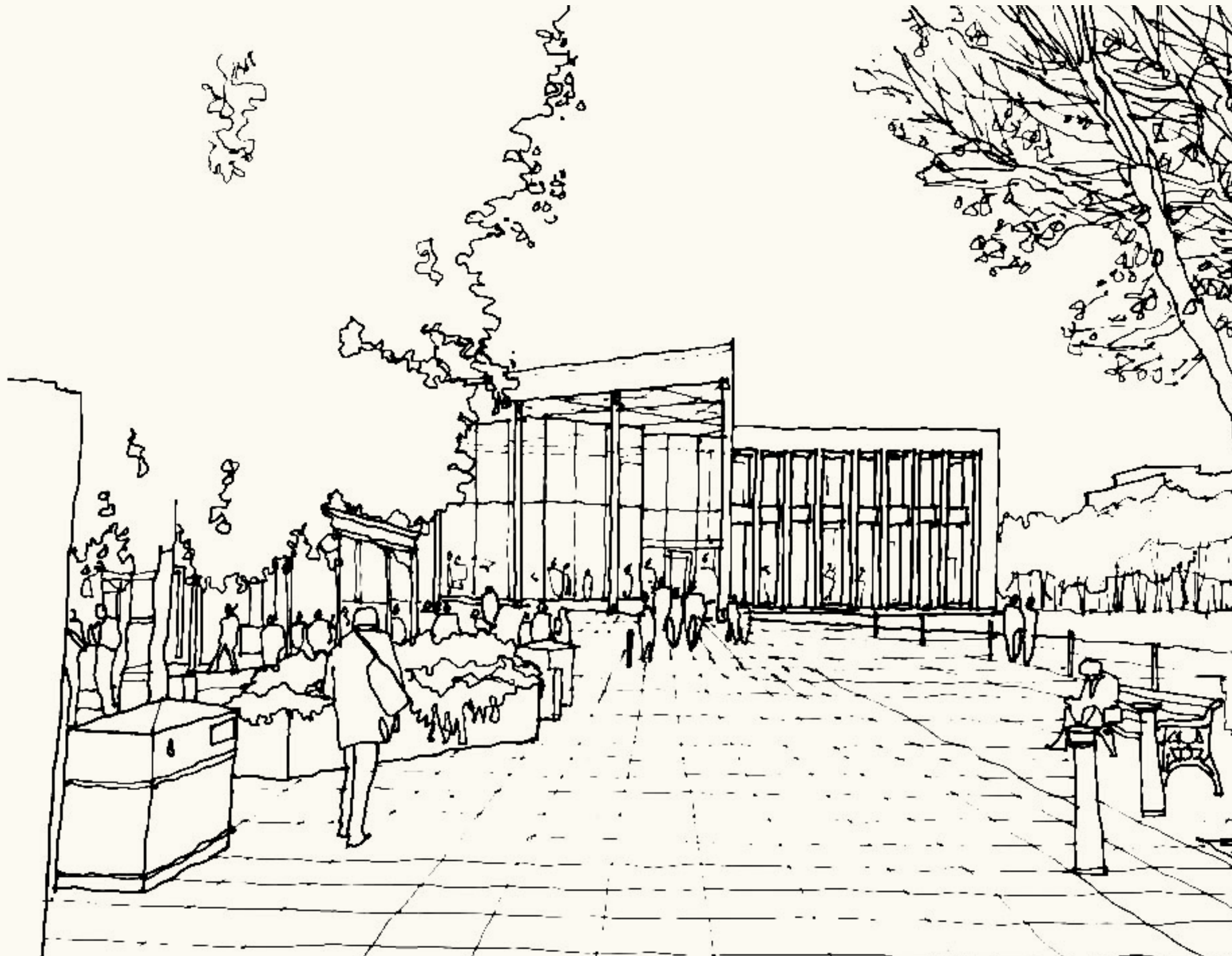


The lines of the Flexihall building are generated by the position of the building within the landscape. Incorporating the analysis of the main pedestrian routes through the site, the main building axes are north / south along the line of Market Street and diagonally between Library Gardens and the Market buildings. This creates the main triangular shape of the Flexihall and generates the lines of the development.

The north / south generating line also provides the opportunity to improve the access to the recently improved crossing point across Angouleme Way, which will promote the use of the facility to Bury College. This strengthens the proposed engagement with college students that was called for in the brief by both creating a more natural physical link between the college and the market to ease the issue of access across Angouleme Way, and also provides the opportunity for the college to make use of the bookable meeting rooms within the Flexihall to allow for students to create real world business opportunities.

