

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Planning & Orders Committee
Date:	4 th March 2015
Subject:	Repairs Notice & Compulsory Purchase of the former Market Hall, Stanley Street, Holyhead
Portfolio Holder(s):	Cllr Arwel J Roberts: Planning & Environment
Head of Service:	Jim Woodcock: Head of Planning & Public Protection
Report Author: Tel: / E-mail:	Nathan Blanchard: Project Manager (Holyhead THI) 01248 752047 / npbpl@anglesey.gov.uk
Local Members:	Cllr J Arwel Roberts, Cllr Robert Llewelyn Jones, Cllr Raymond Jones

A –Recommendation/s and reason/s
<p>Recommendations:</p> <p>a) To authorise, under 3.4.3.8 of the Constitution, the Head of Environment & Technical on the instructions of the Head of Planning & Public Protection to acquire the former Market Hall (subject to the Council’s Asset Management Procedures) from the current owner through negotiation, as a listed building in need of repair under Section 52 of the Planning (Listed Buildings & Conservation Areas) Act 1990.</p> <p>b) To authorise, under 3.4.3.8 of the Constitution, the Legal Services Manager on the instructions of the Head of Planning & Public Protection, to serve a Repairs Notice, under Section 48 of the Planning (Listed Buildings & Conservation Areas) Act 1990, for the proper preservation of the former Market Hall, Holyhead, a Grade II Listed Building.</p> <p>c) If reasonable steps to address the works in the Repairs Notice are not undertaken within the statutory minimum period of 2 months, under 3.4.3.9 of the Constitution, to authorise the Legal Services Manager on the instructions of the Head of Planning & Public Protection to undertake the necessary actions for Compulsory Purchase Order (CPO) proceedings, under Section 47 of the Planning (Listed Buildings & Conservation Areas) Act 1990, to secure the freehold of the former Market Hall.</p> <p>d) To note that no further action will be taken regarding any ongoing interest by the Council in the building without the consent of the Executive.</p>

Reason:

Background

The former Market Hall is located on the west side of Stanley Street, Holyhead (Appendix A – Location Plan) and was included as a Grade II listed building by Cadw in April 1992, in recognition of the building's importance to Holyhead as a prominent mid-nineteenth town centre building (Appendix B – List Description). It was the town's first public building built in 1855 and is exceptionally complete and an increasingly rare example of an open market hall. It also lies within the Holyhead Central (Town Centre) Conservation Area and is identified as a 'Principal Building' within section 14 and Appendix XIV of the 2005 Conservation Area appraisal supplementary planning guidance (Appendix C).

The building has been deteriorating since 2001, as monitored by Cadw's buildings at risk nationwide survey, and is now considered the poorest condition civic building in Wales and "at risk" entry (Appendix D) – or the highest priority for action.

Partially vacant since 1999 and fully vacant since 2005, the deterioration is ongoing and without action there is a likelihood of localised collapse leading to a loss in the building's significance and character.

The building is privately owned with a highly unlikely prospect of the current owner (since 2006) progressing plans for its repair and reuse, in a timeframe conducive to the significance and character of the building. A planning application was submitted and approved in 2010 for the conversion of the building, which has not been implemented. We are not aware of any work to preserve the building being undertaken by the owner in the past 9 years unless requested by the Council under the threat of the use of statutory powers.

As a locally distinctive and defining structure within Holyhead town centre the ongoing visible decline of this important building is potentially impacting on community and visitor perceptions of the town centre and prejudicing private sector investment in the vicinity, thereby undermining regeneration efforts by the private and public sectors elsewhere across the town centre.

The Council appointed specialist Conservation Engineers to assess the condition of the listed building in 2011 and 2014 and their later report (extracts at Appendix E), has informed this report and the drafting of the schedule of works to accompany the proposed Repairs Notice.

The Council have also pursued a pro-active approach to the ongoing deteriorating condition of the building and will be serving an Urgent Works Notice under Section 54 of the Planning (Listed Buildings & Conservation Areas) Act 1990 in the very near future, should the owner remain unresponsive to approaches to arrest the immediate decline while a longer term solution is secured.

Given the building has been largely vacant since 1999 and no action has been undertaken

by the current owner to address the declining condition or use of the building, and as the listed building is not being properly preserved and in order to secure the future of the building the preferred solution is to seek a change in ownership.

Officers have attempted to negotiate with the current owner over the principle of acquisition by negotiation on a number of separate occasions since 2011, most recently through an independent third party Chartered Valuation Surveyor but without success.

Repairs Notice & CPO Process / Considerations

Section 47 of the Planning (Listed Buildings and Conservation Areas) 1990 allows for the compulsory purchase of a listed building when reasonable steps are not being taken for its proper preservation. Before the compulsory purchase order is made the owner must first be served with a Repairs Notice under Section 48 of the Act, specifying the works reasonably necessary for the proper preservation of the building. The Repairs Notice, in effect, gives the owner the ability to forestall compulsory purchase by undertaking the necessary works.

Starting compulsory purchase order (CPO) procedures does not bind the Council to buying the property, but it does identify the seriousness of the situation to the freeholder. The freeholder will be able to object to the compulsory purchase order. Alternatively, the freeholder may choose to carry out the repairs required or sell the building. Either of these options could lead the Council to stop the compulsory purchase procedure. It is hoped the Council can avoid the need for statutory action and can still acquire the building through negotiation. However, without the lever of the possibility of compulsory purchase, the status quo of non-action by the owner to preserve the building is likely to continue and the condition deteriorate.

