

KIRKGATE MARKET

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NOVEMBER 2006

Developed by Jacobs and ADS



Objectives...

'The market as a focus for City centre shopping...'

'Retain the unique character of the market...'

'A rich and vibrant atmosphere...'

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INTRODUCTION

Leeds City Council is developing ideas for improved facilities at Kirkgate Market.

This exhibition shows some initial design ideas and is an opportunity for you to have your say.

Please let us have your views.

THE VISION

Kirkgate Market is one of the largest in Europe.

There are currently nearly 800 stalls and over 100,000 people visit the market on a weekly basis.

The market is well known with stall-holders, and has a large catchment area for visitors including Newcastle, Hull and Sheffield.

We aim to:-

- Build upon the existing success of the markets to create a unique shopping experience which enhances the historical nature of the site
- Improve legibility and provide universal access
- Build upon the existing food, themed areas of the market (Game Row, Butchers Row) with an international theme food court
- Create a vibrant market space that will be a shopping destination in its own right
- Retain the unique character of the market as a key retail attraction within the City Centre
- Promote Leeds as the shopping capital of the region
- Create 24 hour operating environment in one of Leeds' most important historic areas
- Establish Leeds as a centre for architectural innovation ...to demonstrate that Leeds is a city of vision keen to marry good modern design with existing stunning historic buildings

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BRIEF HISTORY OF THE SITE

Kirkgate Market is situated in the very heart of the Leeds, and is one of the oldest markets in the country. It is regarded as the city's prime shopping location and has built up loyal following and support. Leeds Kirkgate Market is one of the largest markets in Europe, with over 10,000 people thought to visit every Saturday.

The site has undergone significant changes throughout its life resulting in a varied and rich history.

Development

1600 - 1800

The Cloth market is moved from Briggate to the Cloth Halls. Briggate is still the site of the general market.



The Mixed Cloth Hall

1800 – 1850

Five different markets are built. Kirkgate Market begins as an open air market on Vicar's Croft.



Central Market

1850 –1875

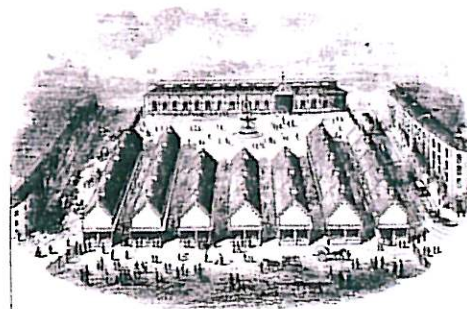
Leeds gets its first covered market at Kirkgate.



The Covered Market 1901

1875 – 1900

Leeds New Market is built, with a general produce market and a fish market. The market square is roofed over. A new fish market and an abattoir and meat market are built.



Leeds New Market

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BRIEF HISTORY OF THE SITE (continued)

1900 – 1920

The old covered market is demolished to be replaced by the magnificent new Market Hall.



Kirkgate Market, 1938

1920 – 1950

An ambitious scheme for a new market is proposed, but the war intervenes. The market suffers bomb damage.



Langdon-Down print

1950 – 2000

A fire destroys much of the market in 1975. The market is rebuilt and extended.



Fire Damage 1975

The Market Hall is refurbished in 1992.



Market Hall 1999

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EXISTING SITE AND SURROUNDING CONTEXT



