

Supplementary Guidance

Market Place Conservation Area Character Appraisal

Planning Policy and Design
Adopted November 2007



Cover images, from the top:

The City Rooms.

Hotel Street.

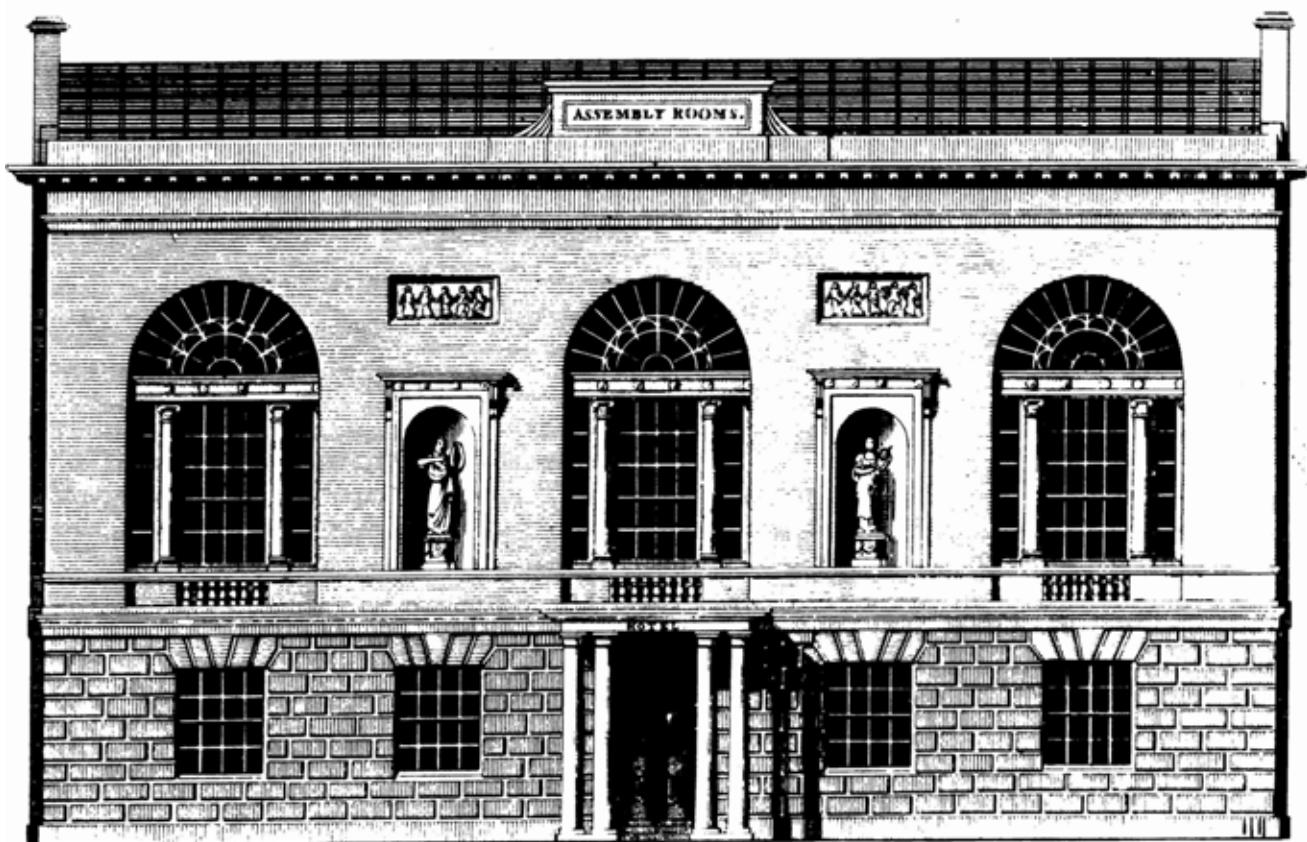
The colourful Retail Market.

Corn Exchange.

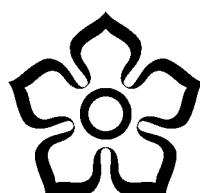
MARKET PLACE CONSERVATION AREA

character appraisal

(Adopted: November 2007)



Engraving of John Johnson's Assembly Rooms and Hotel of 1792.



Leicester
City Council

contents

	page
1.0 Introduction	7
2.0 Planning Policy Framework	7
3.0 Definition of the special interest	8
4.0 Assessment of special interest	9
4.1 Location and setting	9
4.2 <u>Historic development and archaeology</u>	9
4.4 The Market	10
4.18 Around the market	15
4.26 Prevailing and former uses	18
4.28 <u>Architectural character and key buildings</u>	18
4.30 The Market and its approaches	19
4.41 West of Hotel Street	23
4.44 Cank Street	24
4.49 Loseby Lane and Silver Street	25
Buildings materials and the public realm	
4.58 Building materials	28
4.64 The public realm	30
4.69 Greenery and green spaces	31
4.71 Negative factors	31
4.77 Problems and pressures	32
4.80 Capacity for change	33
5.0 Community involvement	34
6.0 Conservation Area boundary	35
7.0 Management and enhancement proposals	33
8.0 Contacts and appendices	36

list of maps

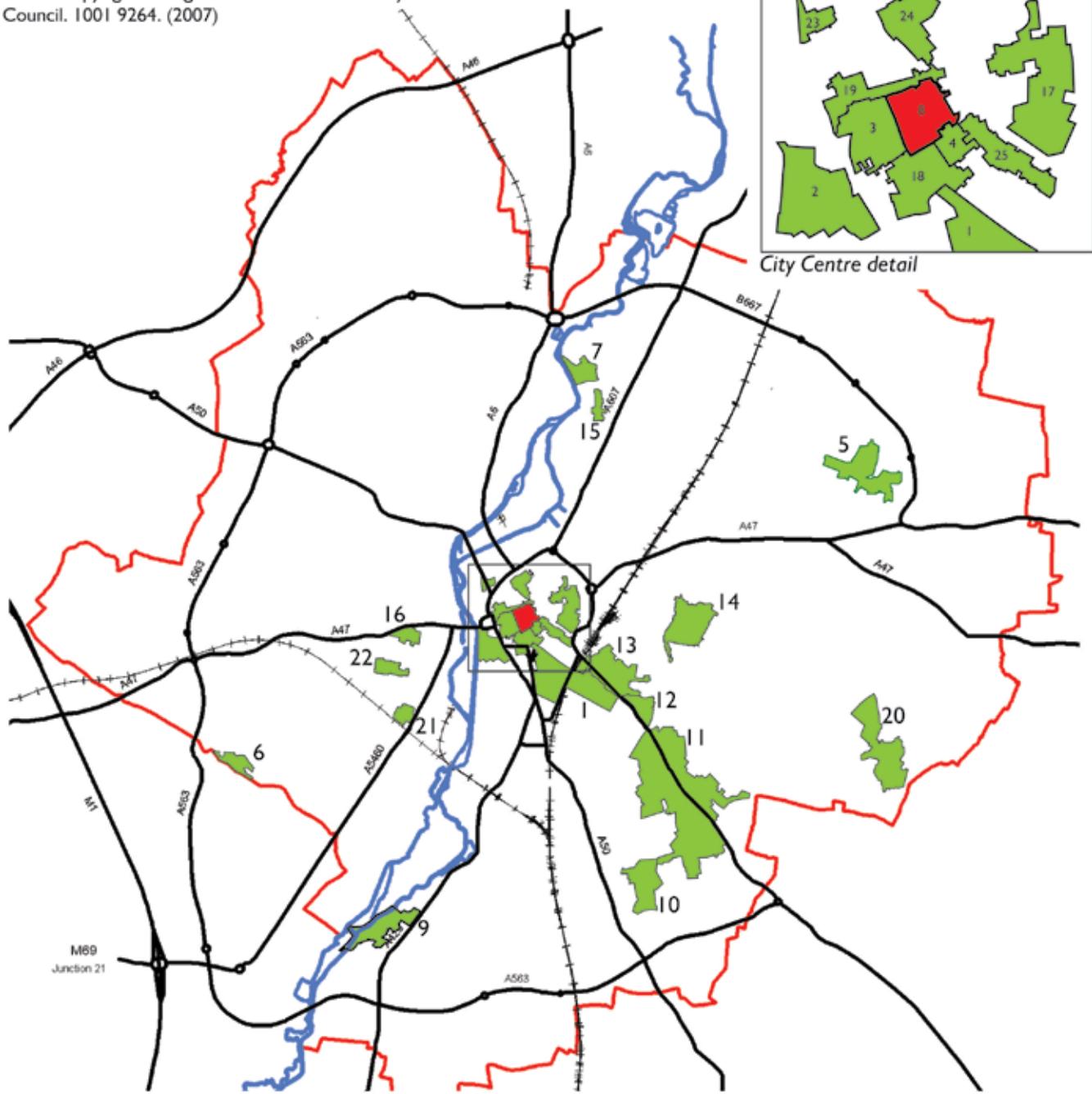
Map 1	City of Leicester Conservation Areas	5
Map 2	Boundary of Market Place Conservation Area	6
Map 3	Roman Leicester	9
Map 4	Medieval Leicester	10
Map 5	Roberts' Map 1741	10
Map 6	Fowler's Map of 1828	11
Map 7	Ordnance Survey map of 1886	13
Map 8	Character Appraisal	44

appendices

Appendix 1	List of buildings in the Market Place Conservation Area	36
Appendix 2	List of listed buildings in the Conservation Area	37
Appendix 3	Relevant Local Plan and other policies	37
Appendix 4	Results of consultations	38
Appendix 5	Management and Enhancement proposals	41
Appendix 6	Glossary of architectural terms	42

map 1. City of Leicester Conservation Areas

Crown copyright. All rights reserved Leicester City Council. 1001 9264. (2007)

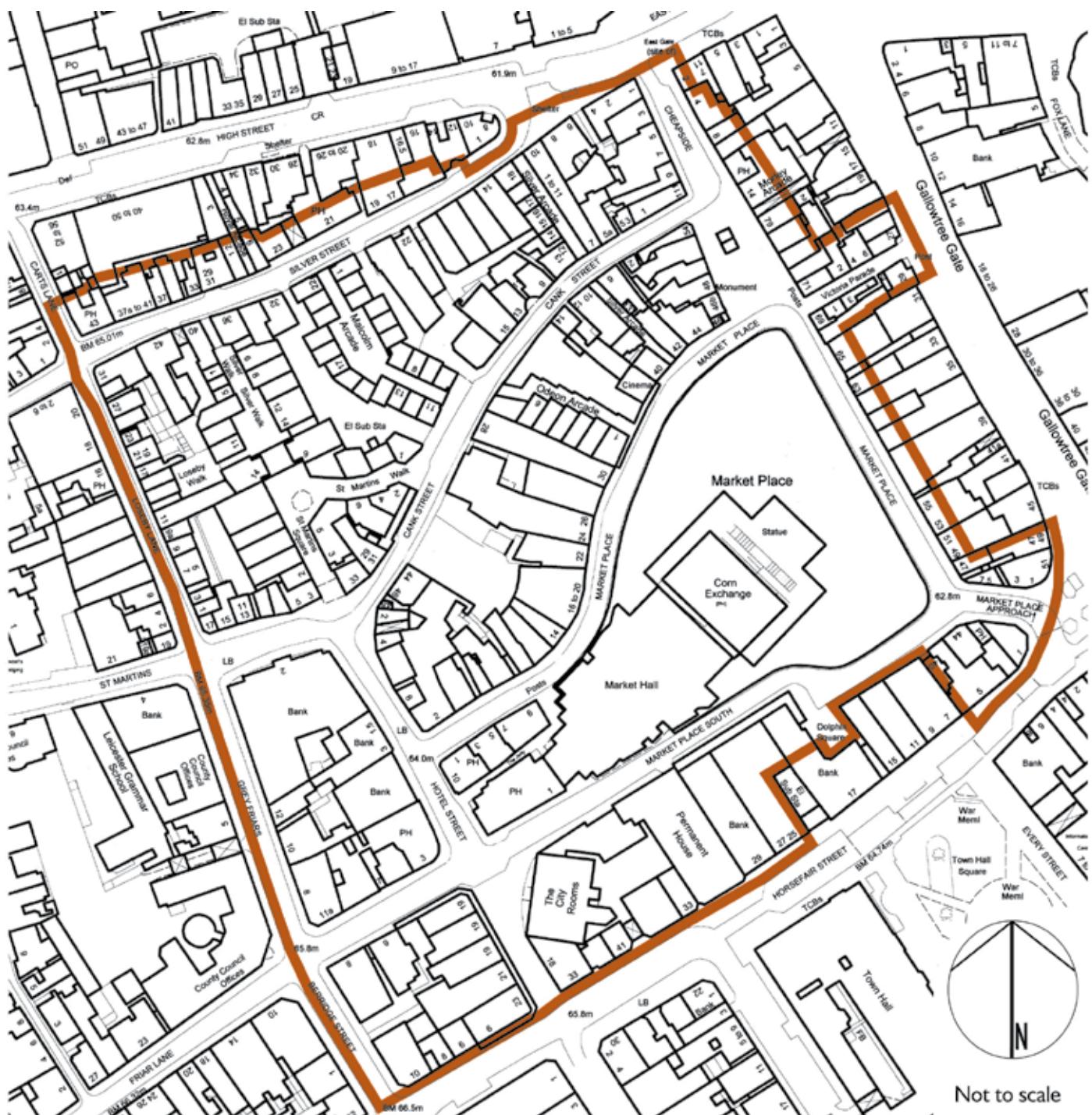


- | | | |
|------------------------|-----------------------|-------------------------------|
| 1. New Walk | 10. Knighton Village | 19. High Street |
| 2. Castle | 11. Stoneygate | 20. Evington Village |
| 3. Cathedral/Guildhall | 12. Evington Footpath | 21. Ashleigh Road |
| 4. Town Hall Square | 13. South Highfields | 22. Westcotes Drive |
| 5. Old Humberstone | 14. Spinney Hill Park | 23. All Saints' |
| 6. Braunstone Village | 15. Loughborough Road | 24. Church Gate |
| 7. Belgrave Hall | 16. Daneshill | 25. Granby Street |
| 8. Market Place | 17. St. George's | <i>Listed chronologically</i> |
| 9. Aylestone Village | 18. Market Street | |



