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Aerial View

The new square echoes the Market Place's heritage by proposing a public space which connects the Corn Exchange with the perimeter buildings, creating an open and flexible space.





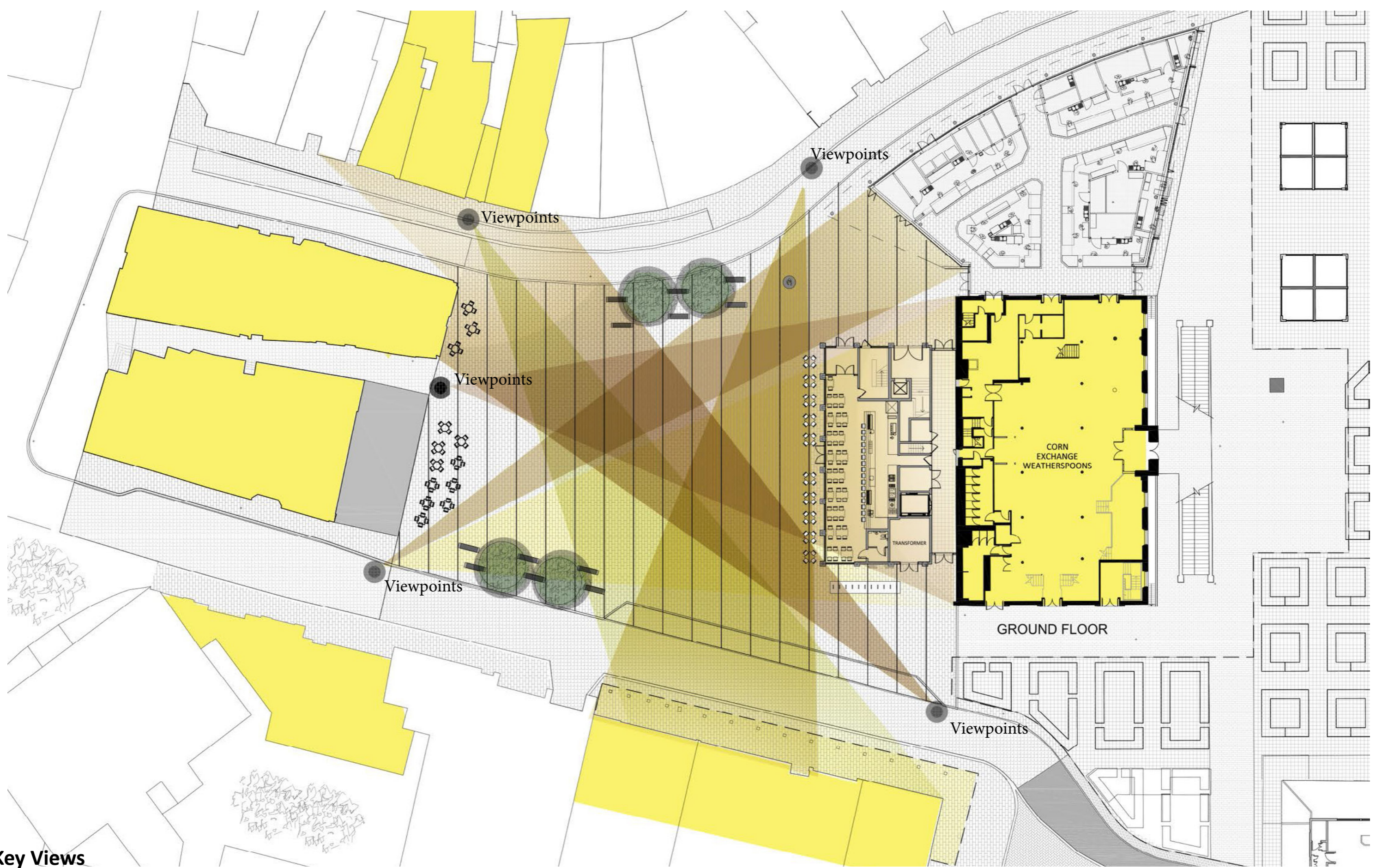
Revised Masterplan

The Food Hall being granted planning permission has paved the way to progress the subsequent aspects of the Market Place Masterplan. The opportunity to create a great quality public realm in this unique conservation area, as well as providing new commercial opportunities.

The following document details the current design ideas and concepts for the public realm, and the potential addition to the rear of the Corn Exchange, once the Indoor Market Centre has been demolished.

The revised Masterplan for the Market Place proposes a public realm which reconnects the conservation area with its historical context, whilst creating a modern space to be enjoyed in the heart of the city.

The demolition of the Indoor Market centre, and subsequent development of the Market Place, provides the opportunity to create a shared surface that runs across the new square and improves the quality of the surrounding public highways.



Key Views

The new public realm will provide key buildings (shaded yellow) a renewed presence within the Market Place conservation area; accentuating significant views of these assets, limiting obstructions and creating points of interest. The design has changed since phase 1 consultation to remove the proposed storage building which blocked views of the Fishmarket. The new design has allowed for storage to be incorporated within the Corn Exchange extension, therefore allowing clear views across the square of the Fishmarket and other fine buildings surrounding the square. Mature trees will be used to soften the buildings with less appealing facades, whilst providing seating areas and shade.