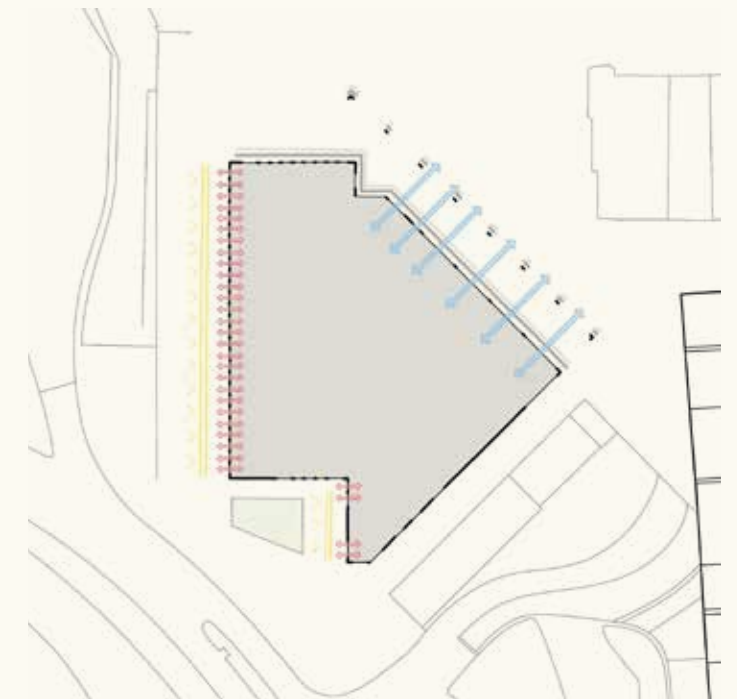


STRATEGIC DRIVERS

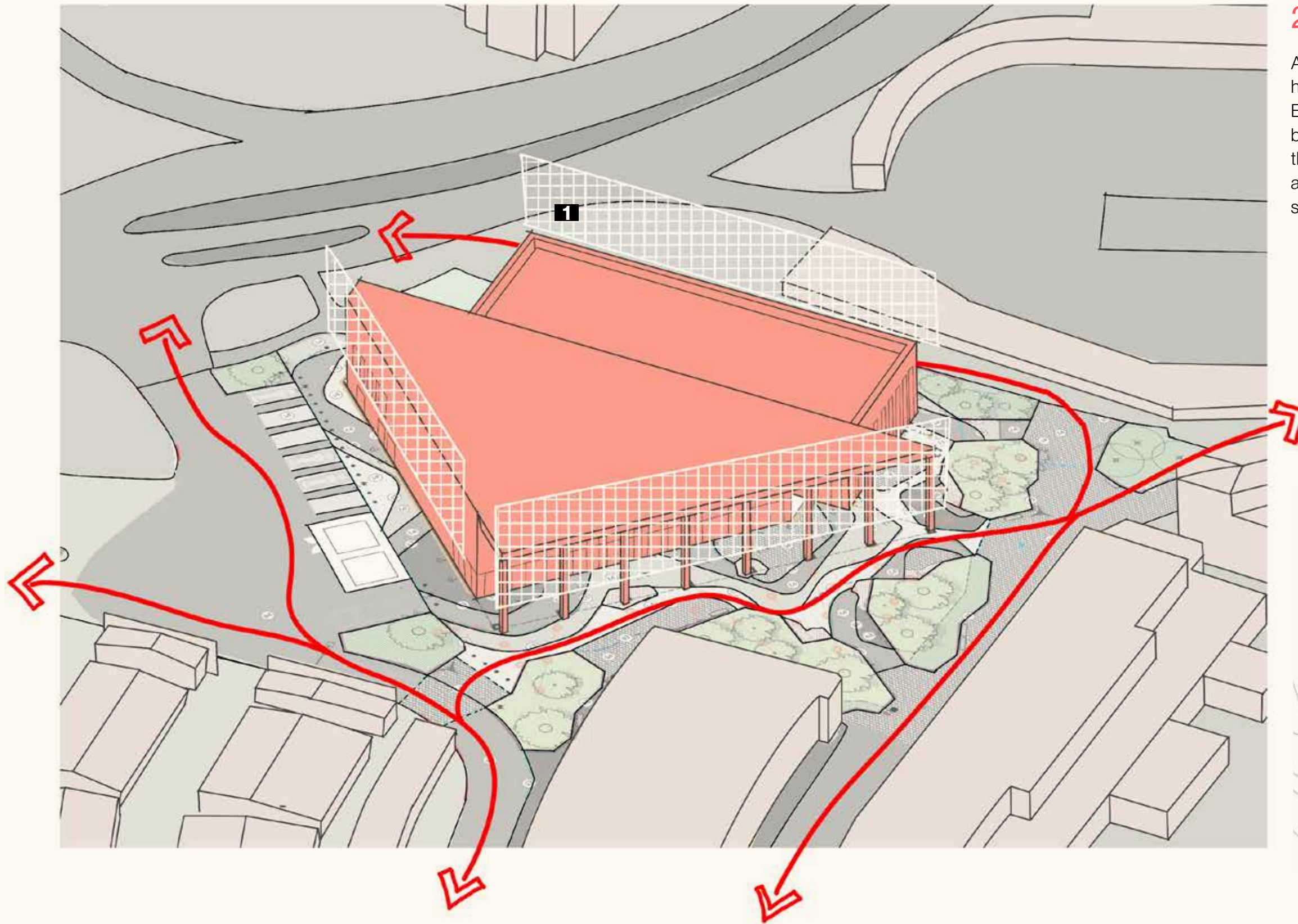


1. Facing the Activities

The Flexihall is designed with users in mind. A driver for the project was to ensure that the building would not turn its back to the activities on site and around its context. This has been the inspiration for its unique form, which provides well considered views from each approach to the building.



STRATEGIC DRIVERS



2. Pedestrian Flow

Another main strategic driver for the Flexihall is how the building interacts with the pedestrians. Each route that connects users around the site will be welcomed to an elevation. The form also limits the risk of hidden corners or spaces which isolates activity, thereby increasing the inclusiveness and security of the site.



DESIGN DEVELOPMENT

The layout of the building has two distinct halves. The triangular section, articulated by its engineered timber exoskeleton and glass box façade contains the triple height Flexihall. This space is designed to be multifunctional to meet the brief, a large events space that can support market stalls, 'pop-up' trading, live performance and community events.

The rectangular section of the building has two storeys and a more traditional brick construction.

This side of the building contains the more cellular and service spaces including bookable meeting rooms and offices for the market management team that are currently housed in the building facing Murray Road.

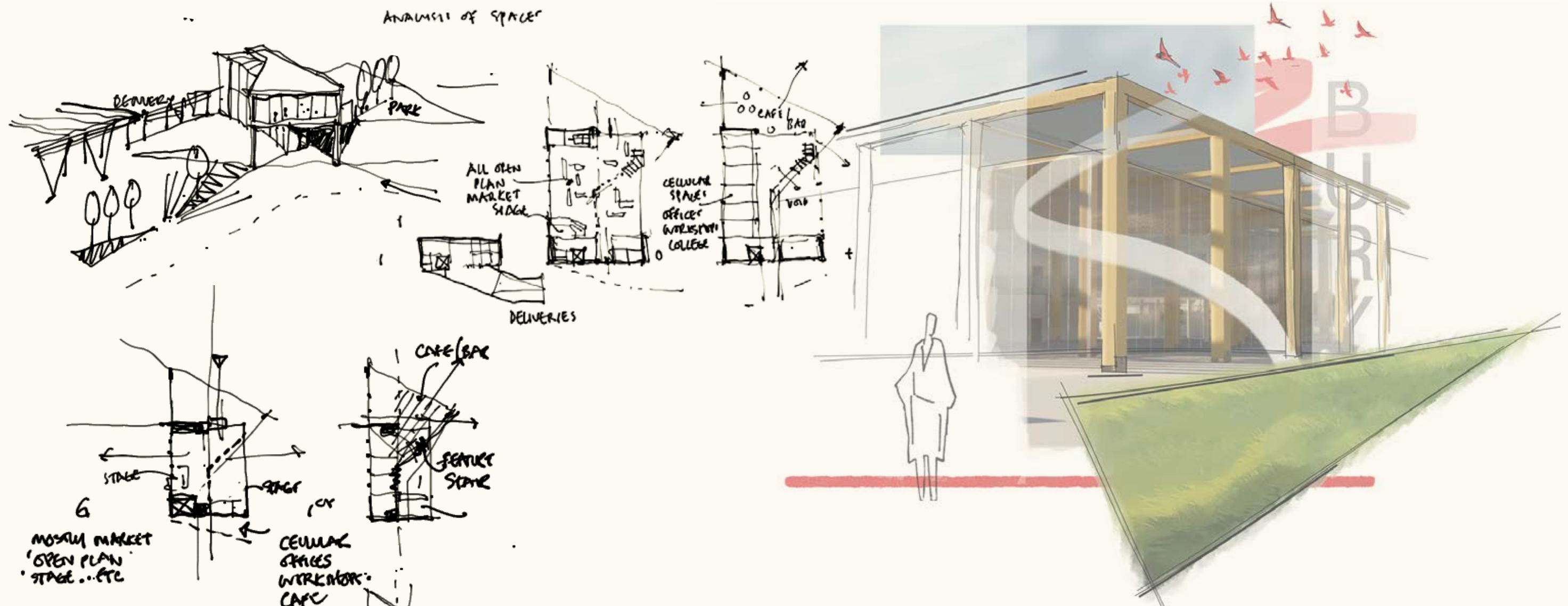
The design of the Flexihall has evolved throughout the early stages to achieve the optimum ratio of solid wall to glazing in order to better facilitate the performance aspect of the venue. This in turn has

included the introduction of timber cladding to this aspect of the building.