View along George Street towards Vicar Lane



1904 market hall



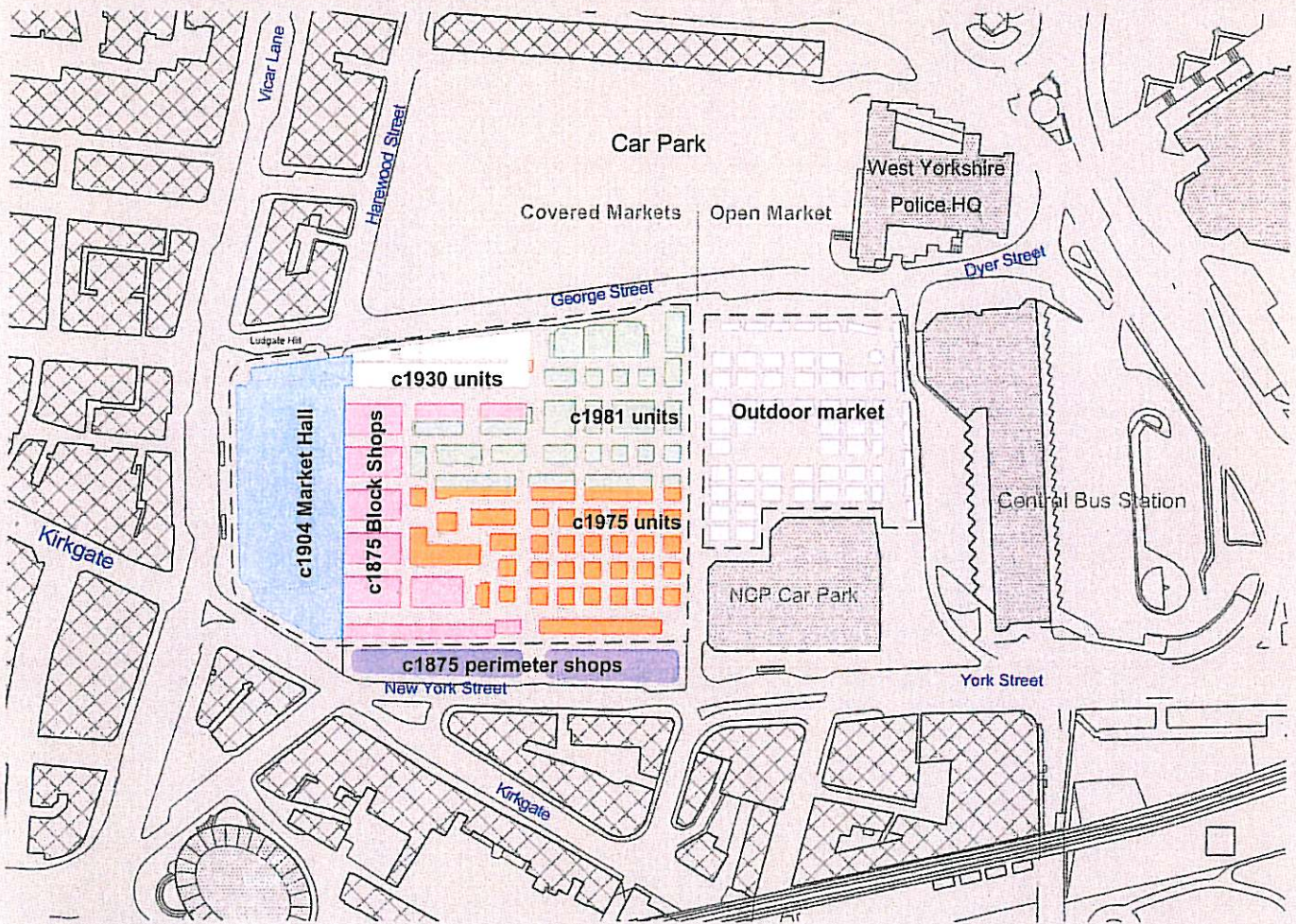
1904 market hall



1904 market hall



Millgarth Police Station fronting Dyer Street, Millgarth Street & St. Peter's Street



Corner entrance at New Market Street, Vicar Lane and Kirkgate



Outdoor Market



C1875 building to New York Street



C1875 building to New York Street



View of roof over covered market towards c1904 market hall



Indoor Market

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OPPORTUNITIES AND CONSTRAINTS – VISUAL STUDY

The existing 1930's and 1981 stepped Market Buildings are of little architectural merit, and are suburban rather than urban in density and scale.



The adjacent New York and Westminster Buildings together with the Eastgate and Harewood proposals frame the linkages through the site. They also enclose the market forming a visual boundary to the south of the site. To the west is the adjacent 1904 market building into which new links could be formed.



The architectural character of the existing Block Shops is hidden from street level.



The bus and coach station obscure the site visually from St. Peters Street, providing limited opportunities to improve access on this frontage.



The new multi-storey car park also obscures views through to the market and cuts off any linkages through to the nearby Cross York Street.



There are existing North - South linkages through the site, but they are not legible or welcoming.



Most visitors to the market prefer the 1904 section due to its architectural splendour which creates a unique shopping environment.



Disorientation and sense of direction are lacking at the bottom end of the market which psychologically creates an uncomfortable atmosphere.



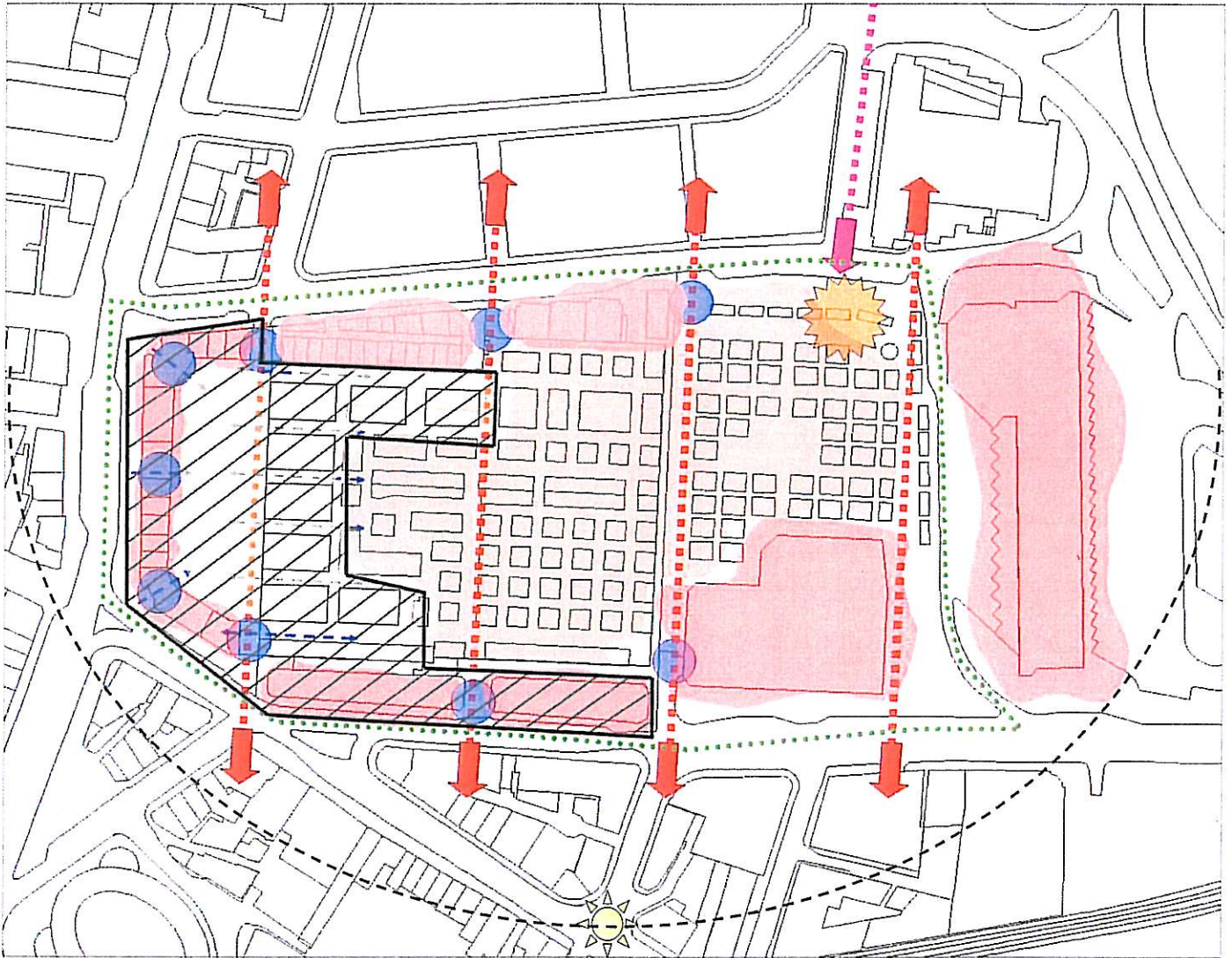
How can the spaces be best used to actively engage local people and visitors to the Leeds Market

How could the spaces and buildings be developed to encourage increased tourism and further establish Leeds as a major shopping centre of the North?

