Redevelopment of the City Centre Markets

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Current City Market Redevelopment Proposals

- The success of the Broadway Shopping Centre has resulted in changes to the central retail core of the city centre.

- As a result the Council announced in April 2017 its strategic plans for the city markets and the 'Top of Town' which was seen as a priority for action within the city centre.

- The Council has purchased the former Marks & Spencer building on Darley Street and will use its Compulsory Purchase Order Powers to acquire the adjacent buildings known as the former Burtons Building as part of a major £21 million development scheme to regenerate this part of the city centre and revitalise the city centre markets.

- It is a priority for the Council to ensure a vibrant and thriving city centre markets offer and the regeneration of the markets is a major investment for the Council and is seen as being a key catalyst for the regeneration of the Top of town.

- The proposals under consideration would see:
  
a) a new food-focussed market and a new Market Square for events and festivals.
  b) Kirkgate Market to receive significant investment in order to redesign and modernise the market to concentrate on developing its non-food offer.
  c) The redevelopment of the vacated Oastler site primarily for housing.
Location of the new market

- Oastler Centre
- Kirkgate Centre
- Former M&S
- Broadway Centre
The New Market Concept

- **Two Ground Floors**
  - Using the slope of Darley Street and Piccadilly to allow level access at the lower ground floor directly onto the square and from Piccadilly. A main entrance higher up on Darley Street will offer level access to the upper ground floor.

- **The Interior**
  - The stalls will be fixed directly onto the market floor so there will be no steps into the stalls. Access to each floor will be either escalators, lifts or stairs.

- **A Hot Food Court**
  - At 1st floor level there will be cafes and food vendors selling foods from all over the world with over 200 communal seats. There will be views across the market square and market below.

- **Market Square**
  - Outdoor space for open air events and festivals with seating.

- **Market Servicing**
  - A dedicated service yard to be created beneath the new market square for deliveries to the market.
Underground Servicing

- Underneath the New Market and Market Square will be an area of delivering goods to the market.
- Traders will enter from the bottom of Piccadilly.
- Here there will be storage rooms and an area for waste recycling.
Lower Ground Floor and Market Square

- This floor can be accessed of the new market square at the lower point of Darley Street and from Piccadilly.

- Promotional activities at the centre of the market such as food demonstration or cookery classes.

- Pop up or mobile stalls for temporary or seasonal foods.

- There will be views up to the upper ground floor.
The Upper Ground Floor

• The Upper Ground Floor accessed off the northerly point off Darley Street will be the main fresh food hall.

• The space will be alive with the noise of market activity and home for butchers, fishmongers, cooked meats, fruit & vegetables, bakery products.

• Pop up or mobile stalls for temporary or seasonal foods.

• There will be views up to the 1st floor hot food court.
The 1st floor

- The first floor be a series of hot food and drink offers showcasing the world street foods.

- The food units will be in the form of small kiosks, mobile carts and mini restaurants surrounding communal and individual seating around a large void where customers can see the theatre of markets happening below.

- Here will be a central management washing facilities and the market’s main public toilets.
Consultation

• Initial consultation took place in April 2017 primarily with those parties who would be directly affected by the Scheme, i.e. existing market traders so that the Council could determine the level of support for the Scheme.

• A more comprehensive consultation exercise was undertaken in February 2019, designed to capture trader and customer opinions for the proposed Darley Street Market, to understand any perceived barriers which may affect visitor numbers and to identify the types of traders desired by customers.

• Consultation events took place in the Oastler Centre, Kirkgate Centre, Broadway Centre, Bingley Library/Keighley Market and Shipley Library.

• In addition, an online survey was created to capture the views of retail stakeholders and leaflets were delivered to City Centre businesses, encouraging them to complete the online survey. The online survey was available from 11th February 2019 to 18th March 2019 and was completed by 1,158 respondents.
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<thead>
<tr>
<th>Key milestones leading up to completion</th>
<th>Estimate End Date</th>
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<tr>
<td>Planning Approval Expected</td>
<td>20\textsuperscript{th} May 2019</td>
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<tr>
<td>Compulsory Purchase Order Advertised</td>
<td>30\textsuperscript{th} April 2019</td>
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<tr>
<td>Compulsory Purchase Order Objection period</td>
<td>24\textsuperscript{th} May 2019</td>
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<tr>
<td>Public Inquiry (subject to valid objections)</td>
<td>Autumn 2019</td>
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<tr>
<td>Demolition Works Begin</td>
<td>Spring 2020</td>
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<tr>
<td>Construction Works Begin</td>
<td>Autumn 2020</td>
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<td>Completion and Opening</td>
<td>Late 2021/early 2022</td>
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Vacated Oastler Site

- A large development site will be created following the demolition of the Oastler Centre, Multi-Storey Car Park, former Morrisons and former Rawson Temporary Market.

- A consultant has been appointed to produce a Master Delivery Plan for the ‘City Village’ area to stimulate innovative thinking and new ideas for housing design and delivery.
Thank you for listening and any questions!