During the development of the design the existing sub station was removed from within the building envelope, allowing for the market entrance to be relocated to the southern tip of the building and a more generous entrance area created for the management team and visitors.

More generous storage has been provided for the Flexihall during the development of the building design, and fixed stage replaced with demountable staging to allow for greater flexibility in use.

The cafe bar area to be developed to shell specification only to allow for potential operator input at a future stage of the project.



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ACCESS STATEMENT

9.0	ACCESS STATEMENT
9.1	Access
9.2	Access Continued
9.3	Refuse Collection Flexihall

ACCESS STATEMENT

PEDESTRIAN ACCESS

There are two main public entrances to the building. The northern entrance forms the main lobby to activities and performances within the Flexihall. The southern entrance sits adjacent to the junction of Angouleme Way and Murray Road and provides access to the market management team for their office accommodation as well as for market traders. A secondary access point on the south elevation forms an emergency exit from the building, but also has the capacity to act as a 'stage door' for the Flexihall when it is used as a venue. Other secondary access points directly into the Cafe Bar space and Flexihall provide additional access points to customers and the general public when the spaces are in use, improving pedestrian flow around the building during busy market days. Level access will be provided at all these entrances.

The pedestrian areas around the building, including the routes to the building entrance, will be well lit, and the lighting strategy is discussed elsewhere within the design statement.

BUILDING ENTRANCES

The threshold at all of the entrance doors is level. There is an area of matwell beyond the doors at each entrance; this is of firm texture and set flush with the floor.

The main Flexihall lobby to the north has two sets of automatic double swing doors to ensure easy access and egress during performance events. This access into the Flexihall space is complemented by additional double doors that will be utilised as fire doors during private events and opened up for pedestrian flow when the area is to be used for events such as farmer's markets, to allow for much freer flow of customers into the main hall.

The southern entrance to the market management offices is via an automatic double door into a secure lobby. Security access doors operated by means of electronic access at the opposite end of the lobby prevent unauthorized visitors from progressing beyond the ground floor levels. This access control is repeated on the internal doors adjacent to the secondary southern access. All entrance doors are designed to be suitable for wheelchair users and those with bulky luggage.

RECEPTION AREAS

The main Market Management reception area is a prominent part of the entrance to the south of the building at street level. This desk is staffed by the market management team, who deal with payments and queries from stallholders as well as providing information to the public on market day and managing the drop-off and pick-up of coach parties. The reception desk is proposed to include a lowered section of counter with direct and unobstructed access for wheelchair users and a hearing induction loops.

HORIZONTAL MOVEMENT

There are few corridors within the building and most areas are accessed via the central spine corridor that runs through the building. Corridor widths, lobbies and approaches to doors have been designed in accordance with Approved Document M of the Building Regulations and good practice.

All doors that form part of the areas that are to be accessible during markets are held in the open position by electro magnetic devices linked to the fire alarm to allow for free access to the building for those in wheelchairs or with prams or large shopping bags.

Surface finishes and colours will be selected in accordance with good practice and the guidance set out in BS8300.

ACCESS STATEMENT CONTINUED

VERTICAL MOVEMENT

Stairs

Both staircases within the building have been designed as ambulant stairs, with goings of

280mm. All stairs have non-slip, colour contrasted nosings and are well lit. Handrails are made from timber so are warm to the touch, and these follow the statutory guidance in terms of diameter and position.

Lifts

The building has a single lift located adjacent to the lobby to the north end of the building. This lift is for access to the bookable meeting rooms at first floor for those unable to use the stairs and for staff access where required. These lifts incorporate security access and therefore their use is restricted to those with an appropriate fob, although staff can give assistance to visitors where required and the correct procedures for notification of requirement for access to the lift by groups booking the meeting room will be written into the management plan for the building.

EMERGENCY EGRESS

The council will develop evacuation management policies, including any Personal Emergency Evacuation Plans. Wheelchair refuges are provided within the access stair at the north of the building and within the escape stair to the south. Additional refuge spaces are provided above those stipulated in part M of the Building Regulations to accommodate for a possible greater number of less able visitors who may book the meeting rooms for community use. Disabled refuge intercoms, linked to the intercom panel adjacent to the fire alarm panel, are provided at each refuge point. Final exit door thresholds are level, and the approach gradients are in accordance with Approved Document M of the Building Regulations.

INFORMATION AND SIGNAGE

Appropriate signage for the building as a whole will be in accordance with RNIB Design Standards. Building signage is provided in English, supplemented with braille and pictograms and symbols at an appropriate scale.

ACCESS TO SERVICES

Main Hall, Meeting Rooms & Offices

The main hall and all meeting room and office areas within the building are accessible to those with disabilities. The main hall and bookable meeting rooms for use by the community are easily accessible, well lit, with good natural light as well as main overhead lighting and each room has a clear floor area to accommodate a variety of uses and loose furniture layouts. Each meeting room has been designed to have good acoustics, with a loop system available.

The selection of proposed materials for finishes within all areas will follow latest practice guidance in terms of space provision, surface finishes to walls, floors and ceilings, colour and luminance, contrast lighting and features such as control panels and switches.

Toilets, showers and changing facilities

Toilets are provided within the core areas with the capacity for catering for large events with intervals, and both levels of the building include an accessible unisex toilet, which is supplemented by a larger Changing Places facility at ground floor. The accessible WCs will be handed on alternate levels to provide a choice of transfer positions. All accessible toilets are provided with alarms linked back to the market management office. At first floor an individual shower is provided for those staff members wishing to cycle to work. A baby changing facility is provided in both the male and female WCs and a number of gender neutral individual WCs are provided at both levels to cater for the transgender community or those who don't feel comfortable using single sex toilet facilities.

INTERNAL DOORS

All doors have been designed in accordance with Approved Document M of the Building Regulations and BS8300, and this guidance has been adhered to for all doors except those to non-accessible WCs and shower rooms, cleaners' cupboards and storerooms (which provide a minimum clear width of 800mm). Doors are faced with timber laminate to provide sufficient contrast and light reflectance to walls and ironmongery.

In addition, the proximity and positioning of glazed panels within or to the side of doors will aid adequate differentiation. Where full height glazed panels are incorporated to doors or windows, these are provided with manifestations.

Where fob readers are required to activate a door (for instance in staff areas), these are positioned within easy reach of all users. Ironmongery has been selected to take account of disabilities and general dexterity.