Welsh Office Circular 61/96 Planning and the Historic Environment and Welsh Government Circular NAFCWC/ 14/2004 set out the tests applied by the Welsh Ministers in confirming a compulsory purchase order. Put succinctly the test is that of a *compelling case in the public interest*. The Welsh Ministers must be satisfied that it is expedient to make provision for the preservation of the building and to authorise its compulsory acquisition for that purpose and that means, including whether the resources necessary for securing the building's repair will be available.

Given the lack of activity by the present owner, this option is the only reasonable prospect to secure a future for the former Market Hall, ensuring its character and significance are retained while allowing it once again to contribute to the social, economic and cultural life of the town.

Whatever anticipated proposed new end use for the building is developed in the future, the proposals will need to ensure they are not impediment to securing planning permission and listed building consent.

The Council is confident there are new and viable future uses the building can be put and will continue to develop these proposals, subject to Executive approval.

Conclusions

Given the lack of necessary action for the preservation of the building by the owner and the failure of negotiations to date to purchase, it is considered that the preservation of one of the few listed buildings in Holyhead town centre and the public benefit arising from a listed building in good condition and use, fully meets the *compelling case* test outlined above, justifies the Repairs Notice and Compulsory Purchase order action.

Whilst it is acknowledged that a compulsory purchase order affects the human rights of the owner of the property, such an interference is considered both lawful and proportionate when this test is met.

Compulsory purchase of a listed building does mean that compensation to the existing freeholder will be required to be paid. This compensation is based on the current open market value. An independent valuation of the freehold of the building was undertaken by Valuation Office Agency (District Valuer) in August 2013.

B – What other options did you consider and why did you reject them and/or opt for this option?

1. Do nothing

- The Council has seen no physical action on site indicating the building's preservation since 2006 and as a result the deterioration is accelerating and the building may potentially be lost,
- In the medium term as the Market Hall building deteriorates and becomes a greater danger to pedestrians and motorists, the likelihood exists that the Council would need to take action in any case at greater expense,
- Adopting this option may also impact on the Council's reputation, as we do have powers to tackle derelict historic buildings
- The lack of action may encourage owners of other listed buildings to leave similar significant structures to decline and damage investor perceptions of the town centre as the building's condition worsens,
- Potentially lose significant external funding seeking to invest in Holyhead's future and in tackling a derelict listed building in need of preservation

2. Undertake the recommended actions

- Works towards securing a long term future for this significant listed building in need of preservation,
- Has regard to the Corporate Plan in both developing the economy, in contributing to the regeneration of Holyhead through reinforcing the role of the town centre
- Accords with the Holyhead Town Centre Vision and Regeneration Masterplan as a key document to the successful VVP submission.

C – Why is this a decision for the Planning & Orders Committee?

The serving of Repairs Notices and related Compulsory Purchase Order proceedings are specifically identified by legislation as being not a function of the Executive and under sections 3.4.3.8 and 3.4.3.9 of the Council's Constitution (Powers to acquire a listed building in need of repair and to serve a repairs notice / Power to serve purchase orders) are reserved for the Committee.

CH – Is this decision consistent with policy approved by the full Council?

Corporate Plan 2013-17

The proposed actions to serve the Repairs Notice and CPO will support the development of the Market Hall project, which accords with the priority of developing the economy and regenerating the community and in the short term, through effectively undertaking our Planning responsibilities ensuring negative impacts are lessened and community benefits maximised.

Anglesey Stopped UDP (unadopted) December 2005

Policy EN13. The character and appearance of all designated conservation areas will be protected from unsympathetic development. Enhancement of their characters will be achieved by carrying out improvements and permitting suitably designed new development. Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development, alterations or demolition. Appropriate uses which help to preserve their character and fabric will be permitted.

Joint Local Development Plan Anglesey & Gwynedd (2011 - 2026) Deposit Plan 2015

POLICY PS17: PRESERVING AND ENHANCING HERITAGE ASSETS

In seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and, where appropriate, enhance its unique heritage assets. Proposals that will preserve and enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted:

2. Listed Buildings and their curtilages.
3. Conservation Areas

Holyhead Town Centre Conservation Area Management Plan Supplementary Planning Guidance (2007) was adopted as a basis for proactive management of the Conservation Area through planning policy, decisions and enforcement.

Section 3.1 states the aims as securing the repair and reuse of identified critical projects (which included the Market Hall) and significantly reduce the number of historic buildings within the town centre in disrepair or underuse.

Section 3.3 identifies repairs notices and compulsory purchase powers as relevant planning measures affecting the historic environment and the proactive management of the Conservation Area.

Section 3.8 commits the local planning authority to use the full range of planning powers to ensure the proper management of the Conservation Area.

Planning (Listed Building & Conservation Areas) Act 1990, section 72

General duty as respects conservation areas in exercise of planning functions:

s72 (1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

D – Is this decision within the budget approved by the Council?

The cost of serving the Repairs Notice is minimal and is within existing budgets of the Townscape Heritage Initiative. Should the owner choose not to undertake the works specified and at least 2 months have elapsed since the Repairs Notice is served and it appears to the Council that reasonable steps are not being taken for the proper preservation of the building, only then may the Council begin compulsory purchase order proceedings. The cost of the CPO process is again considered reasonable and both this and the cost of any acquisition by either negotiation or through the CPO is within existing identified budgets of the Townscape Heritage Initiative / VVP funding.

