STOCKYARD

MELTON MOWBRAY



Stockyard, Melton Mowbray
Main entrance from Scalford Road

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In this document, a reasoned direction is set out for future development, outlining how tangible change can be achieved and demonstrating how an investment framework can be delivered.

The project is not a commitment from the Council or any organisation, it brings together the aspirations of all relevant stakeholders in a coherent way and demonstrates how the project will be achieved by collaborative efforts of all involved.

This proposal is intended to overlay and feed into other documents, provide strategic backing to secure future funding and investment opportunities to deliver the project overtime.

This site provides the potential to be the “shopwindow” of the ‘Rural Capital for Food,’ combining tourism, commerce and experience of Melton’s food and drink offer.

INTRODUCTION



Cllr Joe Orson
Leader of Melton Borough Council

"This project will deliver a leading example in the UK of an innovative centre of excellence that is designed to help food and drink producers develop their offer and product through the provision of technical knowledge, support and facilities to aid their growth.

It will also create an exciting, cohesive area of new and existing food and drink initiatives that will collaboratively showcase the heritage and ingenuity around Melton. It will be an area of new ideas and products to sit alongside world-renowned existing ones and provide an area where this can all be bought together to attract more people to the area.

Key to this development is the creation of a central multi-functional space that will be able to be used as car parking on a day to day basis, whilst also being able to host our nationally recognised events such as the annual food fairs or attract new events such as outdoor cinemas.

This project comes at a unique time in Melton's history and represents a truly once in a generation opportunity to transform Melton Mowbray for its existing and future users."



Hugh Brown
CEO Melton Mowbray Market

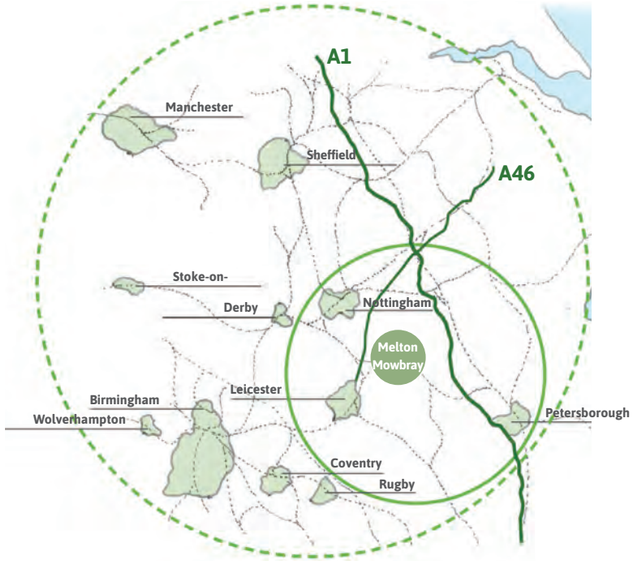
"We are proud to hold the largest livestock market in the region in the heart of Melton Mowbray, the Rural Capital of Food. Our 150 year on site heritage and 1,000 year history binds us to the town and provides a real farm to fork experience.

This would also be the perfect place to bring Defra for policy development and testing with our customers. With the Stockyard next door, we host a farmers market and a growing number of food, drink and retail businesses. These include an award winning brewery, a craft distillery, incoming smokehouse, chocolate makers, antique dealers, food festivals, weddings and many more.

With Levelling Up investment here and in the rest of the town we can supercharge this development to make Melton Mowbray the regional destination for food and drink innovation, development and enjoyment."

GEOGRAPHICAL CONTEXT





	Distance	Population
Nottingham	37 mins	331,297
Leicester	35 mins	357,394
Derby	50 mins	258,746
Peterborough	56 mins	183,254
Corby	50 mins	61,255
Grantham	28 mins	44,500
Loughborough	29 mins	67,956
Mansfield	1 hour	109,000
Rushcliff	30 mins	120,000



Melton Mowbray is situated in the County of Leicestershire, approximately 15 miles north east of Leicester and circa 17 miles south east of Nottingham.

The town benefits from good road connections of the A1 motorway. It is also located on the branch line of the Leicester to Peterborough railway which provides rail links to London St Pancras in approximately 1 hour 42 minutes.

Melton Mowbray's key location means that over 2 million people are within a 60min drive to town.

The Stockyard would look to attract new and repeat customers to the area by extending and enhancing the experiential offer in the town which would allow the flow of people, ideas and innovation to the wider context, creating additional benefits that would help transform the town centre a whole.

Melton Mowbray is also under 4 hours drive away from 80% of the country's population which makes it the ideal destination for long weekend breaks.

CULTURAL CONTEXT

Melton Mowbray is a bustling market town known as the ‘Rural Capital of Food’, boasting a culinary heritage that few can match. It boasts a calendar full of food-related festivals, such as the international renowned East Midlands Food Festival and the largest Artisan Cheese Fair in the country.

It has an international reputation for outstanding local delicacies which, thanks to protected status, can only be made in this locality. Notably Stilton cheese Protected Designation of Origin (PDO) and the Melton Mowbray pork pie has Protected Geographical Indication status (PGI). Only pies made within a designated zone around Melton, and using uncured pork, are allowed to carry the Melton Mowbray name on their packaging.

That tradition continues today with innovative food research, development and production facilities driven by some of the country’s biggest brands.













Melton Mowbray is a bustling market town boasting a culinary heritage that few can match.

ECONOMIC CONTEXT

Melton has significantly higher than the national average of food- and drink-related manufacturing with approximately 3,500 people employed in the sector in 2020 (Business Register and Employment Survey). Two thirds of manufacturing employment in Melton Mowbray is within food manufacturing, and it is this sector that Melton Mowbray has an evident competitive advantage.

