

# Market Hall & Burton's Chambers, Accrington

## Accrington Town Square Briefing Document



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This document is intended as a briefing note to tenderers for the Burton's Chambers (1) and Market Hall (2) projects at Accrington Town Square.

It is intended to provide a brief overview of each project and is a non-exhaustive explanation of the works completed to date, and the works that form part of the scope of this tender.

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# Accrington Town Square

## Introduction

### Accrington Town Square

Burton's Chambers and the Market Hall are two of the buildings which form part of a wider project to regenerate Accrington Town Square.

Burtons Chambers, originally a workplace with ground floor commercial units, has become increasingly unoccupied over the decades despite its Art Deco significance. AEW architects designed the scheme, with planning input from LDA, to repurpose Burtons Chambers into a modern co-working space across the whole building. The aim is to create a co-working space with a wide range of accommodation for entrepreneurs and businesses in Accrington and across the wider Borough of Hyndburn, with a focus on nurturing and supporting the growth of new businesses and SMEs.

The Grade II listed Victorian Market Hall, commissioned in 1867 and opened in October 1869, is one of Accrington's finest buildings. Designed by architect James Francis Doyle, it has served as a central marketplace for over a century. The Market Hall is currently undergoing a significant transformation, with plans to allocate around 50% of its ground floor space to a vibrant food and drink destination, while the remaining 50% will continue to host traditional retail and trader outlets. This balance aims to create a space where visitors can shop, socialize, and enjoy the magnificent architecture filled with unique independent businesses and eateries.



The project has secured Levelling Up Funding to support the scheme with matching contributions from Lancashire Borough Council and the UK Shared Prosperity Fund.

### Project Timeline / Status

- + Oct. 2023 - Contractor appointed to progress Phase 1 works
- + Jan. 2024 - Decant of market traders completed
- + Apr. 2024 - Planning and Listed Building Consent achieved
- + Nov. 2024 - Technical design (RIBA 4) completed
- + May 2025 - Phase 1 works targeted completion
- + Mar. 2026 - Phase 2 works targeted completion



# Accrington Town Square

## Project Team

The project team who completed the initial design work for the client is as follows:

- + Architect - Aew Architects
- + Structural / Civil Engineer - Civic
- + MEP Engineer - SISEaley
- + Interior Designer (Market Hall) - Aew Architects
- + Interior Designer (Burton's Chambers) - Space Invader
- + Project Manager - MAC
- + Quantity Surveyor - MAC
- + PD and Client H&S - MAC



# SPACE—INVADER



Burton's Chambers



# Burton's Chambers

## Introduction

### Site

Burton's Chambers is a locally listed building in the town centre of Accrington. It is approximately one hundred years old and consists of the former Burton's retail store, and two floors of office above.

There is an existing tenant in situ in one of the ground floor retail units in Betfred. They are anticipated to remain in situ beyond the completion of the project.

The building is of steel frame masonry construction with timber floors and a concrete roof.

### Areas

The GIA (including Betfred) is 1,796 sqm broken down as follows:

- + Ground Floor = 596 sqm
- + First Floor = 600 sqm
- + Second Floor = 600 sqm





# Burton's Chambers

## Statutory Permissions

### Planning Permission

Planning permission was obtained from Hyndburn Borough Council in 2024 for the works with application number 11/23/0457.

There are 8no. conditions attached to the permission, 3no. of which have been discharged thus far. A further 3no. are expected to be discharged as part of the scope of this tender. The remaining 2no. conditions are notes only and required no discharge.

### Building Control

The RIBA stage 4 design has been plan checked by a Class 3 Registered Building Inspector.

The project falls under the Building Safety Act Regulations 2022 for a non high risk building.





# Burton's Chambers

## Brief and Scope

### Works Completed by Others

Work that will be completed under the current Phase 1 contract are likely to consist of the following:

- + Full strip-out of the building (including asbestos removal) back to brick walls and timber floors. All steelwork and concrete exposed
- + Removal of existing shopfronts, windows and masonry walls to facilitate new facade installation
- + Installation of new double glazed windows to punched openings
- + Installation of new double glazed curtain walling, cladding, and main entrance doors, including fire protection to perimeter steelwork only
- + Installation of new steel doors to fire escapes and rear facade
- + External repair and repointing of masonry including stone repairs
- + Removal of 2no. existing rooflights
- + Temporary infill and waterproofing of 2no. rooflight - one that is planned to be infilled, and one that is potentially to be replaced with new
- + Piling and ground works to facilitate future installation of new staircase
- + Installation of new power supply