In addition, the Urgent Works either to be undertaken by the owner or Council in default in the coming weeks will arrest the current deterioration, mitigating the longer term costs for its proper preservation.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	SLT agreement to proceed as outlined in the recommendations in the report.
2	Finance / Section 151 (mandatory)	No comments on the revised report.
3	Legal / Monitoring Officer (mandatory)	Advised on this previously and that advice is included in the recommendations and the report. No further observations.
4	Human Resources (HR)	n/a

5	Property	Supportive of the action recommended in the report and confident that due process has been followed in relation to Property matters.
6	Information Communication Technology (ICT)	n/a
7	Scrutiny	n/a
8	Local Members	Cllr J Arwel Roberts: Supportive of the report Cllr Raymond Jones: Supportive of the report Cllr Robert Llewelyn Jones: "If it is left to the weather it will be impossible to repair - the history of our town revolves around the Market Hall and it is very important for it to be brought back into use."
9	Any external bodies / other/s	Cadw - Pleased to see that proposals are coming forward that would give the building a new lease of life, respecting its historic character whilst also retaining a community role for this important public building. Our recent Condition Survey of listed buildings suggests that its condition has declined very significantly since the last survey was carried out, and it is now in the unenviable position of being amongst the most at-risk civic buildings in Wales. Viable & Vibrant Places Internal Delivery Board - Support the plans to take necessary enforcement action to address the deteriorating condition of the building and secure its ownership for the Council. Economic & Community Regeneration Service - This is a key project for Holyhead that should contribute positively to regeneration and the rationalisation of Council assets and facilities. WG VVP capital funding of £700,000 is already formally allocated to the scheme. The project is also identified as one which may qualify for ERDF funding.

E – Risks and any mitigation (if relevant)		
1	Economic	n/a
2	Anti-poverty	n/a
3	Crime and Disorder	n/a
4	Environmental	n/a
5	Equalities	n/a