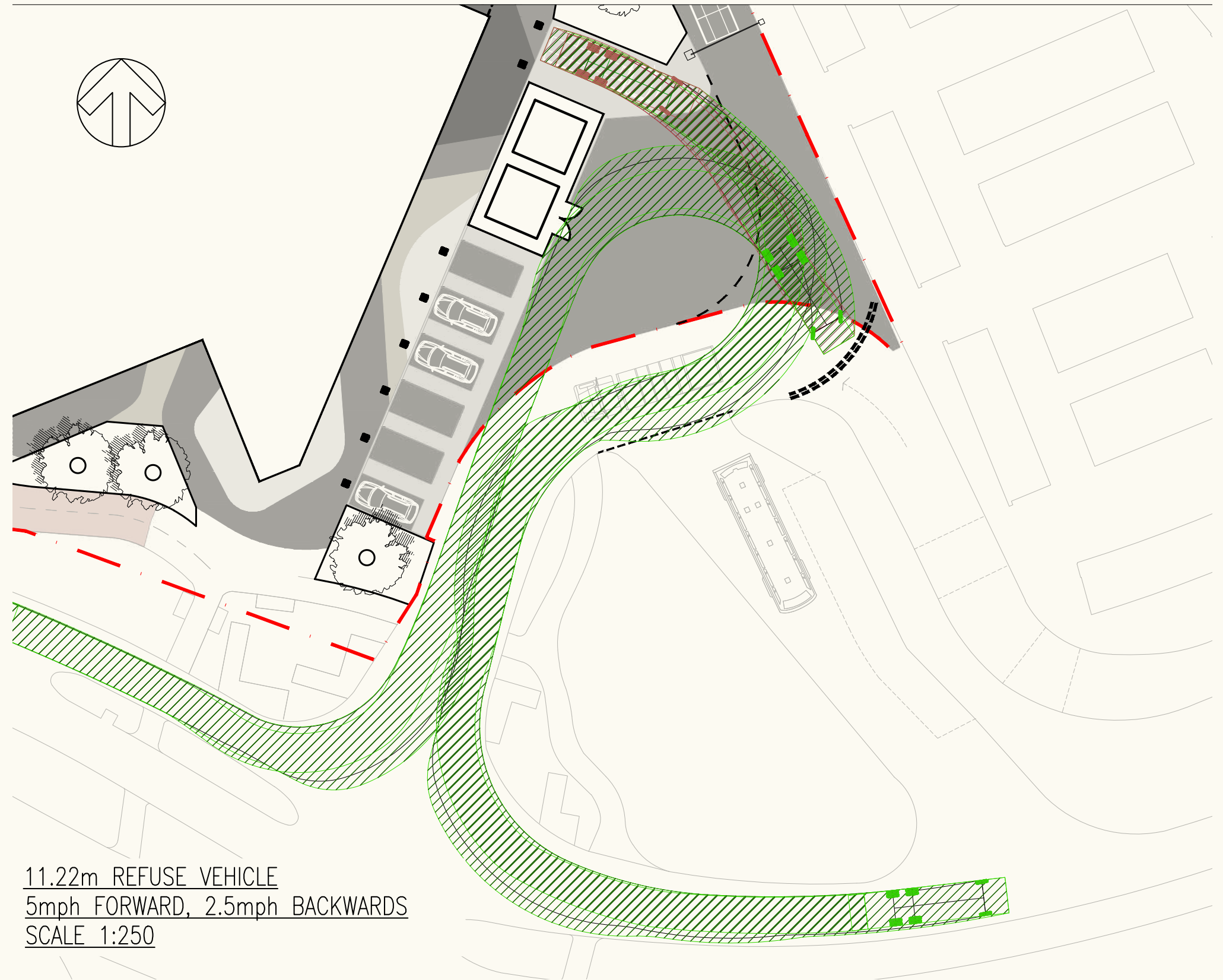
REFUSE COLLECTION FROM FLEXIHALL

Currently the proposed cafe bar area, where the majority of the building's waste streams will be generated, does not have secured tenants and therefore the intensity of the end use, layout and refuse storage requirements for these areas is unknown.

The building management team will be including within the future tenancy agreements for this unit a clause that any refuse storage must be provided for inside the demise of the property, within the dedicated refuse store, and that no external storage of refuse will be allowed.

The tenants will be responsible for determining the capacity required, for arranging collection, either with the Local Authority or a private company, for moving bins to collection points on the relevant days and replacing the bins within the stores once emptied on the same day. A refuse store has been provided within the scheme that includes space for 6 no. 1100l Eurobins, which should provide sufficient capacity for both general waste and a number of recycling streams to be utilised in the running of the café bar and overall building demand. If required, additional capacity could be available in the adjacent market refuse and recycling facilities.

Collection point for the refuse is to the south of the building and adequate turning and drop off area is provided for refuse vehicles as illustrated on WSP drawing 70092924-TP-006. Building protection in the form of upstand kerbs and landscaping will be provided to protect vulnerable areas of the building from impact damage by refuse vehicles manoeuvring in this area. The facilities management team will be responsible for moving the bins from the ground floor bulk storage area to collection points on collection days.