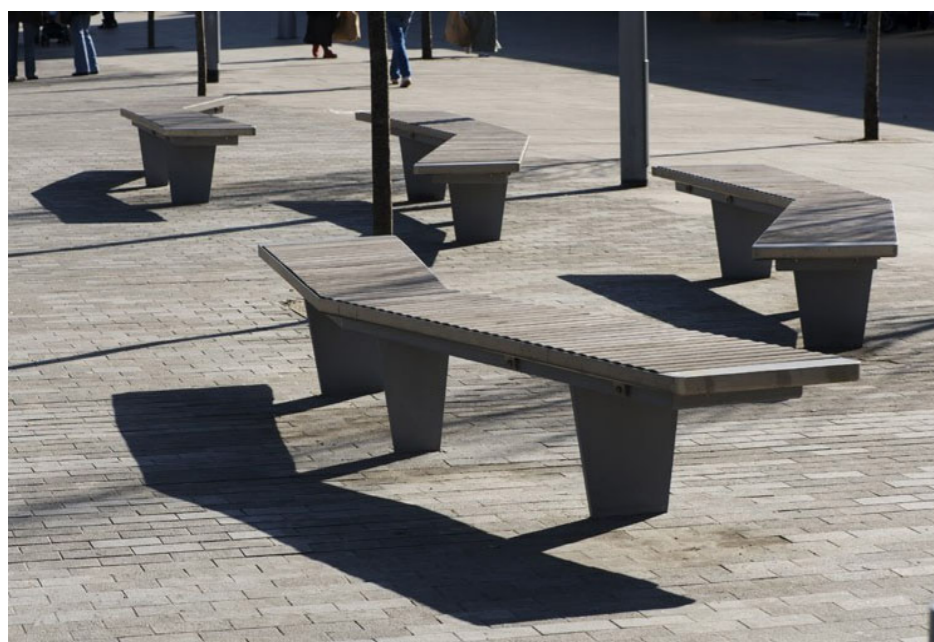


Alice Hawkins

A space for the proposed Alice Hawkins sculpture has been included in the plans in respect to the suffragette who used to hold public addresses from the stairs of the Corn Exchange. This addition adds to the identity of the new square; honouring her contribution and the proud heritage of the area.

The proposed location benefits from numerous strong sightlines, routes and the natural gradient of the site which creates a natural amphitheatre. The statue helps to define a 'square within the square', establishing this location as a destination within the City Centre.

