



Leeds
CITY COUNCIL



Kirkgate Market Public Consultation

Your chance to comment...



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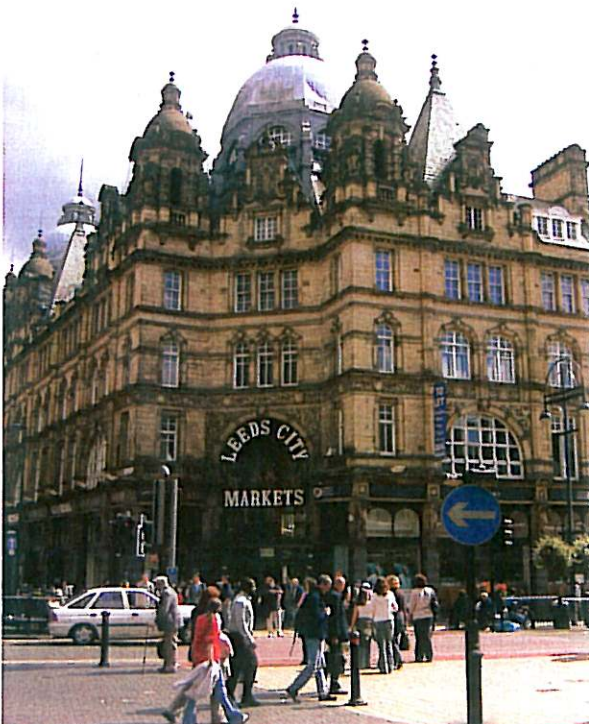
Your chance to comment...

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

- secures the strong food themes of fresh fruit and vegetables, game, fish, meat, dairy and delicatessen;
- provides a vibrant market space - a destination in its own right within the city centre;
- promotes Leeds as a centre for architectural innovation.

The council guarantees that:

- any new development will preserve the market as the dominant feature;
- the market will remain in its present location and will be of the same scale as the current market;
- the council will continue to operate the market after any redevelopment.



The market sits between the proposed new Eastgate/Harewood development area and the existing heritage buildings to the south whilst, on the western side, the magnificent 1904 Edwardian Market Hall provides exclusive frontage onto Vicar Lane.

