



Experience
Leeds Markets

Kirkgate Market

Redevelopment and refurbishment proposals

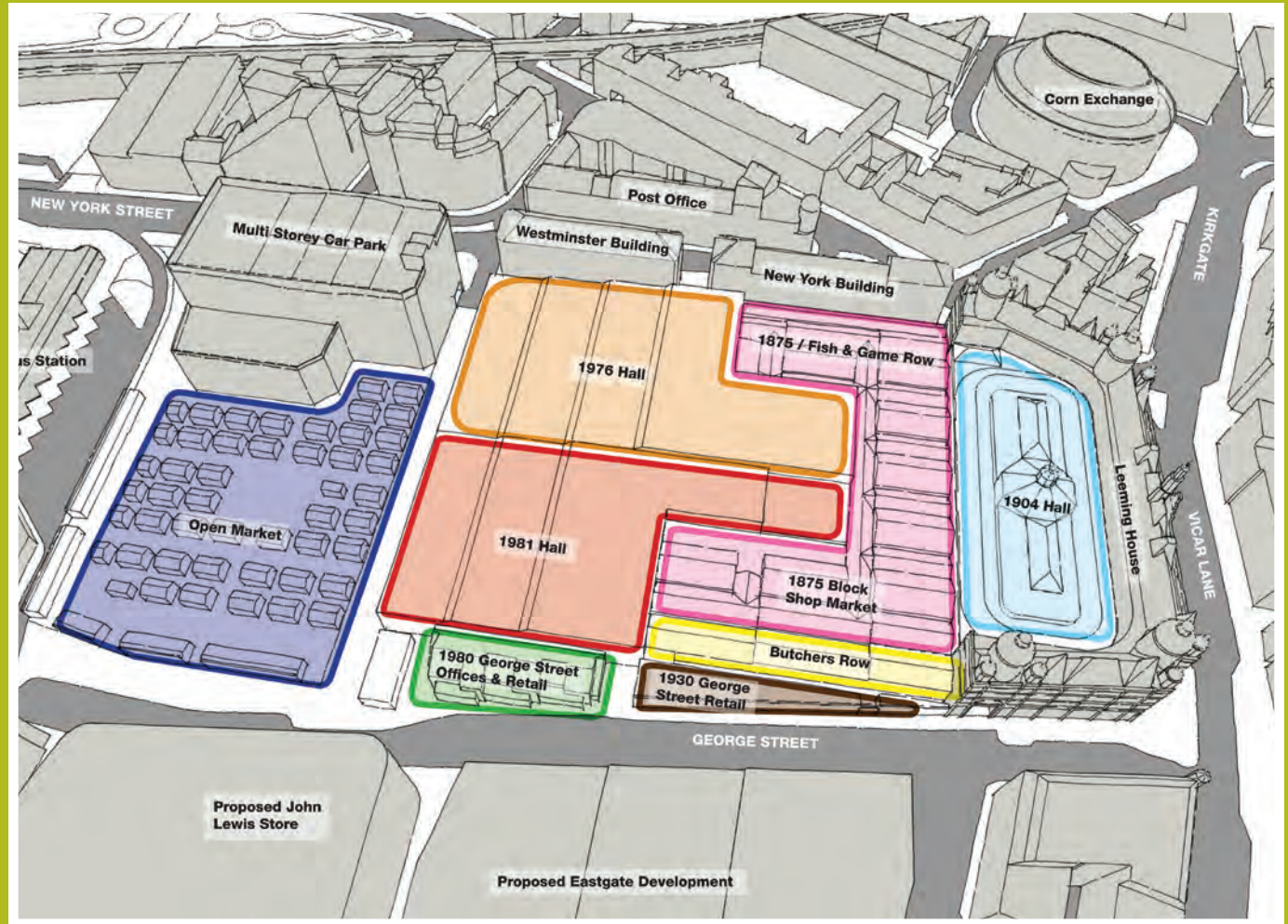
Kirkgate Market Redevelopment and refurbishment programme

Kirkgate Market is a major asset and attraction for Leeds city centre, drawing in millions of shoppers and visitors every year. It plays a key role in the life of the city centre and Leeds City Council is now proposing a major redevelopment and refurbishment programme, worth £12.3 million, which will secure the long term future of the market.

The improvements are intended to be self-financing, paid for by increased footfall and revenues in future years. Extensive consultation has taken place in drawing up the redevelopment proposals, with over 5,000 responses received from members of the public, shoppers, traders and other interested parties.

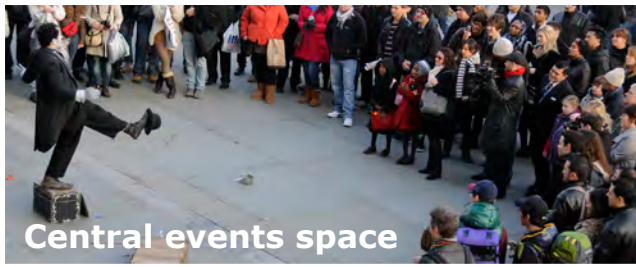
Key proposals include:

- investment in essential maintenance and improvements to the buildings
- improvements to the trading floor and external public spaces
- creation of a covered daily market
- redevelopment of George Street
- new management arrangements



Key benefits

- Create a welcoming and attractive environment in which to work, shop, visit and spend time.
- Support growth and expansion of existing businesses, attract new businesses and reduce vacancy levels.
- Improve the range and quality of goods and services on offer.
- Increase income generation opportunities and revenue.
- Attract people into and improve circulation within the market.



