

# KIRKGATE MARKET PUBLIC CONSULTATION

## Your say...



Photo 1

The Council aims to build on the continuing success of Kirkgate Market to create a unique shopping experience which enhances the historical nature of the site and:

- Builds on the strong food theme contained in Game/Fish and Butchers row;
- Provides a vibrant market space – a destination in its own right within the city centre;
- Promotes Leeds as a centre for architectural innovation matching stunning historic buildings with excellent modern design

The 1904 and 1875 sections of the market are where the historic architectural splendour entices customers into a vibrant and unique shopping environment. However, the character of some of the heritage features are difficult to see and enjoy or are completely hidden from view



Photo 2



Photo 3

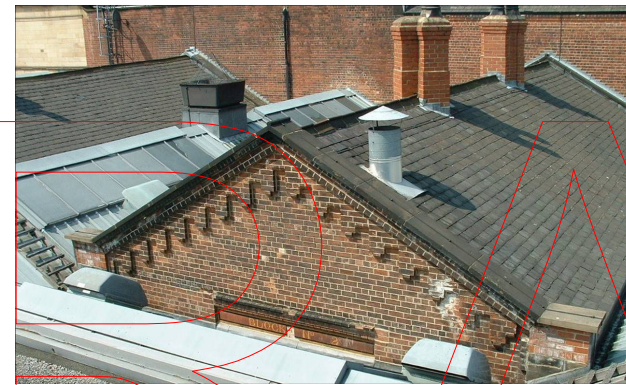


Photo 4



Photo 5

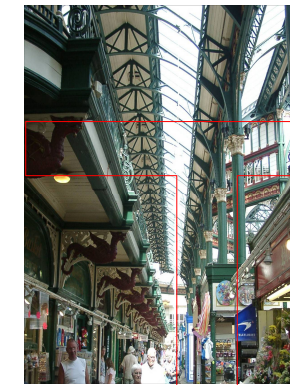


Photo 6



Photo 7

The existing 1930's buildings (mainly George Street and Butchers Row, along with the 1976 and 1981 structure built after the devastating fire of 1975) are of little architectural or operational merit. The adjacent New York and Westminster buildings together with the proposals for the retail and leisure development on the other side of George Street - which includes a John Lewis store - are well linked through the market. Therefore the market will be impressively situated between the new development to the north and the existing heritage buildings to the south whilst, on the western side the magnificent Edwardian (1904) market building provides exclusive frontage onto Vicar Lane.

Pedestrian routes through the more recent sections of the market to the Corn Exchange area are not readily visible or welcoming. The 1976 and 1981 areas of the market also lead to customer disorientation with sense of direction lacking often creating a claustrophobic and uncomfortable atmosphere.

So, how can these spaces and buildings be developed to actively engage local visitors and tourism and assist Leeds as a major northern shopping centre destination?