Picture 1: 1904 Edwardian frontage



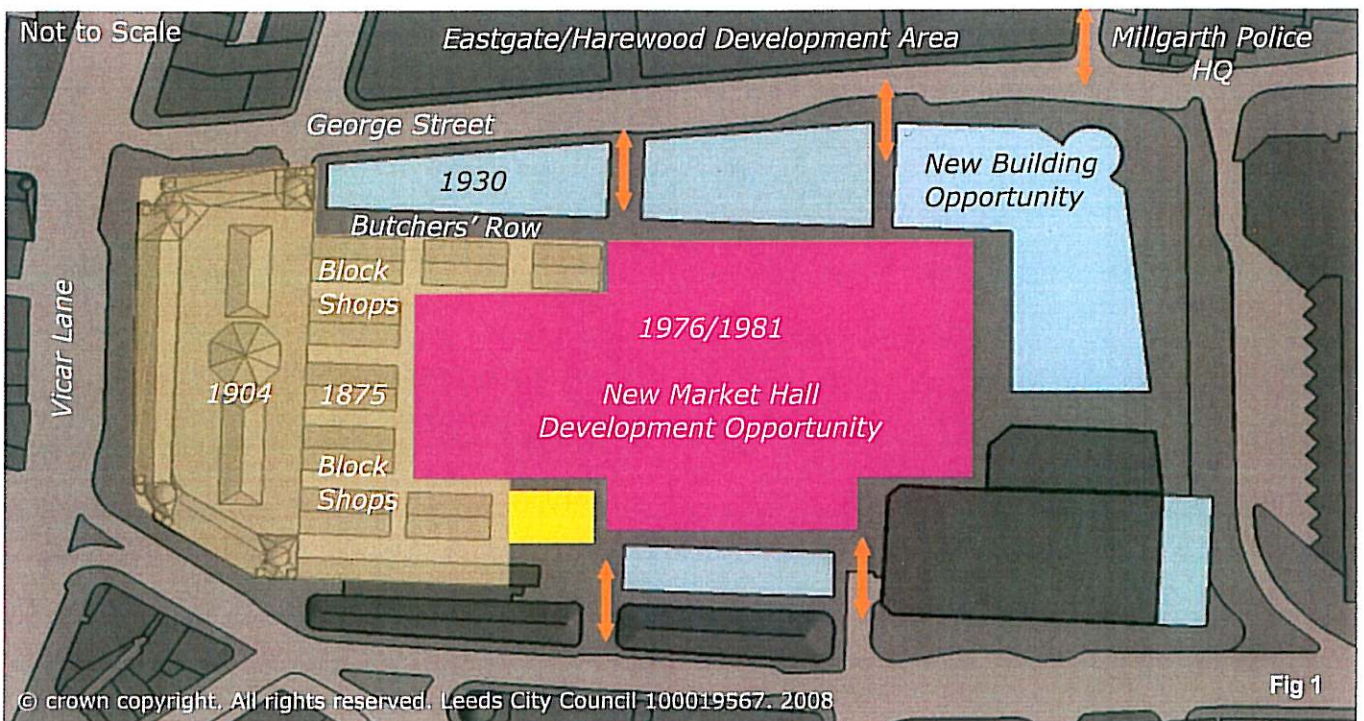
Picture 2: 1904 Edwardian Market Hall



Picture 3: Block Shop

The 1875 and 1904 sections feature historical architectural splendours and entice customers into a vibrant and unique shopping environment. However, some of the heritage characteristics are difficult to see or are completely hidden from view.

For example, before the market halls were roofed, there were a number of free-standing shop units open to the elements, known as *block shops*, which are shown in Fig 1 below, with the upper structure of a block shop shown in Picture 3, above.



Key:

- Possible ninth block shop
- Possible peripheral commercial development
- Original heritage features
- Proposed new market hall
- Through routes

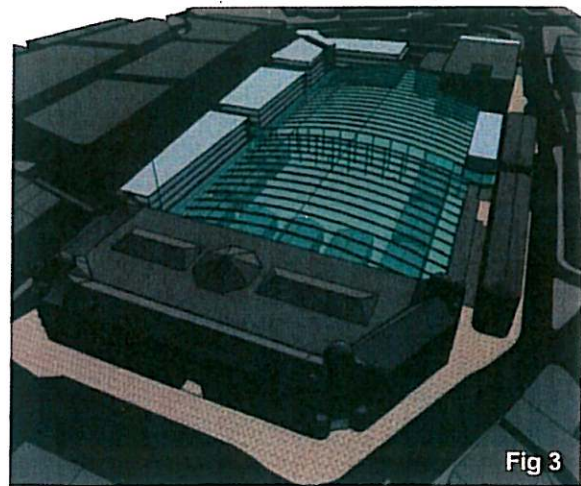
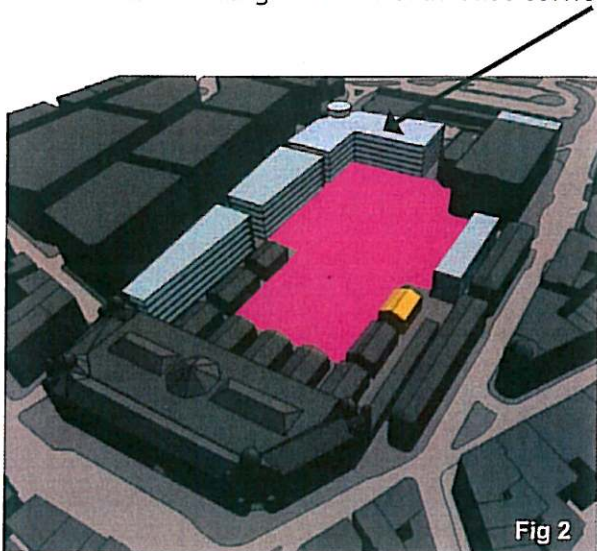
Redevelopment proposals include the possible reinstatement of a ninth block shop (marked yellow in Fig 1) to its original form to complete the 'lost' symmetry. This would provide a visual and physical balance to the 1875 market hall, whilst keeping the block shops under cover.

The existing 1930s buildings, mainly located on George Street and Butchers' Row, together with the 1976 and 1981 structures, which were built after the devastating fire of 1975, are of little architectural or operational merit and an opportunity now exists to replace them.

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In Figs 2 and 3 below, are images of the overall development potential. Whilst not providing significant detail at this stage, they offer an idea of the eventual scale of the project together with the possibility of an iconic building on the north east corner opposite Millgarth Police Station.



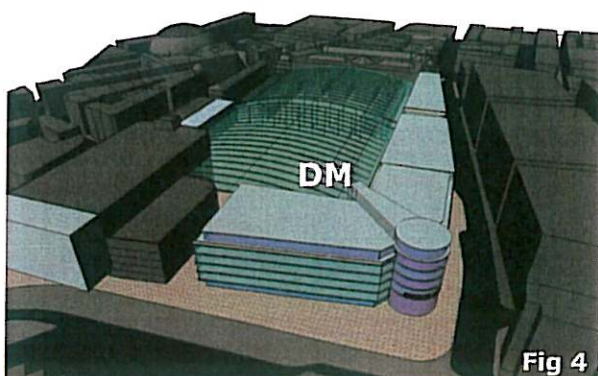
Key: ■ Possible ninth block shop ■ Possible peripheral commercial development ■ Proposed new market hall

The main objective of the project is to ensure that the 1875, 1904 and any new market halls remain the dominant feature of any redevelopment. With this in mind, the council has considered possible peripheral commercial development (highlighted in blue) which might be appropriate to help fund the construction and physical integration of the new market hall (shown in purple) with the existing historic sections. It is thought that the cost of rebuilding the market hall, at around £20m, could be met by the commercial sector simultaneously developing the peripheral (blue) parts of the site.