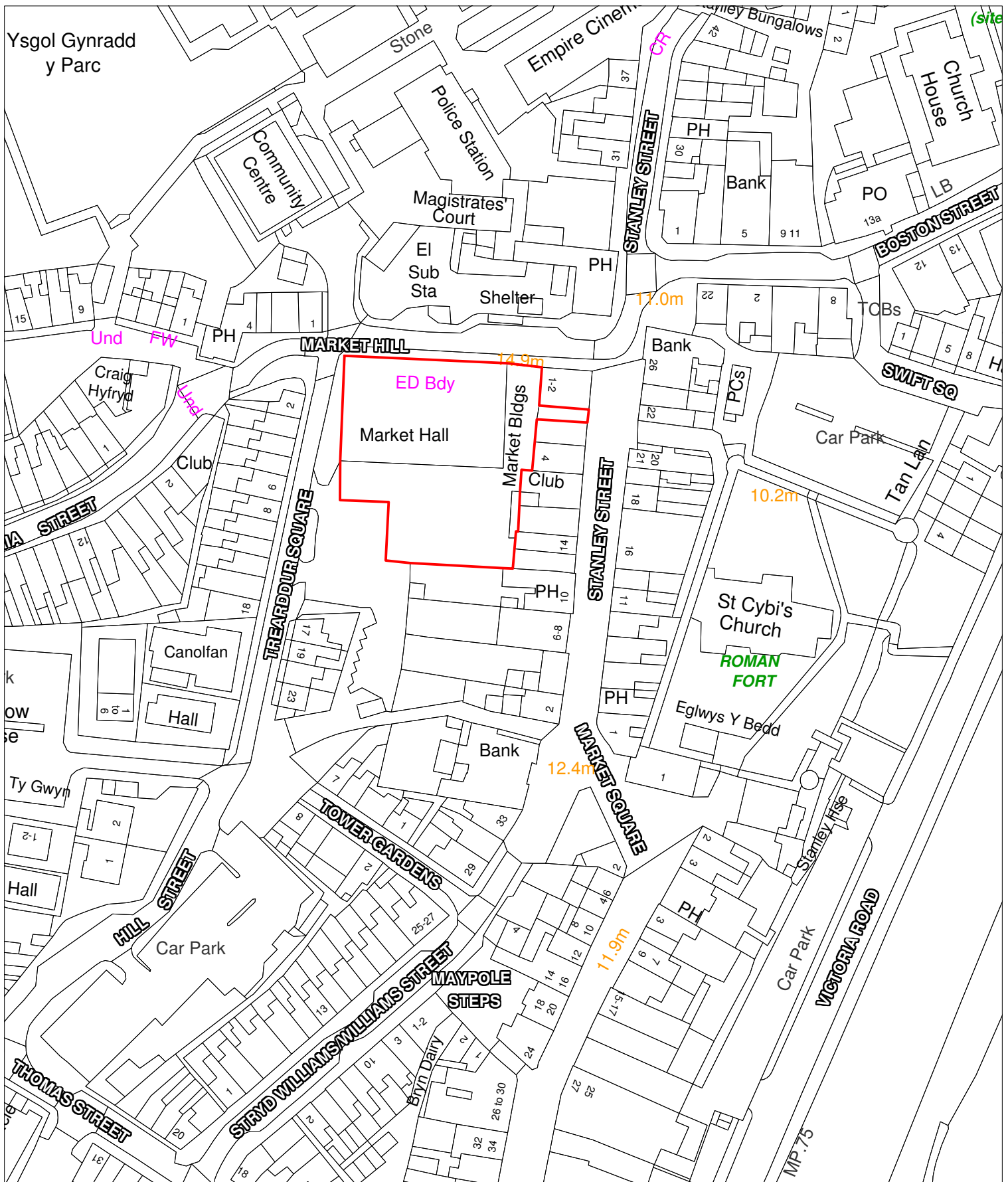
6	Outcome Agreements	n/a
7	Other	n/a

F - Appendices:
<p>Appendix A – Location plan of the former Market Hall, Stanley Street, Holyhead</p> <p>Appendix B – List Description (Cadw record number 5763)</p> <p>Appendix C – Extract from Holyhead Central Conservation Area Appraisal SPG</p> <p>Appendix D – Cadw Buildings at Risk entry for the former Market Hall</p> <p>Appendix E – Extracts from the Conservation Engineers Report 2014 update</p>

FF - Background papers (please contact the author of the Report for any further information):
<p>Conservation Engineers Report 2014 update</p>

Map Lleoliad Location Map

APPENDIX A



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Cyngor Sir Ynys Môn. Rhif trwydded
100023412.

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**GWASANAETHAU CYNLLUNIO A'R AMGYLCHEDD
CYNGOR SIR YNYS MÔN**

**PLANNING & ENVIRONMENTAL SERVICES
ISLE OF ANGLESEY COUNTY COUNCIL**

Authority **Isle of Anglesey**Grade **II**Community **Holyhead**Date Listed **4/24/92**

Locality

Last Amended **7/25/94**

Post Code

Grid Ref **224630 382670**Record No. **5763**Name **MARKET HALL, STANLEY STREET (W SIDE)****Location**

In town centre on sloping site. Set back and above the street behind single storey shops; side and rear elevations to Summer Hill and Trearddur Square.

History

Dated 1855, designed by J Edwards Thomas (?), Builder - see inscribed surround to clock face. Commissioned by Hon W O Stanley of Penrhos to succeed the old Market Cross. The access off Stanley Street was remodelled in 1906.

Exterior

Substantial public building, storeyed at the downhill end and built of local green shaley rubble with buff sandstone dressings and slate roofs. Jacobethan frontage distinctive for its mullion and transom windows and shaped gables, the central bay of which is taller, advanced and more richly detailed. Central gable has rounded apex with faceted keystone while the flanking gables have ogee treatment. Plinth, quoins, gable parapets and window surrounds contribute to a mid C19 facade of more than usual interest. The 3-window central bay has clock face set within inscribed roundel; the windows have (?) Robert Smythson type faceted and buttoned panels; the central window has projecting stone architrave with weathered Welsh and English inscriptions and coats of arms to top. Tripartite main entrance below with chamfered semicircular arches, keystones and imposts together with original (dated 1855) wrought iron gates manufactured by Ellis Williams Black Bridge Foundry, Holyhead. Cross-frame windows to outer bays with similar arched doorways. Right hand side, which has been reroofed, has small-pane window with chamfered jambs and stone bracketed base to a former balcony; cross-frame window further on over modern doorway; two blocked windows retaining surrounds beyond and a fine semicircular arched doorway as on the front. 3-gables to top (rear) with simple roundels. On the left hand side the red brick chimneys have been cut down; otherwise similar detail including arched doorway towards top end. In town centre on sloping site. Set back and above the street behind single storey shops; side and rear elevations to Summer Hill and Trearddur Square.

History

Dated 1855; designed by J Edwards Thomas (?), Builder - see inscribed surround to clock face. Commissioned by Hon W O Stanley of Penrhos to succeed the old Market Cross. The access of Stanley Street was remodelled in 1906.

Interior

Retains iron staircase with scrolled newel and straight balusters. Listed for its importance to Holyhead and as a prominent mid C19 town centre building with a well preserved facade.

Listed

Listed for its importance to Holyhead and as a prominent mid C19 town centre building with a well preserved facade.

Reference

D Lloyd Hughes & D Williams, Holyhead: The Story of a Port, 1981, p103.