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OPPORTUNITIES AND CONSTRAINTS – SITE ANALYSIS



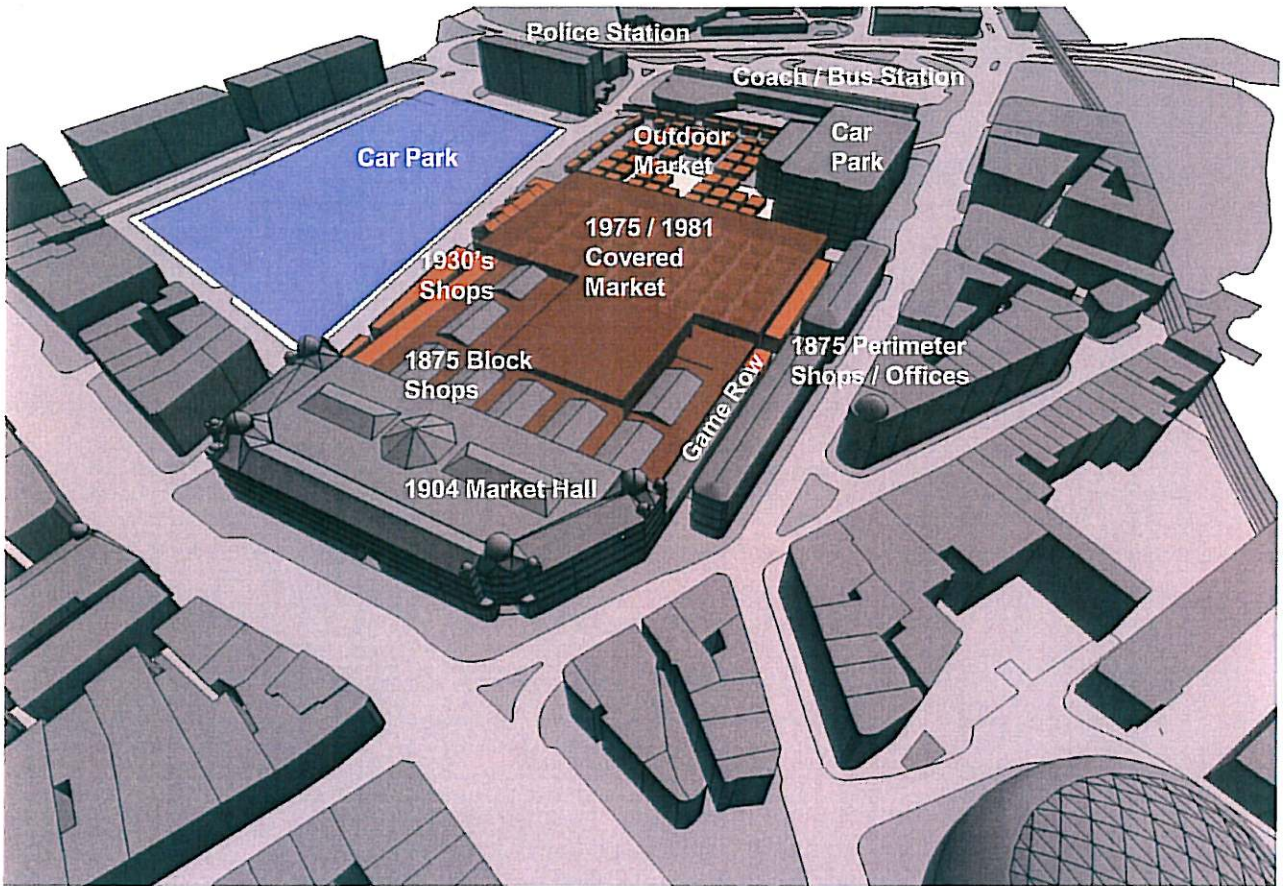
KEY

- - - - - Existing pedestrian routes
- - - - - Internal pedestrian routes
- Noise
- - - - - Possible visual link / new entrance
- Sunpath
- Existing gateways / entrances
- New landmark corner feature
- Existing buildings / site containment
- Area for redevelopment
- Grade I Listed Buildings of special interest