Temporary measures are in place for the following and are expected to remain in place for the benefit of the fit-out contractor:

- + Intruder alarm and hoarding
- + Fire alarm and lighting
- + Power supply





# Burton's Chambers

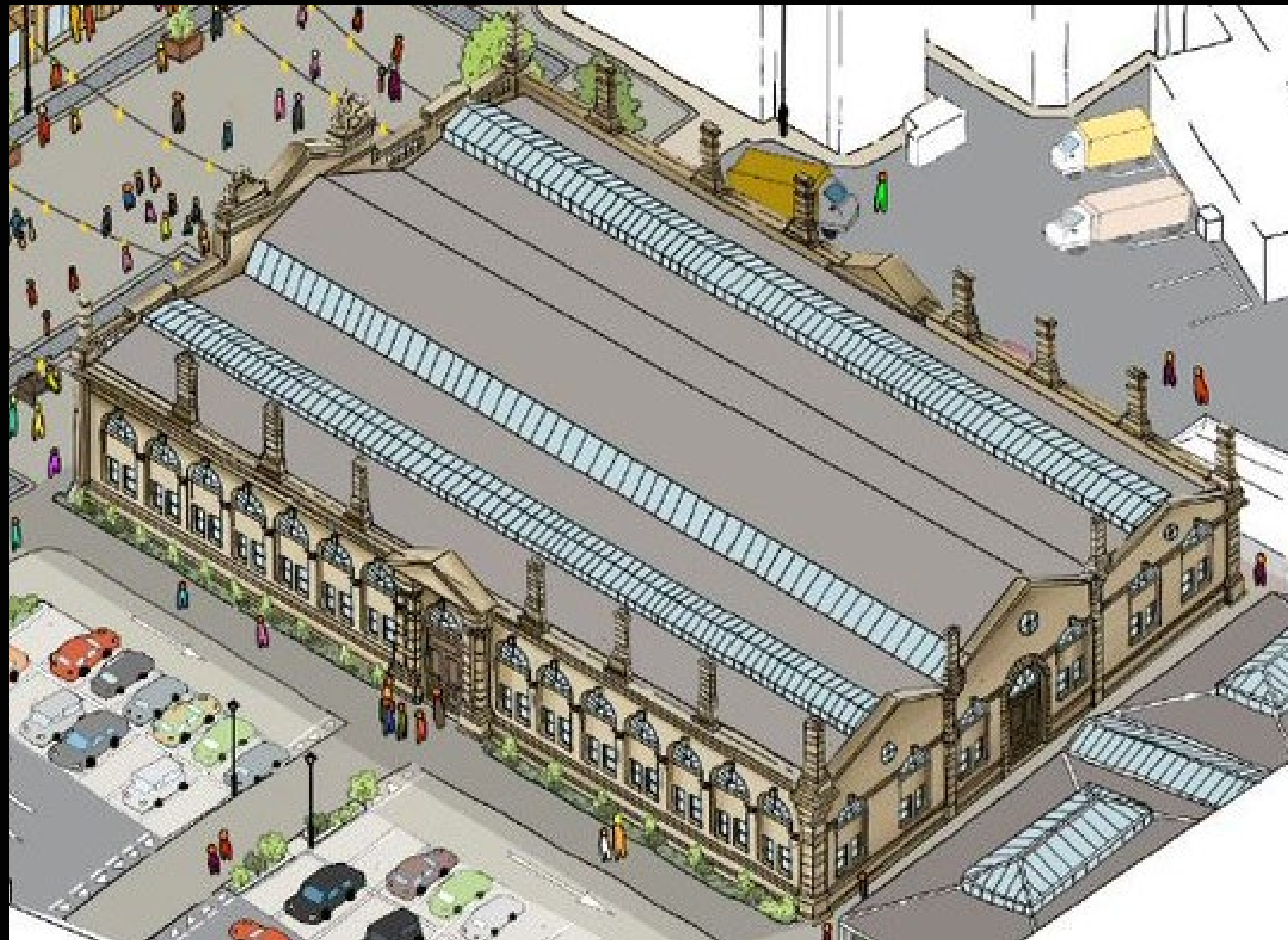
## Brief and Scope

The scope of this tender is described as follows (this is a non-exhaustive list and will be quantified by drawing pack issued at next stage).