Gwerfawrogiad Cymeriad Ardal Cadwraeth
Canol Caerdybi

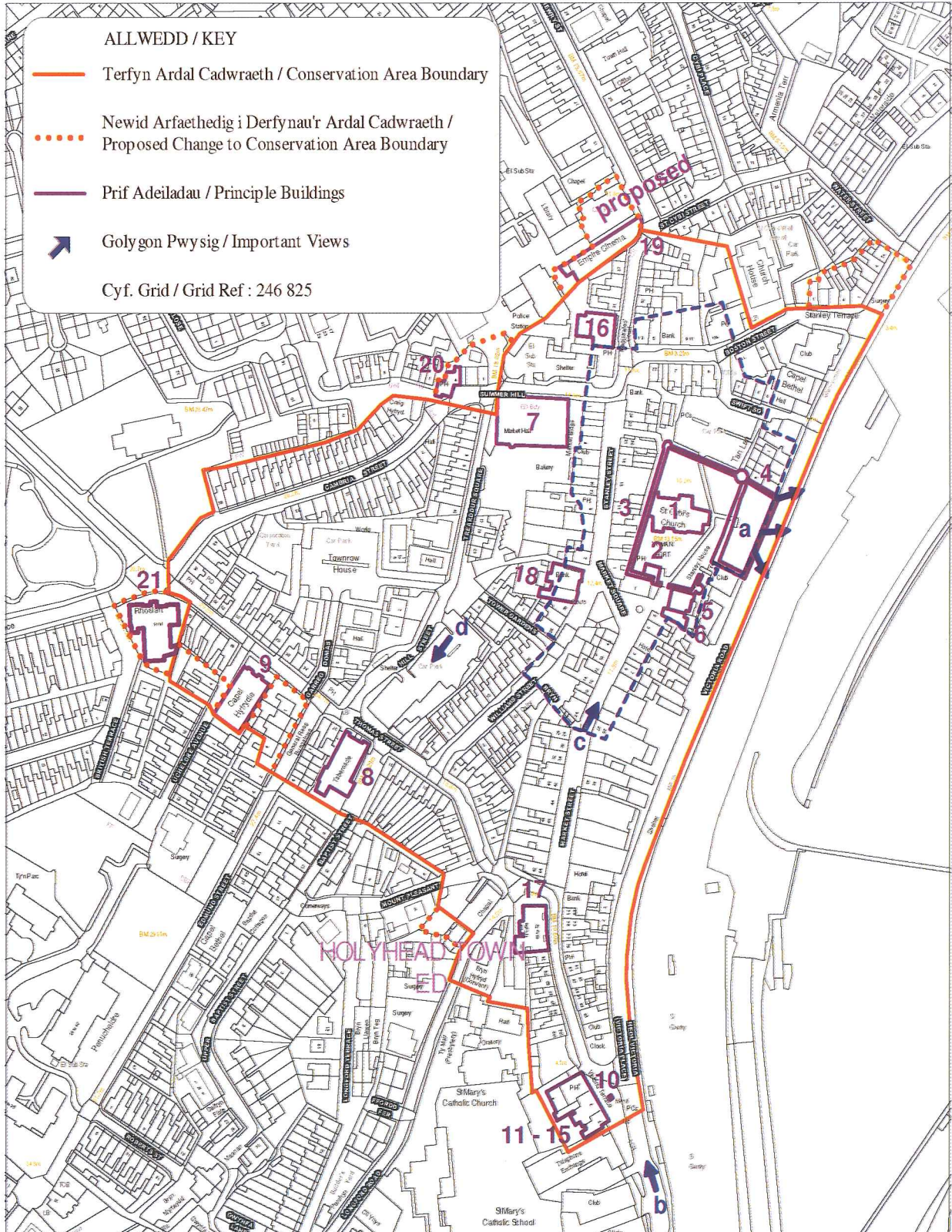
Holyhead Central
Conservation Area Character Appraisal

Atodiad XIV

Appendix XIV

Cynllun yn dangos terfyn presennol yr ardal gadwraeth, lleoliad y prif adeiladau a cyfeiriad golygfeydd

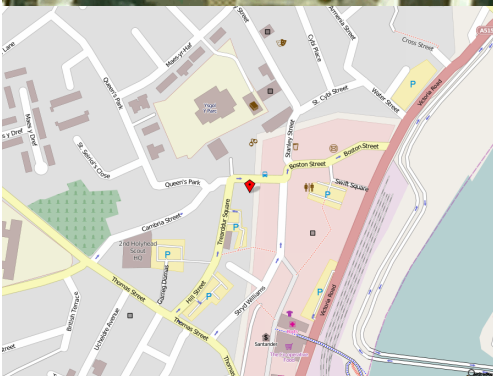
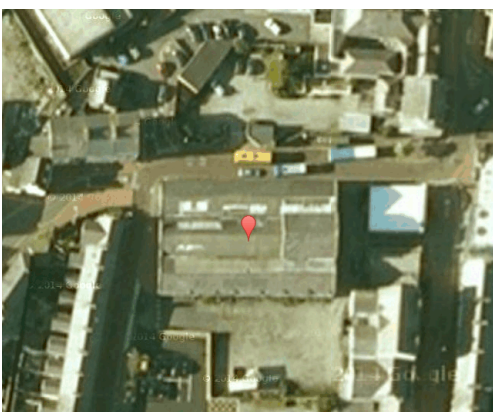
Existing conservation area boundary, location of principle buildings and direction of views plan



5763_1 - MARKET HALL, STANLEY STREET (W SIDE)

Isle of Anglesey - Holyhead - Grade II (Date Listed - 24/04/1992) - Current Survey Date: 20-Mar-2014

In town centre on sloping site. Set back and above the street behind single storey shops; side and rear elevations to Summer Hill and Trearddur Square.