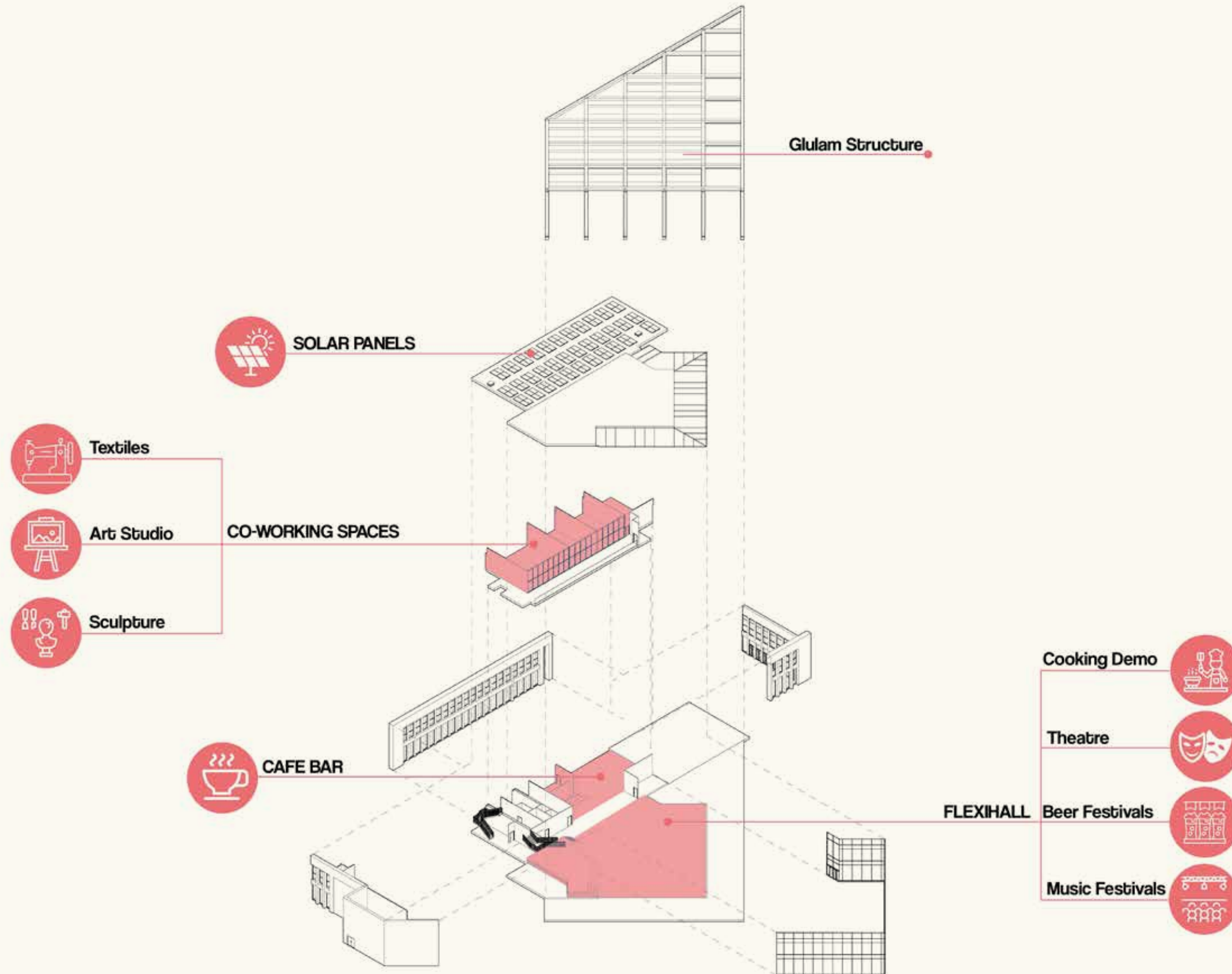


11.22m REFUSE VEHICLE
5mph FORWARD, 2.5mph BACKWARDS
SCALE 1:250

USE & DESIGN

10.0	USE AND DESIGN
10.1	Proposed Uses
10.2	Adaptable Spaces
10.3	Ground Floor Use
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10.9	Material Study
10.10	External Finishes
10.11	Visuals

PROPOSED USES



ADAPTABLE SPACES