- + Installation of wall linings to perimeter walls for thermal upgrade and tanking at ground floor
- + Installation of roof infill to former rooflight opening
- + Roof works including formation of risers, roof hatch and repairs to roof and parapets
- + Repairs to rotten timber joists and lintels
- + Installation of new staircase and platform lift
- + Fire protection to all floors
- + New partition walls and doors to form cellular offices and amenity spaces at all floors
- + FF&E fit-out to all office and common spaces, including circulation areas, WCs, kitchenettes and meeting spaces
- + Full MEP fit-out including drainage connections and power supply







Market Hall



# Market Hall

## Introduction

### Site

The Market Hall is a Grade II listed building adjacent to the Town Hall in the centre of Accrington. It is over one hundred and fifty years old and consists of a double height market hall with first floor balcony, basement and maintenance deck.

The market traders have been decanted from the Market Hall and most are currently trading in the Town Square, immediately outside the site.

The building has a cast iron structure supporting the slate roof. There are vaulted brick soffits to the basement which support the sandstone ground floor, a detail which is repeated to support the first floor balcony. Internal walls are typically masonry or timber stud.

### Areas

The GIA is 4,862 sqm broken down as follows:

- + Basement Floor = 1,726 sqm
- + Ground Floor = 1,888 sqm
- + First Floor = 785 sqm
- + Maintenance Deck = 463 sqm





# Market Hall

## Statutory Permissions

### Planning Permission

Planning permission was obtained from Hyndburn Borough Council in 2024 for the works with application number 11/23/0508.

There are 8no. conditions attached to the permission, 2no. of which have been discharged thus far. A further 2no. are expected to be discharged as part of the scope of this tender. The remaining 4no. conditions are notes only and required no discharge.

A subsequent Section 73 application has been submitted to reflect changes to the design as a result of survey investigations. This was submitted in February 2025.

### Listed Building Consent

Listed building consent was obtained from Hyndburn Borough Council in 2023 for the works with application number 11/23/0510.

There are 10no. conditions attached to the consent, 1no. of which has been discharged thus far. A further 3no. are expected to be discharged as part of the scope of this tender. The remaining 6no. are either notes or have fallen away and require no discharge.

A Section 19 application has been submitted at the same time as the Section 73 application to reflect design changes. This was submitted in February 2025 and a decision is expected in April / May 2025 following the 8-13 week statutory decision period.

### Building Control

The RIBA stage 4 design has been plan checked by a Class 3 Registered Building Inspector.

The project falls under the Building Safety Act Regulations 2022 for a non high risk building.





# Market Hall

## Brief and Scope

### Works Completed by Others

Work that will be completed under the current Phase 1 contract are likely to consist of the following:

- + Full strip-out of the building (including asbestos removal) back to brick walls and timber / concrete floors
- + Removal of balcony floor to create voids as per the design
- + External facade repairs including stonework, repointing, chimney repairs and window repairs
- + Refurbishment of existing timber doors
- + Replacement of Georgian wired clerestory glazing with laminated single glazing. Associated cast iron repairs to existing window frames
- + Refurbishment of roof access doors in clerestory glazing
- + Refurbishment of metal access gates to basement staircases
- + Installation of new power supply

Temporary measures are in place for the following and are expected to remain in place for the benefit of the fit-out contractor:

- + Intruder alarm and hoarding
- + Fire alarm and lighting
- + Power supply





# Market Hall

## Brief and Scope

The scope of this tender is described as follows (this is a non-exhaustive list and will be quantified by drawing pack issued at next stage).

- + Installation of new louvre vents at roof level, and new rooflights to roof lanterns
- + Access and edge protection to maintenance deck and roof, including new access ladders and walkways
- + Fit-out of Market Hall including F&B kitchens and bar, market stalls and pergolas, associated signage and FF&E
- + Refurbishment of existing staircases and balustrades
- + Installation of new public WCs and amenities, including prayer, ablution, and sensory room
- + Refurbishment of existing trader WC and kitchen facilities
- + MEP installation including kitchen extract, drainage, local heating, lighting and small power

Potential additional works include:

- + Roof refurbishment works, including slate roofs, gutters and RWPs, lead flashings, MEP penetrations and potential PVs
- + Construction of first floor community room and WCs with deck to support MEP kit







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