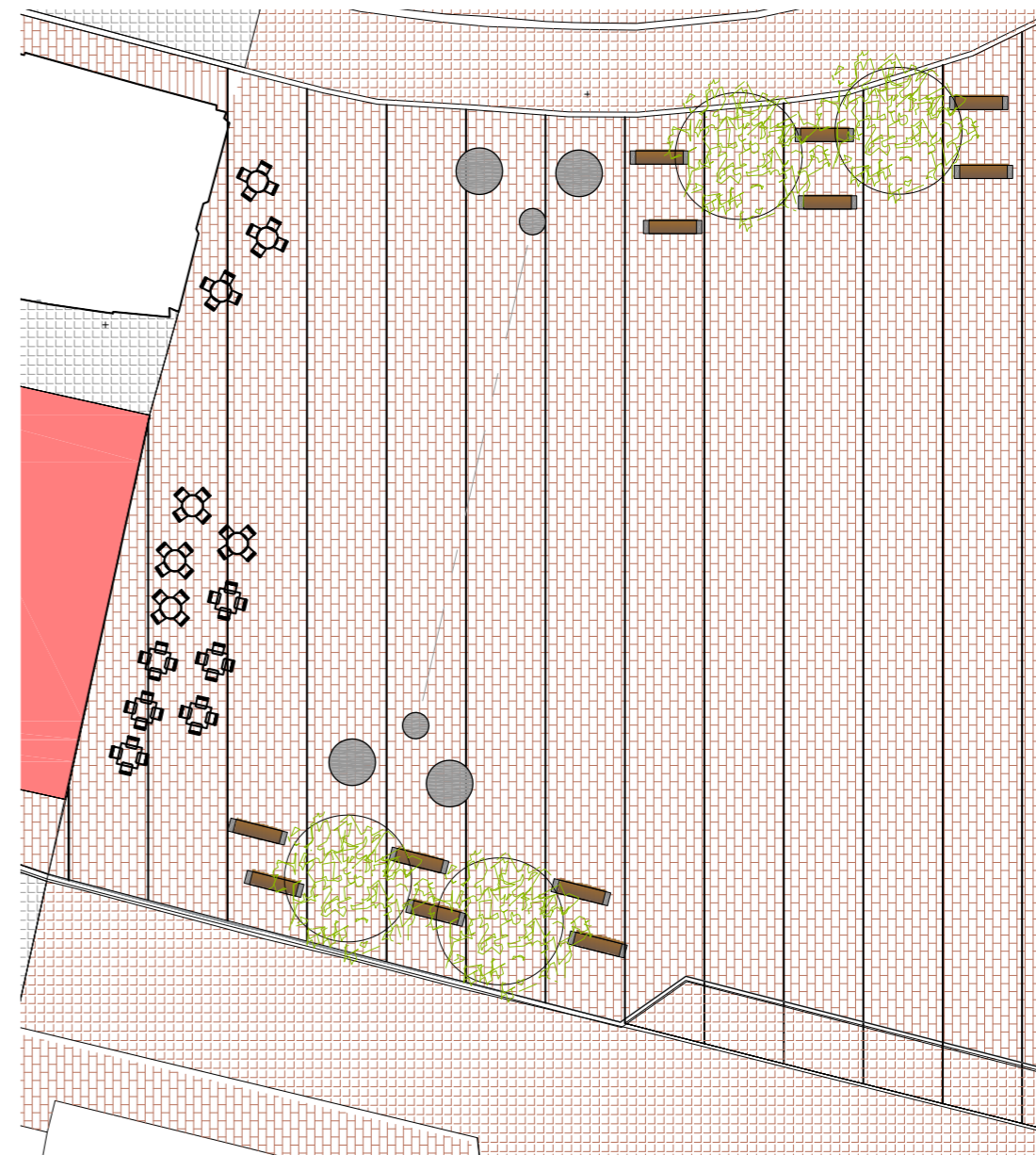




Potential street furniture



Interactive play elements



Potential Location Plan



Play Elements & Street Furniture

The market place has been identified as a potential site for city centre play elements.

A proposed location within the new square is clustered around the seating and soft landscaping, allowing parental supervision from both the public seating and future food and drink offers that could face onto the square.

A variety of benches are currently being considered in-line with multiple user's needs.

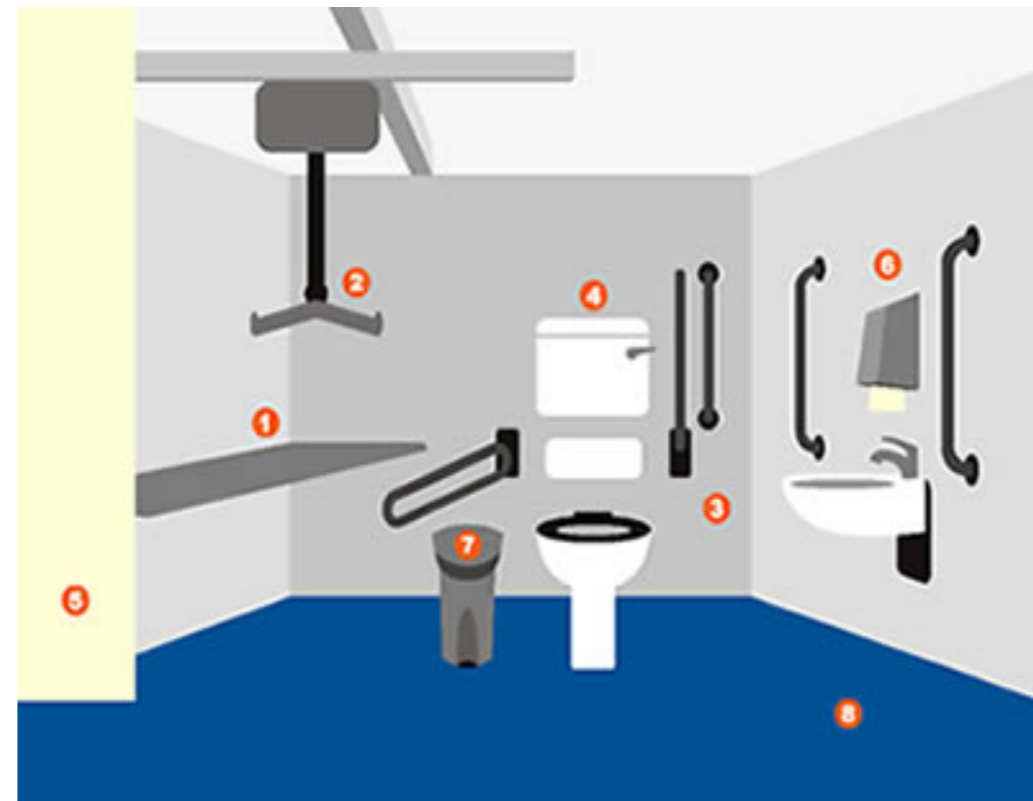
Changing Places Facility

Following extensive consultation with specific focus groups, the requirement for a Changing Places facility has been identified as a high priority amenity. This will provide for people with complex needs who require more facilities and space to accommodate themselves and their carers; which can not be otherwise provided for in a standard accessible toilet.

This facility is being proposed to be included on the ground floor of the Corn Exchange extension, with a controlled access off the new square. The clear benefits to this amenity are that it improves the Leicester's capacity as an all inclusive town centre, allowing more people the freedom to enjoy the Market Place and the wider area.