The Cattle Market plays a key role in the food chain and supply, supporting 2,500 vendors and 1,500 buyers from the region and draws in visitors from across the country, with a majority coming from a 60-mile radius.
The market alone serves over 2,500 farming customers annually, and approximately £30m p.a. traded through it.

Its importance has grown with the move to twice weekly livestock trading and market, weekly street and artisan market as well as a thriving car boot sale, with growing focus on the local food supply, farm shops and butchers prospering alongside it.

Within the site are serval trade units including NFU Mutual, Farming Community Network (FCN), twenty-one retail units, and home to Round Corner Brewery and Brentingby Gin Distillery.

There is annual calendar of food festivals and sporting events, including the Rare Foods Festival allied to the Traditional & Native Breeds Show, the Rutland Border Epique cycle Sportive, renowned East Midlands Food Festival and the largest Artisan Cheese Fair in the country with 380,000 visitors coming through the site annually.









WHAT WE ARE DOING

Melton Local Plan (2018-2036)
The Council's recently adopted Melton Local Plan, 2018-2036, has regeneration of the town centre as a key priority. The Plan aims to deliver over 6,000 new homes in the area, which will see the urban centre itself grow by 40% during the life of the plan.

Melton-Nottingham Rail Connectivity
The Council is working with Department for transport and Network Rail to enhance rail connectivity between Melton Mowbray and Nottingham.

Relief Road (MMDR) and the Draft Melton Mowbray Transport Strategy
Leicestershire County Council is working closely with Melton Borough Council to deliver the proposed relief road to alleviate congestion within the town centre.

Destination Management Plan for Melton (2018)
Melton Place Board is set up to be the guardian of the Melton brand and to provide a strategic business led view and leadership for the promotion and development of Melton regionally, nationally and internationally.

Melton Borough Council Corporate Strategy (2020-2024)
Delivering sustainable and inclusive growth in Melton is a key priority for the Council. Under this priority, the Council is committed to focus on:

- Work with our partners to promote Melton and deliver the promise of 'Rural Capital of Food'.
- Regenerate our town centre, encourage inward investment and create jobs.

UKSPF Investment Plan
Melton Borough Council is working with partners to develop its UKSPF Investment Plan, which will see significant public sector money invested into the town to support delivery of the areas rural capital of food ambitions. This public funding will also leverage private sector investment that will be sued to support and compliment the work taking place at the Stockyard to create one coherent town wide offer.

Climate Emergency Statement
In 2019 the Council declared a climate emergency, whereby we recognised the magnitude of the issue and, as a Local Authority, the role we must play in tackling climate change. As a result, Priority 4 of our Corporate Strategy 2020-2024, sets out our ambition for our own operations and functions to be carbon neutral by 2030, and to promote sustainability within the borough, with the aim that the borough will be carbon neutral by 2050.

Manufacturing Zone
The Council was successful in securing funding from Midlands Engine in early 2019 to establish a food-based manufacturing zone in Melton. The funding was used to prepare masterplans and delivery mechanism for three clusters of sites on the edge of the urban area.

Food Enterprise Centre (FEC)
The key purpose for the FEC is to be a centre for excellence in rural food production by promoting enterprise, experience and innovation. The Council has previously secured funding from the Leicestershire Business Rates Pool, and matched this with its own resources.

A Food Strategy for the Borough of Melton (2018)
The Melton Mowbray Food Partnership was founded in the late 1990's as a response to the economic challenges at the time. This strategy was last revised in 2018.

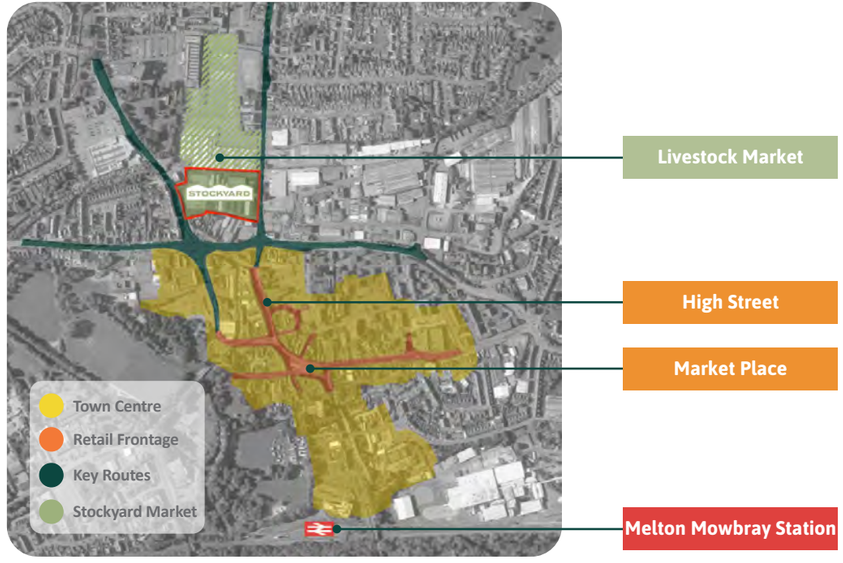
Business Support Programme
Since March 2021, Melton Borough Council has started offering a technical business advice service. Through further development of this service, it is proposed to link businesses with University of Nottingham's Work Experience Team for a food science under-graduate placement programme. A similar approach will be replicated with Brooksby Melton College through their courses in farming, agriculture, land management, food production and catering.

A Vision for Melton Mowbray Town Centre
The Council has worked with partners and stakeholders to prepare a long term and aspirational vision with a deliverable action plan for the development of the town centre. The vision for the town is to strengthen Melton's position as the 'Rural Capital of Food' and to maximise the potential of Melton Mowbray as a rural market town. The action plan has identified the Stockyard as a key development site.