Risk & Use Assessment

At Risk (3) Condition **Poor** Occupancy **Vacant**

This building has declined (high decline rate) since its previous inspection in 2007

Current Use - CIVIC - MARKET HALL
 Ownership - The building is in private ownership
 Morphology - Urban > 10K

Historic Asset Assessment (HAA) Score & Potential Change Profile

HAA Score - 21.03
 Condition is very poor, main structural elements serviceable but many items need replacing

Chance of significant decline - Average (26.04%)

Predicted HAA Score reduction per year - Elevated (-2.72%)

Building Element Condition Assessment

- Minor Repairs Required**
- Main Wall Structure (stone), Wall Pointing
- Major Repairs Required**
- Roof Covering (slate), Roof Flashings, Parapets (stone), Chimneys (brick), Doors (timber), Other Architectural Details
- Full Replacement Required**
- Rain Water Goods (plastic), Window Frames (timber and metal), Window Glazing

Comparative Analysis (Based on HAA Score)

% Difference and Rank Building/Group			
Planning Authority	-74.08	47/1155 (0.96)	-----
Community/Parish	-73.55	2/64 (0.97)	-----
Broad Use Type (All)	-77.13	1/316 (1.00)	-----
Broad Use Type LPA	0.00	1/13 (0.92)	-----
Detailed Use Type(All)	-75.31	1/24 (0.96)	-----
Detailed Use Type	-76.72	1/1 (0.00)	-----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)		
105/1123 (0.91)	-----	
6/59 (0.90)	-----	
1/316 (1.00)	-----	
1/13 (0.92)	-----	
1/24 (0.96)	-----	
1/1 (0.00)	-----	

PAS Rank (Score)		
List Grade	8.66	0.75
Risk Assessment	40.0	1.0
Local Factors	50.00	1.0
Decline Chance/Rate	68.21/43.41	2.0/3.0
HAA Score	78.97	4.0
Building Cluster HAA	15.52	2.0
Building PAS	53.45	

Survey Status & Date	Condition	Occupancy	Risk Assessment	HAA Score
Active 20-Mar-14	⚠️ Poor	⚠️ Vacant	●●●●● At Risk (3)	●●●● 21.03
Archive 16-Oct-07	⚠️ Poor	⚠️ Partly Occupied	●●●●● At Risk (3)	●●●● 41.47
Archive 07-Dec-01	⚠️ Poor	⚠️ Partly Occupied	●●●●● At Risk (3)	●●●● 41.47

CHRIS PIKE ASSOCIATES
HISTORIC ENVIRONMENT ENGINEERS

www.cpaconservation.co.uk



Property Address:

**Former Market Hall, Stanley Street,
Holyhead**

Title:

**Structural Condition Report –
Addendum and Update**

Prepared for:

Purcell

On behalf of:

Isle of Anglesey County Council

Date: August 2014

Job No: IS.759

CHRIS PIKE ASSOCIATES

HISTORIC ENVIRONMENT ENGINEERS

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- Appendix C - Structural condition record sheets
- Appendix D - Schedule of urgent works
- Appendix E - Risk and Impact assessment



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Eur Ing **CHRISTOPHER I PIKE** MA BSc(Hons) CEng MStructE
CHARTERED STRUCTURAL ENGINEER
CONSERVATION ACCREDITED ENGINEER

Revision	Amendments	Prepared By	Date

**STRUCTURAL CONDITION REPORT ON
THE FORMER MARKET HALL, STANLEY STREET, HOLYHEAD.**

SYNOPSIS

The large Grade II historic building has been left vacant since 2006 and is suffering from neglect and a general lack of attendance to address the many on-going maintenance issues.

The condition in several areas has markedly deteriorated since our original inspection visit and report carried out in May 2011.

None of the urgent repair works to the roofs and guttering, or the recommended temporary protection work has yet been undertaken.

Consequently, a few of the observed structural defects have enlarged and migrated to adjacent local areas. The safety and security of some the historic timber floors and internal fabric is now considered under threat.

**STRUCTURAL CONDITION REPORT ON
THE FORMER MARKET HALL, STANLEY STREET, HOLYHEAD.**

2. OBSERVATIONS

- 2.1 The walk through survey and re-inspection was carried out on Tuesday 5th August 2014.
- 2.2 The weather on the day was warm, overcast with some slight drizzle showers.
- 2.3 External inspection of the inner / outer roof areas and upper wall elevations was carried out from ground level by visual sighting methods.
- 2.4 The floor plan layout and structural frame arrangement is shown illustratively in Appendix A.
- 2.5 Selective photographs are provided in Appendix B.
- 2.6 Distinct members and elements to each section or area of the building are individually referenced on the condition record sheets provided in Appendix C. The record sheets have been updated to show whether the element part condition appears to have deteriorated significantly since the first visit undertaken in May 2011.
- 2.7 The sheets describe in simplified terms the basic type and form of construction. The structural condition of elements is described as Good, Fair, or Poor in relation to their estimated age taking account of wear, creep and the ageing process that would normally be expected under benign conditions.
- 2.8 Classification of defects is as follows:

<u>CATEGORY OF DAMAGE</u>	<u>CONSEQUENCE OR ACTION</u>
Low	Not structurally significant
Minor	Superficial – General serviceability and fabric issues only
Moderate	General loss of weather-tightness and structural integrity. Local repairs or strengthening measures required
Major	Extensive repairs required, possibly involving some breaking out and / or rebuilding
Severe	Partial demolition and rebuild. Complete replacement of defective elements or frame
Critical	Urgent propping, shoring or demolition required to make safe the structure

STRUCTURAL CONDITION REPORT ON THE FORMER MARKET HALL, STANLEY STREET, HOLYHEAD.

