

Newgate Market
CCAAP Issues & Options Briefing Note

The Preferred Option of the Area Action Plan would be to take forward Option 2 of Question 21 of City Centre Area Action Plan Issues and Options 'to **redesign the market to maximise the potential of the site and ensure the continuation of this historic market**'.

Issues:

1. The market is not performing as well as it could in financial terms. Moving the market to Parliament Street would impact on the specialist events and markets there that bring in more money than Newgate market (which is currently suffering a decline in trading).
2. Some rationalisation of stalls would increase the desirability of the stalls and reduce the poor image that empty stalls convey.
3. Crime and unwanted activities at night put people off using the area in the evenings leading to continued misuse of the area. An evening car park was suggested to make use of the area but was not progressed in the light of work being done by the Renaissance Panel to consider how best to make use of the space. The area is currently illegally used as an unofficial car park (and is reliant on the police coming to move vehicles off).

Key points from Consultation Response Summary from City Centre Area Action Plan Issues and Options Document (AAP):

1. Whilst public opinion was divided on the consultation; the majority of respondents felt it was better to review the market in its current location.
2. Nine respondents felt it would be better to move the market to Parliament Street and two felt the Castle Car park would be a suitable relocation venue.
3. Several respondents commented on the shabby environment of Newgate, the poor quality of the stalls, litter in the area and crime at night and one said that some people did not know it was there.
4. Suggestions have included a design competition to redesign Newgate as a dual use market and showcase evening/weekends events space to provide space to enhance the market and introduce more flexible space.

Current Situation:

1. The Economic and City Development overview and Scrutiny Committee Scoping Report (December 2009) set out the measures that had been implemented to promote the market in the light of declining trade.
2. The future of Newgate Market is being formally considered through the Local Development Framework process through the AAP. The Renaissance Panel will investigate and offer proposals for improvement of the public realm, look at design issues, uses by whom and at what time of day.

3. This will feed into AAP.

Outcomes and Next Steps:

1. Members will receive information from Renaissance Panel about the work plan for Newgate Market and the income generated.
2. Comparators will be investigated as well as good practice.
3. Potential immediate, short and long term development, improvements and use of area will be proposed.
4. The Renaissance Panel will investigate improvements for the area and recommend new designs and roles for Newgate Market and the Public realm for Members to consider. The Renaissance Panel views will be taken into account in the AAP in conjunction with the Footstreets Review and the views of the Economic and City Development overview and Scrutiny Committee.
5. The City Centre Area Action Plan will contain a policy on Newgate Market informed by (4) above.
The day to day management of the footstreets is beyond the scope of the AAP but it would support any measures to reduce vehicle access to improve the 'ambience' of the city centre and to promote sustainable transport choices – both aims will form the basis of policy in the AAP.
6. The AAP will contain principles for public realm improvements in a number of key areas throughout the city centre (Newgate is one of 30 areas identified), to be followed by a Public Realm and Movement Strategy that will include details of improvements to all aspects of the public realm including surfaces, street furniture, lighting, signage, interpretation, public art etc.
7. This will be produced once recommendations from the Renaissance Team have been made and decisions have been made on which streets are footstreets, times of access, who has access etc. including possible changes to the use of spaces. The Renaissance Team will assist with design aspects and the public realm and movement strategy.

Alongside consideration of the Renaissance Panel's and viability findings of the market it is recognised that the nature of markets is changing everywhere with internet shopping, edge of town retail centres etc. It is therefore vital that Newgate Market provides a good quality environment with a quality market offer. This requires good quality stalls, good quality products and a flexible space for a range of activities at different times of day to ensure its financial continuity and increased use. The hours of operation should also be reviewed with a view to operating from 08.30 to 17.30 (at least in summertime hours). The relationship with existing development at the Shambles will also be an important consideration.

Suggestions received so far:

There appear to be 3 discrete areas of Newgate that could be redesigned to create a much improved market area including:

- a) redevelopment between the permanent fish stalls and the Shambles (suitable for good quality retail, live work units, craft enterprise type accommodation).

Annex A

- b) The central part could be used with perhaps 50 good quality pop up stalls to give a good market offer, perhaps with different offers on different days to improve the 'value' of the market itself e.g. household one day, crafts another.
- c) The third area comprises of the triangular area to the rear of Marks and Spencer and is less visited. This area should be better lit, better used perhaps as a café, seating and/or performance or exhibition space to attract people there and provide more activity and interest. Glazed area (issues of overheating in summer and cleaning the glass would need to be addressed).
- d) What do Members feel about the offer from York St John to use Newgate Market as a project to see what they come up with by way of ideas, improvements and suggestions?