The council would also like 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 (see Picture 4) in the 1904 Edwardian Market Hall with the new market hall. This would enable customers to access new vantage points to appreciate the heritage features and may provide the opportunity for rest or refreshment and meeting friends.

Picture 4: Upper level walkways



An extremely important principle of Kirkgate Market is the operation of a day or open market, and this will be fully retained under any future scheme. The redevelopment of Kirkgate Market offers the option to provide protection from the elements to day traders and visitors alike (location DM, Fig 4).

Contact: Markets Service on
(0113) 214 5162

This survey has been sent out to citizens who have requested to take part in the consultation.

Please see accompanying Leaflet

Q1. When was the last time you visited Kirkgate Market?

Please tick one box only

| | | | |
|---------------------------|----------------------------|---------------------------------|----------------------------|
| within the last few weeks | <input type="checkbox"/> 1 | 7-12 months ago | <input type="checkbox"/> 5 |
| 1-2 months ago | <input type="checkbox"/> 2 | More than a year ago | <input type="checkbox"/> 6 |
| 3-4 months ago | <input type="checkbox"/> 3 | I have never visited the market | <input type="checkbox"/> 7 |
| 5-6 months ago | <input type="checkbox"/> 4 | | |

If you ticked options 4 – 7, Go straight to Q4

Q2. How often do you visit Kirkgate market? Please tick one box only

| | | | |
|-----------------------|----------------------------|-----------------------------------|----------------------------|
| More than once a week | <input type="checkbox"/> 1 | Once every two to three months | <input type="checkbox"/> 5 |
| Once a week | <input type="checkbox"/> 2 | Less than once every three months | <input type="checkbox"/> 6 |
| Once every two weeks | <input type="checkbox"/> 3 | Don't know | <input type="checkbox"/> 7 |
| Once a month | <input type="checkbox"/> 4 | | |

If you ticked options 6 or 7, Go straight to Q4

Q3a. What did you go to the market for? Please tick all that apply in Column A

Q3b. What was the main reason for the visit? Please tick one box only in Column B

| | Column A - tick all that apply | Column B – tick one only |
|--|--------------------------------|----------------------------|
| Shopping | <input type="checkbox"/> 1 | <input type="checkbox"/> 1 |
| Browsing | <input type="checkbox"/> 2 | <input type="checkbox"/> 2 |
| Meeting friends | <input type="checkbox"/> 3 | <input type="checkbox"/> 3 |
| To get something to eat | <input type="checkbox"/> 4 | <input type="checkbox"/> 4 |
| Other (please write in space provided) | | <input type="checkbox"/> 5 |

Please only answer Q4 & Q5 if you answered options 4-7 at Q1 or options 6-7 in Q2

Q4. Have you seen the outside of the market (e.g. walked or driven past it) over the last year?

| | | |
|----------------------------|----------------------------|----------------------------|
| Yes | No – Go to Q6 | Don't Know – Go to Q6 |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 |

Q5. How often do you see/walk past Kirkgate market? Please tick one box only

| | | | |
|-----------------------|----------------------------|-----------------------------------|----------------------------|
| More than once a week | <input type="checkbox"/> 1 | Once every two to three months | <input type="checkbox"/> 5 |
| Once a week | <input type="checkbox"/> 2 | Less than once every three months | <input type="checkbox"/> 6 |
| Once every two weeks | <input type="checkbox"/> 3 | Don't know | <input type="checkbox"/> 7 |
| Once a month | <input type="checkbox"/> 4 | | |

Q6. What would make you more likely to use the Market

Q7. When redeveloping the Market, how important do you think it is to retain the original heritage features? Please tick one box only - See figure 1

| Very important | Fairly important | Fairly unimportant | Very unimportant | Don't know/No opinion |
|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 |

Q8. How much do you agree or disagree with the following statement: Please tick one box only

| See figure 1 | Very important | Fairly important | Fairly unimportant | Very unimportant | Don't know/No opinion |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| a) It is important to replace the 1976 & 1981 market sections with a markets area of similar size | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 |

Q9. When redeveloping the Market, how important do you think it is to retain the original heritage features? Please tick one box for each statement

| See pictures and figure 1 | Strongly agree | Tend to agree | Tend to disagree | Strongly disagree | Don't know/No opinion |
|--|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| a) The original block shop features (see picture 3) should be revealed | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 |
| b) The ninth block shop (see figure 1) should be reinstated | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 |