**Flexihall Space**

A multi-purpose event space available 7 days a week.

WC Provisions

Adaptable toilet provisions to support event and market days.

Market Management Offices

Relocated office conveniently located for the market.

Cafe Bar Area

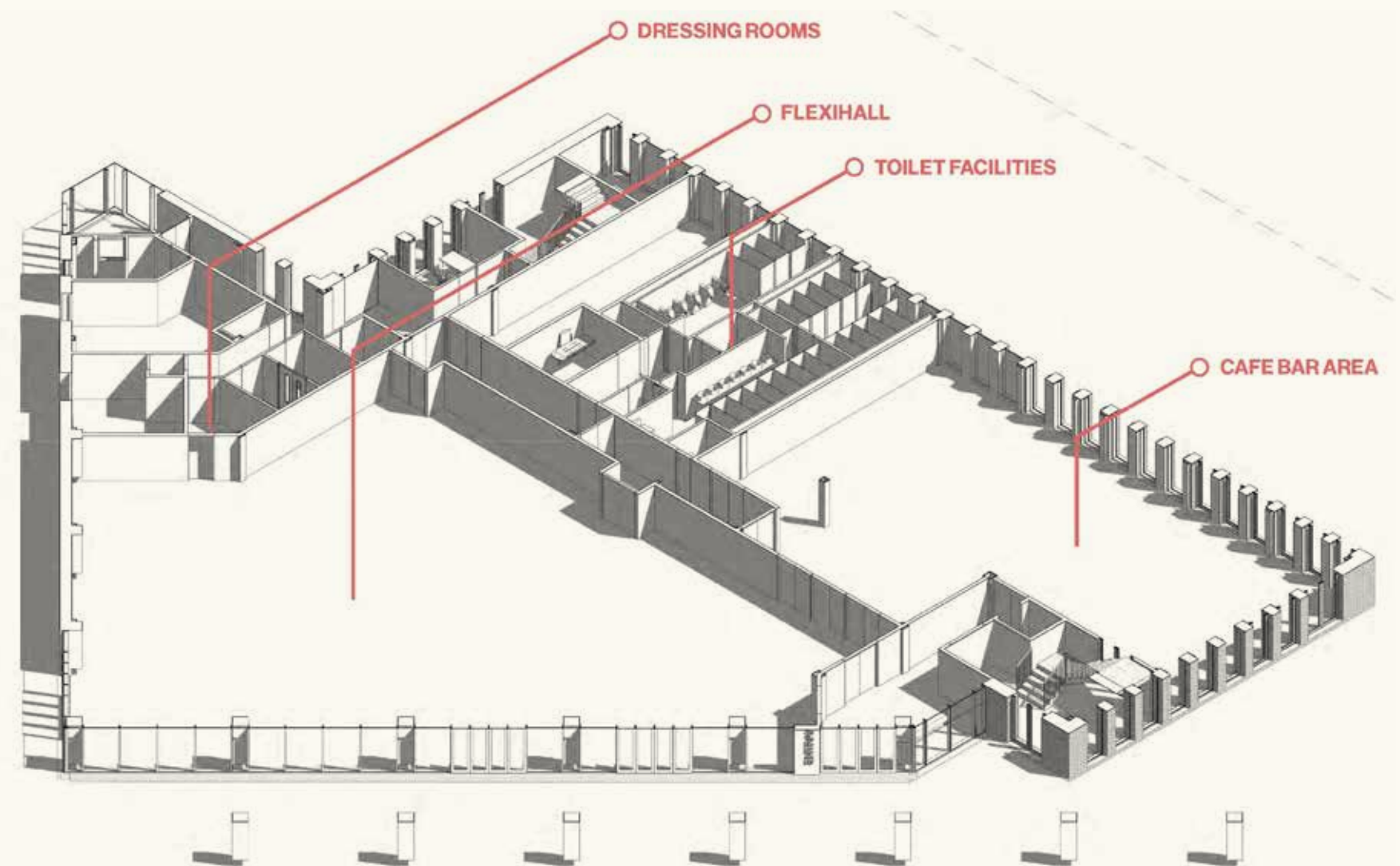
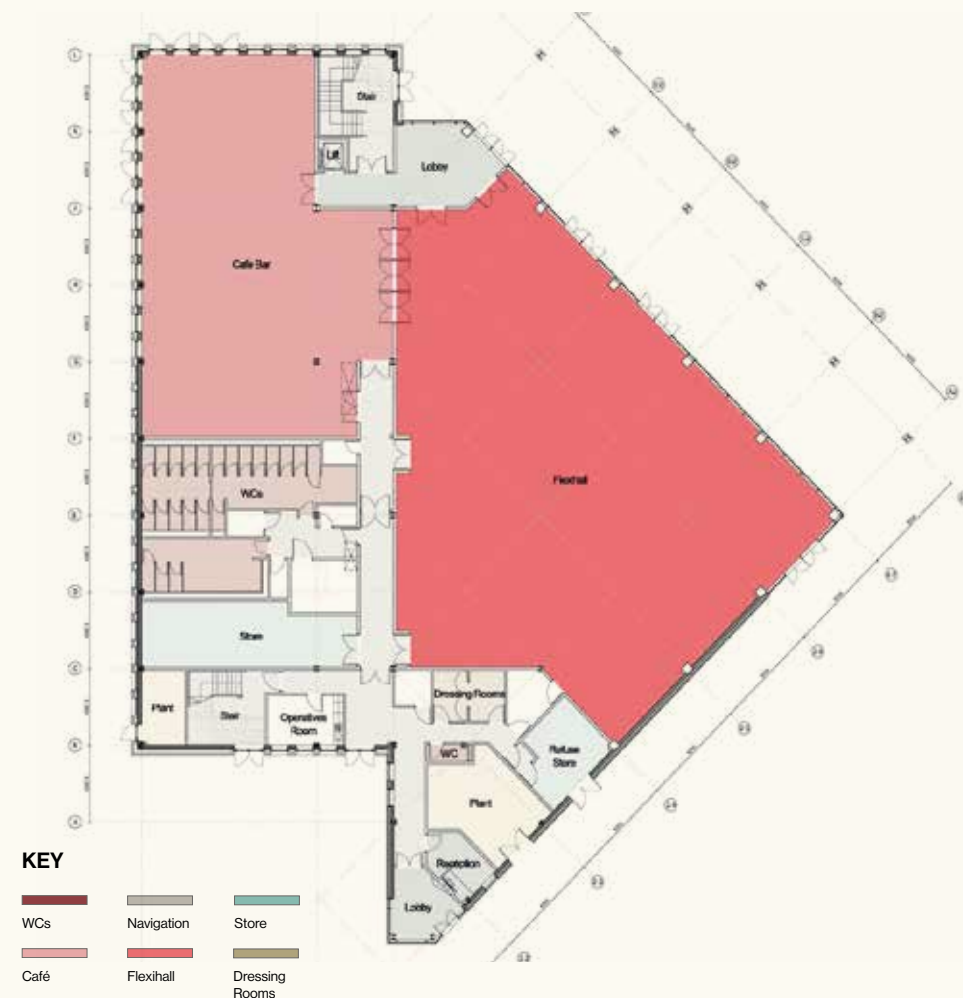
A flexible food and beverage area with easily moveable furniture.