Not to scale

map 2. Boundary of Market Place Conservation Area



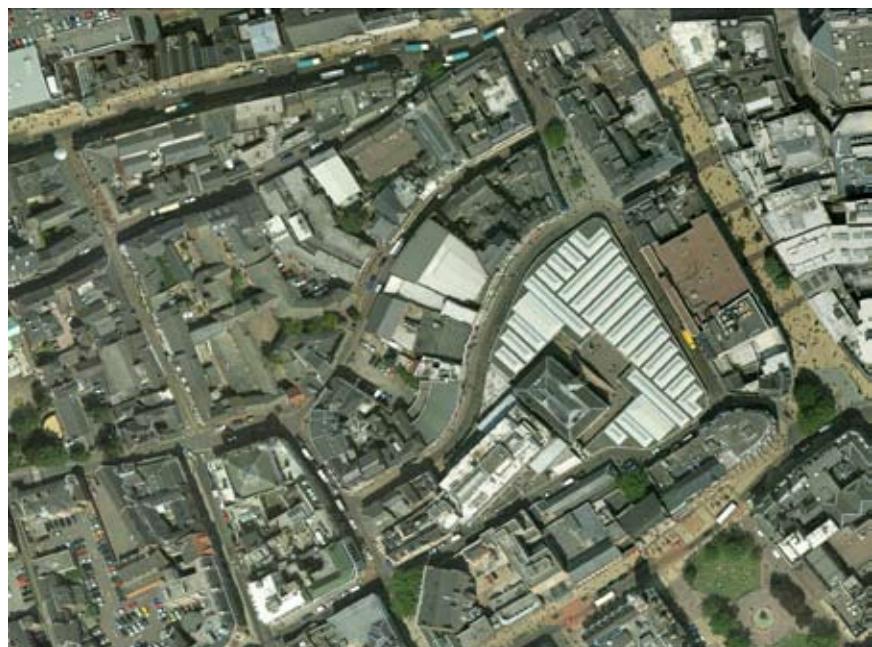
Market Place Conservation Area



Boundary of conservation area

I.0 Introduction

1.1 A character appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of each conservation area. It defines and records the factors that make conservation areas special, thereby providing a baseline for decisions about an area's future. It also identifies features and problems that detract from this special quality and suggests, by means of management and enhancement proposals, the ways in which the special interest could be safeguarded or improved. An appraisal also provides the opportunity to review the boundaries of conservation areas and, where appropriate, to propose amendments. In the case of the Market Place Conservation Area no boundary amendments are proposed.



Aerial view of the conservation area from the 2005 survey

1.2 The Market Place Conservation Area was designated in 1974 and covers an area of 5 hectares (12.5 acres) just to the south west of the Clock Tower in East Gates. The land rises gently by about 4m from East Gates to the west end of Silver Street and the Horsefair Street/Hotel Street junction. The urban form is densely built-up along narrow streets and ranges from 2-3 storeys in the western half of the conservation area to 4 and 5 storeys surrounding the market place itself. There are 26 'listed buildings' in the area of which one, the Corn Exchange, is listed Grade II*.

1.3 The survey and Appraisal were carried out during 2006 following the methodology suggested by English Heritage. To ensure that a complete picture is built up about the value and character of the area the Council asked people who live, work and visit the area for their views, including what they like or dislike about the area and their ideas about how the area could be preserved or enhanced.

2.0 Planning Policy Framework

2.1 The protection and preservation of historic environments are now extensively recognised for the contribution they make to the country's cultural and historic heritage, its economic well-being and quality of life. Public support for conservation – both in the built and natural environments – is likewise well established. National and regional governmental guidance reflects this.

2.2 The concept of conservation areas was first introduced into national legislation in 1967 in the Civic Amenities Act which defined conservation areas as areas "of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". It is not the purpose of conservation areas to prevent change but to manage change in such a way as to maintain and, if possible, strengthen an area's special qualities.

2.3 Current legislation is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on the Council to declare as conservation areas those parts of their area that they consider to be of special architectural or historic interest [s.69(1)]. It also imposes on the Council a duty to review past designations from time to time [s.69(2)]. Conservation area status also means that there are stricter controls on changes that can be made to buildings and land including the need for consent to demolish any building, strengthened controls over some minor forms of development and the automatic protection of all trees in the conservation area.

2.4 The Council has a further duty to formulate and prepare from time to time proposals for the preservation and enhancement of its conservation areas [s.71(1)] and these are set out in Appendix 4. The Council must also pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas when determining planning applications for sites within such areas [s.72(1)].

2.5 The City of Leicester Local Plan is the over-arching policy document for land use in the city and contains policies against which the appropriateness and design of development proposals can be measured. Some of these policies relate directly to the historic environment, including conservation areas, listed buildings and archaeology, and are designed to help ensure that new developments or conservation-led regeneration reflect the character and value of that environment. These are listed in Appendix 4. There is, however, a general presumption against the demolition of any building in a conservation area where that building makes a positive contribution to the character and appearance of the conservation area.

3.0 Definition of special interest

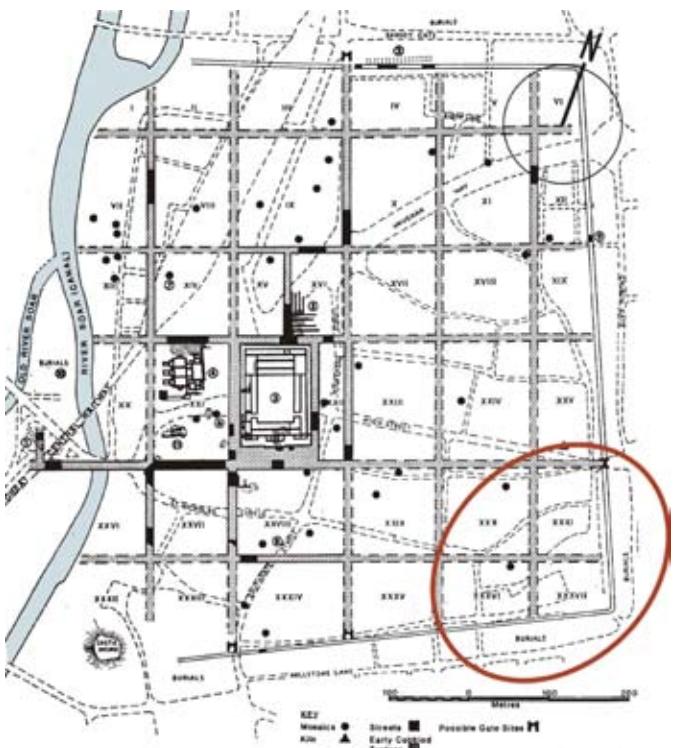
3.1 The Market Place Conservation Area is special for many reasons. One of the most important is its place in the long history of Leicester. The conservation area stands on land that was once part of the Roman town of Ratae Corieltauvorum and it has therefore been occupied for almost 2000 years. The open air market, the heart of the conservation area, is at least 700 years old and means that there may be a wealth of, as yet undiscovered, Roman and medieval archaeology lying beneath the present streets and buildings. Its archaeological potential is therefore very high.

3.2 The pattern of streets in the area is also of special historic significance – the layout has changed little since medieval times. Streets are narrow and tightly enclosed by buildings, the heights of which increase towards the market place where they form a high wall surrounding and enclosing the space. This again is a medieval feature, as are the narrow plots on which all the buildings stand, a legacy of medieval ‘burgage’ plots. The survival of the area as an important part of the commercial life of Leicester is a further factor that contributes to the special interest of the area and the shopping arcades that run north-south from the market place, while 19th and 20th century in origin, add a further dimension to the history.

3.2 The high density and variety of building heights create a finely grained and high quality townscape, full of visual interest. There is a strong sense of enclosure in some places while the curved form of some streets serves to alternately open or obscure onward

views, adding interest to the visitor's experience of the area. The area is stitched together by many passageways which all converge on the open air market, a large space that throngs with daytime activity and is said to be the largest permanent open air market in Europe. The conservation area remains an important legacy of the city's commercial and social life and continues to be highly valued by local people, both for the facilities it provides and for its historical associations. The unique sound quality of the area – the stall-holders cries – is another important feature of the conservation area and also links the market directly with its medieval past.

3.3 There is much of special architectural interest in the area. A wide variety of building designs and decoration can be seen but there is, nevertheless, a consistency of materials and colour that is typical of Leicester. There are many buildings of particular architectural and historic interest, particularly the 26 listed buildings, three of which are 500 years old. Therefore, despite the changes wrought by the twentieth century, the Market Place Conservation Area remains an area of special architectural and historic interest that is worthy of conservation area status.



map 3 Roman Leicester: the approximate location of Market Place Conservation Area is shown circled in brown.

4.0 Assessment of special interest

Location and setting

4.1 The conservation area is sited in the centre of the town with its northern boundary within 500m of the Clock Tower. It covers an area of 5 hectares (12½ acres) and occupies a gently sloping river gravel terrace. The open-air market and the covered market hall are set in the south-east quadrant of the conservation area surrounded by three to five storey buildings that create a 'wall' around the market that tightly encloses the space and forms its particular character. The conservation area is densely developed with little in the way of open space. The Cathedral Guildhall Conservation Area adjoins it to the west, the High Street Conservation Area to the north and the Town Hall Square and Market Street Conservation Areas to the south.

Historic development and archaeology

4.2 The history of the conservation area dates back at least 1800 years when it formed the south-east corner of the Roman Town of Ratae Corieltauvorum (Map 3). There is little evidence of the Roman period above ground level but the form of the Roman (and later medieval) town is clear from both early and modern plans. Some features are known, however, and one of the most important is the line of the Roman town defences. The southern and eastern boundaries of the conservation area, through the centre of the block of shops between Market Place, Gallowtree Gate and Horsefair Street, follow roughly the line of the ramparts and ditches that marked the edges of the town (Gallowtree Gate itself runs just to the east of the original ditch). These later became the walls and ditch of the medieval town until they fell out of use in the 17th century.

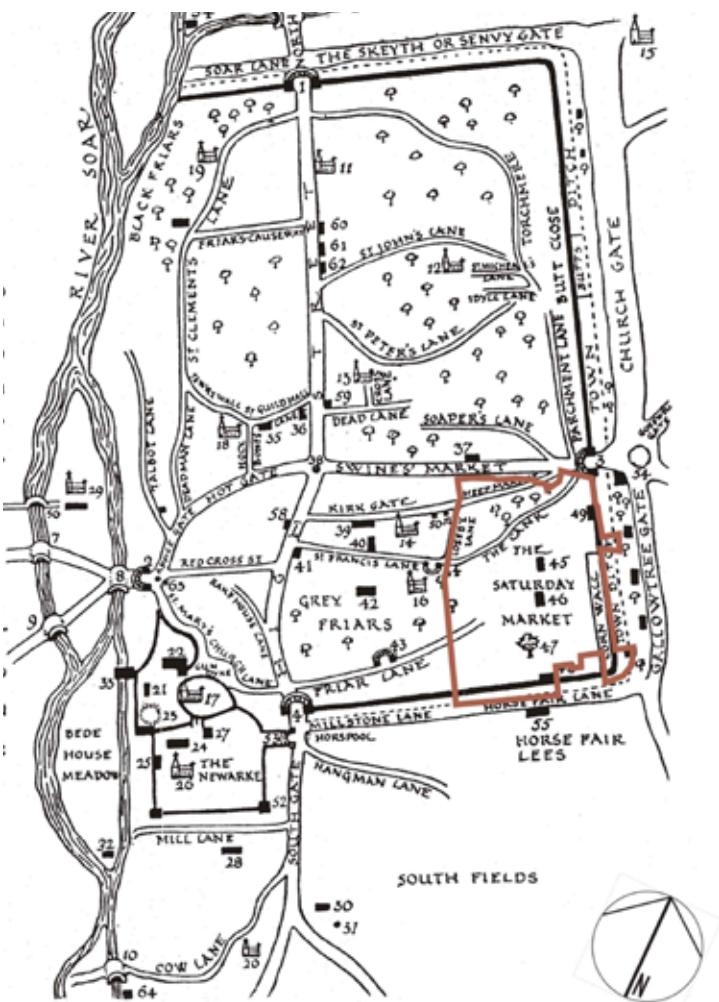
MARKET PLACE CONSERVATION AREA: character appraisal

4.3 A Roman tessellated pavement (part of a domestic mosaic floor) from a site near Malcolm Arcade is known from records made in the 18th and 19th centuries and Silver Street follows roughly the line of the main Roman east-west street that led from the town's West Gate (the important Roman road we know as the Fosse Way). Deposits of materials from the Roman period were recorded during building works at 16-20 Silver Street and an excavation in 1968 revealed part of a Roman building adjacent to 42 Silver Street. Finds of Roman pottery have also been made frequently in the area. However, much Roman material has probably been lost, at least immediately behind the street frontages, as the many new buildings constructed during the 19th century were provided with deep cellars that will have destroyed any Roman archaeology. However, there could be up to 4m (13ft) of archaeology below current ground levels, although, as yet, there has been little opportunity for detailed investigations.

