

High Peak Borough Council

Glossop Market Hall Relocation

30th January 2020 – Market Traders Engagement Meeting

1. Requirements:

- 12 months duration
- 575 square meters
- 4 Sink points hot and cold
- 18 sub divides for stalls (various sizes – some are multiple stalls)
- Heating, lighting and electrics to each stall and communal areas
- Accessible throughout

Current market rent and service charges for the 18 stalls – £72,120

Potential costs of temporary arrangement £160,000-200,000

2. Options considered

2.1 Relocation to vacant units in the Town Centre

There is a unit at Wrens Nest Retail Park that is large enough to accommodate the majority but not all of the stalls. All could be accommodated if the stalls are reduced in size. Unfortunately planning permission for the unit does not allow the cooking of food – which means it could not accommodate the café.

The following retail units were considered and then discounted due to splitting the market up, size of units not similar to individual stalls, planning – permitted use etc.

- 47 High Street West – Jewellers currently
- High Street West - formally Retreat
- High Street West -formally Creative aesthetic
- High Street West - formally Lisa's Emporium
- Surrey Street - light industrial units x 2 could be taken together

2.2 Other buildings in Glossop

Bradbury House: Casey Hall and Round Table Hall – not suitable in meeting charitable aims, smaller than required and would conflict with regular groups and activities.

Victoria Hall: too small for required space. Maximum capacity of 60 people poses a problem. Unsuitable for food provision and café food prep. Not covered within the charitable covenant which governs the use of the building.

2.3 Temporary Building – Glossop Municipal Buildings Car Park

A directory of suppliers for temporary buildings was provided from the National Market Traders Federation and all 4 companies within that directory were contacted. The Council received one response with a quotation; additional elements required include floor covering, internal partitioning, lighting, sockets, shelving/fit out, water/electrical connection, pedestrian fencing, security.

2.4 Cabin rental – Glossop Municipal Buildings Car Park

Rental of cabins has also been costed based on the nearest available sizes to the current stalls. Also included lighting, distribution boards, water (4 cabins), electrical connections (or on site generator), security, pedestrian fencing.

2.5 Cabin Purchase – Glossop Municipal Buildings Car Park

The Council estimated costs of purchasing retail cabins and while allowing for the same fit out this was a considerably cheaper option than hiring cabins for the closure period.

NOTE: There is a weight restriction on the culvert, which runs below the Municipal Buildings car park, which prevents any temporary building – single large building or cabin - from being placed within an area extending 6 metres of the edges of the culvert.

In addition, most of the current outdoor market space will be required for the site compound – in large part to allow safe movement of works vehicles and keep heavy vehicles away from the culvert.

The area with the restricted weight limit, the area taken up by the works compound and the area across the top of the car park which is a public highway means there is not enough room to locate the market.

While these options are not viable on the Municipal Buildings car park, they have provided information about the costs which could be incurred by the Council if a suitable alternative location was available.

3. Other locations suggested but discounted:

Norfolk Square – not an option due to conservation status and need to use for other events.

Area behind B&M store – not large enough for single structure and sufficient cabins, electric and water connection unknown, used as car parking. Privately owned.

Edward Street Car Park – not large enough for a single structure and on different levels. Impact on residents.

4. Recommended way forward

Of all the options the Council has investigated the Retail Unit at Wrens Nest, if available, looks like the only one that may be viable – though clearly it has its drawbacks.

This is a private commercial building and the Council will still need to negotiate with the owner to secure it for temporary use as a market.

5. Next Steps / Timescales

The closure date for the market hall is 30th April 2020.

At this point the Council needs to know whether market traders think the Unit at Wrens Nest is or could be a workable solution. Traders are asked for their comments as soon as possible and by 14th February 2020 at the latest.