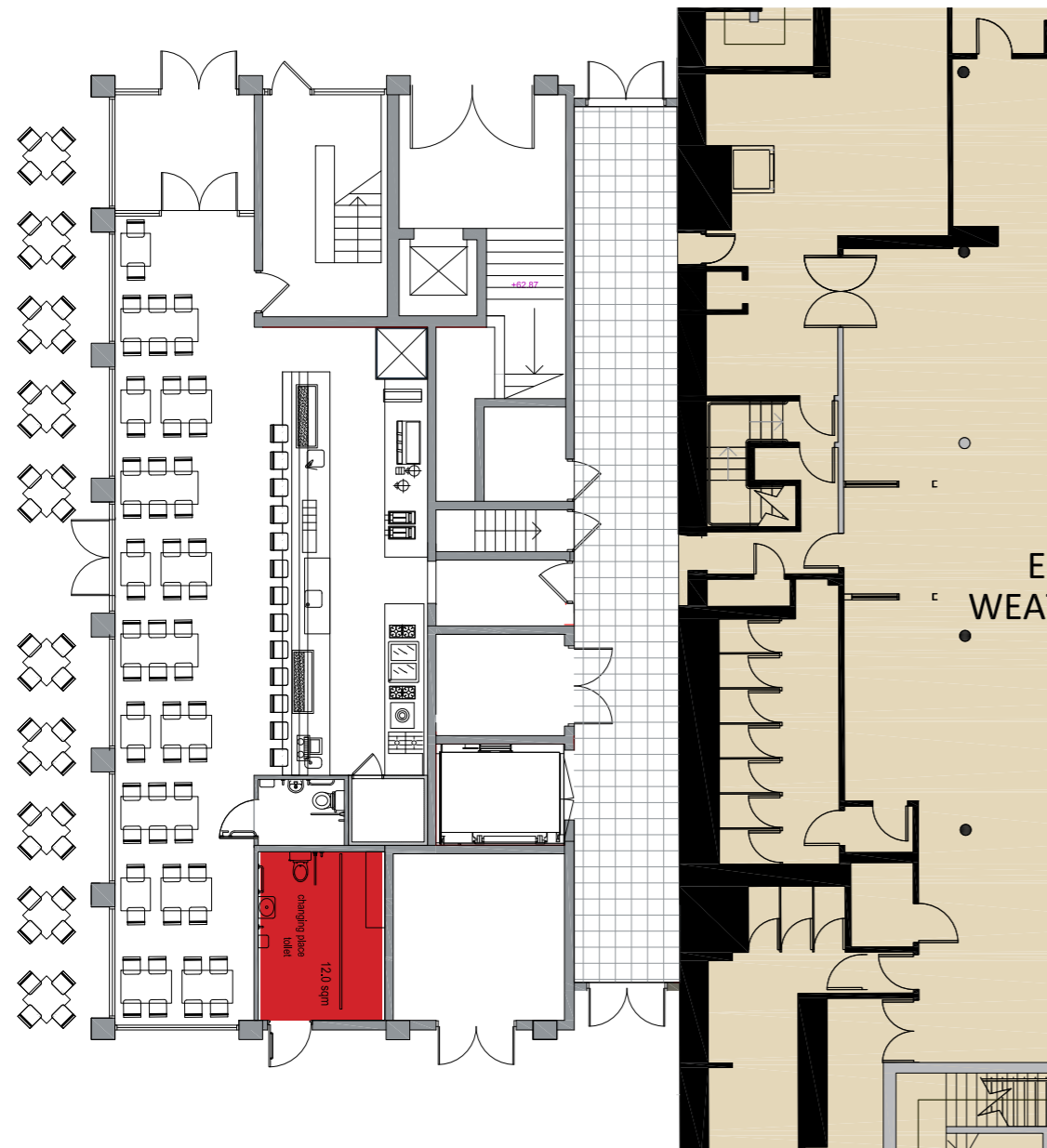


Indicative Visual of Changing Places Facility



Layout Key

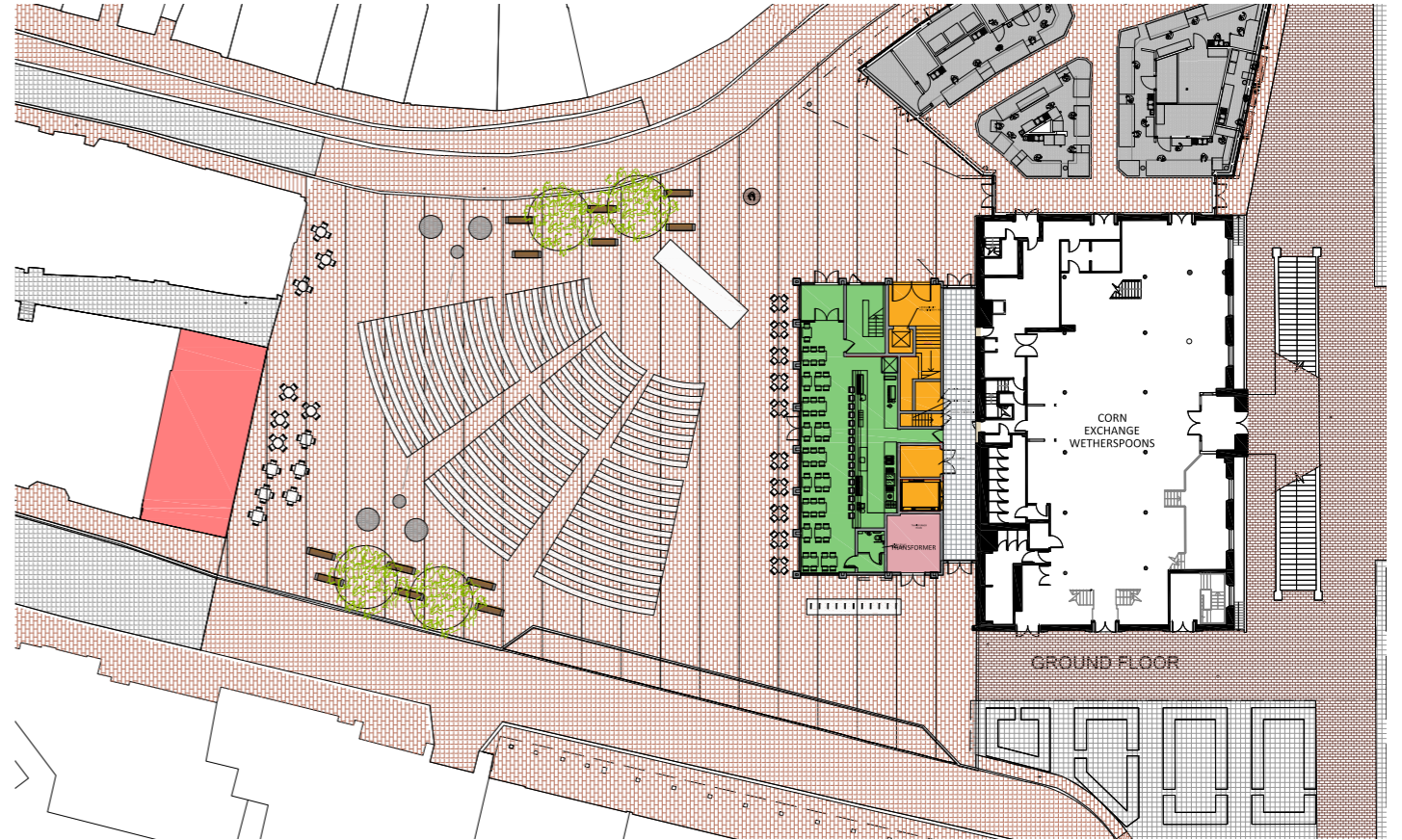
1. A height adjustable, adult sized changing bench
2. A tracking hoist system, or mobile hoist
3. Adequate space in the changing area for the disabled person and up to two carers
4. A centrally placed toilet with space either side for the carers