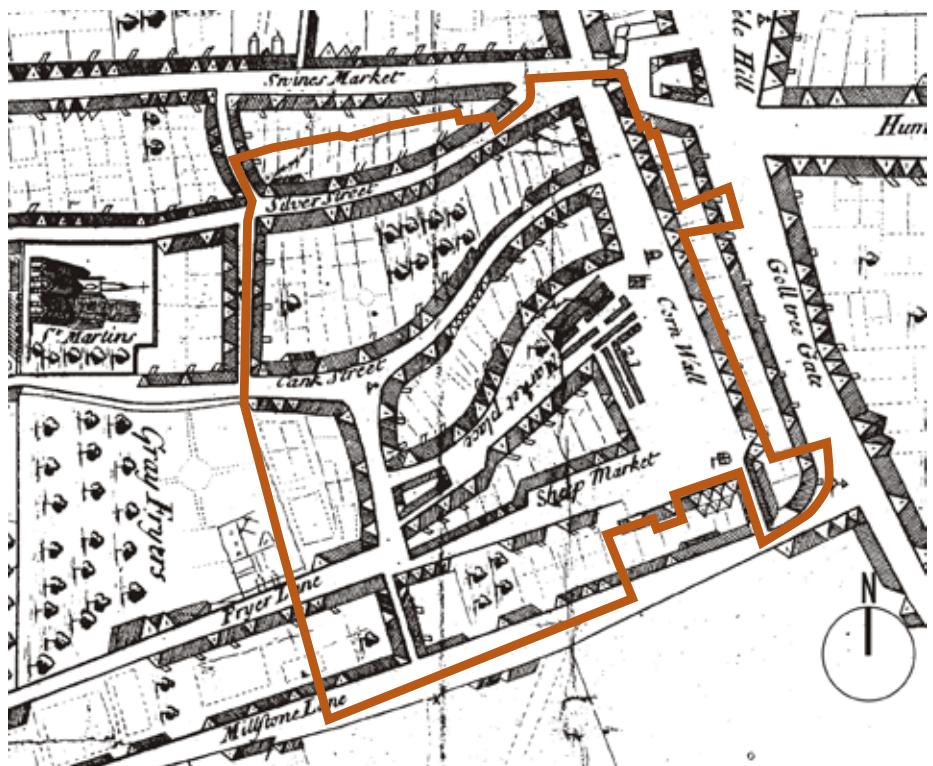
The Market

4.4 There has been a market on the present site for many centuries. The name 'Cheapside' is of Saxon origin: 'cheap' meaning 'a market' is from 'ceapan' meaning to 'buy'. There is also the Danish word "chepe" meaning 'sell', and the old English name for the area was 'Chepe'. The Cheapside area is therefore likely to have been in use as a market before 1066. The authority to hold markets in the area came from the Earls of Leicester in the early 13th century (it was often called the Earl's Market).

4.5 Originally market day was Saturday and thus it became known as the 'Saturday Market'. The earliest document that refers to the market is a deed dating from 1298 and market day was a feature of Saturdays until well into the 19th century. Later both the Wednesday and Friday markets were absorbed from nearby Highcross Street. The area occupied by the market was also probably larger in the medieval period – it could well have extended to include the built-up areas between the market place and Cank Street and the block from Hotel Street to the Corn Exchange. In the medieval period the south-west part of the conservation area formed part of a Franciscan friary – a fact recognised in the name of the street on the



map 4 Medieval Leicester: the approximate location of Market Place Conservation Area is shown edged in brown.

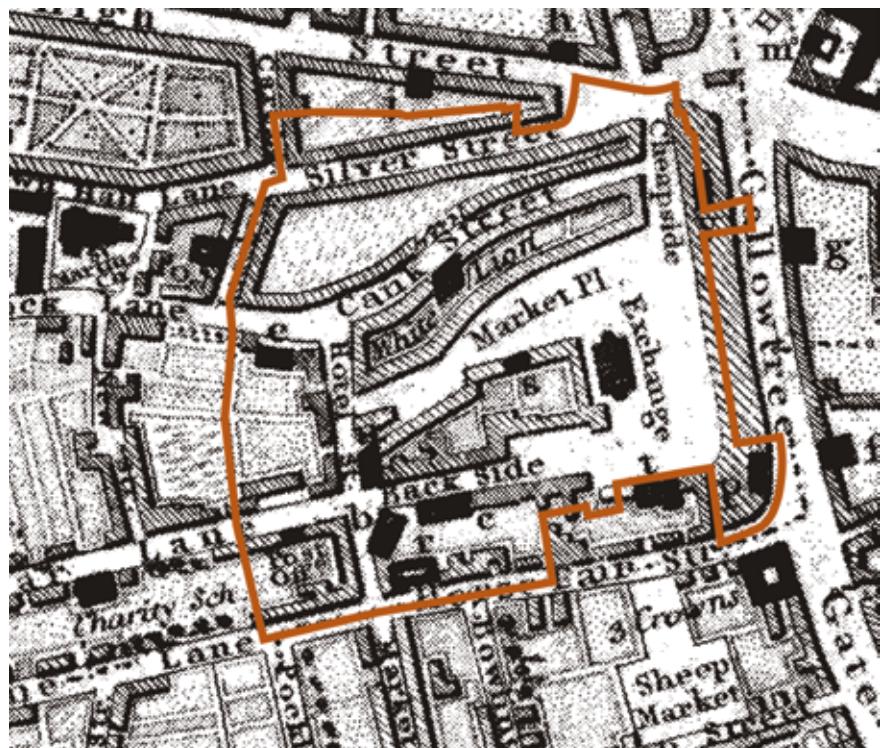


map 5 Roberts' map of 1741. The approximate location of Market Place Conservation Area is shown edged in brown.

western edge of the conservation area – ‘Grey Friars’.

4.6 The market space itself was initially defined by the town walls but perhaps as early as the 15th century the defences began to fall out of use. This probably occurred quickly around the market place because it was such a busy commercial area. The walls, ditches and ramparts would not have been maintained and people would have begun to build into the ramparts and up against the inside of the walls. On the other side, people would have begun to fill in the ditches so that they could build over them. Many of these buildings would have been 3 storeys high, reflecting the high commercial value of land in this area and a willingness on the part of owners to invest in substantial construction work. Evidence of these earlier buildings survived into the late 19th century (Map 7) and some still survive, notably at 7-9 Market Place (formerly Pearce’s Jewellers) which dates from around 1500 and a fragment of the ancient Angel Inn behind the brick façade of 10 Cheapside (mid 16th century). By the 17th century various passageways had been made through them and today we know these alleys as Morley Arcade/Angel Gateway, Victoria Passage, Market Place Approach and the passage from Horsefair Street to the modern Dolphin Square. This importance of the market in Leicester’s retail hierarchy persisted until well into the 20th century when some of Leicester’s best known and high class shops (such as Adderleys) had premises along the east (Gallowtree Gate) side.

4.7 Inns were a feature of the market and there were at least five around it until well into the nineteenth century. The Angel has already been mentioned but there were also the White Swan (around 1580), the Green Dragon (15th or 16th century), the White Lion and the Bull’s Head. The market was granted its charter by Elizabeth the First in 1588.



map 6 Fowler's Map of 1828. The approximate location of Market Place Conservation Area is shown edged in brown.



The Exchange of 1748. The ground floor rooms were used for a short period as butchers' shambles; it was demolished in 1850 and replaced by William Flint's single storey building that was to become part of the present Corn Exchange.

4.8 By the 16th century the market place appears to have been divided into distinct areas where different groups of traders sold their goods: these comprised the ‘Shambles and Drapery’ (for butchers, drapers, mercers, shoemakers), the ‘Corn Wall’ on the east side (for grain and malt sales), the Sheep Market (moved here in 1506) and the ‘Housewives’ or Women’s Market’. It was also used as a cattle market between 1341 and 1597. Records also show that parts of the market place had been provided with paved surfaces in the 16th and 17th centuries and the area around an elm tree was repaired with stone in 1565. Benching

MARKET PLACE CONSERVATION AREA: character appraisal

was later provided around this tree in 1606 and this may well have been the tree known locally as the 'Pigeon Tree' where country women sold pigeons for the table. At this time there were also stocks, a pillory and a 'pinfold' for the penning of stray stock (on the site of the Victorian Fish Market, Market Palace South) and a water supply near Cheapside. At the time of the Civil War in the 17th century, some of the buildings that had been constructed up against the town walls may have been cleared away so that the town defences could be repaired.

4.9 The water supply for both the market and for the people who lived in the area was originally drawn from a well but by the 1570s the water was being piped to a lead cistern known as 'the Conduit'. The water came from a spring near where Moat Community College now stands (and from which Conduit Street derives its name) and filled a lead cistern. The Conduit was provided with a pump in 1706 and was rebuilt in 1709 as a domed, hexagonal structure. That building was eventually removed in 1851 (although it was rebuilt as a 'curiosity' in a garden in Wigston where it gradually decayed before being demolished to make way for a school). The water supply to the market was then provided from a tap in the base of the bronze statue of the Duke of Rutland (before it was moved to stand in front of the Corn Exchange) but that was cut off in 1853 following the provision of better supplies by the new Leicester Waterworks.

4.10 Permanent buildings began to appear in the market place quite early. Records from 1376 show that there was probably a toll-booth in the market at that date, and a prison underneath the toll-booth is recorded in about 1440. A covered market hall, known as the 'Drapery' or 'Shambles and Drapery' was also built around that date, probably on the same site as that shown on the 1741 map. Another permanent building, the 'Gainsborough chamber', is first documented in 1533. This had a large room on the first floor for judicial and mayoral business as well as for civic feasts and for housing guests. It was located on the north-west side of the market behind market stalls and can be seen on the 1741 map. This end of the market appears to have developed as a focus for high status buildings as it was the main access to the High street and the East Gate. Hence, not only was the Gainsborough sited here but also the town's premier inn, the Angel, and the Conduit. The Market Place was described in 1695 as 'a large



The Market Place and William Flint's Corn Exchange of 1850 and the statue of the Duke of Rutland dating from 1851.



The Corn Exchange and Market Place c. 1896.

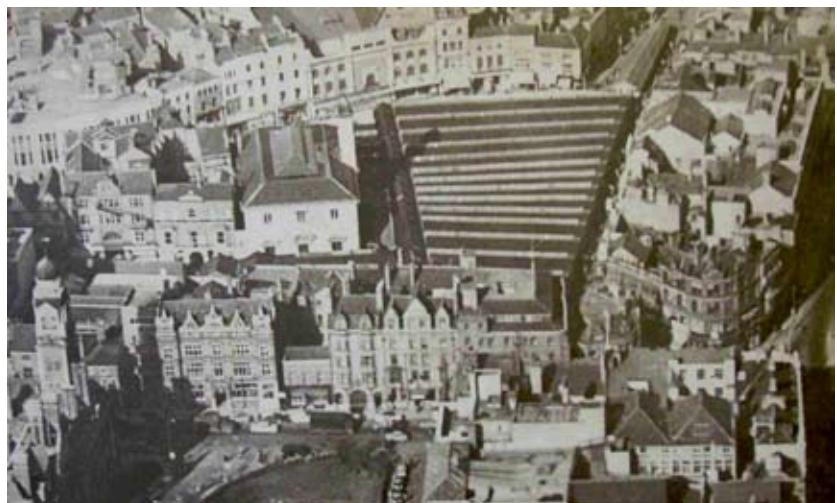
space, very handsome with a good Market Cross and Town Hall'.

4.11 By the middle of the 17th century a huge growth in traffic (goods, people, livestock, coaches and wagons) along the town's narrow streets and through its narrow gates had caused so much congestion that traders and businesses began to look for alternative routes into, or past, the town. Traffic began to divert eastwards down Church Gate, Gallowtree Gate and Humberstone Gate and these became the favoured locations for many new inns, markets and shops. Leicester's commercial centre of gravity was thus moved eastwards towards the Saturday Market, helping to retain its importance in the town's retail trade. The creation of a turnpike along Gallowtree Gate (the Harborough Turnpike) in 1726 set a final seal on the changes.

4.12 In 1748 the Gainsborough, Drapery and their adjacent market stalls were demolished and, while the stalls were rebuilt, the Gainsborough and Drapery relocating to a new site, where the present Corn Exchange now stands. This new three storey building, known as the Exchange or 'New Gainsborough', had an arcaded ground floor and continued to be used for civic and business use. In this new position the Exchange dominated the market both physically and symbolically, reflecting the self-confidence of the 18th century merchants of the town. However, an Improvement Act of 1846 provided both for the replacement of this building and a general re-ordering and enlargement of the market place. In 1850 a new single storey market hall was built and was further improved in 1856 in the fashionable Classical style with a second storey and an external flying staircase to create the Corn Exchange building we see today. The statue of the Duke of Rutland (originally gilded) was removed to the centre of the Market Place in 1872.



map 7 The Ordnance Survey Map of 1886: Market Place Conservation Area is shown superimposed. Crown copyright and Landmark Information Group Limited. All rights reserved, 2008. Map not scale.



Aerial view of the market area from the south taken in 1960s.

MARKET PLACE CONSERVATION AREA: character appraisal

4.13 Cattle, sheep and horses were sold from the Market until 1872 when these were moved out to the newly built livestock market at Freemens Common on Aylestone Road and the Wednesday and Saturday markets were merged in 1884. The Fish Market on Market Place South was built in 1877.

4.14 It was only in the 20th century that permanent market stalls became a feature of the market (1932); previously a variety of stalls were erected and removed each day. The statue of the Duke of Rutland was removed to near the West Bridge in 1931, presumably to accommodate these new arrangements, and was not returned until 1971. Although these changes provided a better environment for the market traders and their customers they also caused significant damage to the townscape and the character of the space and its surroundings. The permanent stalls and roof altered fundamentally the nature of the 'place'. From being a bright multi-functional open space the market place became enclosed, darker and useable only as a retail market. The roof and stalls also closed off all significant views of the surrounding buildings and created a series of barriers to the free flow of people across and through the space.