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

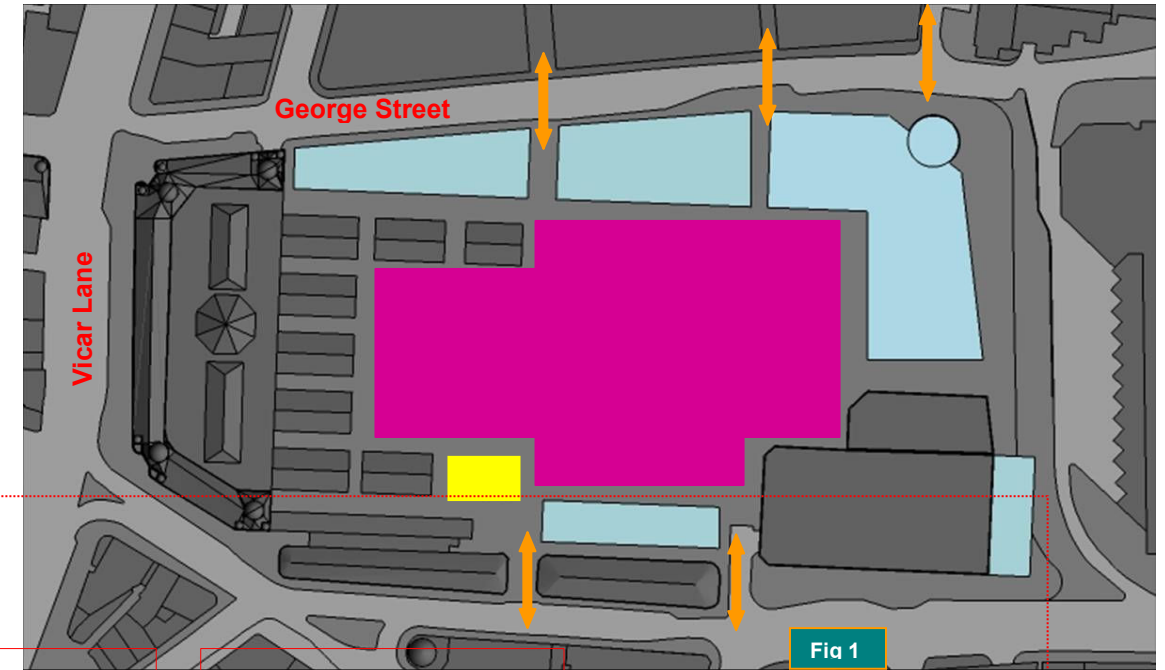
In previous consultations with market traders and Leeds' City Councillors it was recognised that the 1930's and later sections of the market were unsuitable to deliver the needs of customers and traders in the medium and long-term. Areas of development opportunity were established and these are set out here for you to assess.

You are asked to grade your reply to a number of questions with answers ranging from strongly agree to strongly disagree.



Having concluded that the 1976 and 1981 market sections must be replaced an overall plan view of the site has been produced to indicate the opportunity for site development. The overall objective is to ensure that the 1904 and 1875 Market Halls remain the dominant feature of any redevelopment and with this in mind the Council has considered what peripheral commercial development might be appropriate. At a cost in the region of £20m, it is thought this will be met from the commercial sector simultaneously developing part of the site. Shown here to the right (Fig 1) is confirmation of the Council's absolute commitment to the 1904 and 1875 areas - the historic and splendid sections of the market and the pedestrian linkages (orange arrows) with the proposed development - including John Lewis to the north of the site and heritage buildings to the south.

The four illustrative 'views' on this page are only **indicative** of what can be attained. The configuration shown would achieve the desired objectives. The areas highlighted in blue represent opportunities for commercial development which would help fund the construction of the new market hall – shown in purple and physically integrated with the historic sections of Kirkgate Market.

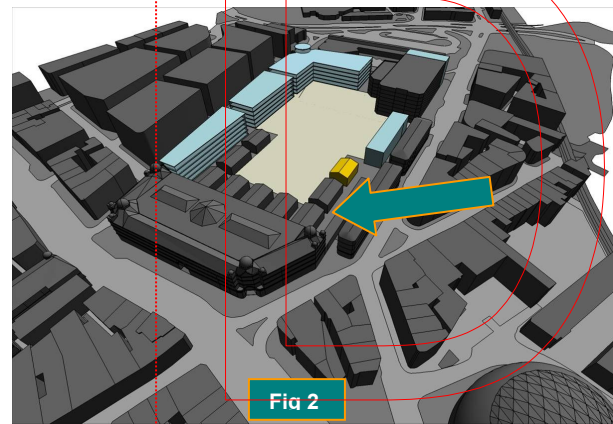


**The plan view reflects what might be the optimum development opportunity for Kirkgate Market whilst retaining the historic splendour of the 1904 & 1875 Halls**

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree

**The replacement of the 1976 & 1981 market sections is important in creating an innovative market**

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree



What members of the public may not realise is that before the market Halls were roofed, there were a number of free standing shop units, open to the elements and known as BLOCK SHOPS of which eight remain and arrowed in Fig 2 which also shows the addition of a ninth Block Shop (yellow) in its original form and completing the 'lost' symmetry - providing visual and physical balance to the 1875 market hall, albeit that these would now be undercover. The upper structure of the Block Shops can be seen in photo 4 on the previous page.