Livestock Market development
In addition to the £5m investment in creating the new Livestock Market, the Council secured further grant funding from LLEP in 2018 to look at how the area could be enhanced to increase its complimentary relationship with the Town Centre and jointly attract more footfall.

It included demand analysis for a range of uses for the site and concluded that the combination of employment, on-site production and food related retail / leisure to be suitable for the site. The Southern area site at the Cattle Market has the potential to be transformed into a destination experience. The Stockyard branding is created for this part of the site and its future development.

SITE CONTEXT



Livestock Market

High Street

Market Place

Melton Mowbray Station

Melton Mowbray's markets contribute significantly to its uniqueness and its title as **'The Rural Capital of Food'**.

The core pedestrian retail areas of Market Place to Nottingham Road are broad thoroughfares that were originally laid out for the operation of markets, and still function to this day with busy market days on Tuesdays and Saturdays, attracting many stall holders from all over Britain.

Located at the fringe of the town centre, the Stockyard Market is well located to act as a key anchor, complementing the offer of the Market Place at the other end of the High Street, allowing the movement of trade and public alike through the High Street. The Livestock Market, the Stockyard and the markets on the Market Place and High Street - all have distinct offering on different days of the week, contributing to the diversity of the markets and enriching the visitor experience.



Permeability, visibility and accessibility of the market are critical for its success as a destination.

Allowing people to move freely between the town centre and the Stockyard will increase footfall for each place and enhance the experience for the visitors.
There is opportunity to create a more connected public realm stretching from the High Street across the A606 to Scalford Road. The continuity of connection and sight can be enhanced by the use of street furniture, lamp posts, flag posts, landscaping or public arts works.



A coordinated and considered signage strategy across the site (and town centre), designed as an integral part of the architectural character, will support visibility and way-finding.

Digital signboards are an efficient tool, providing continuously updated relevant day-to-day information to residents and visitors alike. These could link the activity both in the town centre and the Stockyard site, supporting continuity and connectivity across the town centre.

VISION

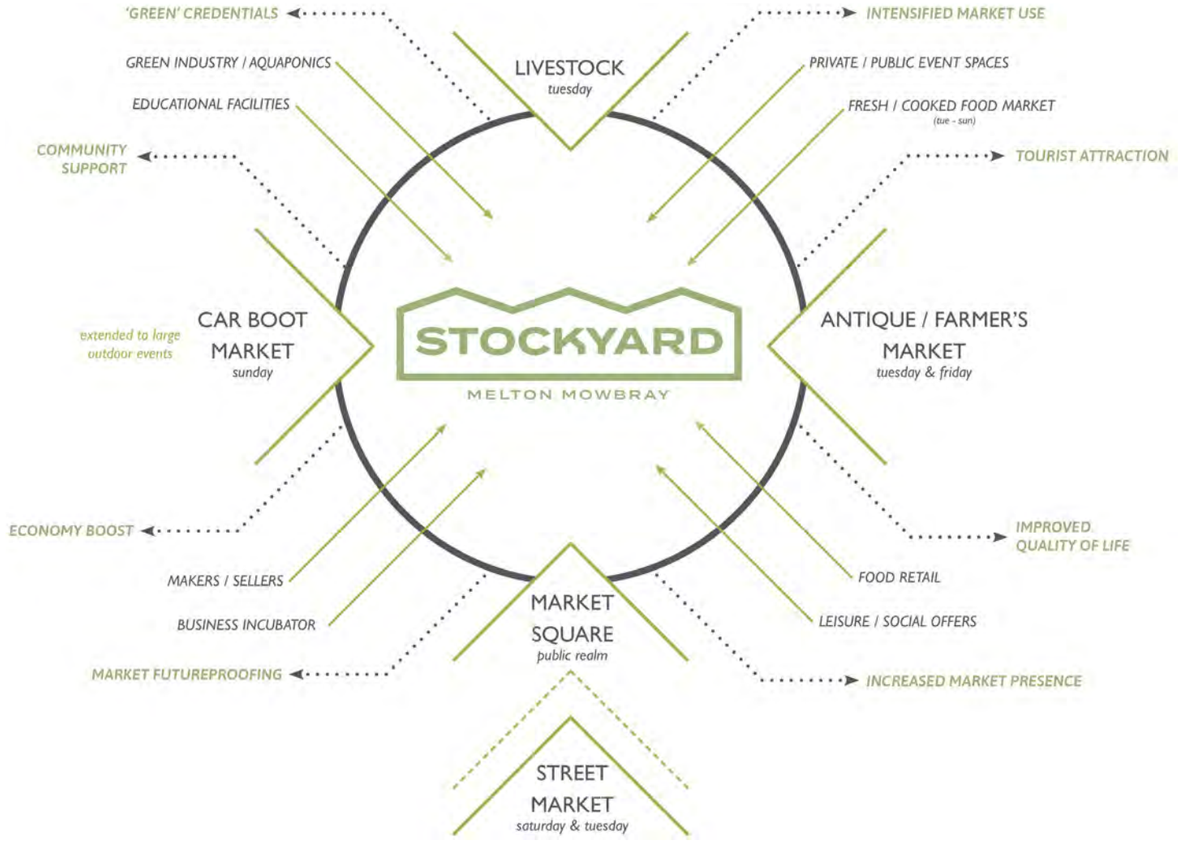
The Vision sees the Stockyard as a catalyst for investment in the town and an example of what can be achieved in Melton. It seeks to showcase Melton as a place of innovation and an accelerator of local trade and enterprise. Once developed it will become the key focus for the exchange of products, social and cultural experiences, and sharing of ideas, news and knowledge. The Stockyard, once developed, will provide a highly multi-functional space, providing a place of experience and employment, while acting as a local attraction, drawing visitors from near and far who want to witness local culture and food production in action. With the creation of a flexible, multi-purpose events and development space to accommodate larger number of visitors, the wider potential and versatility of the site stands to make the Stockyard a regional and national destination through its ability to cater for large-scale events, music and food festivals.