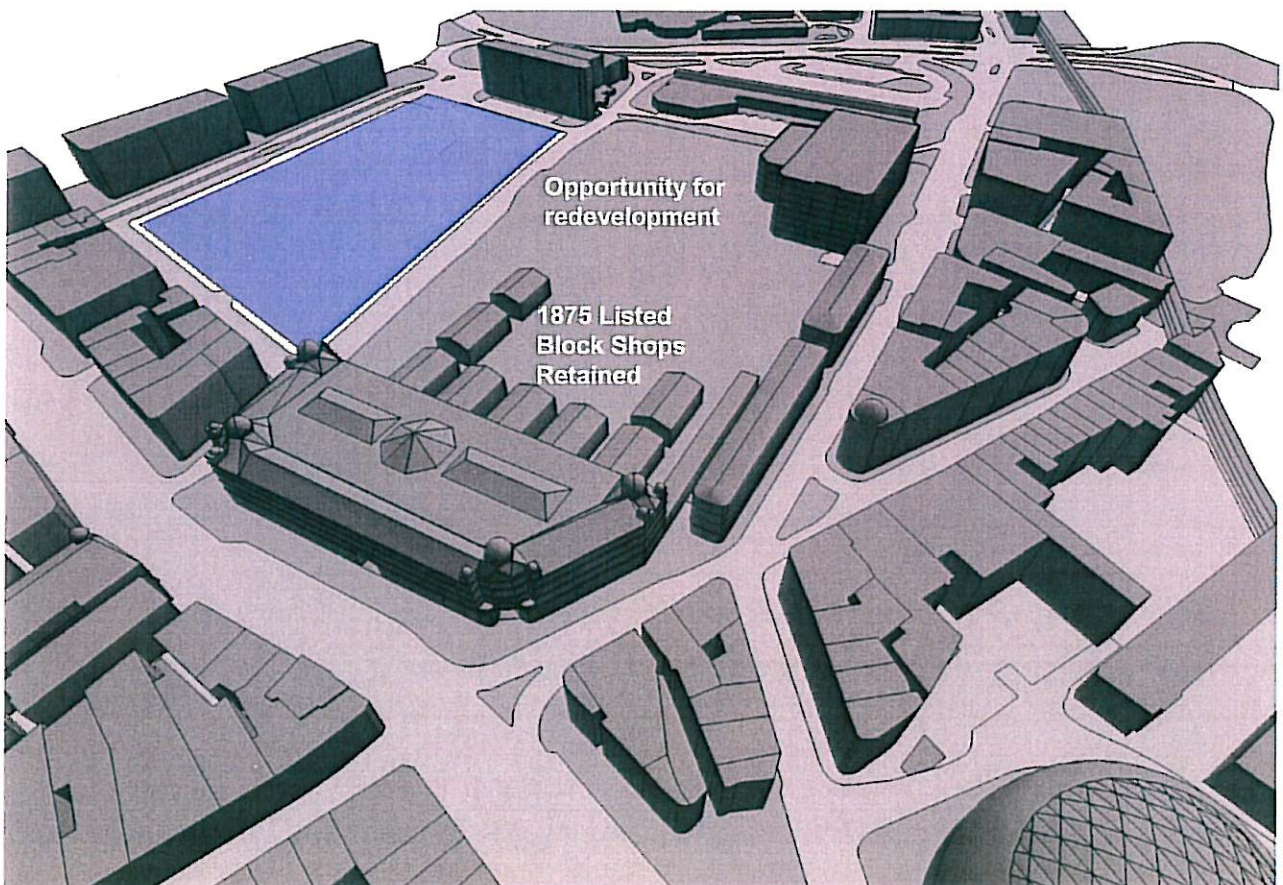
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As Existing