4.15 By the 1950s the market had a large north-lit roof in glass and corrugated iron or asbestos, although trading was still confined to three days a week – Wednesdays, Fridays and Saturdays. Unfortunately, like many other small cities in the country, the city centre (including, in Leicester's case, the area around the market) had become very run down by the 1960s, with boarded-up shops and evidence of neglect and careless alterations. In an attempt to improve the area the Council proposed to redevelop the area from the south side of High Street through to Horsefair Street, and eastwards as far as Loseby Lane, with the market being relocated to the Loseby Lane area. The development would provide new shops, offices and a new theatre in a large traffic free space behind Horsefair Street.

4.16 Not surprisingly, these proposals raised many local objections, not least from market traders, who were concerned that either the market would die or that rents would go up to such high levels that they would no longer be able to afford them. However, the Council took the attitude that improvements had to be made to the centre if the economy of the city was not to be left behind that of other cities and they sought expressions of interest from several major developers. Despite a partner being found, the plans were never implemented and the market remained unchanged. However, by the start of the 1970s, the historic value of the area had



Market Place in the 1930s: the canopy above the entrance to Winns cafe is visible to the right with Pearce and Sons the former jewellers occupying 5 and 7 Market Place.



The interior of the Old Fish Market in the late 1960s.



A view of Market Place Approach taken in 1963.

begun to be recognised and Council policy shifted from redevelopment to improvement. In the market area this manifested itself in investment to extend trading to six days a week, and the construction, in 1971, of new permanent stalls with a new glass-fibre 'egg-box' roof. A new indoor market hall followed in 1978. Temporary butchers' stalls in Cheapside were removed in 1976 and the area was pedestrianised. That year, to commemorate their Diamond Jubilee, the Leicester Rotary Club commissioned a new focal point for Cheapside. With the help of the Council, they arranged for the relocation of the High Cross from its site outside the Newarke Houses Museum to a new site on Cheapside. This column is the last remaining of the eight that used to support the roof of the old High Cross at the junction of High Street and Highcross Street. Demolished in 1758 all but one column was sold off. Until the 19th century the remaining column was retained on Highcross Street but it was sold in 1836 to the owner of The Crescent in King Street where it remained until it was bought by Arthur Wakerley, the local architect and philanthropist. He removed it to his garden on Gwendolen Road but it was eventually removed from there and placed in the garden of the Newarke Houses. In 2006 the Cross was moved a few metres to the west as part of the resurfacing of Cheapside. The egg-box market roof, whose leaky joints had been the source of many complaints over the years, was itself replaced in glass and steel in 1991.



The 'egg box' roof of the Market in the early 1970s.



The colourful fruit and vegetable stalls on part of Leicester Market.

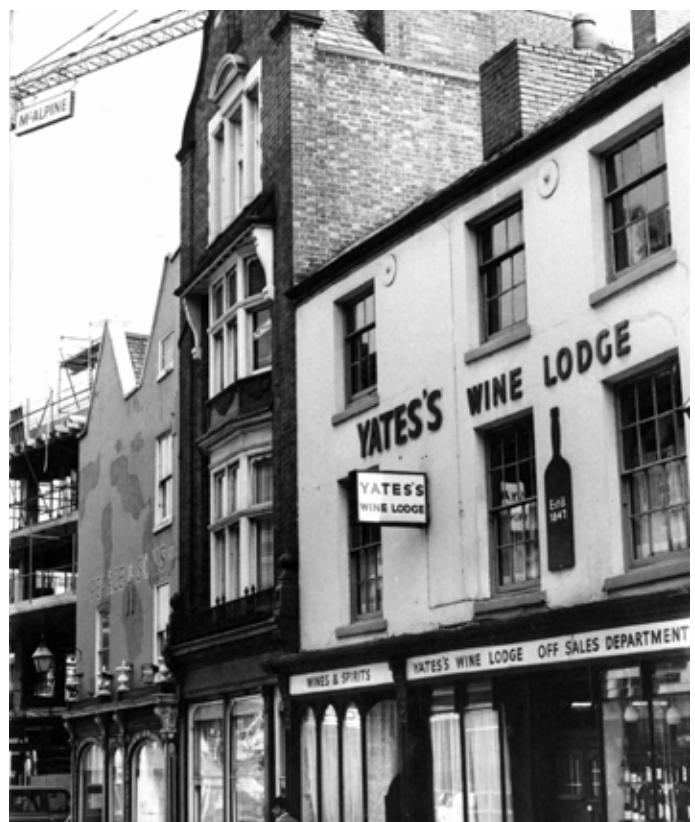
4.17 Since then there have been one or two occasions when the relocation of the market has been suggested but no serious proposals have been put forward. However, there are concerns that the popularity of the market is declining (the number of shoppers has been dropping in recent years, possibly, in part, due to changing shopping habits). With the market occupying a prime retail location at the heart of a central shopping area it is perhaps an appropriate time to determine how the market can contribute to the renaissance of the city centre. This does not mean that the market needs to be moved; rather the task is to find ways in which it can adapt so that it can play a more active role in the city centre economy, particularly in the evenings.

Around the market

4.18 The narrow widths and winding forms of the streets around the market place are visible evidence of the area's medieval origins. That the area has largely retained its medieval layout and street pattern is one of the features that make it of such historic value. However, only a very few of the area's early buildings remain, most of the medieval timber-framed buildings having been replaced during the general re-buildings of the 18th and 19th centuries. However, some of the conservation area's most interesting and impressive landmark buildings are of fairly recent origin (Map 9) and their varied designs, heights and materials serve to create the enclosed and intimate townscape that is a special feature of the conservation area.

4.19 Street names around the market also reflect the history of the area and, often, the trades or business that were carried on there. The derivation of the name 'Cheapside' has already been noted, but Silver Street (the first written reference to which was first made in 1587) may derive from its early occupation by silversmiths. It has also been known as St Martin's Churchgate (because it led to St Martin's Church, now Leicester Cathedral), Hot Street (because the common bakers' oven were to be found there?) and 'The Street at the Backside of the Lion'! 'Shipp's Lane' or 'Sheepmarket' was another of its names although the sheep market was moved out to the Saturday market in 1506. Cank Street [or 'The Cank' (see Map 4)] possibly gets its name from an old local word – 'to cank' – which means 'to gossip'. The well that used to stand at the junction of St Martin's and Cank Street was known as the 'Cank Well' (perhaps because it was an area where people gossiped while waiting their turn to draw water). However, 'cank' also means 'bent' so perhaps the street got its name because it has a bend in the middle.

4.20 Loseby Lane is probably named after a Henry de Loseby who owned land in that area in the 14th century. One of its early names was also 'Pig Lane' because of the pig markets that were held there in the 18th century. Loseby Lane was also briefly used as a cattle market between 1793 and 1804, until cattle sales were removed to the Horsefair Leys, the site of the present Town Hall. Grey Friars and Berridge Street were constructed in the 1870s, the former name recording the medieval Grey Friars Monastery that used to occupy all the land from Grey Friars to what is now South Gates. Hotel Street never actually had a hotel in it, although the City Rooms, which stand prominently on one corner, was originally planned as an hotel when it was built in 1792. Money, however, ran out before work was completed, the unfinished building being sold to a group of investors who used it as a coffee house and ballroom. In the 21st century, after many years of being used as offices, salerooms, and



Market Place viewed from Hotel Street c.1970; to the far left the Indoor Market Centre can be glimpsed under construction.



A view of Horsefair Street showing the Classical façade of the Theatre Royal by William Parsons and dating from 1836; it was demolished in 1957.

banqueting hall, the building has been restored and is now providing restaurant, conference and wedding facilities.

4.21 Of the oldest buildings, the most easily seen are at 7-9 Market Place (the former Pearce's Jewellers) (erected in the early 16th century by the Guild of Corpus Christi), part of a 15th century hall house that survives behind The Ask Restaurant at 42 Silver Street and the remains of the medieval timber-framed Angel Inn that still exist behind 10 Cheapside. It is said that Mary Queen of Scots stayed there on her way to Fotheringay. The Globe public house on the corner of Silver Street and Carts Lane is an 18th century building, two windows of which were bricked up in 1770 to avoid paying the newly enacted Window Tax. These are still visible. In the 18th and 19th centuries the Globe was a well known meeting point for the carriers who used to deliver goods from the market out to many county villages.

4.22 There are many unusual and interesting 19th century buildings in the area such as the Silver Arcade (1891), the Corn Exchange (1855), Central Buildings of 1887 (where 'Kemp's Clock' still resides) and the terracotta faced shop at 6-8 Cheapside. Other buildings of note from the 20th century are the former NatWest Bank at 2 St Martins (1902), Molly O'Grady's (formerly The Saracen's Head) of 1904, the former Rackham's store opposite City Rooms (1907), the old Co-op Bank on Hotel Street (1915) and the 1920s façade of the Market Place Odeon Cinema (now Odeon Arcade). Many fine buildings have, however, been lost, most notably two of Leicester's 19th century theatres – the Royal Opera House on Silver Street (replaced by Malcolm Arcade) and The Theatre Royal on Horsefair Street (now the site of shops and offices opposite the Town Hall).

4.23 One of the most interesting, useful and valuable features of the conservation area are the shopping arcades that run through from the market to High Street and Gallowtree Gate. The origins of the Morley Arcade, Victoria Parade (1848) and Market Place Approach have already been noted and it may be that similar links developed elsewhere in the conservation area during the medieval period. However, as Map 7 shows, there were none left by the 1880s other than the Royal Arcade (between Silver Street and High Street).

4.24 Although the large scale redevelopment of the conservation area that was proposed in the 1960s never came to fruition there has, however, been some redevelopment. Malcolm Arcade replaced the Royal Opera House theatre and offices were built on the site of the Theatre Royal, Horsefair Street with a new small square, Dolphin Square, recalling the name of the old Lion & Dolphin inn that used to stand nearby. New shops were built in the 1980s on the north side of Market Place opposite the Market Hall, which dates from 1970s.

4.25 The St Martin's/Loseby Lane area was also under threat in the 1960s when it was in very poor condition (see also 4.14 and 4.15 above). The Council's decided to pursue comprehensive redevelopment of the area but progress was slow and delays did little to boost confidence. A supermarket and car park was proposed in 1971 and the Council



The Corn Exchange.



Cheapside: a fragment of the 16th century High Cross, moved to the Market Place in 1976.

MARKET PLACE CONSERVATION AREA: character appraisal

began to acquire properties using its compulsory purchase powers. However, following local government reorganisation in 1974 the scheme was re-examined following a major re-assessment of the character and historic importance of the area. This resulted in the designation of the Market Place Conservation Area in 1974 and a policy requirement that any development in the area should retain and refurbish the shops on Loseby Lane, with any infill development designed to respect the character of the area. It was not therefore until the 1980s that the St Martin's shopping centre was finally built.

Prevailing and former uses

4.26 The conservation area has been at the heart of Leicester's commercial and social life since medieval times. It remains a busy shopping and entertainment district. Although its character is no longer the widely diverse mix of small scale manufacturing industries, livestock sales, homes, retailing, wholesaling and service industries that can be found in Victorian Trade Directories, the hustle and bustle remains. However the role of the market place in the celebration of grand civic events ceased after the installation of permanent stall.

4.27 Across the conservation area the long narrow 'burgage plots' that developed in medieval times (and that can still be seen on maps of the area) would have had gardens and orchards behind the frontage buildings. Some would have provided accommodation for the owner's business premises at the back but over the centuries the gardens gradually filled up with buildings, until, by the 19th century, they were full of small-scale workshops and factories and the original houses had been replaced by shops and offices. The market place was the centre of Victorian Leicester's shopping area, where the most ambitious and high class firms were located (such as Adderley's). These outlets capitalised on their locations by having double fronts to their shops – one to Market Place, the other to Gallowtree Gate – to maximise trade. Changes in retail trading, takeovers and rationalisation has seen many of these 'names' disappear and the market place has lost its place in the retailing hierarchy.

Architectural character and key buildings

Where examples are quoted in the section below this should not be taken to indicate that only these properties are important within a particular category but are cited here as examples. Map 9 provides a more comprehensive summary of listed, and other, buildings that the Council considers make a positive contribution to the character and appearance of the conservation area. Where these are mentioned in the text below they are highlighted in **bold**.

4.28 The key architectural character of the conservation area is its small scale and tight grain. Generally buildings are 2-3 storeys rising to 4 and 5 storeys around the market place itself where their dominant presence creates a solid barrier, pierced here and there by even narrower alleys and arcades. Brick and stone predominate, but with render and stucco providing frequent contrasts of colour and texture. Its townscape is formed by closely packed buildings that line and enclose narrow winding streets along which views are continually opening and closing to reveal or hide onward views. The area is punctuated by a series of landmarks such as the Corn Exchange staircase and clock turret, the classical façade of the City Rooms, the cupola and dome of the former NatWest bank building and the clocks



Part of the original cast iron front section to the former Fish Market; modern commercial units have been incorporated to the back of the original structure.



'Kemp's Clock', Central Buildings, Market Place Approach.



A detail of the two Portland stone clad cupolas that form a fine feature of 2 St. Martins, the former bank premises. The building was designed by local architects Everard and Pick.

at 2 Market Place and 3-5 Market Place Approach. The mixing of buildings of different heights creates strong and undulating skylines and their varied facades add further pattern and rhythm. Windows and architectural features impose a strong vertical rhythm across the area, although the wide horizontal blue sweep of the edge of the market roof introduces an unexpected counterpoint. Sound is also an important part of the character of the area, the varied cries of the market traders being one of the special features of Leicester Market. However, the permanent market stalls and roof now cover a space that had been unobstructed throughout most of its history with the result that views through and across the space are obscured.

4.29 The conservation area can be divided roughly into four 'character areas' – (1) *The market and its approaches*, (2) *West of Hotel Street*, (3) *Cank Street and* (4) *Loseby Lane and Silver Street*.