Bookable Meeting Rooms

Breakout and small meeting areas for businesses and co-working spaces.

GROUND FLOOR USE

On the ground floor there is a café bar to the north of the building facing a new external seating area connecting to Market Street. To the rear of this is an area dedicated to office functions and WC facilities with sufficient provision for the building to be used as an events space. To the south of the ground floor there is an entrance and reception dedicated to the market management office and the running of the market.



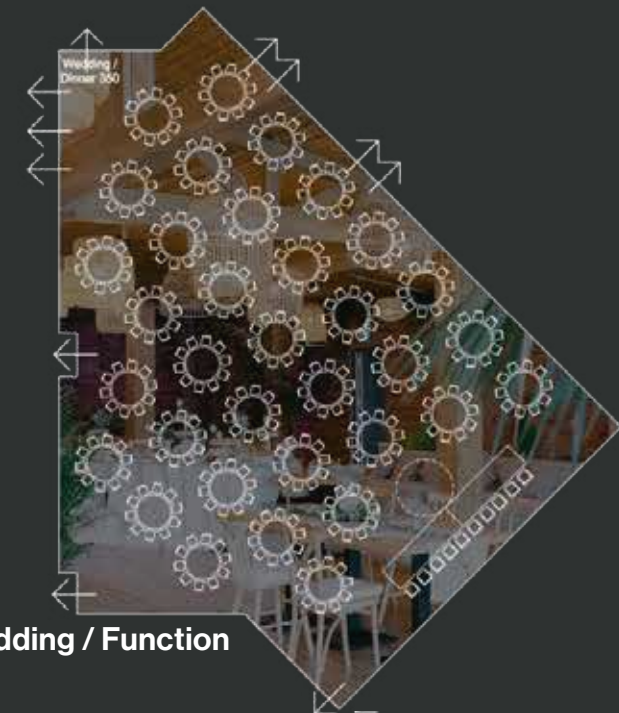
LAYOUT DIAGRAMS



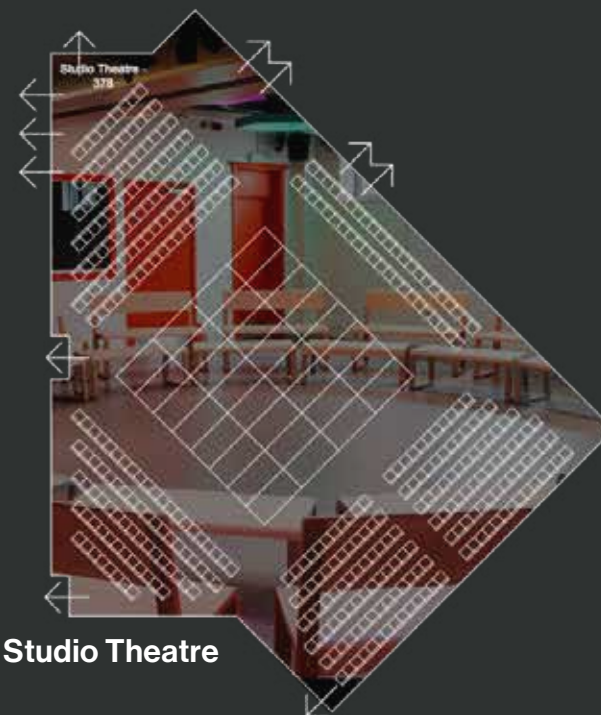
Theatre Seating



Standing Events



Wedding / Function



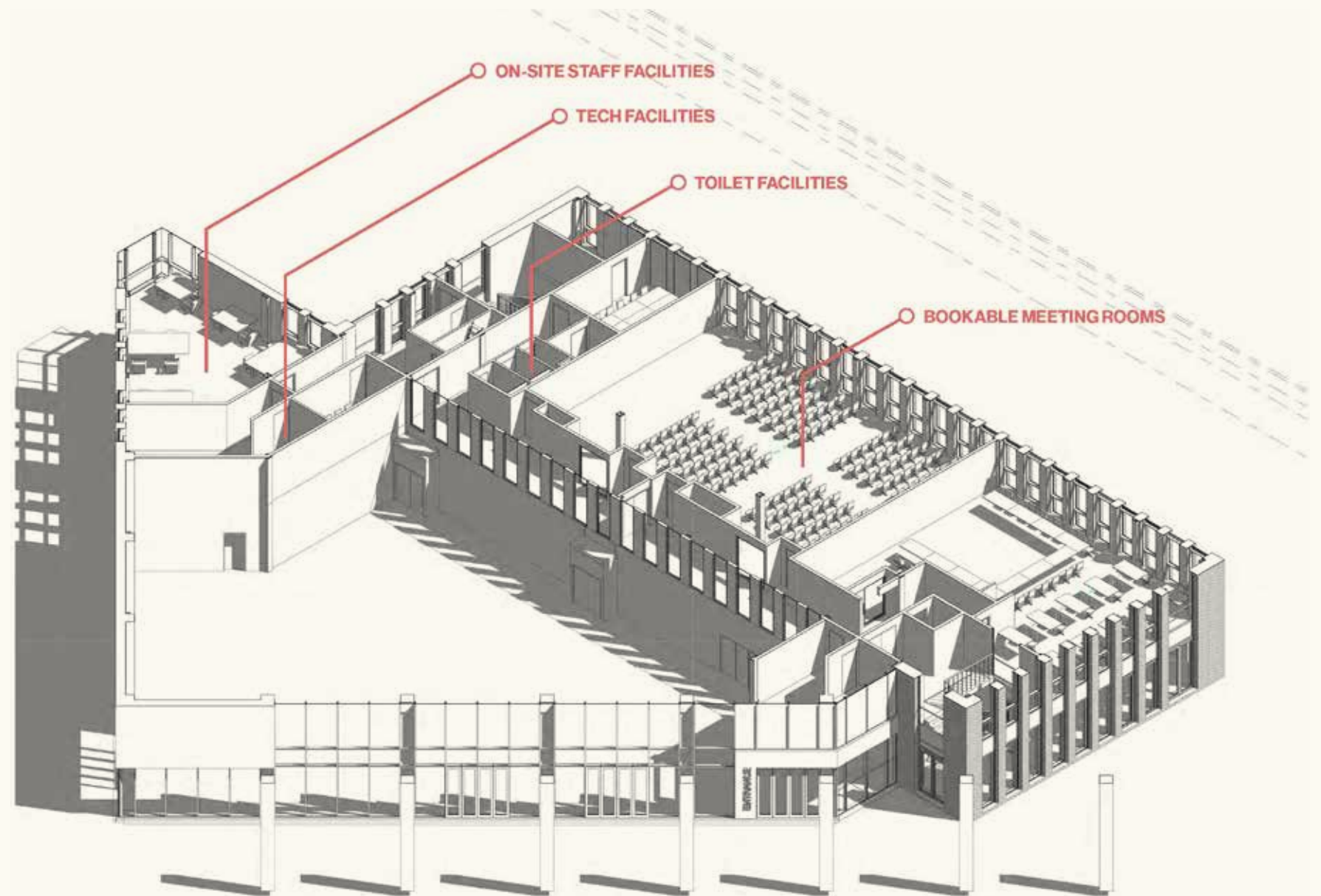
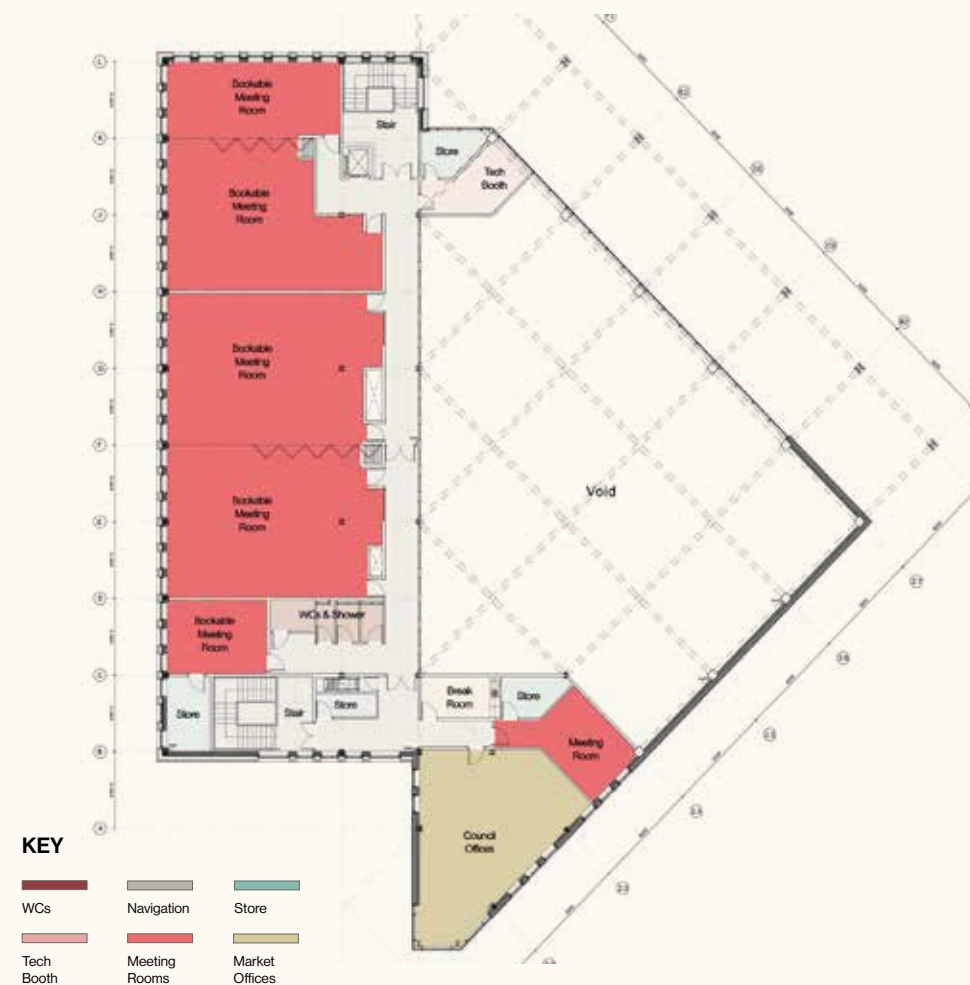
Studio Theatre