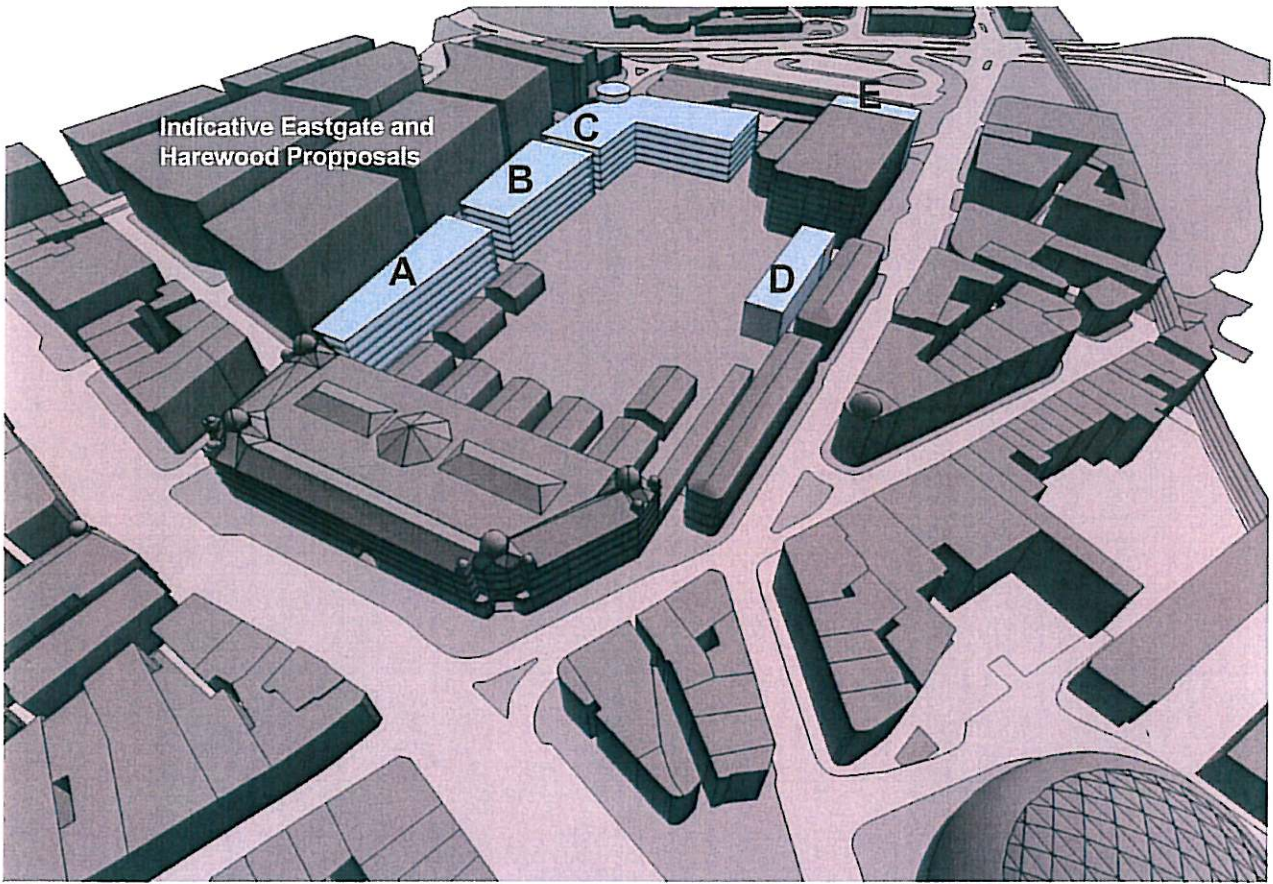
Site Clearance



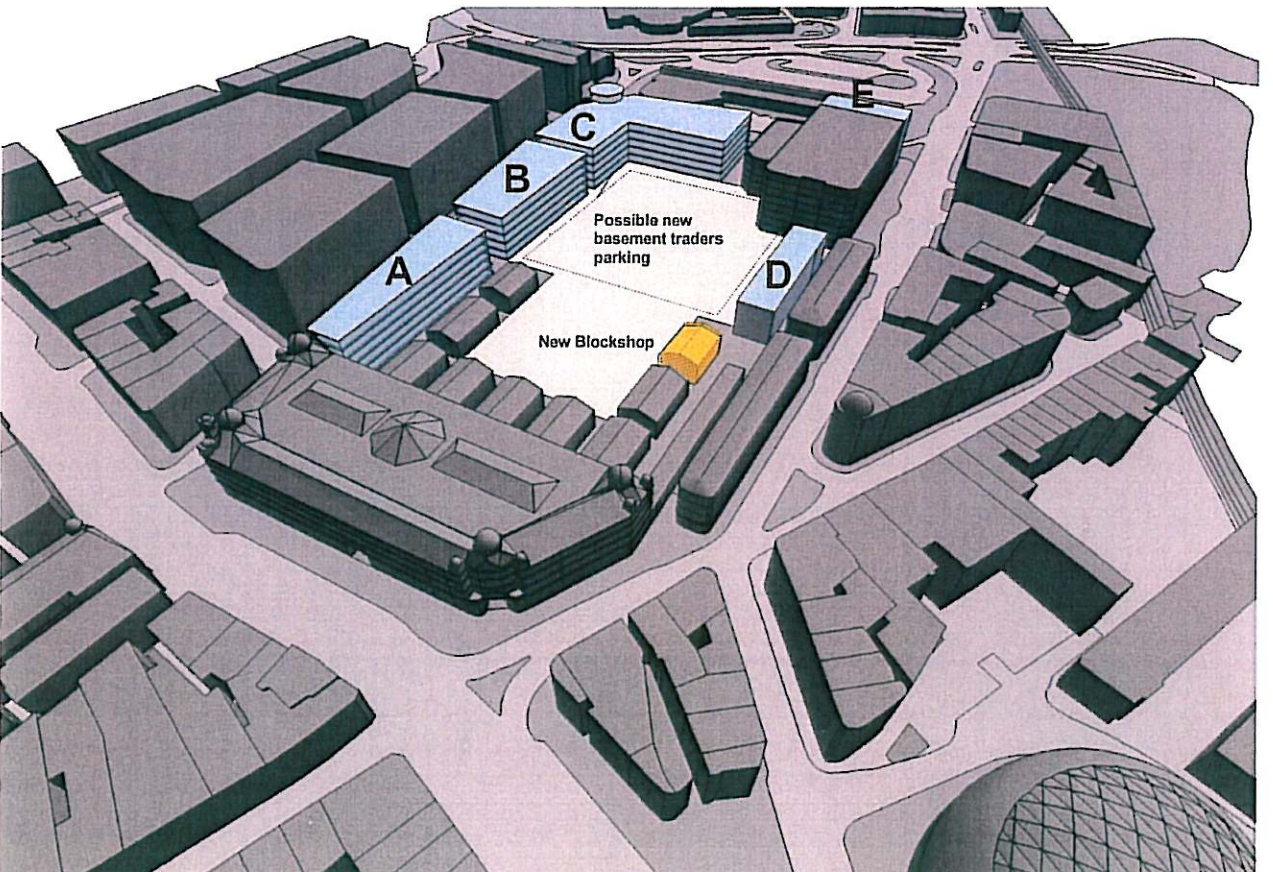
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Private development