The market and its approaches

4.30 The core of the conservation area is the market itself which has a series of permanent timber-built stalls under a steel roof. While providing a traders and customers with a conveniently large dry retail space the stalls and roof have nevertheless had a significant effect on the townscape and appearance of the Market Place. It is no longer a wide open public space that could be adapted to all sorts of different uses – market place, parade ground, public assembly area – with unobstructed views of the Corn Exchange (by far, the most impressive of the buildings in the area). It is now almost entirely built over, obscuring views of the surrounding tightly packed wall of buildings. The impact of the Corn Exchange and its sweeping external stairway, built as the focal point of the market space in the 19th century, has been lost and the space is now only 'active' during trading hours. It plays little or no part in the life of the city centre in the evenings or during the night.

4.31 From Hotel Street, the north-west entrance to the market is framed by buildings of various designs, heights and ages. Their busy facades and jagged skyline hint at the bustling character of the nearby open-air market, most of which is only glimpsed beyond the sweeping curve of the street. On the right hand side, **1-9 Market Place** is a group of 3½ and 4 storey buildings from the 16th and early 19th centuries, the importance of which is recognised by them being Grade II listed both individually and as a group. They are an interesting mix of painted stucco and brick and include the oldest building in the conservation area, number **9 Market Place**. A 16th century timber-framed building with prominent gabled attic windows and an unusual 19th century shopfront, this property affords glimpses of its medieval timber structure through the top floor windows. Number **7**, from 500 years later, is a complete contrast – a tall, narrow red brick building with a Dutch-style gable and bay windows, one



The approach to the Market Place from the west: number 4 Market Place, (Spencer Chambers), is in orange-red Leicester brick. The former Bag Stores premises lie beyond at the corner of Hotel Street.



Market Place Approach, with the view from Gallowtree Gate.

MARKET PLACE CONSERVATION AREA: character appraisal

of which has a canopy supported on large brackets. The frontage building to Hotel Street is another stucco-faced shop which retains its original windows with thin glazing bars and a continuous cornice and frieze running round the building above the shopfront. On the left hand side, the corner is strongly defined by an early 20th century building (the former 'Bag Stores' at **2 Market Place**). The design of 2 Market Place makes the most of its prominent site by having a splayed corner feature with flag pole to maximise its presence in the street, big full length display windows to the ground and first floors and tall sash windows at second floor level topped by triangular pediments and set back behind simple decorative railings. The large clock with gilded hands and numerals that is fixed behind the glass in the centre of the first floor windows is a well-known local landmark.

4.32 Beyond 2 Market Place lie two more listed buildings – **4 and 8 Market Place**. These offer two contrasting interpretations of the early 19th century classical style. Number 4 is a four storey building in orange-red Leicester brick with tall sash windows, a painted band below the third floor windows and an overhanging eaves cornice, while number 8 is a much more formal three storey building in white brick with semi-circular heads to the first floor windows with a wide painted stone band above and a shallow pitched roof sweeping out into a deeply overhanging eaves. Between them is a 3 storey 19th century building and beyond a tall 3½ storey red brick shop, **10 Market Place**, with stone bands and pilaster details, a bay window, a central pedimented dormer and a second floor window decorated with a shallow brick and stone arch with a central keystone, while the eaves are supported by a set of three centrally placed brackets.

4.33 The street curves sharply to the left at this point and, not far beyond, a further right-handed curve closes off the view again. However, the deep sweeping curve of the Market Hall fascia on the right hand side is low enough to open up views to the sky, with glimpses of the roofs and chimneys of nearby buildings. The Art Deco style tower of the old Lewis's building can also be seen briefly, an unusual punctuation mark. The bland modern infill shop development of the late 1970s at 12-20 Market Place does little to preserve or enhance the conservation area and its false third storey is an unsatisfactory solution to the redevelopment of such an important site. Taken together with a similar development at 22-28 Market Place this side of the market place has suffered serious architectural damage.

4.34 From 30 Market Place the architectural style returns to the bold brick and stone neo-classical styles of the late 19th century and the 1930s enhanced, in this section at least, by the bold use of colour at **30 and 40 Market Place**. The corner with Cheapside is marked by an early 18th century painted stucco building with original bowed windows at first floor level.



The former Bag Stores, (2 Market Place), the gilded clock is an important local landmark.



The Market Place at the corner of Cheapside; the corner building with white painted stucco walls and first floor bow windows dates from the early 18th century.



At numbers 1 - 7 Market Place Approach 'Central Buildings' was designed in the 'Renaissance' style by James Tait. It was originally part of a scheme to create a more architecturally grand entrance to the Market.

4.35 The east side of Market Place comprises an eclectic group of mainly late 19th century buildings that dominate the open air market. These double-fronted shops were built with imposing 5 and 6 storey facades, the better to reflect their status as 'the best places to shop'. The entrance to the market from Horsefair Street is marked by '**Central Buildings**' (**1-7 Market Place Approach/51 Gallowtree Gate**), a stone building dating from 1887 and designed by James Tait. Designed in a 'Renaissance' style, it was part of a scheme to celebrate Queen Victoria's Golden Jubilee by creating a grander entrance to Market Place. Its highly decorative façade curves dramatically around the corner, making a strong physical statement about the importance of the market and the prosperity of the town. It has elaborate gables with garlands and obelisks, large windows, finely carved horizontal stone banding, dormers and tall chimney stacks rising high above the roof line. On the north side of Central Buildings is **47- 49 Gallowtree Gate**, the remains of the **Pelican Inn**, designed by W. Millican in 1881.

4.36 Adjoining Central Buildings and facing onto the market, are three Grade II listed buildings at **47- 55 Market Place**. Their individual designs reflect the changing architectural tastes of the 19th century and so they become increasingly higher and more elaborate, starting from the relatively plain early 19th century stucco frontage at number 47 on the right to the tall, more highly decorated late 19th century red brick and stone elevation of number 55-57 on the left. The market place frontage continues towards Victoria Parade with several more

MARKET PLACE CONSERVATION AREA: character appraisal

imposing buildings at **57- 67 Market Place**, built either in local orange-red brick with stone dressings or in stone with a highly decorative façade. The coloured glass in the windows at number 57 (J. Goddard 1895) and the double-height bowed windows at 59 Market Place are of particular note, as are the arcade of round-headed windows and the deeply moulded projecting stone band at first floor level at number 61-63. The building at 65 Market Place is a reconstruction, following a disastrous fire in August 2000.

4.37 The entrance to **Victoria Parade** is framed by two matching white brick Grade II listed buildings at **69 and 71 Market Place** that mark the transition to the wide space and smaller scale buildings of Cheapside. At the other end of Victoria Parade, the junction with Gallowtree Gate is marked by two contrasting four storey buildings. Number **29 Gallowtree Gate** (1892) was one of the many offices designed for the Prudential Assurance Company by the renowned architect Alfred Waterhouse and is an early example of a “corporate house style”. Like the other Waterhouse buildings for Prudential this one is built of a deep red brick with terracotta and stone decorative details and dressings. The shopfront is modern but the upper storeys are as Waterhouse designed them – with stringcourses, decorative brackets, paired dormers with shouldered window arches, a splayed ‘feature’ corner (the site of the original entrance) decorated with flower and leaf patterns in friezes and window spandrels as well as down the centre of a pair of six-sided buttresses. Opposite, in complete contrast but retaining the red brick theme, is an early 19th century property, **23-27 Gallowtree Gate**, a typical example of domestic architecture of the period with evenly proportioned sash windows, simple stone band decoration at second floor level and original chimney pots.

4.38 There are five Grade II listed buildings in the Cheapside area – **73-77 Market Place** (late 18th century) and **10-12 Cheapside** (late 18th/early 19th century), although other buildings also make important contributions to the character of the area. The white brick and stone corner building at **7-11 High Street/2 Cheapside**, the ornate terracotta façade of **6-8 Cheapside** and the formal façade of 14 Cheapside/79 Market Place, the unusual shopfront of which spans the entrance to **Morley Arcade**, are three that are worthy of note. The **name sign** above, and marking the entrance to, Morley Arcade is an interesting link with the past. Two simply detailed red brick and stone buildings at **54 Market Place** and **11 Cheapside** frame the entrance to Cank Street.

4.39 On the east side of Hotel Street the dark red brick façades, bold, lead-capped gables and steeply sloping roofs of the former Saracen's Head (now Molly O'Grady's) public house at **1 Market Place Approach** are important focal points. This building is one of the finest examples of the Vernacular Revival style in Leicester, built here to the design of local architect, Stockdale Harrison. Decoration is restrained, with spare stone detailing around shallow canted oriel windows, simple brick diaper patterns on the south elevation and lead rainwater spouts in stylised dragon forms projecting over Market Place Approach. Opposite is another fine building, the **City Rooms**, a notable local landmark. One of only 13 Grade I listed buildings in the city, it was designed by Joseph Johnson and built in 1792. The main façade is of ashlar stone blocks with a heavy portico supported on paired Tuscan columns and ‘rusticated’ ground floor façade. The large first floor windows are divided into three by Greek Ionic columns and are separated by niches with statues of female musicians.



One of the two matching buildings constructed in white brick that flank the entrance to the Victoria Parade from the market.



Wrought iron sign and lamp to Victoria Parade,



Number 29 Gallowtree Gate, (at the corner to Victoria Parade) was designed by the famous Victorian architect Alfred Waterhouse and completed in 1892.

4.40 Market Place South is characterised by late 20th century buildings, none of them of particular architectural merit. The Market Hall is a somewhat brutal intrusion into the historic surroundings and cannot be said to make a positive contribution to the character of the conservation area. The redevelopment of site at 25-29 Horsefair Street incorporated the front part of the former **Fish Market** and this has provided a useful covered footpath, although the condition of the rainwater goods gives some cause for concern, as does the fragment of Roman tessellated pavement framed and mounted on the western wall. To the east the new buildings have incorporated some architectural features to break up the large brick façades, the paired bays at **40-44 Market Place South** being somewhat more successful than the vertical articulation in the block immediately to the west. The low height of this block exposes the large expanse of the blank gable at number 40-44 and its massing and detailing do not complement the character elsewhere around the Market Place.

West of Hotel Street

4.41 The two blocks of buildings on the west side of Hotel Street between St Martins and Horsefair Street contain several banks and purpose-built offices that express civic pride and commercial importance through their architecture. This is particularly true of the former bank at **2 St Martins** (Grade II listed) which occupies the whole of the north end of the block. Designed by the local architectural practice of Everard and Pick in 1900 it is described in 'Walks Through Victorian Leicester' (Leicester Victorian Society) as 'impressive even lyrical...the whole exuding the confident air of 'Land of Hope and Glory'. Its friezes, carvings and cupolas mark this building out as a notable landmark in the area. The formal classical references of 2 St Martins contrast sharply with the small 'domestic' scale of the brick facades at **3-17 St Martins**, the westernmost of which are early 18th century cottages.



A view of Hotel Street: to right Molly O'Grady's public house, (formerly the Saracen's Head), it dates from 1901. The distinctive clock of the former Bag Stores can be seen at the corner of the Market Place.



The former bank at 5 Hotel Street designed in the neo Greek style.



Window detail of 2 St. Martin's, (on the Hotel Street elevation). The style is a mixture of the Baroque and the Art Nouveau styles.



Number 2 St. Martin's seen from Cank Street.

4.42 Other former banks are to be found south of this building and one of the most unexpected is the neo-Greek ashlar and polished granite facade of **5 Hotel Street** (1915, Grade II listed) an elegant visual 'stop' to views from the market. The strong vertical rhythms of the Portland stone facades of the corner building, **3 Friar Lane**, are a sharp contrast but form an interesting visual link with another classically styled red brick and stone building at **9-11 Friar Lane**.

4.43 The character of the block from Friar Lane to Horsefair Street is a complete contrast to the Baroque style of 2 St Martins. The Grade II listed building on the left-hand corner, **8-10 Millstone Lane**, is in the Gothic style (by R & J Goodacre, 1868) with pointed window arches, capitals carved in leaf patterns and blue brick decoration. On its east side is **19-23 Hotel Street** (Everard & Pick, 1907) which has Portland stone ashlar façades with triple height bays and gables to its two prominent elevations. Sandwiched between them is **6 Millstone Lane**, an Edwardian four storey brick and stone building in the Norman Shaw/Voysey tradition, notable for its wide horizontal windows and deeply overhanging eaves supported on thin curved metal brackets. These three facades combine to create a decorative street frontage with much visual interest and strong vertical rhythms, features that are also present, but in a more classical style, along **Grey Friars**.

Cank Street

4.44 The curve into Cank Street from the west is defined by three red brick buildings – **29-33 Cank Street, 2-6 Hotel Street and 44-48 Cank Street**. The first of these was built as a printing works in 1891 and has a highly decorative façade with brick pilasters, stone window surrounds, stone bands and stringcourses, a carved stone entrance feature with scrolled pediment and stone mullions in the ground floor windows. Opposite stands the plainer façade of 44-48 Cank Street (1904) that is, however, enlivened by large well-proportioned shopfronts, shallow-arched upper floor windows with long thin stone 'keystones', the whole topped off with curved parapets with square upstands. The strong horizontals of the timber and brick façade of 2-6 Hotel Street sweep the eye round into Cank Street and the (original) double height shopfronts, stone stringcourses



Number 8 Hotel Street - the 'The Case' restaurant - occupies what was originally offices and warehouse accommodation for the Bag Stores.



The highly decorative façade of 33 Cank Street.



St. Martin's with a distant view of Leicester Cathedral spire.

and semi-circular second storey windows are of considerable townscape value at this important junction.

4.45 On the north side two links were created to Silver Street – **St Martin's Shopping Centre** and Malcolm Arcade. The plan form and small scale buildings in St Martins manage to a large degree to echo the winding medieval street patterns nearby and to complement the character of the buildings in Loseby Lane but the 'boxy' low rise façade to Malcolm Arcade is of little townscape or architectural value. The elaborate shopfront at **5 St Martins** is a late Victorian example of the neo-Jacobean style with characteristic ornamentation such as strapwork and tapering pilasters. It was salvaged from the old John Sarsons Wine Shop on the south side of Market Place, where it had stood for some years following its relocation from its original site, and was restored as part of the St Martins redevelopment in the 1970s.