5. A screen or curtain to allow the disabled person and carer some privacy
6. Wide tear off paper roll to cover the bench
7. A large waste bin for disposable pads
8. A non-slip floor



Proposed Location of Changing Places Facility



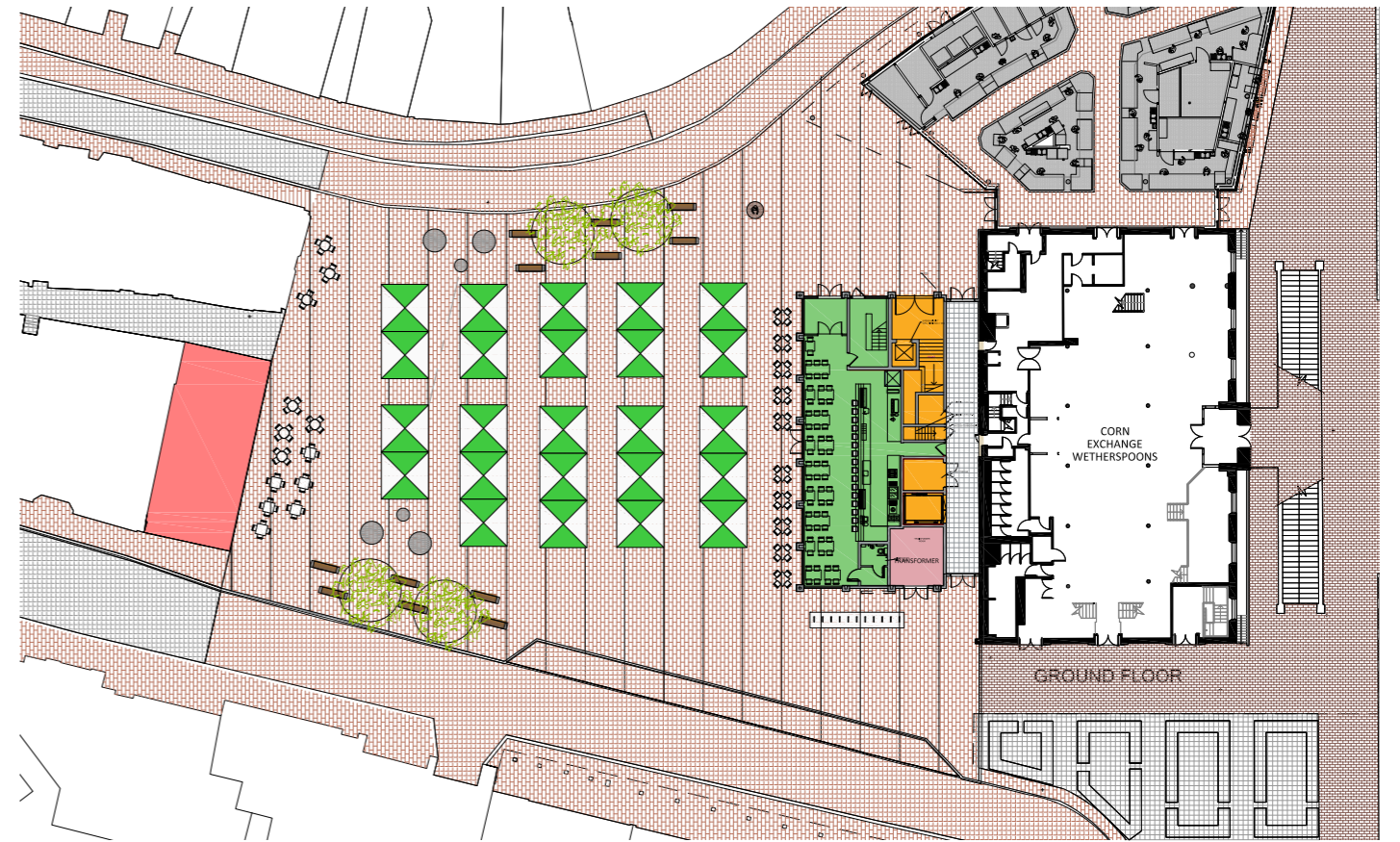
A flexible Square for City Centre Events
(example above of Square in Puigcerda by Pepe Gascon)