Q10. How much do you agree or disagree that the following would enhance the market? Please tick one box for each statement

| | Strongly agree | Tend to agree | Tend to disagree | Strongly disagree | Don't know/No opinion |
|--|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| a) increasing access to the upper level (picture 4) | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 |
| b) creating new upper level walkways | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 |
| c) adding new resting and meeting places to the upper levels | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 |

Q11. How much do you agree or disagree that it is important that... Please tick one box for each statement

| | Strongly agree | Tend to agree | Tend to disagree | Strongly disagree | Don't know/No opinion |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| a) The existing covered section of the market should remain under a roof | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 |
| b) The current open air section of the market should be under cover and protected from poor weather | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 |

Q12. How much do you agree or disagree that any new build part of the market opposite Millgarth Police Station should... Please tick one box for each statement

| | Strongly agree | Tend to agree | Tend to disagree | Strongly disagree | No opinion |
|--|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| a) be a landmark | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 |
| b) be designed to reflect the market's dominance of the site | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 |

Q13 Which individual proposals would encourage you to visit the market more often?
Please tick all that apply

| | | | |
|---|----------------------------|---|----------------------------|
| Nothing Would | <input type="checkbox"/> 1 | Creating new upper level walkways | <input type="checkbox"/> 6 |
| Replacing the 1976 & 1981 market sections | <input type="checkbox"/> 2 | Adding new resting and meeting places to the upper levels | <input type="checkbox"/> 7 |
| Revealing the original block shop features | <input type="checkbox"/> 3 | Roofing the current open section of the market | <input type="checkbox"/> 8 |
| Reinstating the ninth block shop | <input type="checkbox"/> 4 | Adding a new building on the corner of the site opposite the Millgarth Police Station | <input type="checkbox"/> 9 |
| Increasing accessibility to the upper level | <input type="checkbox"/> 5 | | |

If you have not ticked any, please write in here what would encourage you to visit

Q14. Overall, if the proposals are developed, would this encourage you to visit more often?

| Yes | No |
|----------------------------|----------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 |

Q15. Please add in below any further comments you have regarding the proposals for the redevelopment of the market below

The last few questions of the survey are to enable us to carry out full analysis of the results, so that we are able to see the profile of people using or not using the markets. Please fill this section in as accurately as you can.

Q16. Are you Male or Female?

| | |
|----------------------------|----------------------------|
| Male | Female |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 |

Q17. What was your age on your last birthday? Please write in the box below

| |
|--|
| |
|--|

Q18. Please write your postcode in the box below

| |
|--|
| |
|--|

Q19 How long have you and your household been living in this area?

Please tick one only

| | | | |
|--------------|----------------------------|---------------------------|----------------------------|
| Under 1 year | <input type="checkbox"/> 1 | 11-20 years | <input type="checkbox"/> 5 |
| 1-2 years | <input type="checkbox"/> 2 | 21+ years | <input type="checkbox"/> 6 |
| 3-5 years | <input type="checkbox"/> 3 | Don't know/can't remember | <input type="checkbox"/> 7 |
| 6-10 years | <input type="checkbox"/> 4 | | |

Q20 Which of these activities best describes what you are doing at present?

Please tick one only

| | | | |
|--|----------------------------|--|-----------------------------|
| Employee in full-time job (30 hours plus per week) | <input type="checkbox"/> 1 | Unemployed and available for work | <input type="checkbox"/> 6 |
| Employee in part-time job (under 30 hours per week) | <input type="checkbox"/> 2 | Permanently sick/disabled | <input type="checkbox"/> 7 |
| Self employed full or part-time | <input type="checkbox"/> 3 | Wholly retired from work | <input type="checkbox"/> 8 |
| On a government supported training programme (e.g. Modern Apprenticeship/ Training for Work) | <input type="checkbox"/> 4 | Looking after the home | <input type="checkbox"/> 9 |
| Full-time education at school, college or university | <input type="checkbox"/> 5 | Doing something else (please write in) | <input type="checkbox"/> 10 |

Q21. Do you have any long-standing illness, disability or infirmity? (long-standing means anything that has troubled you over a period of time or that is likely to affect you over a period of time)?

| | |
|----------------------------|----------------------------|
| Yes - Go to Q22 | No |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 |

Q22. Does this illness or disability limit your activities in any way?

| | |
|----------------------------|----------------------------|
| Yes | No |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 |

That is the final question in this survey.

Thank you for your time and support in completing this survey. Please return it in the FREEPOST envelope provided, by Friday 15 February 2008.

There is no need to use a stamp.

If you have any queries regarding this survey, please contact Chris Hobden at QA Research, the independent research agency supporting Leeds City Council in this consultation, on 01904 632039.