Alongside the regional and national events that will occur, the Stockyard will cater to more local events that also give back to the community and enhance the sense of place. Its unique identity and rich food and beverage offering will help cement this attraction as a got to destination for both food and drinks development businesses, residents and businesses.

This projects will build upon and maximising the benefits of Melton's position as the 'Rural Capital of Food' and act as a focal point through which innovation in the food and drink sector will be used to harness this established brand, enhance the offer in the area and ultimately act as a blueprint as to how areas can utilise their USPs to reinvent the 'rural market town'.

The Stockyard will celebrate food, products and learning as important ingredients in developing and increasing not only the economic potential of the site, but its social and cultural value to the Melton area. It can represent a sustainable business model that aims to shorten the food value chain by mainly tapping into local growers, producers and retailers. It would provide complementary space to support industries in the food sector, bringing food production and its visibility into the town centre and the community. The new businesses on site will predominantly focus on production and celebrate sustainable and 'Farm to Fork' principles, offering a space which brings an element of theatre and activity to the site. The Stockyard will also look to build on the antique / craft element offering start-up studio space for artists / creative businesses alongside more traditional workspace. The proposed concept celebrates the rich history Melton Borough, its market and the town - and aspires to bring together people, business and place to create a truly unique offer for the region.

Maximising the benefits of Melton's position and potential as 'Rural Capital of Food' and reinventing the rural market town.





Stockyard, Melton Mowbray
Festival layout

DESIGN PRINCIPLES

This project will deliver a leading example in the UK of an Innovation Ecosystem designed to help food & drink manufacturing businesses develop through the provision of technical knowledge / support and facilities to aid their growth.

To the general public it will offer an exciting, cohesive area of new and existing food & drink initiatives that will collaboratively showcase the heritage and ingenuity around Melton.

It will be a hub of education for children and adults to inform on the latest thinking on sustainable production and healthy eating, capitalising on the new trends around local and healthier diets, food sourcing, packaging as well as waste management.

The project will also maximise the potential of the current car park, creating a truly multi-functional space, adding variety of reasons for a range of audiences to visit Melton Mowbray.

The wider potential and versatility of the site stands to make the Stockyard a regional and national destination through its ability to cater for large-scale events. Its unique identity and rich food and beverage offering will help cement this attraction for the full cross section of visitors.

General
- Stockyard to become a rich and exciting anchor within the town, for the benefit of the local population from an experience, education and business perspective
- Utilise the Stockyard to catalyse wider development and prosperity for the town centre as a whole

Sustainability
- use the available space, resource and infrastructure efficiently
- construction of new building where necessary
- substantial redevelopment of the existing buildings, to extend their life-span and improve their offer and energy performance
- apply sustainable construction methods and materials throughout the site
- incorporate solar panels in suitable locations on new buildings and substantiate existing roof structures where needed to accommodate additional PV panels

Flexibility
- create flexible production spaces, which can be fitted out and configured depending on tenant requirements
- improve infrastructure to highlight the multi-functional use of the parking / Festival Square

Design Language
- simple, cohesive and legible layout
- clear visual connections between buildings
- architectural expression and use of materials to reflect an ‘agri-chic’ appearance

New Buildings
- place new buildings in strategic positions on site to improve the visibility and boundary of the site and provide an active frontage around the Festival Square
- simple architecture that responds to the context in terms of its scale, proportion and materials
- apply sustainable design principles throughout