3. RECOMMENDATIONS

- 3.1 A schedule of urgent structural works has been prepared and updated for the severe or critical elements / category of damage. This is provided in Appendix D.
- 3.2 All urgent works should be organised at the earliest opportunity to make the building fully safe and secure, and to prevent further deterioration of the structure.
- 3.3 The consequential impact risk and damage assessment is updated in Appendix E
- 3.4 The elements suffering deterioration and damage are mainly subject to water ingress. The principal areas of penetration are the two roof valley gutters and aprons and isolated areas where the old or temporary lightweight roof sheeting has progressively broken and failed.
- 3.5 A complete overhaul and repair of the entire roof, rainwater collection and storm water discharge systems is required in a finalised refurbishment plan.

However, in the immediate short term, it is recommended

- The defective and rotten timber inner valley beams at the front of the building are replaced.
 - Temporary props are provided close to the bearing ends of weakened valley beams in the main Hall
 - The internal valley gutters and gullies are cleared of all debris and detritus, and a suitable relining system using either a tough geo-textile or bitumastic waterproof overlay laid to falls is provided.
 - All broken roof sheeting is patched or covered over with new comparable sheeting or with temporary tarpaulins, fixed down appropriately noting that hazardous asbestos cement corrugated sheeting is evident in some areas.
 - External gutters and downpipes are all repaired to function properly.
- 3.6 Externally all invasive vegetation, plant and weeds should be removed. Existing minor vegetation growing within stonework and on chimney brickwork reduced stacks should be sprayed and treated with a suitable herbicide.
 - 3.7 Assuming that a full scheme of repair is to be developed over the next year or two, it is not proposed that the moderate and major defect items should be repaired at an early stage unless a clear opportunity arises and specific funding becomes available. Instead, the addition of temporary over-sheeting or sacrificial boarding should be provided to ensure reasonable weather-tightness and security to these areas, until permanent repairs can be carried out that do not compromise the options for future use and compatibility.

**STRUCTURAL CONDITION REPORT ON
THE FORMER MARKET HALL, STANLEY STREET, HOLYHEAD.**

- 3.8 As there is considerable retained moisture within the existing building fabric, it is important to allow continued cross flow of air within rooms to inhibit further fungal attack and rot.
- 3.9 The main market hall roof will at some future stage require a complete overhaul and scheme for repair, including for the possible safe removal of all the corrugated sheeting that appears likely to have an asbestos content.
- 3.10 The following checks and enhancements should be incorporated into the finalised repair and refurbishment scheme plans and planned work schedules:
- i) On site testing and survey of the below ground storm and foul drainage systems.
 - ii) Provision of new wallplate and valley beams either side of the front central tall bay.
 - iii) Providing strapping and pinning through of the external walls at the junction of the internal crosswall leading into the Hall.
 - iv) Strengthening or replacement of the primary floor beams and roof trusses that have previously been propped, including the main iron stairwell trimmer in the central lobby.
 - v) Repair and strapping down of the eaves wallplates that have moved outwards due to lateral thrust and creep from the roof.
 - vi) Possible local rebuilding of disturbed bulging sections of rubble wall at middle and high level, especially to the gable projections and introduction of additional pinning stones.
 - vii) Replacement of unsympathetic concrete copings with original matching stone. Re-bedding or possible provision of anchor straps to the larger end copings and corner kneeler stones.
 - viii) Possible provision of internal ties and additional bracing of the open roof in the side aisles of the main hall depending on the finishes and loading condition adopted.
 - ix) Provision of suitable tanking measures to the rear walls breached by the raised external ground levels. Removal of internal plastic paint finishes.
 - x) Sympathetic repairs to original stone mullioned windows, doors architraves, fireplaces, iron gates and stairs.



Photograph 23.



Photograph 24.



Photograph 25.



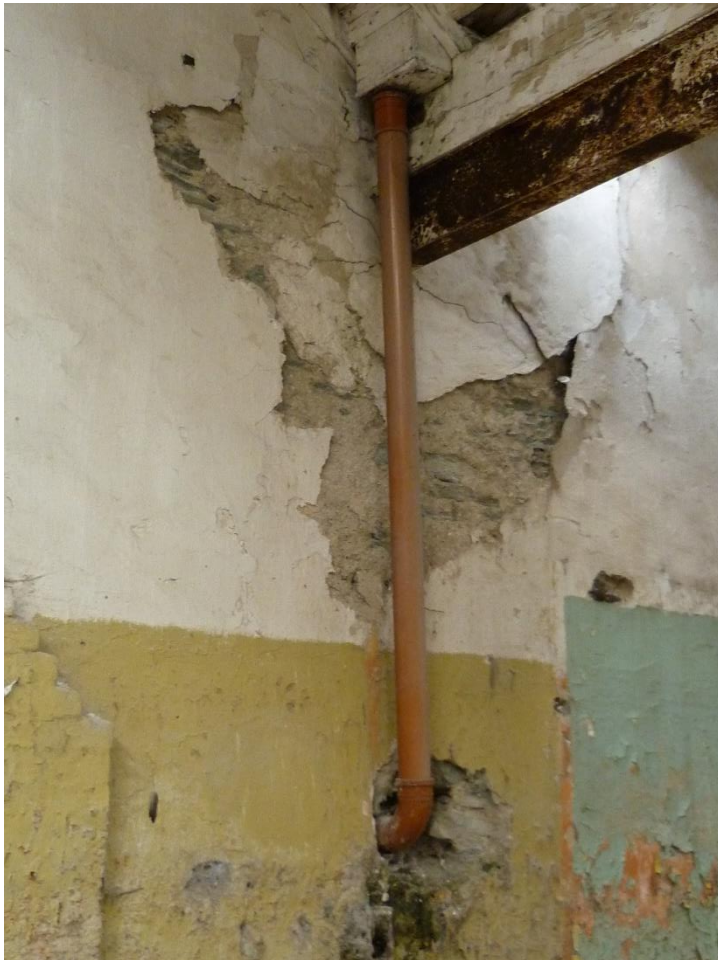
Photograph 26.