4.46 Unfortunately, the townscape falls apart between numbers 30 and 44 Cank Street. This site has remained undeveloped since the 1970s and the lack of a frontage building is unsatisfactory in this historic area. The bland two storey frontage at 30 Cank Street does not enhance the conservation area and the 12m high blank façade of the former Odeon Cinema is similarly damaging.

4.47 Beyond Malcolm Arcade the street curves to the right and obscures views onward. Buildings tightly enclose the narrow footpaths and carriageway and the three and four storey buildings on either side create a slight 'canyon' effect. At **17 Cank Street** a not entirely successful attempt has been made to create a focal point in the form of a corner oriel window. A more successful example of this kind of feature can be seen further on above the ornate stone façade of **Silver Arcade, 7 Cank Street** (Amos Hall, 1891, Grade II listed). Here an oriel window projects over the central round-arch entrance and a square cupola adds a flourish above the attic storey. On passing the entrance to Silver Arcade the viewer is offered a glimpse up through the arcade's tall internal space past its original wrought iron balconies.

4.48 Opposite Silver Arcade's ornate stone façade on the north side of the street is its less elaborate, but nonetheless well-designed, red brick southern extension, **6-12 Cank Street**. Here the entrance point to the arcade is defined by a tall pedimented gable below which two brick pilasters frame a semi-circular arched window. The parapet is decorated with stone domed capstones and, at ground level, the finely moulded original timber shopfront fascias remain virtually intact. The eastern end of Cank Street is enclosed by three storey red brick buildings with simple stone detailing in the form of stone bands and projecting eaves cornices, with stone window mullions, transoms and sills (**54 Market Place and 11 Cheapside**).



Number 5 St. Martin's Walk - the neo-Jacobean shopfront.



The north facade of Silver Arcade, Silver Street.



The southern elevation of the Royal Arcade facing Silver Street - built in the Italianate style.



Loseby Lane shops.

Loseby Lane and Silver Street

4.49 In the same way that the bends on Cank Street prevent the visitor from seeing the whole length of the street at one time, the very slight leftward trend of Silver Street creates a similar 'closed' view. The buildings on the north side emphasize the curve and enclose the street space to create an intimate human-scale environment. While few of are of great architectural merit the varied heights, façade treatments and detailing of each building combine to produce a quite distinctive environment and a shopping street of considerable townscape interest. In a similar way the character of Loseby Lane is small scale and distinctive but here the street is narrower and 'hemmed in' by the three storey buildings down either side.



The Globe public house at the corner of Carts Lane and Silver Street.

4.50 Most of the shops on Loseby Lane date from the mid to late 19th century and their small size and historic location make them attractive to small specialist retailers. This has helped to ensure that the best features of the street, its small individually designed shopfronts, have been retained. The majority of the shopfronts are original and have traditional slim fascia boards with mouldings, carved pilasters, scrolled brackets and occasional carved capitals. Good examples can be seen at **5-7, 23, 25 and 29 Loseby Lane**.

4.51 At the corner of Carts Lane and Silver Street stands the small public house known as **The Globe, 43 Silver Street**. It dates from at least the mid 18th century, and the two windows on the Carts Lane elevation were bricked up following the introduction of the

Window Tax in 1770. The building is typical of its Georgian date – plain façades with symmetrically placed windows and a moulded timber doorcase with a flat canopy. The way in which the soft orange-red bricks have weathered has given the two façades an interesting textured pattern.

4.52 Between the Globe and the Royal Arcade (1877) is a varied group of three storey shops that make a significant contribution to the character of the conservation area. Different floor to ceiling heights mean that no two buildings are the same height, resulting in an interesting jagged skyline. Most properties retain their original sash windows which add to the visual texture and interest of the area. **Royal Arcade** is the most imposing building in this group. It is built in the Italianate style with a stone facade and white brick second storey. The entrance is defined by a tall double height opening with a round arch and a central carved keystone. Deeply cut joints between the ashlar blocks lead the eye down to the access point. The shopfronts on either side are also decorated with round-arched windows (the one on the right being unfortunately hidden by a badly placed security shutter box) and the upper floor windows are grouped in pairs. Thin horizontal moulded stone stringcourses define the transition between brick and stonework and the eaves. These horizontal rhythms are continued through the adjoining building to the left.

4.53 The late-Victorian façade at **37 Silver Street** has shaped stone window heads with incised decoration, horizontal bands of blue bricks across the façade and unusual brick eaves decoration that is reminiscent of Moorish architecture. Next door, the façade of **37a Silver Street** is more highly decorated with a recessed central section, an overhanging eaves course supported on multiple brackets, horizontal stone bands and a false relieving arch over the first floor window. It also has a clay tile frieze of flying bird forms below the first floor window and textured clay diaper shapes above. To the left **39-41 Silver Street** dates from the early 19th century with a plain façade pierced by Georgian-style 'six-over-six' sash windows.

4.54 Beyond Royal Arcade the townscape has been damaged by the bland brown brick elevation of 21-23 Silver Street. Not only do the scale, design and materials of this 1960s building not complement its surroundings it is also set back behind the buildings at either end, thereby interrupting the building line to the detriment of the townscape. Silver Street terminates at High Street with the exuberantly decorated shop designed by Goddard & Co. in 1895 (in the High Street Conservation Area).

4.55 The south side of Silver Street also has a wide variety of building designs. Adjoining the highly decorated stone façade of **Silver Arcade** is the site of the former Antelope Hotel (14-20 Silver Street). Redeveloped in the early 1980s the site is now occupied by a group of two storey shops. While attempts have been made to enliven the façade by articulating the roofline this does little to enhance the character of the conservation area. Overall, the development is an unsatisfactory solution and does not complement the adjoining listed



Silver Walk at the rear of 36 - 40 Silver Street, forms part of the St. Martin's Square development.



Number 36 Silver Street has a particularly fine late 19th century shopfront featuring two slim cast iron columns in a Classical style.

building. At **22-44 Silver St** (1870) is the only other surviving work in Leicester by Frances Hames, the architect of the city's Town Hall. Its central pediment, well proportioned first floor windows and simply decorated red brick first floor façade adds interest in this otherwise architecturally bland part of Silver Street. The treatment of the ground floor façade does little to enhance the building.

4.56 Beyond the blocky façade of Malcolm Arcade, the streetscene improves with a mixed group of buildings dating from the last quarter of the 19th century, **32-40 Silver Street**. Not only do they have interesting architectural features such as gables, dormers, original shopfronts and an old painted name sign recording the original use of number 34, the line of their façades also undulates slightly, creating a 'pinch point' that enhances the townscape. The **shopfront at 36 Silver Street** is particularly fine with slim free-standing columns supporting a narrow fascia overhung by a bracketed cornice.

4.57 Beyond the entrance to the St Martins shopping centre is 42 Silver Street (Grade II listed), an 18th century brick building, although much altered, with a classical style stone doorcase.

Building materials and the public realm

Building materials

Clay

4.58 Leicester is a city built primarily in brick with stone and other materials generally used for decoration. The Market Place Conservation Area is no exception. The most common material is clay in the form of red, dark red and orange-red bricks, with occasional blue brick decoration and expensive white brick façades appearing here and there. Victorian and Edwardian brick façades are generally laid in 'Flemish bond' and there are many examples of 'special' bricks – such as the rubbed bricks that are used for finely jointed window heads and arches and the shaped bricks that are used to create angled or rounded corners (such as at **10 Millstone Lane and 57 Market Place**). Some brick buildings are painted and, while this may add colour to the streetscene and make a business more readily identifiable, it is not generally appropriate for a facing brick façade, not least because it imposes a far greater maintenance liability than would apply to plain brickwork. Clay is also the source of the terracotta facings at **4 Cheapside** and the tile inserts at 37a Silver Street and a few properties are roofed in red clay tiles or, in the case of **3 Friar Lane**, green glazed tiles.

Stone

4.59 The most common form of stone in the conservation area is roofing slate. Most Victorian buildings were roofed in Welsh slate. Other stone, such as limestone, is also common across the area but is mainly used for decorative purposes (for example to form or frame windows). It is laid in smooth ashlar blocks, or in rusticated sections or elaborately carved. Some buildings are extensively faced in stone, such as the sandstone of the **City Rooms** (where the ripple marks that were formed when the sandstone was laid down at the bottom of an ancient sea can be seen clearly), while **2 St Martins and 19-23 Hotel Street** are faced in Portland limestone. The Silver Street frontage to **Silver Arcade** is in a Derbyshire stone and its internal columns are faced in red Derbyshire marlstone. The former



Detail of the clay tile frieze of flying birds above the traditional shop front at 37a Silver Street.



Plaque to Richard III on the Portland stone facade of former NatWest Bank 2 St. Martin's.



The façade of 5 Hotel Street was constructed using ashlar and polished granite.



Traditional cast iron street sign and decorative metal grill detailing to 2 and 4 Hotel Street.

Saracen's Head has a Swithland stone slate roof. Granite, both polished and unpolished, can be seen at the base of some walls (**2 St Martins**) and York stone has been used for the surface of the pedestrian area around the **High Cross** (itself a piece of local limestone). In Market Place South part of a Roman tessellated pavement is displayed on the west wall of the old Fish Market – the grey/blue cubes (or tesserae) are made from grey Jurassic Marl from the Barrow-on-Soar area. Red or grey Mountsorrel granite kerbstones and red granite setts can also be seen in many places and are important historic features.

Timber

4.60 Timber remains common in the area for windows, doors, entry gates and shopfronts. Such original features make important contributions to the character and appearance of the conservation area, so their retention and proper maintenance is vital if that character and appearance is to be sustained. The prominent sham timber framing on the façade of 12 Cheapside establishes the building as a particular focal point at the end of Cank Street and as a local landmark.

Metal

4.61 The conservation area contains many examples of the use of metal. There is bronze (the statue of the Duke of Rutland in Market Place) and lead (as rainwater goods at Molly O'Grady's and 2 St Martins and as a facing material around windows at 16-20 Market Place), cast iron (the railings around the Corn Exchange, Fish Market arcade and City Rooms, as well as rainwater pipes), wrought iron (the balconies of Silver Arcade and also gutter brackets) and steel (windows at 19-23 Hotel Street and 14-28 Market Place, as well as the market roof). Steel has also been used for the two market place artworks – the arch at Market Place Approach and the column at Cheapside/East Gates (both 1997). Many of the modern shopfronts in the conservation area are made of aluminium, usually colour-coated. There are several examples of original cast iron street name signs that add to the historic quality of the area, as does historic signage such as the name signs on the east façade of the Fish Market and the 'Morley Arcade' sign above the entrance to that passageway from Cheapside.

Stucco, render and paint

4.62 Stucco, render and paint are found in several places, the most significant being the Corn Exchange, and some modern buildings are faced in render (17 Cank Street, for example). Where the stucco or render has been well-applied and maintained, such treatment adds to the architectural quality of the area. Sometimes, however, it can have the opposite effect as in the case of the very large, blank and prominent curved façade on the Cank Street elevation of the old Odeon cinema. Some façades have been painted and, while this might help a business to stand out from its neighbours, it imposes a quite onerous maintenance liability on the occupiers. Where paint has been applied to local red facing bricks it contributes to an erosion of the area's particular character.



Original decorative wooden lettering to side gable of former fish market building.



Original cast iron railings to Corn Exchange.



Part of the cast iron structure to the former fish market.

Other materials

4.63 Other materials that can be seen here and there are **glazed tiles** and **coloured glass**. Both these materials are important in the history of building design and styles and cannot now be easily reproduced. Molly O'Grady's has a glazed tile plinth and the first floor windows at 57 Market Place retain their original coloured glass. The market roof has been decorated with coloured canvas awnings.

Public realm

4.64 The Market Place Conservation Area is a very busy place and its roads and footpaths are heavily used. Its streets are part of the city centre one-way traffic management scheme, which helps, to some extent, to control the volume of vehicles entering and circulating around the area. The narrow road widths help to reduce traffic speeds but parking, both authorised and unauthorised, frequently causes problems. Vehicle access to the market from Hotel Street is controlled to provide a better and safer pedestrian environment, with entry prohibited between 10.00 and 16.00 daily. A similar arrangement exists in Loseby Lane and street cafes have appeared to take advantage of the lack of traffic. Cheapside was pedestrianised in 1976 and remains a well-used traffic free public space that has a smooth York stone surface and offers seating, shade and take-away food. Where there are shared surfaces or where the function of the street is unclear, such as in Hotel Street, there is some conflict between pedestrians and vehicles.



Market Place approach: the steel 'Leicester Market Archway' was the work of designer John Clinch and erected in 1997.



A close up of the elaborate wood and metal shopfront to 37A Silver Street.

4.65 A wide but uncoordinated variety of surfacing materials can be seen across the conservation area and road and footway surfaces are beginning to show their age. They have become dirty, worn and uneven in many places. This is especially obvious adjacent to public houses where barrel deliveries and parking have cracked and distorted the pavement surfaces (such as Hotel Street), as well as at the junction of St Martins/Hotel Street/Cank Street. All the street surfaces have yellow lines, including (to their visual detriment) the granite setts and kerbstones.