Central events space



Improving external public spaces



New pedestrian routes



Covered daily market



Distinctive zones



Improved signage

Fixing the basics

We propose to:

- recover the 1976 and 1981 roof
- carry out essential maintenance and improvements to building fabric, mechanical, electrical and drainage systems
- improve baby changing and public toilet facilities
- improve natural and general lighting
- carry out redecoration and standardise stall signage

Improving the trading floor

The market will benefit from:

- creation of a covered daily licensed market in the existing 1976 market hall
- a new central events space at the heart of the market to provide a performance, display and pop-up trading area
- new pedestrian routes linking George Street, New York Street and Vicar Lane entrances to attract shoppers and visitors into the market and improve circulation
- new electronic signage, 'You are here' maps, use of colour and design to improve wayfinding
- creation of distinctive zones such as fresh meat, fish and game, fruit and veg, flowers, specialist and niche retailers to draw shoppers to different areas of the market
- strategic location of cafes and 'food to go' stalls

George Street redevelopment

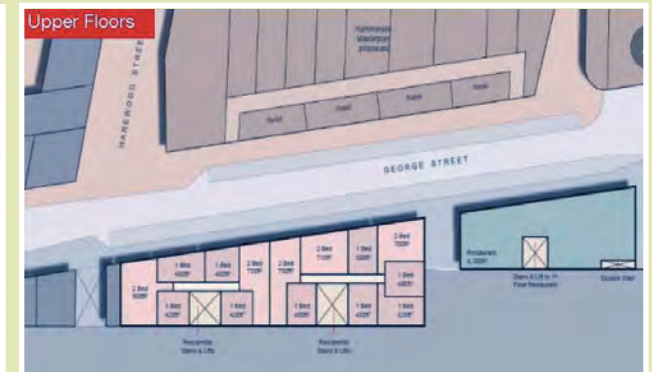
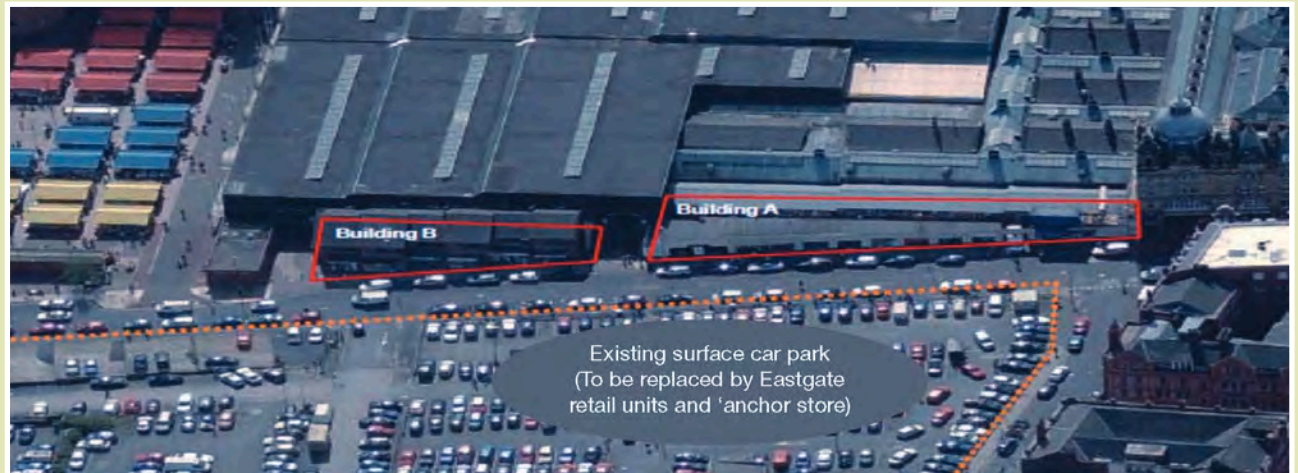
The 1930s shops and the 1980s shops / offices along George Street are outdated and out of proportion with the scale of the adjacent Grade 1 listed market buildings. Investment here will help ensure that George Street becomes a quality shopping street and create a new active frontage to the market that will complement and benefit from the Eastgate Quarters development.

Key elements of the proposals:

- Demolish existing 1930s and 1980s shops /offices and replace with new build
- Retail units at ground floor with double fronted trading units facing onto George Street and opening into the indoor market
- Up to 3.5 storeys above ground floor for retail / residential use
- Improvements to entrances to the market and public realm along George Street

Key benefits:

- Significantly enhancing the permeability and commercial opportunities
- Improves the attractiveness of the market and attract more shoppers
- Attracting the predicted 12 to 15 million Eastgate Quarters shoppers into the market
- Raises the quality of the overall George Street shopping experience
- Addresses queuing and loading problems along George Street



Future management of the market

- **Top public preference:** 'Give traders more of a say' and 'Keep in council control'.
- **Best option:** new Leeds City Council management board to include traders, councillors and independent representatives.
- **Benefits:** stability during redevelopment; stays in council control and all Market Charter functions covered; the council's decision-making arrangements remain in place but strong advisory and influencing role.
- Approach aligns with '**Principles of redevelopment**' suggested by Friends of Kirkgate Market.



Eastgate Quarters

Visual showing internal view of how the new retail development may look.



For further information, visit:

www.leedsmarkets.co.uk/strategy

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