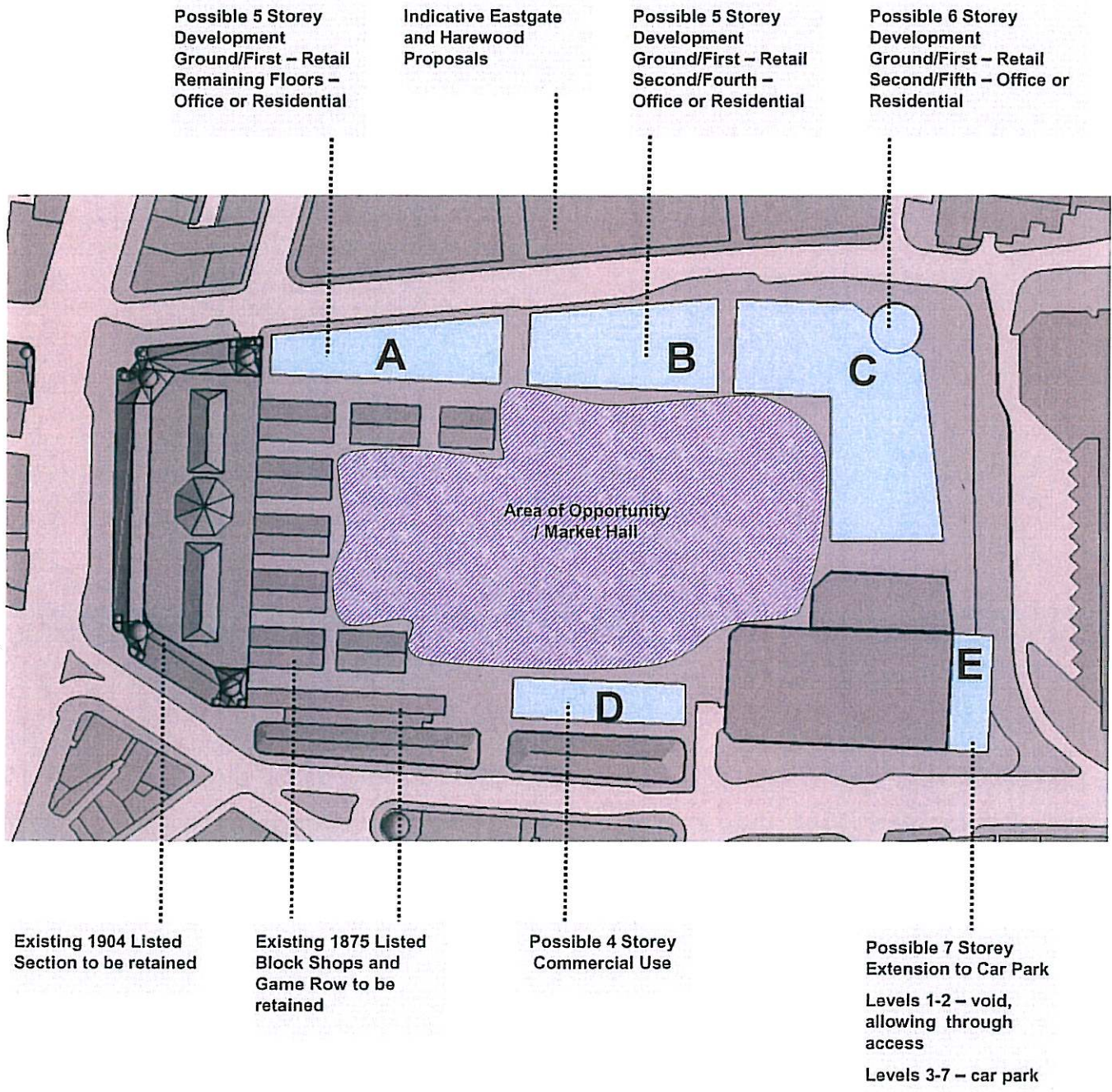
New Blockshop / Car Park



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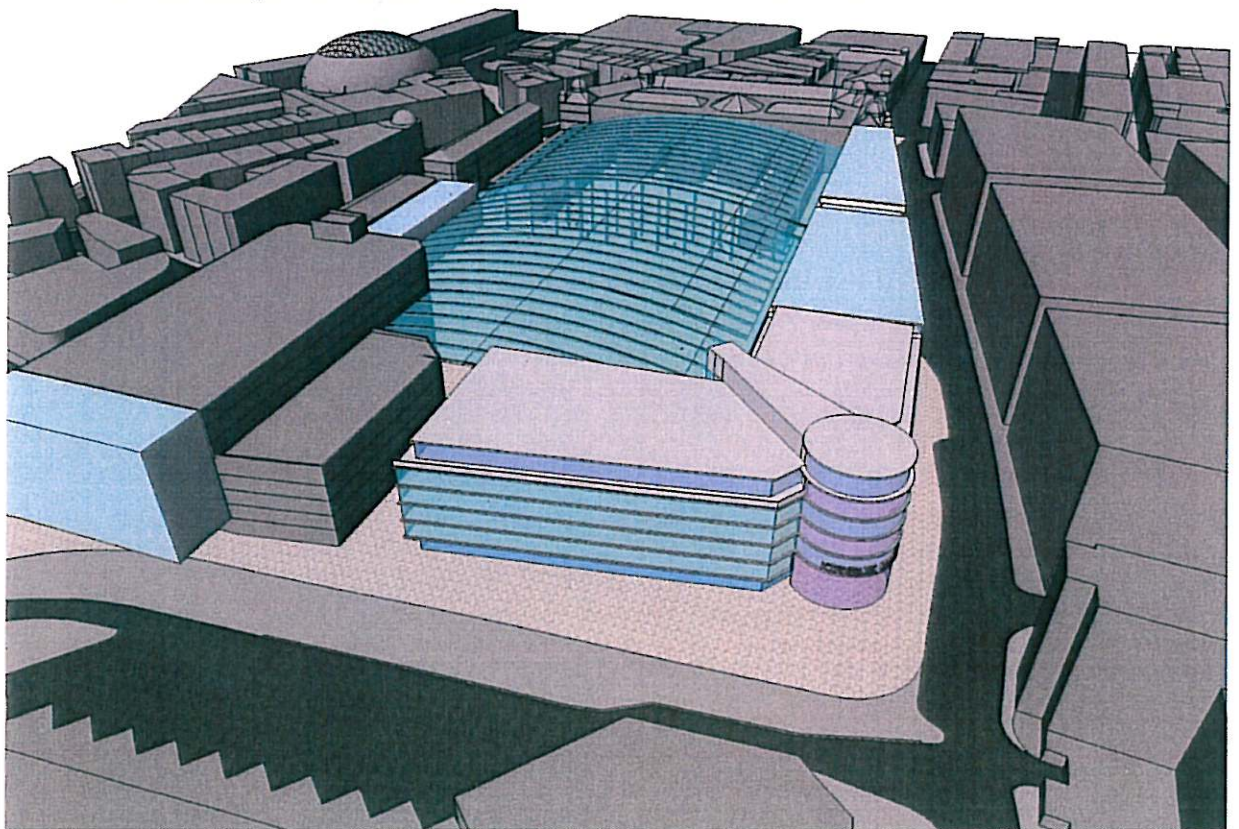
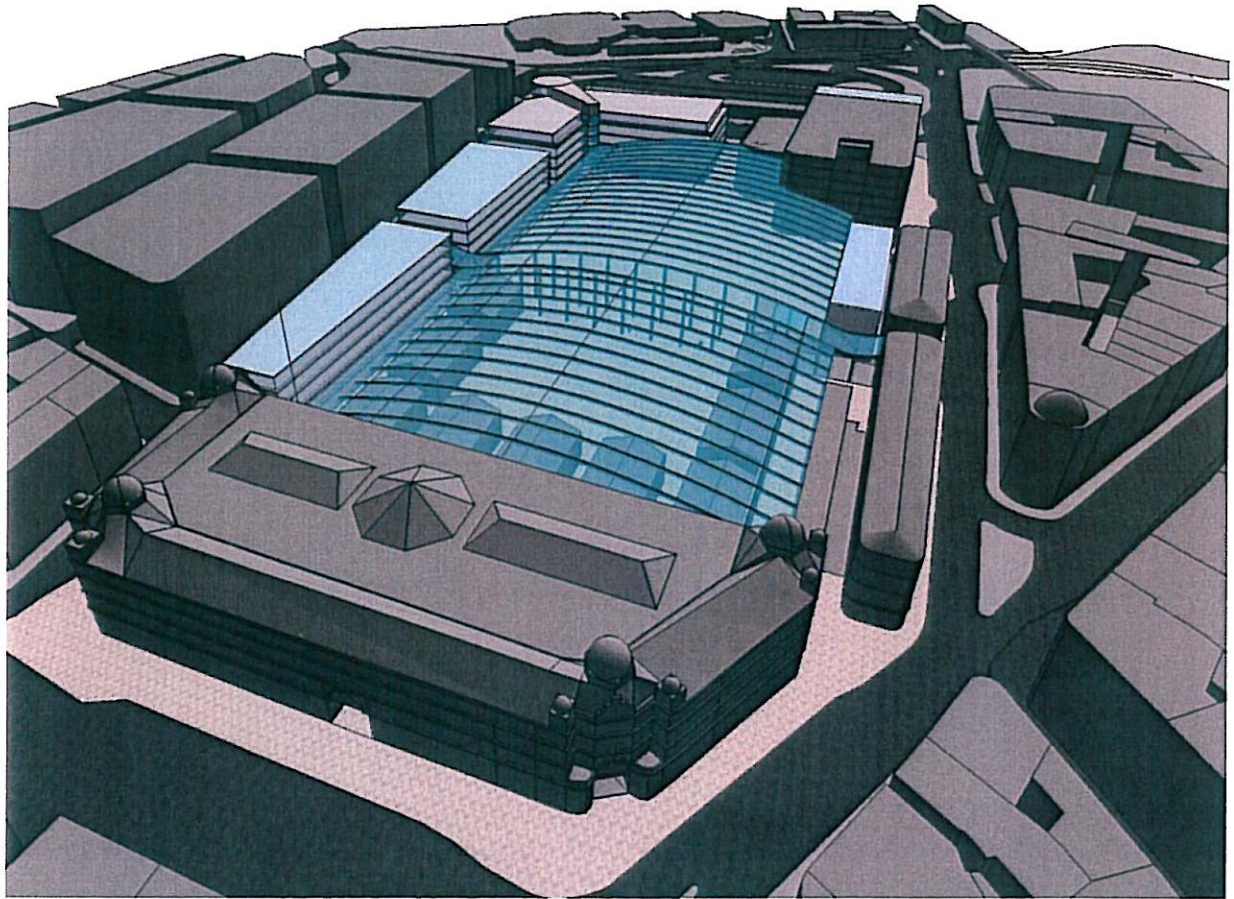