4.66 Red and grey granite kerbstones from local quarries are a particular feature of Leicester's streets and there are many examples of these. Where they exist, historic street surfaces such as the red granite setts at the Hotel Street entrance to Market Place have been retained. Generally, however, streets are laid to tarmac with red granite chippings that help to add some colour to the environment. Loseby Lane has been resurfaced with red and grey brick pavers, as have the footways in Silver Street, Cank Street and Hotel Street. Pavements are otherwise laid with concrete slabs. Other kinds of surface materials, such as 'blister' paving, have been added over the last 20 years, with the result that there is little unity in the streetscape. This is particularly apparent outside the entrance to the Fish Market Hall where an engineering brick ramp with grey 'blister' paving sits adjacent to grey concrete paving slabs, red and blue pavers, yellow 'blister' paving slabs, temporary concrete repairs and



One of two original cast iron bollards at the entrance to the Morley Arcade, Cheapside.

bollards. The cracked and uneven paving in a muddle of materials and bollards at the junction of St Martins, Hotel Street and Cank Street has created a very unsatisfactory physical and visual environment.

4.67 Street lighting is varied – from the standard city centre wall-mounted lanterns to the ‘Victorian’ style lampposts in Grey Friars. Modern lighting columns have been added on St Martins, Hotel Street and Market Place South. Original street name signs are a valuable historic reference throughout the conservation area.

4.68 There are also numerous traffic signs, tourist information signs and cabinets, bollards, telecom cabinets, seating areas and ‘A’ boards. The uncoordinated combination of these advisory, statutory and private features creates a very cluttered visual environment that detracts from the architectural quality of the conservation area. However, the original late 19th/early 20th century bollards at the entrance to Morley Arcade are particularly interesting features.

Greenery and green spaces

4.69 The conservation area is densely built up and there is therefore little space for trees. There are no public green spaces. However, there are some trees, almost all of them street trees but the growing environment is harsh and the trees are showing signs of stress. In addition, recent resurfacing works may have caused damage to the Planes outside the City Rooms and the Gleditsias in Cheapside.

4.70 Of the 18 trees in the conservation area only four are of positive amenity value. They are the two young Birch trees on St Martins and Cank Street, the Maple on East Gates and the mature Plane in Dolphin Square; all are shown on Map 9. The cherry outside the former NatWest Bank in St Martins is currently free of major faults. The remaining trees have suffered from bad pruning, road works or have other physical problems such as significant die-back or sparse crowns.

Negative factors

4.71 There is no doubt that some buildings have an adverse effect on the character and appearance of the conservation area and these, together with properties that detract from, or have a neutral effect on, the conservation area are referred to in the text above and are shown on Map 9. The market roof and the permanent stalls have the greatest negative effect on the conservation area, particularly its townscape, legibility, connectivity, character and appearance. The relatively high vacancy rates on the north side of the market (Odeon and Silver Arcades), the middle of Silver Street (that extends onto High Street) and around Cheapside/Victoria Parade are all cause for concern and may reflect the fall in the number of



Part of the terracotta façade to 6 - 8 Cheapside.



Numbers 19 - 23 Hotel Street at the corner with Millstone Lane has façades clad in Portland stone.

MARKET PLACE CONSERVATION AREA: character appraisal

shoppers using the open air market.

4.72 A major expansion of the former Shires shopping centre (now the Highcross Quarter) is currently under way and is likely to draw a lot of shoppers back to the High Street and the western edge of the city centre. The market is ideally placed to benefit from this but its appearance, layout and hours of use inhibit free pedestrian movement across the city centre and limit its ability to function as a multi-use space (as it did in previous centuries).

4.73 There are also many poorly designed and proportioned shopfronts that make little or no reference to their surroundings. As a result, fascias are sometimes too deep, the signage too large or too brightly illuminated or, as in the case of 29-31 Silver Street, the fascia sign is in proportion but the display area has been reduced to half its original height. The installation of some external security shutters has also had a detrimental impact on the visual environment, such as at 20 Silver Street and 6 Royal Arcade. These locations are shown on Map 9.

4.74 The intrusion of unnecessary traffic into the area, often caused by drivers searching for on-street parking, is also an issue. Not only does this increase the amount of pedestrian-vehicle conflict it also prevents the passer-by from fully appreciating and using the historic environment. Traffic levels have been such that numerous bollards have been installed to prevent vehicles encroaching on pedestrian spaces, thus adding to the street clutter.

4.75 Street clutter generally is an issue in the city centre and affects the conservation area to a similar degree. Advertisement "A" boards on the pavements are of particular concern, not least because they cause obstructions and make it difficult for blind and partially sighted people to move around the area safely. Traffic signage, bollards and other highway features have been installed in many locations with little overall consideration as to the most appropriate site in townscape terms or to the potential for multi-use columns. The black finish



The condition of the street and pavement surfaces are particularly poor on the eastern side of the Market Place. Apart from unnecessary clutter, there is much ponding and spillage of rotting vegetable matter resulting in an unhygienic and far from pleasant shopping experience.



Street clutter in Silver Walk.



Poorly maintained road surfaces by 47 - 55 Market Place.



An 'A' board that might cause a problem and could be a potential danger to disabled and partially sighted people.

to the market artworks, particularly the column at East Gates, are also of concern as they blend into the background, making them problematic for blind and partially-sighted people.

4.76 The poor condition of many the street and pavement surfaces has already been mentioned.

Problems and pressures

4.77 One of the problems in the market and its immediate environs is the growing number of vacant stalls and retail units in the market, Market Hall and surrounding shops. In view of its strategic importance at the heart of the city centre, it is vital that the area, and the market place particularly, exploits its position and plays as active a part as it can in the regeneration of the city. However, the present configuration of the market is a limiting factor. In use only during daylight trading hours and with permanent structures preventing ease of movement and other uses, the market place plays little part in the evening and night-time economies.

4.78 Elsewhere, shops frequently change hands and revise their corporate image, so alterations to signage and shopfronts are common. There are several empty properties in the area but the future of the Silver Arcade (once occupied by many small independent specialist outlets) is a particular cause for concern. Its re-use, retaining its internal balconies, small units and other features, is essential if this important listed building is to survive. The condition of the old Fish Market canopy on Market Place South is also of concern; most of the cast iron downpipes are missing and cause spray, ponding and inconvenience to pedestrians. The Roman tessellated pavement display on the west wall needs repair but should also be relocated to a better site so that it can be displayed flat (as it was originally laid). The large undeveloped frontage between 30 and 44 Cank Street is an unsightly gap in the historic townscape. However, the former NatWest Bank on St Martin, vacant for several years, should soon be converted into a restaurant on the ground floor with flats above.

4.79 Poorly designed shopfronts have been identified as one of the issues that need to be addressed to improve the visual environment and to respect the architectural character of individual buildings. Similarly the public realm – the materials, colour and maintenance of the streets and spaces, the management and care of the area's trees – needs to be improved for the general benefit and convenience and of shoppers and visitors.

Capacity for change

4.80 Conservation status does not mean that an area should be preserved in aspic but rather that it should be managed in a sensitive way to ensure that its special character and appearance is either preserved or enhanced by new development. Good design can help achieve this and the aim should be to prevent an accretion of minor alterations that, together, result in a wholesale loss of the area's special character, and thus its conservation area designation.

4.81 At present the main changes that are happening in the Market Place Conservation Area are the works being carried out by the Council as part of its 'Streets and Spaces' project to improve the public realm. However, the strategic location of the conservation area, and

MARKET PLACE CONSERVATION AREA: character appraisal

the market place in particular, suggests there could be considerable need and demand for change once the Highcross shopping centre extension and the 'Streets and Spaces' works are completed.

4.82 The increasing vacancy rates in the market and elsewhere in the area and the generally low level of use of the market place after normal trading hours provide the most significant opportunities for change in the conservation area. It is entirely possible that the open-air market could be adapted to provide for a wider range of uses and that those changes could benefit not only the trading position of the market itself but also the surrounding shops and the appearance and vitality of the city centre generally. This is to be the subject of an 'options appraisal' by external consultants over the coming months.

4.83 One of the advantages of the area is that it has a large number of small shop units that make it attractive to small and specialist businesses. The city has already capitalised on this by re-branding the Loseby Lane/St Martin's area as the 'Leicester Lanes', the aim being to retain these small units so as to maintain the widest possible range of shop unit sizes and business opportunities in the city centre. However, the changes that could result from the new Highcross shopping development could affect the conservation area by pushing up demand for retail space. If such demand was for larger shops than are currently seen in the area, there could be pressure to enlarge existing premises so that the small scale specialist retail outlets, that are a feature of the area, could be priced out or lost altogether. In the interest of the character of the conservation area, changes would best be directed towards maintaining this provision.

4.84 The Council has recognised the deterioration in the quality of the public realm and is responding by carrying out a series of improvements as part of the Council's City Centre Development Project. This will include new surfaces in Loseby Lane and improvements in Hotel Street, Cank Street and Silver Street, together with time-limited access to certain streets and new traffic circulation arrangements. A 'Way-finding Strategy' is being developed to co-ordinate and improve the quality of traffic and information signage and to minimise street clutter. The retention of traditional street surface materials, kerbs and cast iron street name signs has been, and will continue to be, the Council's aim in maintaining the character and appearance of the conservation area. The application of appropriate and artistically sensitive colours to the Market Arch and the Market Column would help these to stand out and enhance the public realm. The replacement of the Market Hall behind the Corn Exchange is also part of the 'options appraisal' to be carried out shortly (see 4.82 above).

4.85 In the private realm, careful consideration by owners, tenants and the Council of proposals for shopfronts, signage and other alterations would also help to deliver sensitive and more appropriate designs. This would ensure that proposals would comply with Local Plan policies and make positive contributions to preserving or enhancing the character and appearance of the conservation area.

5.0 Community Involvement

5.1 The preparation of the character appraisal included consultation with local businesses, shoppers and visitors. Letters were sent to each business in the area, together with a leaflet setting out information about conservation generally and the Market Place Conservation Area in particular. The draft appraisal was placed on the Council's Consultation website with contact addresses for letters and e-mail. In addition, a small exhibition was set up for 2 weeks in the nearest accessible venue, the council offices, and advertised by Press Release. (copies of the draft were available for inspection together with comments sheets for visitors to complete and leave in the post box that was provided).

5.2 Following the publicity stage, which lasted for 4 weeks, a report was presented to the Planning and Development Control Committee of Leicester City Council. The report included a summary of the views received and how would be taken into account in the final version of the document. The comments summary can be found at Appendix 4.

6.0 Conservation area boundary

6.1 The Council has a duty to review the boundaries of conservation areas from time to time and to determine whether or not to extend them [s.69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990].

6.2 In the case of Market Place Conservation Area there is a small anomaly in the boundary at the corner of Gallowtree Gate and Victoria Parade. The corner property, 27 Gallowtree Gate, is included but the rest of the building of which it forms a part has been excluded. The Council have therefore revised the boundary to include the properties at 23 and 25 Gallowtree Gate.

7.0 Management and Enhancement Proposals

7.1 The City of Leicester Local Plan contains policies specific to the preservation of the historic environment (see Appendix 4). Most importantly, there is a general presumption against the demolition of buildings in conservation areas. However, the Council also has a duty 'to formulate and publish proposals for the preservation and enhancement of any parts of their area that are conservation areas [s.71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990] and to submit such proposals 'for consideration to a public meeting in the area to which they relate' [s.71(2)].

7.2 The management and enhancement proposals are set out in Appendix 5 and are based on the analysis of the conservation area as set out above and were included as part of the consultation process. A public meeting was arranged at the Council offices to hear people's views and all comments received were taken into consideration before the final appraisal document was published.

8.0 Contacts and Appendices

- 8.1 For further information on this, or any other conservation area or listed building, you can contact the Council's conservation officers as follows :
- Conservation Team, Planning Policy & Design, Regeneration & Culture, Leicester City Council, New Walk Centre, Welford Place, Leicester, LE1 6ZG;
 - Phone 0116 252 7217
 - Fax Leicester 2471149
 - e-mail conservation@leicester.gov.uk
 - On the Council's website at www.leicester.gov.uk/conservation areas

Appendix I : List of buildings in the conservation area

Cank Street	Nos. 1-5, 5a, 7-17, 17a, 17b, 29-33 (odd); Nos. 2, 6, 10-14, 20, 28 – 36, 44-48 (even)
Carts Lane	Nos. 2-6 (even)
Cheapside	Nos. 1-11 (odd), 2-14 (even)
Dolphin Square	
Friar Lane	1, 3-11a (odd), 6-8 (even)
Gallowtree Gate	23-27, 29, r/o 35-39 (odd)
Greyfriars	8-12 (even)
Horsefair Street	1-5, 25-45 (odd)
Hotel Street	1-5 (odd), 2-8, 10, City Rooms, 18 (even)
Loseby Lane	1-9, 9a, 11-31 (odd)
Loseby Walk	
Malcolm Arcade	1-22 (incl.)
Market Place	47-79 (odd), 2-30, 40-46, 46a, 46b, 50-54 (even), Statue of Duke of Rutland, Corn Exchange
Market Place Approach	1-7 (odd)
Market Place South	1 (Molly O'Grady's), Market Hall, extension to City Rooms, r/o 17 & 25-31 Horsefair Street, 40-44 (even)
Millstone Lane	4-10 (even)
Odeon Arcade	1-6 (incl.)
Royal Arcade	1, 2, 6
St Martins	3-17 (odd), 2
St Martins Square	3-9 (odd), 2-14 (even)
St Martins Walk	1-5 (odd), 2-6 (even)
Silver Arcade	1-18 (incl.)
Silver Street	15-23 & 29-43 (odd), 2-10, 14-24, 32-42 (even)
Silver Walk	1-11 (odd), 4-14 (even)
Victoria Parade	1-7 (odd), 2-6 (even)

Appendix 2 : List of Listed Buildings and Tree Preservation Orders in the conservation area

Listed Buildings

Cheapside	10, 12
Friar Lane	6
Grey Friars	10 (r/o Cooperative Bank building)
Hotel Street	Cooperative Bank building, Molly O'Grady's (formerly the Saracen's Head), Assembly (City) Rooms & extension, 10
Market Place	3-5, 7-9, 47, 49-51, 53-55, 69, 71-77, 4, 8, 44, 46, 46a, 46b Leicester's High Cross, Corn Exchange, Statue of Duke of Rutland
Market Place South	Extension to Assembly (City) Rooms
St Martins	2
Silver Arcade	I-18
Silver Street	42
Victoria Parade	I & 3

