

Darwen Market Entrance Works CONSERVATION STATEMENT

Client Name: Blackburn with Darwen Borough Council
Date: 01/02/2018

CAPITA

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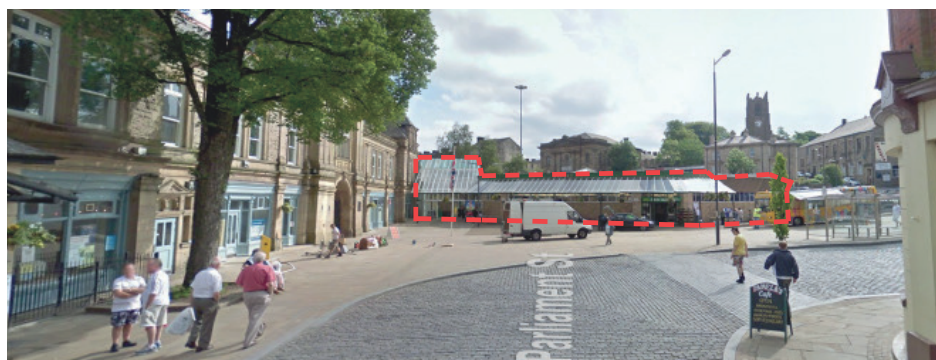
1.0 Project Description and Introduction

In response to a decision by Blackburn with Darwen (BWD) Council's Executive Board to progress the closure of the Darwen 3-Day Market building, a feasibility study was commissioned by the council in April 2017 for Capita Architecture to consider development options for the site occupied by the (former) 3-Day Market with a view to reinstating the public realm space.

A necessary component of the feasibility study was the demolition of the late 20c 3-Day Market, a building hexagonal in plan sited to the south west of the Victorian Town Hall/Market Hall on the site of what was originally an open market place.

The 3-Day Market (including the covered walkway that connected the 3-Day Market to the annexe building) has now been demolished (planning ref. 10/17/0774) and the design of the public realm is currently being prepared by Capita Landscape Architects.

Capita Architecture have been commissioned to produce a design and planning application for a new entrance into the annex building.



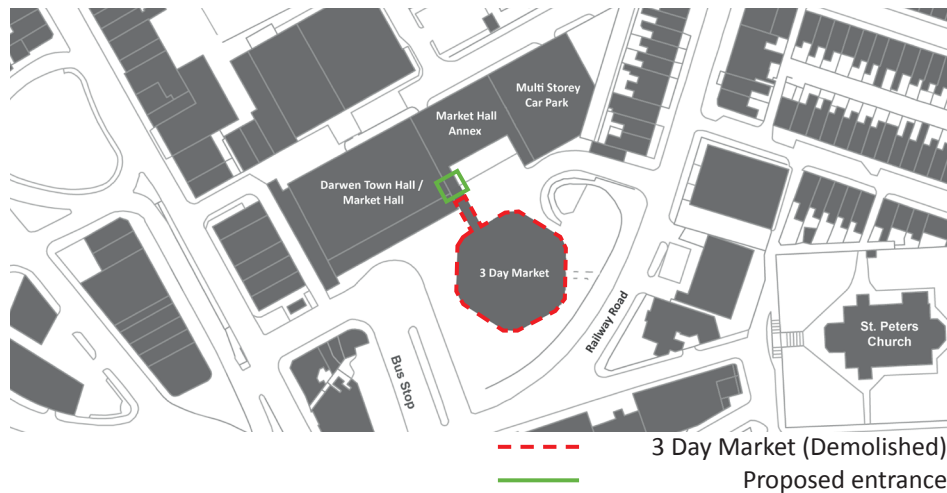
--- 3 Day Market (Demolished)

2.0 Site Context

Darwen Town Hall is a Victorian building containing the Market Hall that opened in 1871. Despite the historical significance of the Town Hall, the building is not listed but lies within a conservation area.

Adjacent to the Town Hall is the late 20c annex building, which is an extension to the Town Hall that houses additional market facilities and a large roof level car park. The extension was considered to be 'modern' and appropriate in its time, however it is now seen as neither a polite nor an appropriate addition to the fine Victorian context.

The demolition of the 3-Day Market and covered walkway have resulted in parts of the annex building that were once internal to be exposed.



Existing boarded up entrance

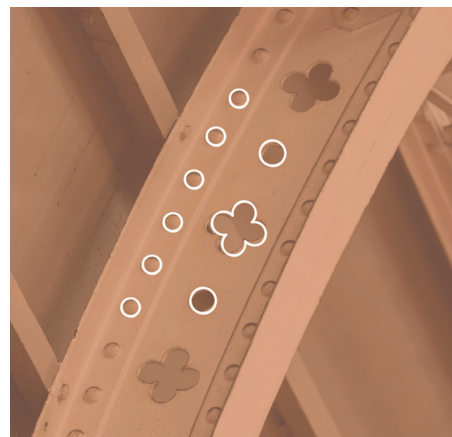
3.0 Proposed Design

The proposed works comprise of:

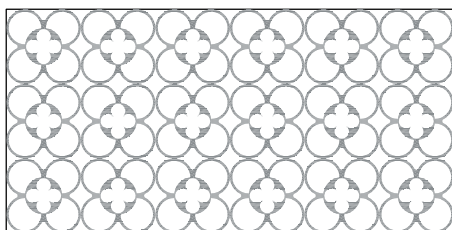
1. Overcladding the existing concrete parapet wall of the roof level car park that has been exposed
2. Provision of a new glazed curtain walling system and automated door that will serve as a (secondary) entrance into the annex building.

Various design options have been considered for the parapet cladding material and following discussion with the council's appointed Conservation Officer it was agreed that concrete parapet wall should be clad in a locally produced faience by 'Darwen Terracotta and Faience'

The Faience cladding panels will incorporate a geometric pattern which has been derived from motifs that are featured on the steel structure of the Victorian Market hall.



Geometric patterns taken from Market Hall



Cladding design

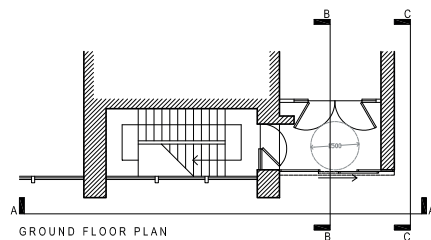
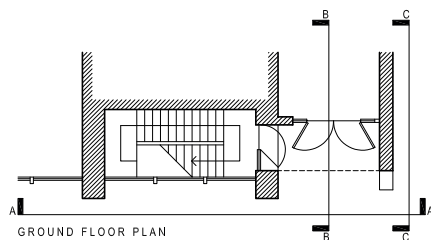
A decision on the colour of the faience cladding has not yet been finalised and will be subject to a sampling selection process on site.

It is intended that the proposed colour of the faience will complement the sandstone of the Market Hall whilst at the same time helping to clearly define the secondary entrance as a feature which will draw people and visitors through it's doors.

Illuminated signage is proposed to be fitted internally and suspended from the existing ceiling. Exterior up-lighting is proposed to illuminate the faience at night.

The proposed use of 'Darwen Terracotta and Faience' also represents a good opportunity to showcase local craftsmanship on a significant building within the heart of the town.

The proposed changes have been sensitively designed, and it is considered that the proposed changes will respect and enhance the historic environment and sense of place, in accordance with best conservation practice. The proposed designs also promote careful and 'viable reuse consistent with conservation', taking care to ensure that 'any adverse impacts do not demonstrably outweigh the benefits'.



Existing entrance



Proposed entrance