A typical layout for music events



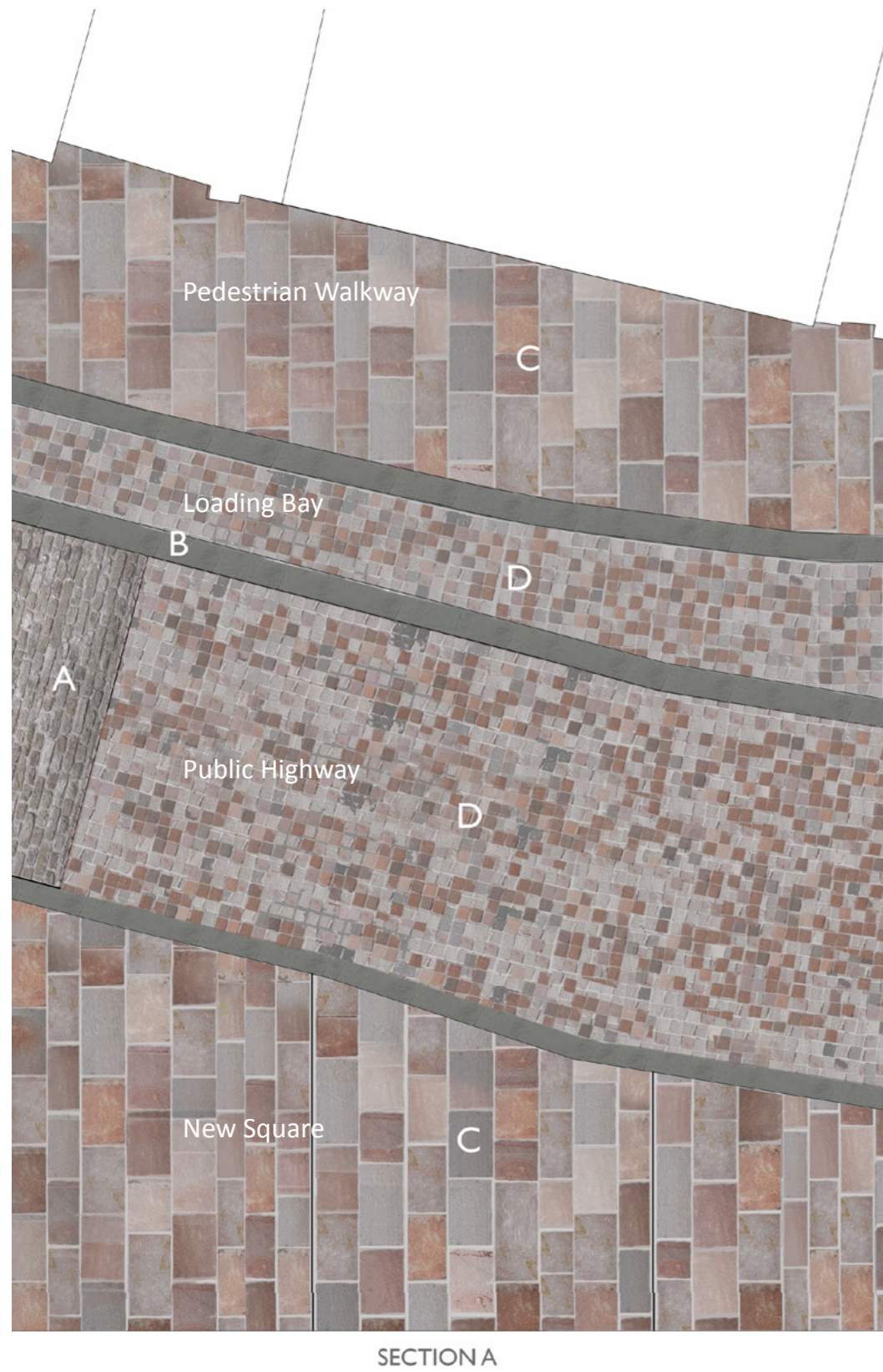
A flexible Square for Market functions
(example above of Leeds Millenium Square)