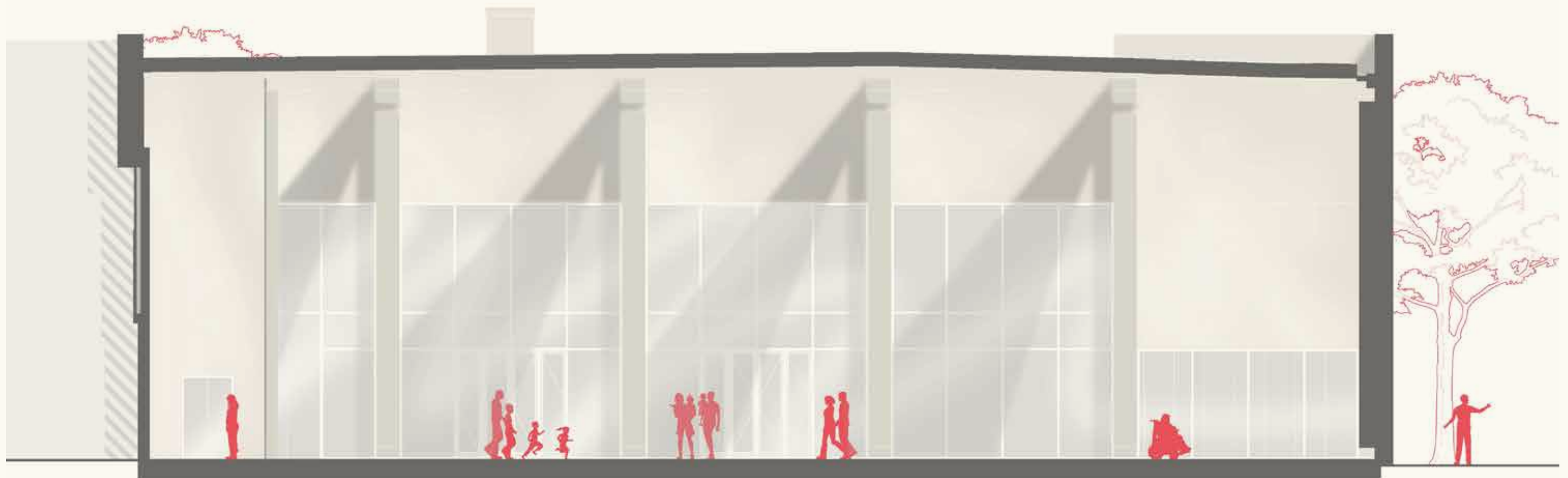
Pop-Up Market

FIRST FLOOR USE

Above, on the first floor accessed from a corridor with windows overlooking the main Flexihall is a space dedicated to the provision of bookable meeting rooms that incorporate sliding partitions to allow for a wide range of uses such as meetings, exhibitions, community groups and educational events. In addition the main office space for the market management team is situated above the reception for this function, looking out over the open market and coach arrival point.



PROPOSED INTERNAL ELEVATIONS



FLEXIHALL - Interior Elevation

GF

Not to Scale

PROPOSED INTERNAL ELEVATIONS



MEETING ROOMS - Interior Elevation

FF

Not to Scale

CAFE / BAR - Interior Elevation

GF

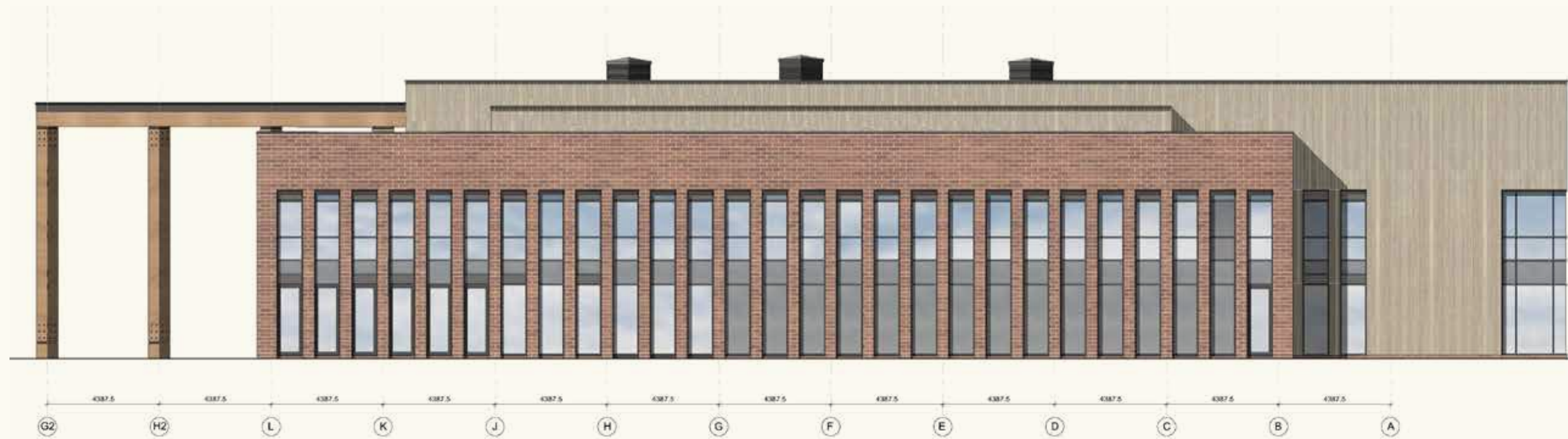
Not to Scale

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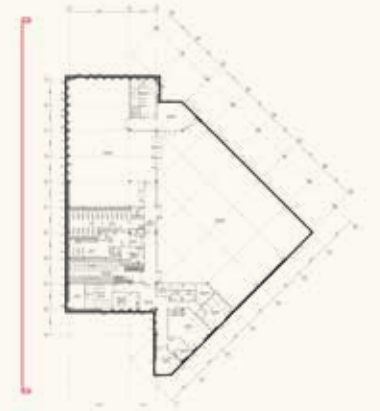
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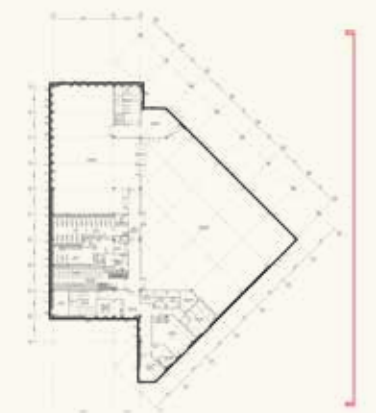
PROPOSED ELEVATIONS



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



MATERIAL STUDY



RED BRICK FAÇADES
Bury Collage



TIMBER FEATURES
Meat and Fish Market Interior Ceiling



GLAZED FAÇADES
Mill Gate Shopping Centre

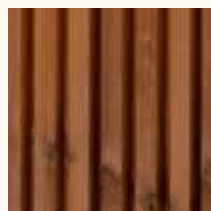
The material finishes for the Flexihall have been selected with careful consideration to the existing character of Bury. There is a strong presence of red brick façades, timber detailing, and glazing. By incorporating these finishes into the project, it allows for a harmonious design that is both contextually driven, and contemporary for the future development of the town.



EXTERNAL FINISHES



Upper wall section
3D profile vertical T&G
panels



Middle wall section
3D profile vertical T&G
panels



Lower wall section
3D profile vertical T&G
panels



Red smooth facing
brick



PPC aluminium
double glazed curtain
wall finished in black
RAL9005