Development Sites – Possible Site Usage



Note: Existing retail trading area = 4,353 sq,m(approx.)
Proposed retail area = 19,543 sq,m(approx.)

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Concept Proposals 1

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Concept Proposals 2 ...some ideas ...

The new Market Hall should be a dynamic space, as with the 1904 market Hall visiting should be an exciting experience...



... solar shading would need to be considered for roof glazing to minimise solar gain and ensure good levels of thermal comfort...



...the outdoor market area could be partially enclosed and more clearly defined through use of landmark structures...



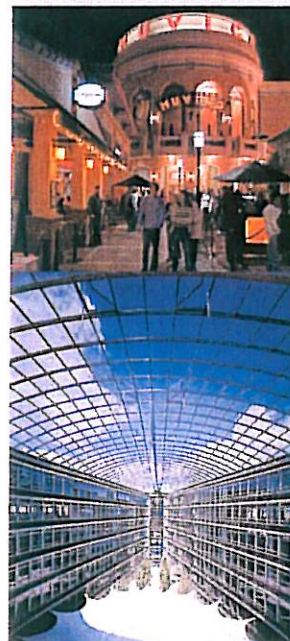
...the market could become a focus of 24 hour activity for places to shop and eat..



...good levels of artificial lighting will provide a sense of safety and security...



...new perimeter buildings can define entrances, provide a sense of place, and provide a stronger presence for the market on the streetscape...