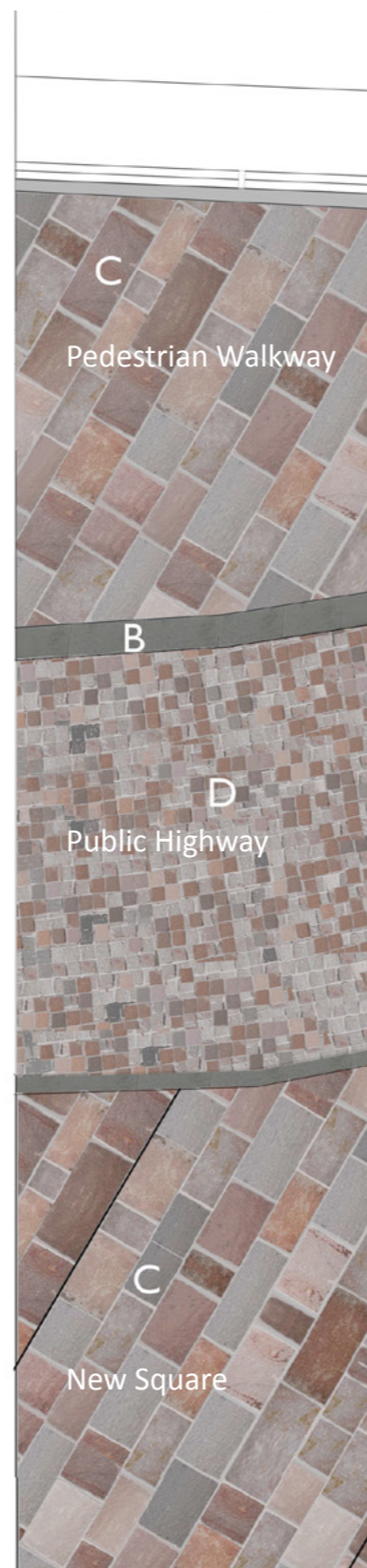
A typical layout for special market events

New Uses

The intention is to allow the new square to be as flexible as possible to host a variety of city centre activities; helping to define the new public realm's identity, in the heart of the city.



SECTION A



SECTION B

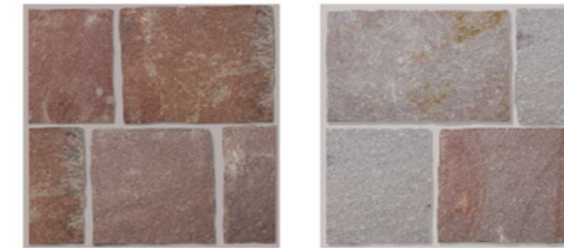
A. Existing Setts (to be repaved)