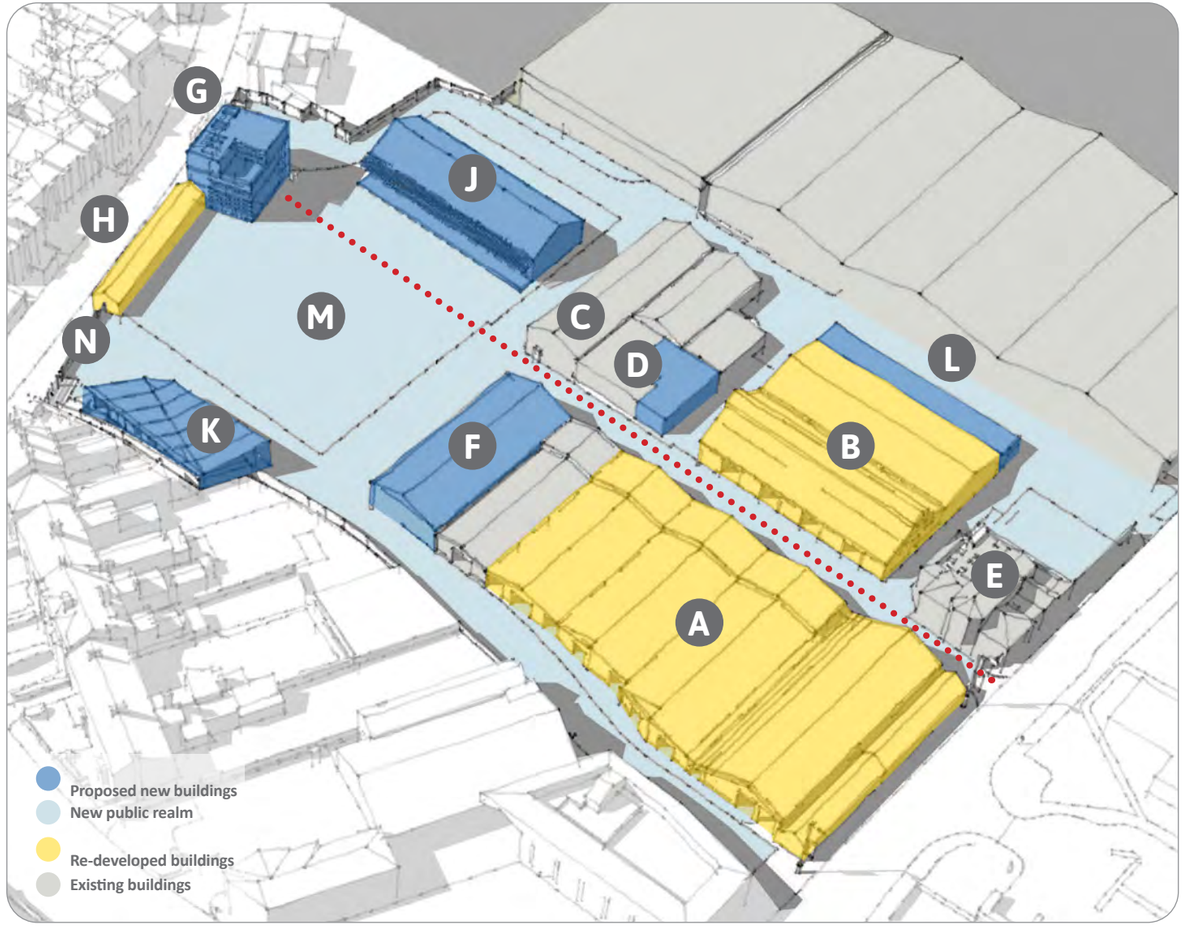
Existing Buildings
- enhance available space with improved infrastructure and services
- upgrade existing fabric to improve thermal performance
- improve use of Exhibition Hall in the centre of the Stockyard by restoring its historic gable walls and adding openings to the South to enhance its visibility and accessibility
- improve understated entrance to Event Hall to enhance its presence and visitors’ sense of arrival
- integrate and connect the Event and Exhibition Halls to increase their potential and offer

Public Realm
- maximise car parking capacity
- create a flexible, multi-purpose layout using a seamless surface treatment
- legible articulation of the pedestrian and vehicular routes
- utilise surface paint and patterns to add human scale to the large expanse of the Festival Square and create subtle desire lines which guide visitors
- improve infrastructure in form of drainage, toilets, signage, lighting and power supply

Street Furniture
- robust, sturdy, contemporary aesthetic
- utilitarian lighting
- fixed seating used sparingly to maintain flexibility and encourage people to engage with the rich, individual offer

Toilets
- replace existing toilet block with a more contemporary, yet robust, facility
- increase numbers of available WCs
- internal fixture and finishes specified to with stand high volume usage
- design all new buildings with own provision of toilet facilities
- provide additional WC units to the Event Hall

PROPOSED DESIGN



A – Trader Hall/ Market area
Enhancement of its flexible, multi-purpose use, Including the addition of more producer units. Transformation of its character, with the ability to be an insulated and enclosed space, allowing it to function more effectively all year round.

B – Event / Exhibition Hall
Improved layout for events, energy efficiency measures, and much improved connectivity, presence and commercial potential within the wider context.

C – Fur & feather shed
Conversion to food and drinks production units for Brentingby Gin Distillery and Feast & Furious (In progress)

D – Public Toilets
Rebuild of contemporary WC facility to better cater to the larger visitor potential.

E – The Tavern
Conversion to catering and food production facility for events

F – Brewery Extension
Extension to Round Corner Brewery to house additional production facilities and storage

G – Building 8: Anchor Building
A destination food production, educational and cafe building announcing the site from Nottingham Road and drawing visitors through Festival Square.

H – Nottingham Road Units
Conversion to food production units for potential new occupier(s).

J – Production Hub
Food production units in a flexibly designed volume which can cater to a variety of business types.

K – Micro Producers Building
Small pre-fabricated production units with shared facilities and an open frontage to the square.

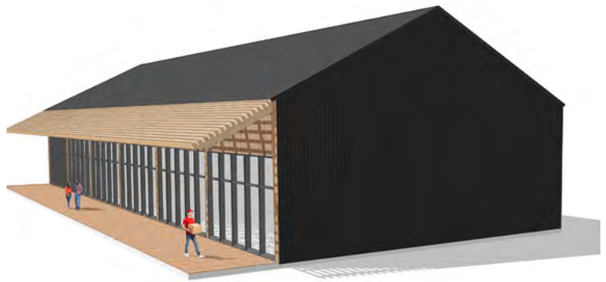
L – Event Hall Extension
Single storey commercial lock-up units.

M – Festival Square
Improved curb-free parking; multi-purpose, flexible space for large scale events and festivals.

N – Portable WC Platform
'Plug and play' toilet facilities with direct connections to the foul drainage network .

NEW BUILDINGS







ANCHOR BUILDING (G/H)

The Anchor Building signposts the Stockyard site from the key vehicular route of Nottingham Road, bringing an architectural identity and scale to this key entrance, yet being sympathetic in scale and material to the context. It also serves to draw pedestrian visitors across the site when arriving from the Scalford Road approach.

The 3-storey building will house production / education facilities at ground and first floor, with the opportunity for a cafe and terrace at the second floor, overlooking the Stockyard site and the town centre.
A double height atrium announces the activity of the food production inside to the pedestrians arriving from the east.

PRODUCTION HUB (J)

The Production Hub building takes centre stage as the backdrop to the Festival Square. The positioning of the building allows a continuation of the 'Stockyard' core businesses, linking the site with active frontage and the theatre of production.