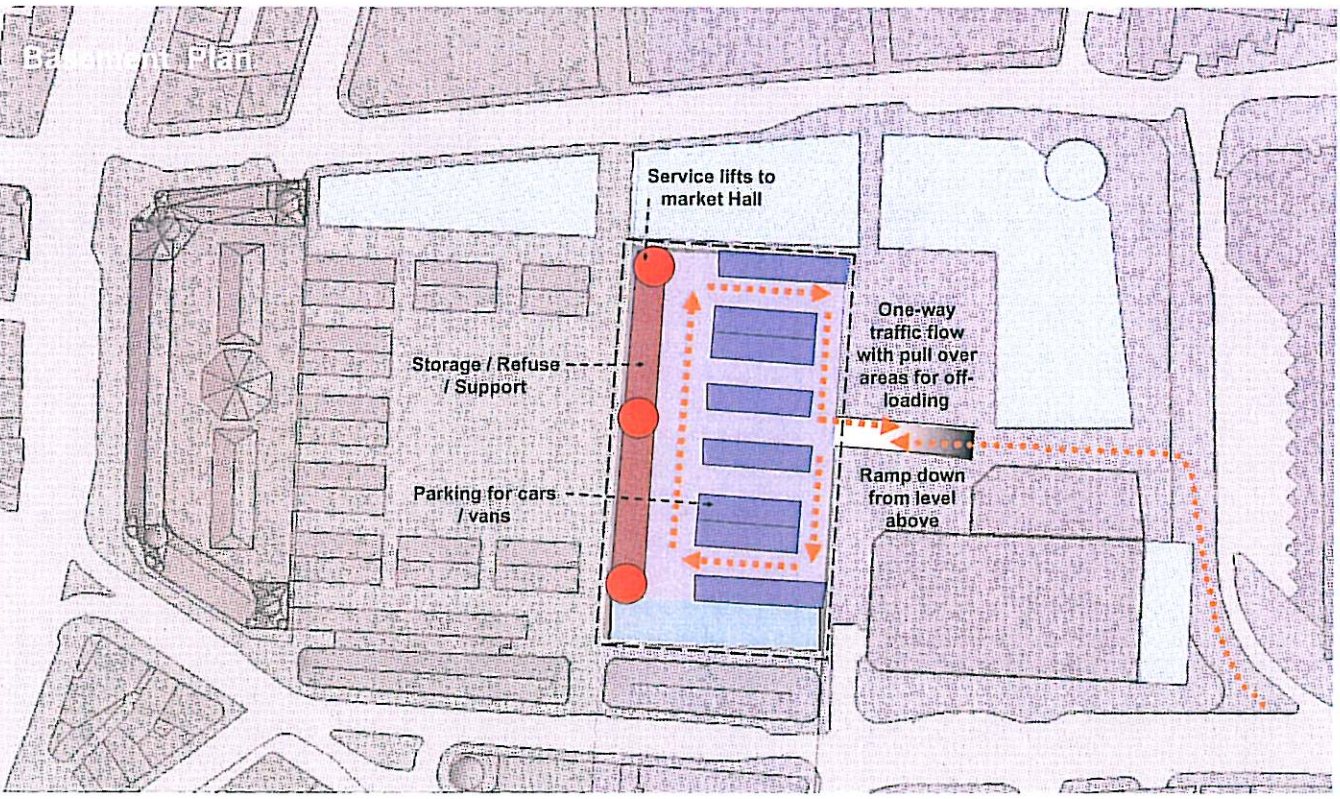
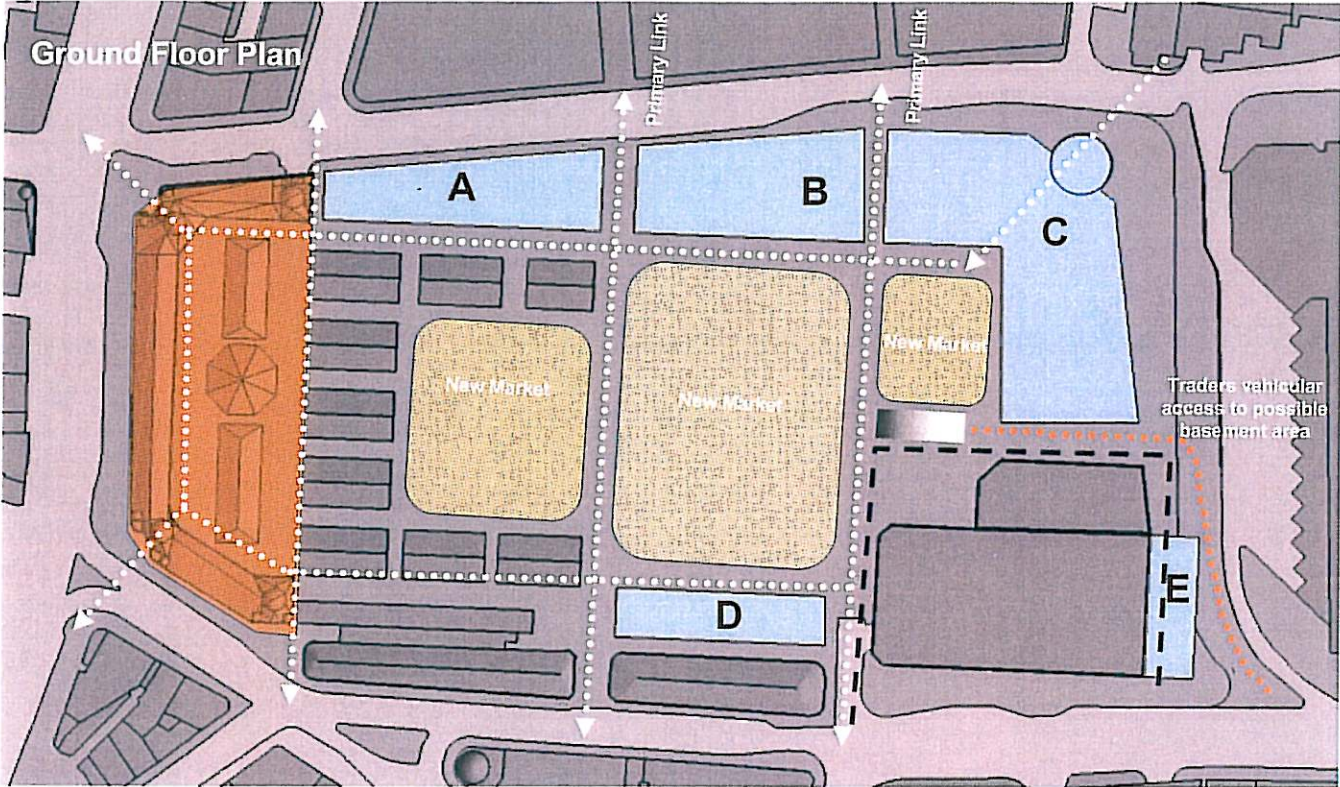


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SITE OPERATIONS AND USAGE



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Schedule of Approximate Areas (Square metres).

[Note: Existing retail trading area = 4,353 sq,m(approx.)]

Private Development Block No.	Retail	Office	Residential	Car Parking	TOTAL
A	1,828	2,742	0	0	4,570
B	2,306	2,306	1,153	0	5,765
C	4,794	4,794	4,794	0	14,382
D	0	2,056	0	0	2,056
E (Car Park Extension)	0	0	0	1735	1735
MARKET HALL	10,615	0	0	0	10,615
BASEMENT CAR PARK	0	0	0	3774	3774
TOTAL	19,543	11,898	5,947	5,509	42,897