Tree Preservation Orders

TPO Ref. No. 454	St Martins Walk, Cank Street	Silver Birch
------------------	------------------------------	--------------

Appendix 3 : Relevant Local Plan & other policies

Subject	Policy No.	Details
The Plan Strategy	PS01	a) the creation of an improved city centre.... b) conservation and enhancement of the City's buildings.....
Special Policy Areas		
Retailing within the Central Shopping Core	SPA01	Enhancement of the physical environment, accessibility,
"	SPA03	Offices for financial and professional services
"	SPA04	Food and Drink uses
Built Environment		
Archaeology	BE01	Preservation of the City's Archaeological Heritage
	BE02-05	Listed Buildings
	BE06-07	Conservation Areas
	BE08	Buildings of Local Interest
	BE10-14	Shopfronts, Security and Advertisements
	BE22	Outside Lighting
	BE21	Noise
	BE24	Telecommunications Equipment
Other policies and national guidance		
Planning & the Historic Environment	PPG15	Government guidance on the purpose and management of conservation areas

Appendix 4 : Results of consultation and Council responses

A - Comments	B - Summary of views	C - Response
<p>E-MAIL (7 responses)</p> <p>1. Market is declining, losing trade to supermarkets, organic box schemes etc – something needs to be done to resolve this. Its current location is flawed. Need for a large flexible city centre open space. Need to counteract Shires effect and compete with other Midlands cities who are investing heavily in their city centres.</p> <p>2. This is a prime value city centre site that is wasted and does not fulfil its potential – needs a fundamental rethink. Market today does not reflect consumer demand nor attract the discerning customer or pedestrians. Limited appeal and pulls the area down and blights the city centre. Needs evening uses as it is a poor place at night. Action urgently needed but only after careful thought and as part of a comprehensive scheme.</p> <p>3. Make into a multi-use space (cafes, events etc), open up views to surrounding buildings. Will continue to do this until the market and stalls are removed. Area is avoided especially at night.</p> <p>4. As long as the market remains on its site, the less likely it will be to attract an investor to replace the Market Hall. The area can better serve the city by being used for something else.</p> <p>5. Move the market to St Margaret's bus station and the bus station to a site adjoining the railway station to create a transport interchange.</p> <p>6. Market Hall should be replaced – replace with upmarket stalls and shops like St Martins or move the open air market to this site but attract more ethnic/worldwide foodstalls</p>	<p>1. The decline of the market as supermarkets etc take a larger share of retailing was mentioned 7 times</p> <p>2. The need to relocate the market was the opinion of all e-mail respondents, subject to it being done properly and for the right reasons. The implication is that the market has served its time but could be retained on another site (behind and/or along frontage of Belgrave Gate was mentioned 4 times). Mentioned 5 times</p> <p>3. Temporary/moveable stalls instead of fixed stalls and roof mentioned 4 times. One suggestion for installing a see-through roof to open up views to the surrounding buildings.</p> <p>4. Re-use of the market place as multi-function square mentioned 6 times. Examples provided – Manchester, London, Kettering</p> <p>5. Importance of opening up views to surrounding buildings mentioned twice</p> <p>6. Low value retailing (shops and market) pulling area down mentioned 4 times</p> <p>7. Need for replacement mentioned 3 times</p>	<p>1. Options for the market area are part of the Council's examination of the future and role of the city centre. All comments received have been passed to appropriate officers as background information to any study/analysis/policy making.</p> <p>2. The future of the market and how to adapt it to enhance both its retail and environmental quality should be urgently addressed by the Council as part of its long term retail strategy for the city.</p> <p>3. Options appraisal under way.</p>

A - Comments	B - Summary of views	C - Response
E-MAIL (7 responses)		
7. Demolish/redevelop all buildings that detract from the character of the area (purple on the map) esp. Market Place to Cank Street.	8. Mentioned twice	4. Many of the buildings are in Council ownership; there are no plans to redevelop them but there should be a presumption in favour of their replacement by new build subject to this being of much higher quality so that this 'preserves and enhances the character and appearance' of the conservation area.
8. Replace Malcolm Arcade with an extension to the St Martins development; extend it through the buildings coloured purple on the Character Appraisal map on Silver Street to High Street and make bigger retail units for Royal Arcade		5. It may be opportune for the Council to examine its city centre holdings to see if action on its own sites could be the catalyst for other improvements.
9. Many uses and shopfronts detract from the conservation area, other attractive buildings have low grade tenants – the result is low footfall. Until this is addressed there can be no real improvement. This must happen if the area is not to suffer further once the Highcross is fully open. Low grade tenants in low grade accommodation bring the area down ('rotten apple at the core' is one view). Need to attract the kind of higher quality retailers that the buildings deserve. Moving the market would be necessary for this to happen and to create the environment that will attract higher value retailing.	9. Need to get higher value shops into the area mentioned 3 times.	6. A Shopfronts grant scheme will be available to help achieve improvements. It will be advertised widely and pro-actively where needed.
10. The need for this type of market may return however as the impact on goods transport & global warming takes effect. There could be a return to locally sourced seasonal produce so a site may still be needed.	10. Mentioned twice.	7. The Council has little power to directly influence the types of retail businesses that occupy the shops in the area. However, long term improvements in the area and the completion of the Highcross development may make it easier for landlords to attract higher value retailing business with the potential to improve the appearance of the area. However, the Council should be securing higher standards of shopfront design now.
11. There has to be a more concerted effort to improve the appearance of the conservation area as it has deteriorated since its declaration 30 years ago.		8. This is a long-term impact that cannot reasonably be addressed by the Appraisal. It may, however, be a factor for consideration in strategic decision-making about the city centre and the market function.
12. Illuminate the buildings to show up their good architecture		9. There is also a Shopfronts Grant scheme for 2007/08 as well as plans to apply for Townscape Heritage Initiative funding for the Church Gate/ High Street area. This

MARKET PLACE CONSERVATION AREA: character appraisal

A - Comments	B - Summary of views	C - Response
E-MAIL (7 responses)		<p>will be used to improve storefront design. The Council has a duty to ensure that all new development 'preserves or enhances' conservation areas – officers will therefore continue to seek higher design standards.</p> <p>10. This could be added to the Management & Enhancement Proposals as a long term aim.</p>

Comments sheets

I3. The market is losing trade to supermarkets. Redevelop the Market Hall for the fruit & vegetable trade and open up the market square for other uses. But the decision must acknowledge the impact of global warming on goods supply & delivery, shopping habits, traffic movements/costs.		See C1 above
--	--	--------------

Letters

I4. Two letters supporting the retention of the present site because of its atmosphere, competitive prices, its noise, colour & smells, its history, its accessibility etc. I5. Provide free 'market buses' from the suburbs on particular days to encourage people into the centre and the market, or more free parking. Add an outer canopy.		
---	--	--

Letters in Leicester Mercury

Items in response to news of Farmers' Market proposal in Blaby

I6. Mercury 'Opinion'	Market must change or it will fail – needs to wake up to a changing world. People want organic food from traceable sources, not necessarily the cheapest. Expansion of the Shires will bring in better quality shops that attract a different kind of shopper. Businesses have to look at how they will compete in this new environment as customers are already deserting the market. It must change and become 'vibrant, modern and successful'.	I11. The falling trade in the market and the impact of low value shops and poor quality storefronts are noted in the Appraisal. They have also been identified by the LRC in their 2002 MasterPlan (Retail Circuit).
-----------------------	--	--

17. October 29th (2 letters)	Market is the 'jewel in the crown' but looking tired and in need of a facelift. The Council should be exploiting it more. Market is under pressure but positive ideas are needed if it is not to fail – eg. a greater variety of stalls, cafes & bars at night?	12. A common theme of responses received to date 13. This view is predicated on the retention of the market in some form
18. November 8th	Market offers lots of cheap products from vegetables to clothes and handbags. But it needs a good revamp and the Council needs to spend money here rather than on the other things it is doing.	See above and C1
19. November 13th	Little wrong with market but does not need its interior shops and canopy. Best to have removable stalls to create uncluttered space and open up views to the surrounding buildings. Remove the ring of bin lorries and rubbish on the roads around it then the other commercial properties can provide outdoor cafes etc.	See above and C1

Appendix 5 : Management & enhancement proposals

Location

Management/Enhancement Proposal

Short term – up to 3 years, medium term – 3-5 years, long term – 5+ years

I.

Conservation area generally

- Apply the policies set out in the City of Leicester Local Plan and relevant Supplementary Planning Documents to encourage good design in the conservation area. All alterations or new development will be required to preserve or enhance the character and appearance of the conservation area, and there will be a general presumption against the demolition of buildings in the conservation area

Delivery : On-going

- Improve the public realm as part of the Council's City Centre Streets and Spaces project, including new granite surfaces etc

Delivery : short term

- Establish a baseline photographic record of buildings as a means of monitoring change.

Delivery : On-going

MARKET PLACE CONSERVATION AREA: character appraisal

- Publish and distribute an explanatory leaflet about the conservation area, including the need for planning permission and advice on repairs, alterations and restoration, particularly shopfront design and security.

Delivery : Short-term

- Seek resources for to provide grants for the restoration, repair and improvement of building façades and shopfronts

Delivery : short to medium term

- Apply the principles of the Council's 'Way-finding Strategy' when adopted.

Delivery : short to medium term

- Monitor the condition of street trees to identify problems and set programmes for replacement where necessary

Delivery : On-going

2.

The Market

- Investigate ways to improve the market and reduce shop vacancy rates so that they contribute more actively to the commercial and social life of the city centre

Delivery : on-going

3.

East Gates and Market Place

Approach

- Seek approval from the relevant artists to alter the colour schemes for the Market Arch and Column to aid the movement of people with visual impairments

Delivery : short term

4.

Market Place South

- Encourage the owners of the Old Fish Market to repair the rainwater goods

Delivery : short term

- Seek alternative location for the tessellated pavement, including appropriate repairs as needed

Delivery : short term

Appendix 6 : Glossary of architectural terms

ashlar	smooth faced masonry blocks laid horizontally
bracket	a small piece of stone or other material supporting a weight eg eaves bracket [console or scroll bracket – in the form of a scroll]
cornice	horizontal projecting section at the top of a building or wall
cupola	a dome on a turret or roof
diaper pattern	a pattern on brickwork that creates a series of lozenge or square shapes using different coloured bricks
frieze	a decorated band along the upper part of a wall
keystone	the central wedge-shaped stone at the top of an arch that locks the arch in place
mullion	the vertical dividers between window panes
obelisk	a tapering shaft or column on a square base
oriel	a curved bay window projecting out from an upper floor
parapet	a low wall along the edge of a roof

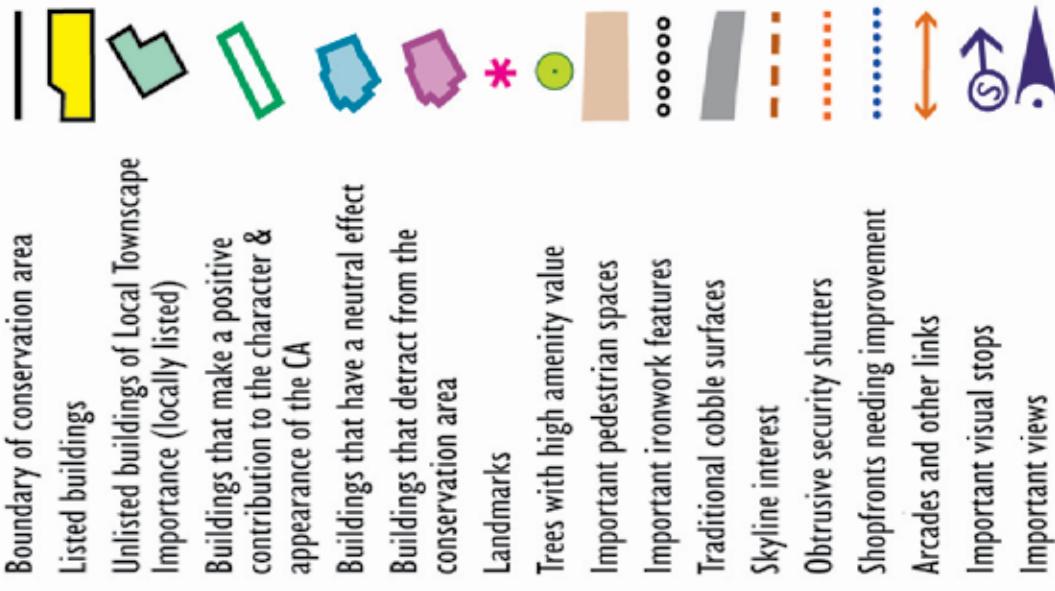
pediment	a low pitched gable shape over a door or window
pilaster	a shallow column attached to, and slightly projecting from, a wall
quoin	dressed stones laid up the external corners of buildings, usually in alternating large and small blocks
relieving arch	an arch built above an opening to redistribute the weight of the wall above
rusticated	of a column – square blocks which interrupt the shaft at regular intervals of a wall – chamfered edge masonry blocks laid with very deep joints
strapwork	ornamentation consisting of interlaced flat bands that look like straps
stringcourse	a continuous decorative horizontal band projecting from a wall and usually moulded
stucco	a cement-type render used for facing external walls
transom	the horizontal dividers between window panes



Number 10 Cheapside: a picture taken in February 1981 showing the former Blackmans Tobacconist Shop with Mrs W. Blackman (right). The company was established in 1869.

Map 8

Market Place Conservation Area
Character Appraisal



Crown copyright. All rights reserved Leicester City Council. 1001 9264. (2007)

Not to scale

