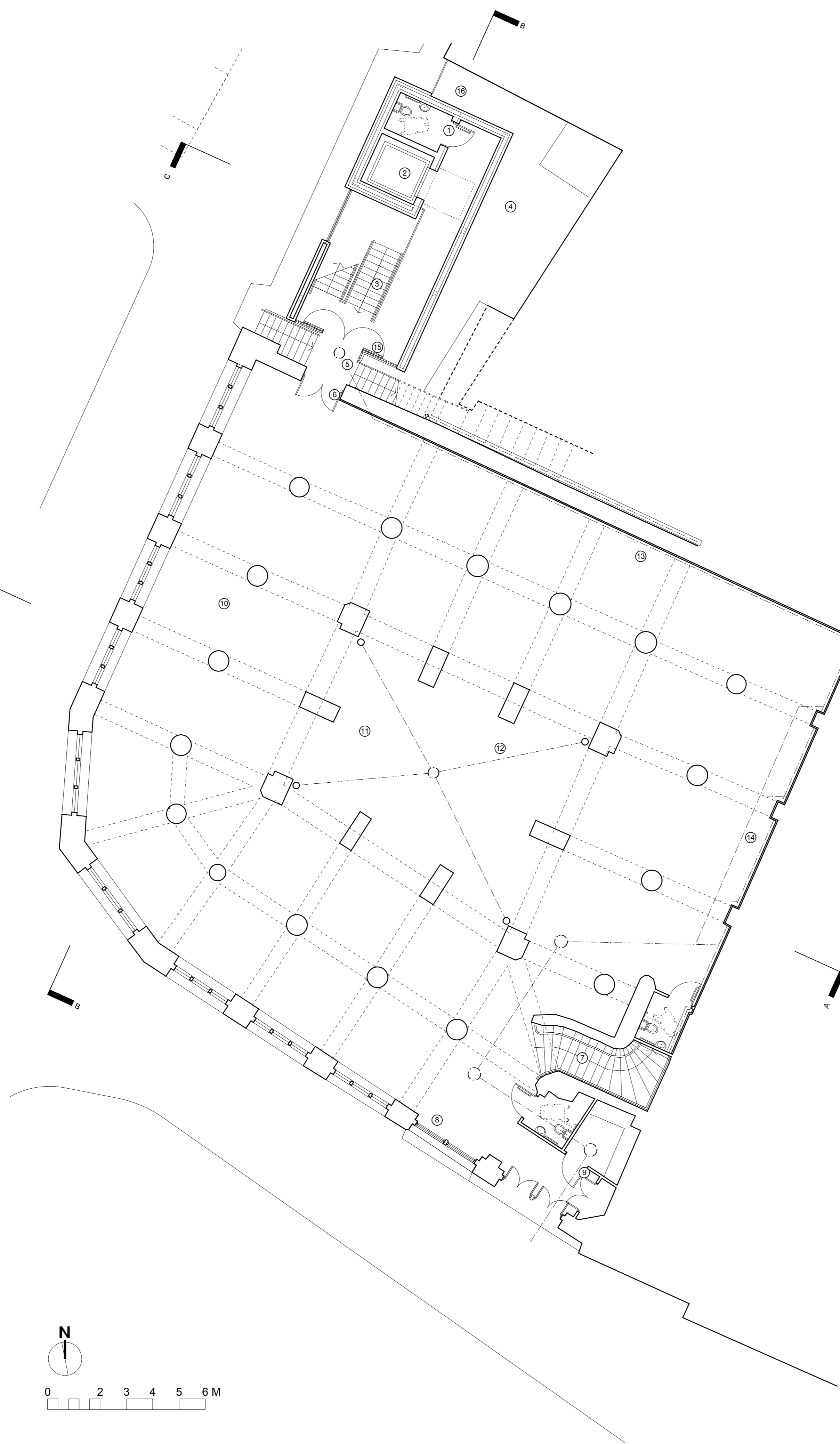


PROPOSED LOWER LEVEL MARKET PLAN

- 01. Each level within the new circulation extension will accommodate a disabled wc facility.
- 02. The new extension will accommodate a goods and passenger lift providing access to all levels.
- 03. Stair to upper levels.
- 04. Access to the rear of the building and existing fire escape will remain.
- 05. New drainage indicated with dot dashed lines, will link into existing system.
- 06. Two new wall openings are required in the north wall of the market to provide access. The new openings will be formed with concealed structural steels and dressed with stone to match existing openings.
- 07. The stone (Grey carboniferous limestone) staircase in the south east corner of the Market has received numerous complaints from visitors and is considered to be unsafe.
Three factors contribute to this: firstly the narrow winders secondly the lack of a handrail and thirdly the worn treads.
A steel handrail is proposed on the left hand side ascending. This will be drilled and resin bonded into the solid treads following the profile of the stairs. A similar rail has been installed on the main Guildhall staircase. Secondly it is proposed that the nosings of the treads are treated with a coloured epoxy based anti slip paint.
- 08. College Row doors
Single set of access doors will remain as existing. Set within new trader stall will be sealed shut.
It is proposed that the lower set of doors be relocated to provide a landing at the top of the 3 existing steps.
- 09. A meeting room and 2 toilet cubicles are to be incorporated into the south east corner of the lower Market. This area is currently occupied by a traders toilet.
- 10. It is proposed that the trader spaces are defined by minimal freestanding timber framed stalls. The treatment/decoration of each stall will be left to the individual trader.
- 11. It is proposed that the existing slab is taken up and re-laid as a concrete slab on insulation. The new slab will incorporate a permeable granular layer draining to an accessible sump. The new floor slab will be paved in Marshall's Conservation Grade paving slabs.
- 12. The existing internal roof drainage runs (known to be cracked) will be re-laid in U.P.V.C. cased in concrete and incorporating sealed access chambers.
- 13. It is proposed that the North and East lower level walls are lined internally with Newton Lath, lime plastered. The lining will extend up to the spring point of the vaults. Any water issuing will be drained to a sump and connecting into the existing rainwater drainage system in College Row.
- 14. A new internal drain will run along the base of the internal North and East walls and drain to the existing system.
- 15. Steel railings with lockable gates to close off lift/stairs area when building is not in use.




PROPOSED LOWER GROUND FLOOR PLAN

E	Doors & pavement amended	24/6/19
D	Right of way amended	13/6/19
C	Neighbouring right of way amended. Stalls removed	29/5/19
B	Trader stall layout revised	2/1/19
A	College Row Access Doors Revised	18/12/18

Rev	Description	Date	Initial

Energy Consultant: -
Structural Engineer: -
M & E Consultant: -
Quantity Surveyor: -

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Client: Cardigan Building Preservation Trust		
Project: GUILDHALL MARKET		
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Scale: -	Sheet Size: A1	Issue Status: PLANNING
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