It is also a desired objective to optimise the use of public open space within the proposed development. In part this can be achieved by introducing new high level walkways connecting the existing balcony areas in the Edwardian Market Hall with the new market hall. This would take customers to new vantage points to enjoy the heritage features of the market and provide the opportunity for rest or meeting

**The reinstatement of the ninth BLOCK SHOP is important in restoring the heritage of the building**

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree

**Creating new walks with resting and meeting places to enjoy the Market's many features would enhance the appeal of Kirkgate Market.**

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree

An extremely important principle of Kirkgate Market is the DAY market. The open market operates as a daily market, affording traders the chance to attend on one or more days each week, whatever suits their particular trading style – the opportunity to stand the market on a day to day basis will be fully retained. The redevelopment of Kirkgate Market offers the option to provide protection from the elements to the day traders – an improvement defined as essential by many of those day traders.

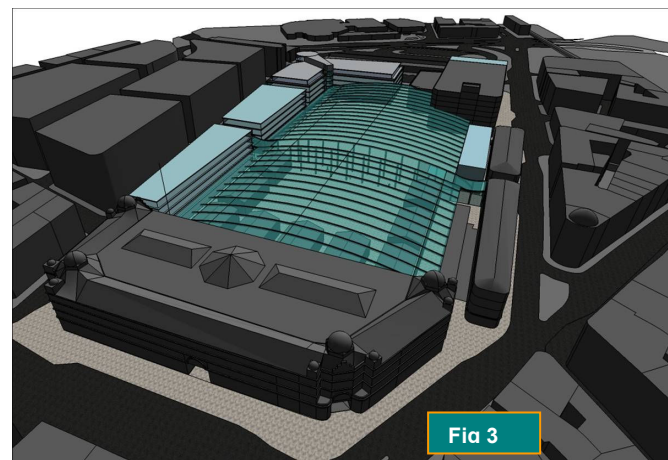
Finally, viewed from the west and east respectively, an image of the overall development potential is created below. Whilst not providing significant detail at this stage, the development can be seen referenced alongside the Eastgate/Harewood proposals to give some idea of eventual scale with the potential for an iconic building on the north east corner opposite Millgarth Police station.

**The whole of the Kirkgate Market site should be covered – a very important desire of market traders.**

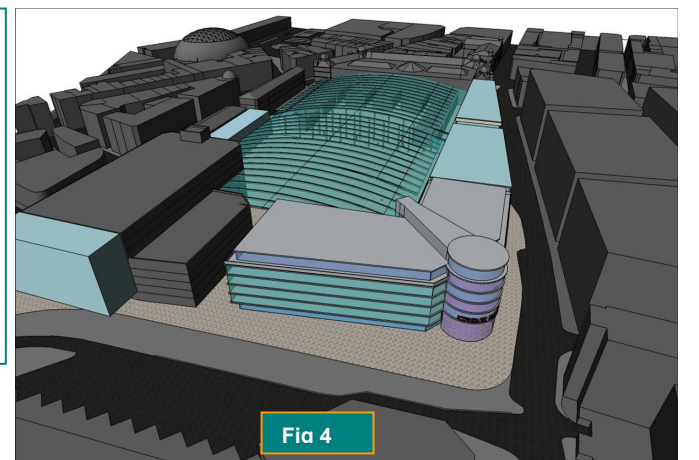
Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree

**A high profile 'iconic' building on the corner of the site opposite Millgarth is necessary to reinforce the importance of Kirkgate Market**

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree



Please add below any general comments you may have regarding the proposals for the redevelopment of Kirkgate Market:



Please complete the survey and post your reply in the pre-paid envelope provided.