The layout has the potential to cater to a variety of configurations. A tenant would have the option to take multiple units, however a maximum of three is recommended to ensure diversity of offer is encouraged across the site.

The south facing roof pitch will be utilised for photovoltaic panels, with the southern aspect glazing screened by a brise soleil system to reduce overheating in the summer while benefiting from the solar gain in the winter months.

MICRO PRODUCERS HUB (K)

The Micro Producers Hub Building offer the site the opportunity to attract smaller businesses which can act as incubator units for the site and the wider town centre - in the true spirit of markets.

This variety in scale of production creates a diversity that ranges from market stall, to lock-up, to micro units, onto the larger production units around the site.

The canopy is a simple yet dramatic piece of place-making architecture which provides shelter for occasional food retail to spill out into Festival Square, and a visual marker to announce the new pedestrian entrance from Nottingham Road and to draw pedestrians across from the Scalford Road entrances.


Interior View Anchor Building (G)


Interior View Production Hub (J)


Interior View Micro Producers Hub (K)

REFURBISHED BUILDINGS

TRADER HALL (A)

There are phased improvement works proposed for the Trader Halls. As part of the first phase, the structure will be painted to lift the character and appearance of the space. Additional commercial units are also being introduced in the structural bay adjacent to the Brewery. This will provide accommodation of up to three more production offers.

In the second phase the remainder of the halls will be stripped of asbestos, with new insulated roof panels introduced. The building apertures will be enclosed with a curtain walling system that allows for a temperate trading and events space. The openings will allow the space to be as physically and visually permeable to ensure the activity still contributes to the vibrancy of the site.

The solid facades will be refurbished and insulated stud walls constructed behind to thermally seal the volume.

EVENT / EXHIBITION HALL (B)

The proposals for both the Exhibition Hall and the Event Hall is to make them a more integrated and connected offer which has an increased potential to contribute to the vibrancy and activity of the Stockyard.

The introduction of additional facilities and the trans-formation of its character and access will change its presence and contribution to the site. Dedicated toilets are added to the Event Hall as well as a commercial kitchen that has the potential to serve both the Event Hall and the site's daily visitors / traders / farmers.

In this single storey extension, more commercial lock-up units will be proposed to provide another bank of trading opposite the existing units in the Sheep Pen building.

The demolition of the lean-to building will see the exposure and refurbishment of the prominent gable elevation.

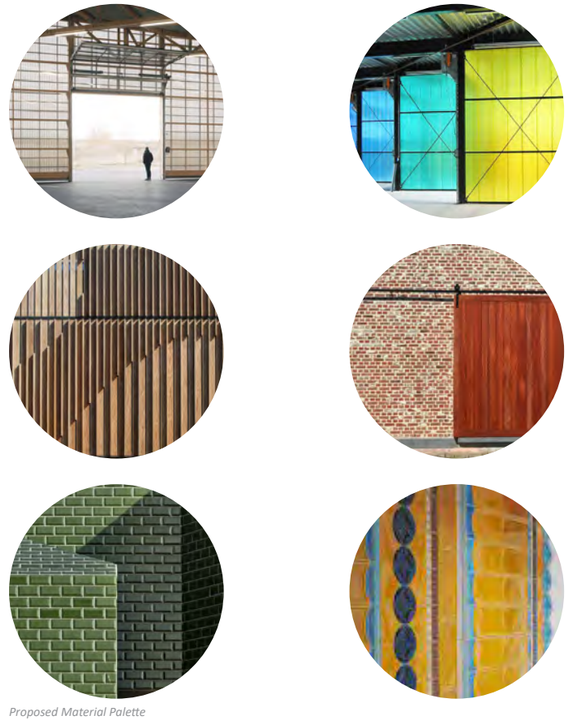
NEW SERVICE BLOCK (D)

The existing toilet provision, although not far off the numbers required to cater to the daily visitor numbers, are severely lacking in terms of the appearance and experience. Particularly on large event days, the current facilities are very much lacking.

The existing location for the WC block is appropriate for the wider site, albeit additional dedicated facilities are being proposed in specific buildings to support their use.

The intention for the new WC Block is to demolish the existing and 'infill' the site with a new extended facility, which is contemporary, yet robust, and will enhance the overall visitor experience.

The material treatment of the WC externally can be a more vibrant addition to surrounding building fabric. The fixtures and finishes internally will be specified to withstand high volume usage.



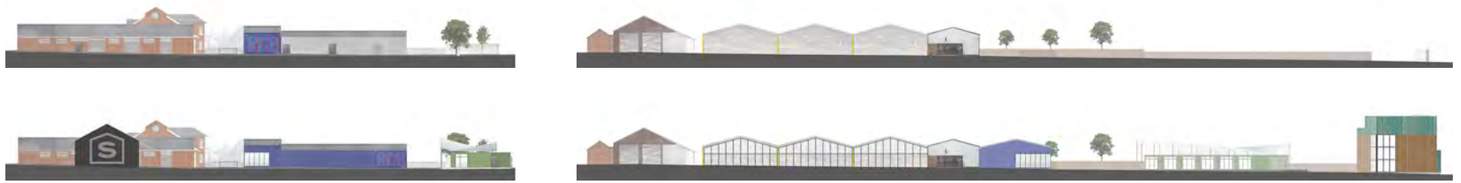
Proposed Material Palette



Long Site Section - Existing Conditions



Long Site Section - Proposed Design



ACCESS AND CIRCULATION



The intention is to largely pedestrianise the east side of the site towards Scalford Road, with a new dedicated In-Out vehicular access point enhanced at the North-West entrance to the site, adjacent the Anchor Building.

Having permanent infrastructure in place will reduce the cost of hiring and developing temporary solutions individually for each event.