Photograph 29.



Photograph 30.



Photograph 31.



Photograph 32.



Photograph 33.



Photograph 34.



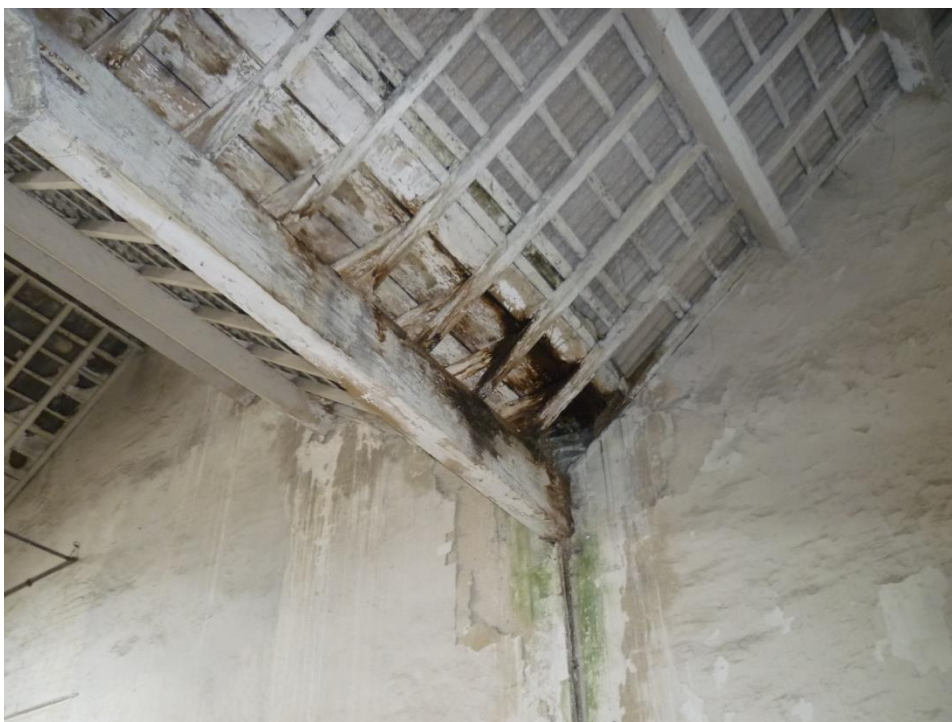
Photograph 35.



Photograph 36.



Photograph 39.



Photograph 40.



Photograph 41.



Photograph 42.



Photograph 45.



Photograph 46.



Photograph 47.



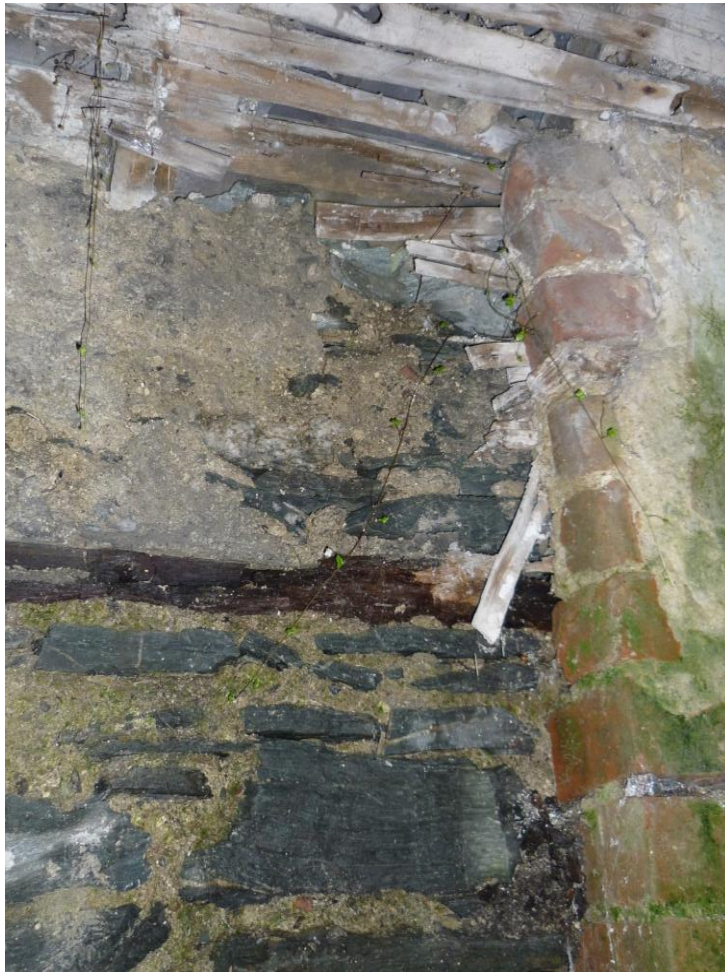
Photograph 48.



Photograph 52.



Photograph 53.



Photograph 55.



Photograph 56.



Photograph 60.