The improvement of the public realm is important to making a cohesive, legible and enjoyable destination place.

It is proposed to resurface the area in a high quality tarmac, while breaking up the mass of this treatment with strategic use of patterns that take reference from the branding. This strategy allows for simple, clear and interesting articulation of the pedestrian and vehicular routes. This seamless treatment lends itself to hard-wearing environments and allows for the space to be used flexibly on large event days when parking is located elsewhere.

The street furniture throughout the proposal will have a robust and sturdy, yet contemporary aesthetic. The public realm lighting is proposed as utilitarian in appearance. Fixed seating will be used relatively sparingly as to encourage people to engage with the numerous food and beverage offers on site.

FESTIVAL SQUARE



The parking layout has been configured to maximise the amount of spaces available for daily visitors, alongside the requirement to accommodate larger van parking for deliveries and trader parking.

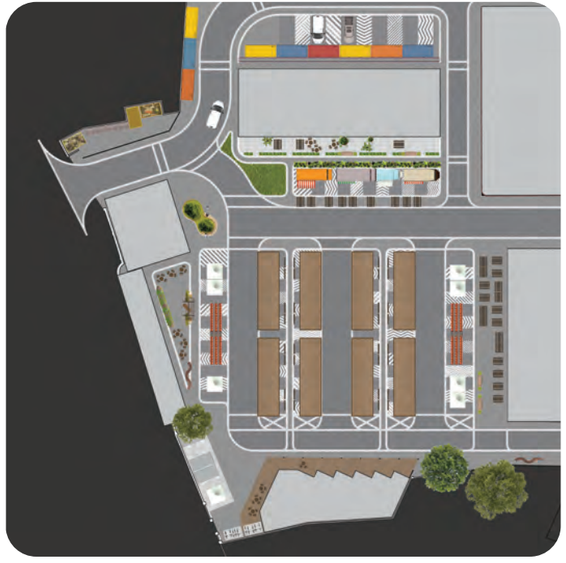
Parking Numbers

Regular car parking spots; 5.50m x 2.40m	81
Van parking spots; 6.00m x 3.00m	10
Disabled car parking spots; 5.50m x 3.60m	7
Total	98



Alongside the regular weekly markets, Stockyard Market currently hosts a monthly Makers Market, as well as four large annual outdoor food festivals, including East Midland Food festival, Cheese Fest, Pie Fest, Choc Fest and Spirit fest.

The requisite infrastructure allows for a myriad of large scale events to occur. This flexible events space, paired with other flexible market buildings, with quality food and beverage offers will make the Stockyard a formidable, unique attraction, regionally and nationally.



In addition, other shows and sporting events are held at the site.

The inter-regional Petanque finals have taken place on site since 2021 and bring together between 70 and 100 players from all regions of England.

This is a perfect example of the varied event type the Stockyard stands to attract, and with the vastly improved offer, environment and infrastructure, the site has the potential to exponentially build on this.



Alongside the regional and national events, the Stockyard will cater to more local events that also give back to the community and enhance the sense of place. The Stockyard will firstly be for the betterment of the local population from an experience, education and business perspective.

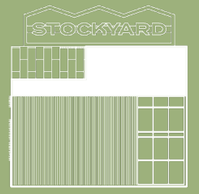
The ambition of the project should not only create a rich and exciting anchor within the town, but also catalyse wider development and prosperity for the town centre as a whole.



Stockyard, Melton Mowbray
Community event and evening market

OUTPUTS

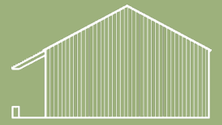
ANCHOR BUILDING (G)



DESCRIPTION:
3-storey building with production / education areas, shop and offices to the ground and first floors. The second floor use is a kitchen and café area, with an open terrace to the SE corner. The building forms a prominent entrance into the site.

UNITS: 1
AREA: 450 m²
COST: £ 1,002,750

PRODUCTION HUB BUILDING (J)



DESCRIPTION:
The primary use of the building is production units. The portal frame shed-type structure allows for a flexible configuration. Each unit has the potential for a half-length suspended mezzanine floor and own facilities. The building's glazed South facade provides an active frontage to the Square.

UNITS: 6
AREA: 720 m²
COST: £ 1,912,875

MICRO HUB BUILDING (K)



DESCRIPTION:
A lightweight roof canopy structure, with the option of remaining as a standalone canopy feature (Phase 1).
The Micro Hub would be made up of prefabricated units, enclosung a total of 162sqm, which are essentially 'plug and play'. (Phase 2)

UNITS: 6
AREA: 385 m²
COST: £ 747,300

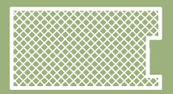
TRADER HALL - PHASE 1 (A)



DESCRIPTION:
Introduction of 3 additional commercial units in the structural bay adjacent to the Brewery.
In addition, the structure of the Hall will be painted to lift the character and appearance of the space.

UNITS: 3
AREA: 520 m²
COST: £ 775,000

SERVICE BLOCK / TOILETS (D)



DESCRIPTION:
Demolition of the existing dated structure. Increased numbers of WCs in new building, which is more contemporary, yet robust.

Male WC	6
Male urinals	10
Female WC	12
Disabled WC	1
Changing Places	2

UNITS: -
AREA: 185 m²
COST: £ 312,025

EVENT HALL EXTENSION (L)



DESCRIPTION:
Single storey extension, providing more commercial lock-up units. The building forms another bank of trading opposite the existing units in the Sheep Pen building.

UNITS: 6
AREA: 185 m²
COST: £ 282,400

BREWERY EXTENSION (F)



DESCRIPTION:
A simple, single storey, metal clad shed structure, providing additional storage and production space to the well-established brewery.

UNITS: 1
AREA: 475 m²
COST: £ 1,002,500

PORTABLE WC PLATFORM (N)



DESCRIPTION:
'Plug and play' toilet facilities with direct connections to the foul drainage network to facilitate the significantly larger visitor numbers during events.

UNITS: -
AREA: 87.5 m²
COST: £ 30,825

OUTPUTS

EVENT HALL (B)



DESCRIPTION:
3-storey building with production / education areas, shop and offices to the ground and first floors. The second floor use is a kitchen and café area, with an open terrace to the SE corner. The building forms a prominent entrance into the site.

UNITS: -
AREA: 550 m²
COST: £ 25,000 (P1)

EXHIBITION HALL (B)



DESCRIPTION:
Demolition of lean-on building extension to the West gable. Restoration of historic gable walls (Phase 1).
Opening up of the South side to create a more integrated and connected offer. Full building refurbishment to performance. (Phase 2)

UNITS: -
AREA: 585 m²
COST: £ 116,825 (P1)

COMBINED COST (P2): £ 1,390,275

TRADER HALL - PHASE 2 (A)



DESCRIPTION:
Enclosure of the building apertures with a curtain walling system that allows for a temperate trading and events space. Refurbishment of the solid facades, with insulated stud walls constructed behind to thermally seal the volume. Removal of asbestos and insulation of roof structure.

UNITS: -
AREA: 2,095 m²
COST: £ 1,981,040

NOTTINGHAM ROAD UNITS (H)



DESCRIPTION:
Refurbishment of the existing single-story building into 3 new units. Large glazed openings to Nottingham Road to allow a view into the production activity taking place inside.

UNITS: 3
AREA: 135 m²
COST: £ 172,400

SURFACE WORKS / DRAINAGE



DESCRIPTION:
Resurfacing of the area in a high quality tarmac, with painted patterns for simple, clear and interesting articulation of the pedestrian and vehicular routes. The seamless treatment lends itself to hard-wearing environments and allows for the space to be used flexibly. Upgraded drainage strategy to accommodate new facilities.

UNITS: -
AREA: 10,330 m²
COST: £ 2,047,050

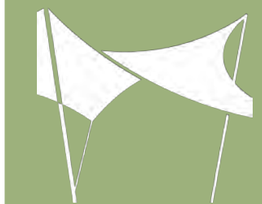
LIGHTING AND CCTV



DESCRIPTION:
The public realm lighting should be quite utilitarian in its aesthetic.
CCTV will improve the security of the site.

UNITS: -
AREA: -
COST: £ 361,550

MAIN STREET CANOPY



DESCRIPTION:
The cover over the main pedestrian route offering protection from the weather. The design will need to be careful not to disrupt the character of the adjacent heritage buildings which will take visual precedent in the space.

UNITS: -
AREA: 1,000 m²
COST: £ 1,000,000

STORAGE UPGRADE



DESCRIPTION:
'Plug and play' toilet facilities with direct connections to the foul drainage network to facilitate the significantly larger visitor numbers during events.

UNITS: -
AREA: -
COST: £ 39,825

BENEFITS

New employment space

2,300m²

Gross direct jobs created **183**

Net local additional jobs created **112**

Reduced rural inequality

Increased footfall in town centre

50k additional visitors to region

7k weekly market visitors

Benefit Cost Ratio (BCR)

2.6 : 1

Improved buildings energy performance

Responsible consumption

Complementary to the Town Center as a catalyst for trade and investment

STOCKYARD

New multifunctional space / improved public realm

10,330m²

Refurbished existing buildings

3,365m²

GVA increase

£9.2M

New food production units created **25**

Increase in number of cultural events

Growth in local economy

DELIVERY

Ownership
- The site is in the Council and its partners' ownership.

Approvals
- Development of this site for this purpose is part of the Council's corporate priority.
- The Council has approved the Asset Development Programme which this site is part of.
- The Council has also approved development work of this site through the Food Enterprise Centre project, which this work is an extension of.
- Any funding commitment will need to be approved by the Council and its Cabinet.

Planning
- The proposal is fully compliant to the Local Plan policies.
- Construction of new buildings will require planning approval.
- Highways authority, ward councillors and statutory stakeholders will be consulted as part of the planning process.

Commercial Occupiers and Operational Partners
- Commercial occupiers are already identified.
- Council will work closely with the current operational partner for the Stockyard.
- Melton Festival is a long standing partner with the Council, organising events and festivals on this site.
- Further marketing work will need to be carried out for running an effective events programme.

Construction
- The Council will use the framework available to public sector partners to appoint suitable contractors at short notice to commence the works following approval of funding.
- The scope and extent of works to be procured will be subject to availability of funding. A prioritisation and phasing exercise will need to be undertaken to inform this.
- Undertaking the proposed works around a confined site and operational livestock market will need careful management with all stakeholders and will be managed by the building surveyors and estate managers from the Council's in-house team.

Financial Viability
- This proposal is an ambitious project for the Council and its partners. While there are a range of sources of funding identified, there is still a significant gap between the identified funds and the total cost of the project.
- It is expected that the proposal will generate additional income through events and rents from business units.
- It is proposed to seek Government funding through calls such as Levelling Up Fund (applied for).
- It is proposed to work with the partners to continue exploring commercial options for this development.

Project and Programme Management
The delivery of this ambitious programme will require careful planning and co-ordination and will be managed in accordance with the Council's project and programme management toolkit. The Council will need to appoint a capital projects manager to manage the delivery of the works on site. This post will work closely with the Council's Corporate Property and Assets Team and the Regeneration Team in delivering the objectives.
Linkages and dependencies with other on-going programmes and projects such as the Asset Development Programme will need to be maintained.