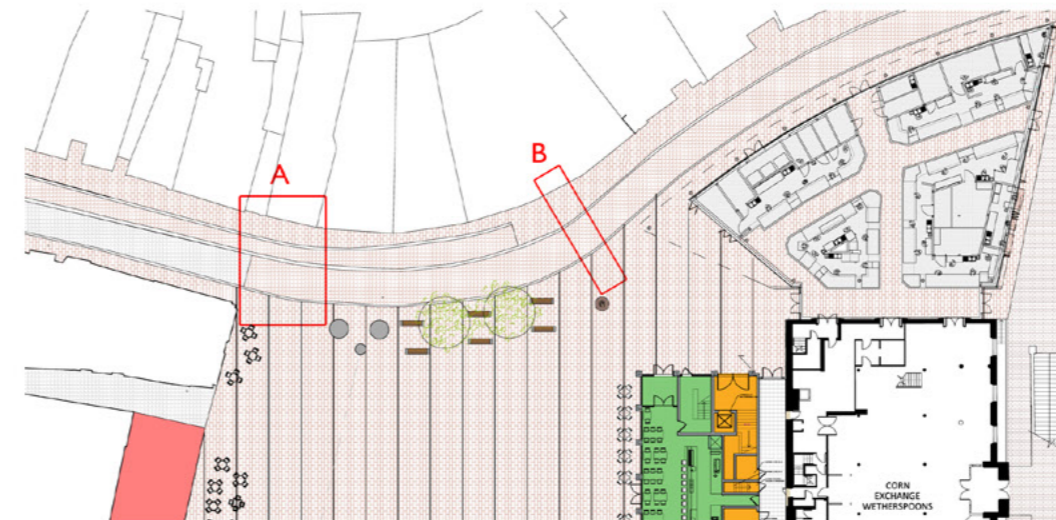
B. Kerb Stone



C. Porphyry Pavers



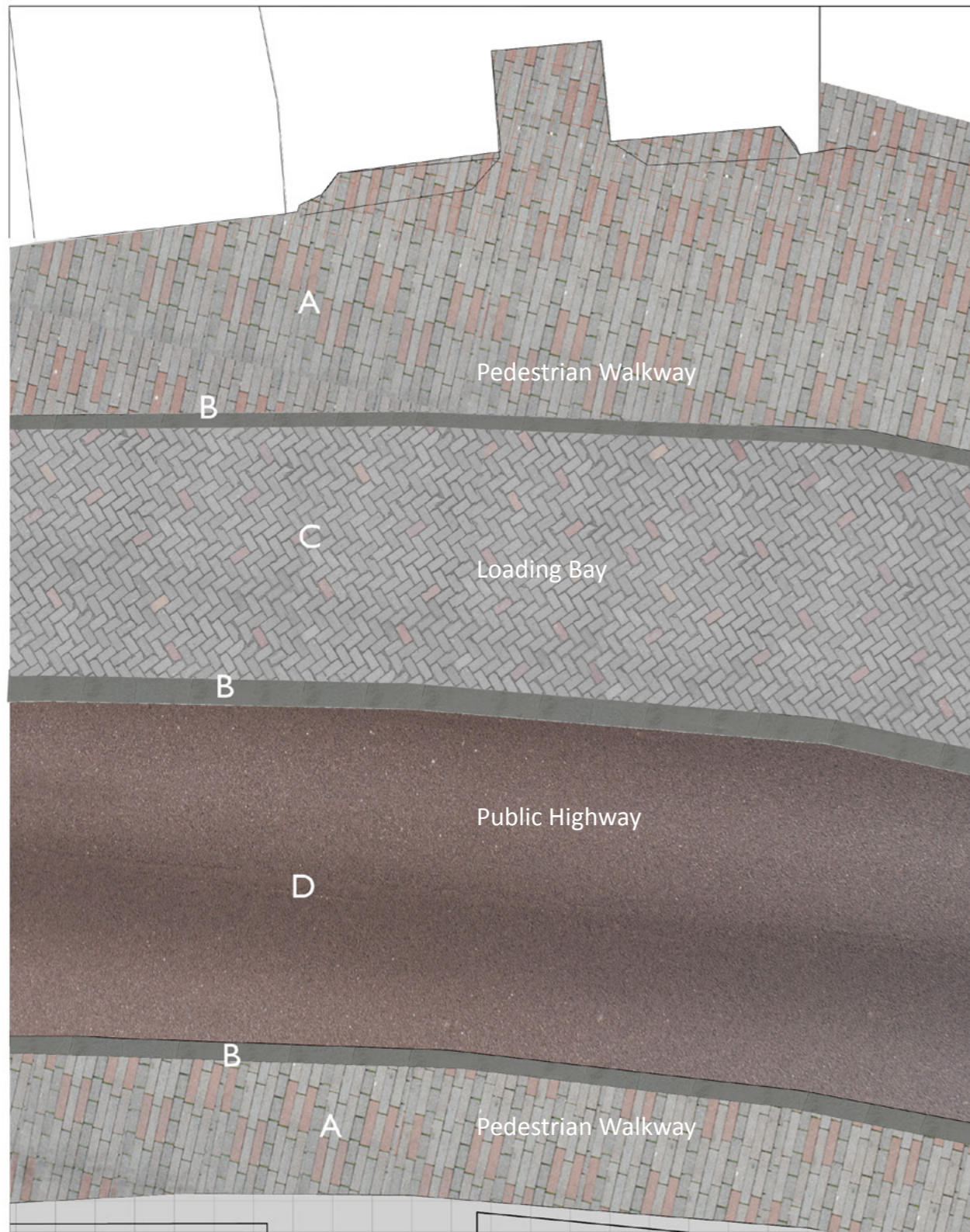
D. Porphyry Setts



Porphyry Square

The design intent for the new public square is to link the perimeter buildings surrounding the square with one material to create a shared surface. This will vastly improve the perception of the area, and create greater access to the space through a flat surface. This will reduce the dominance of the road whilst contrasting inlays, textures and scales of material will ensure clear delineation of the pedestrian and road ways.

The scale of the porphyry paving which is proposed is appropriate to that of a large public space, and through the use of similar materials and colours, will strengthen the connectivity between this and other public realm schemes across the city through Connecting Leicester.



SECTION C

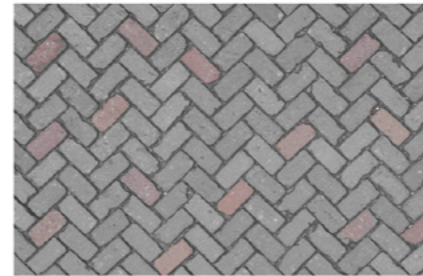
A. Engineered Brick



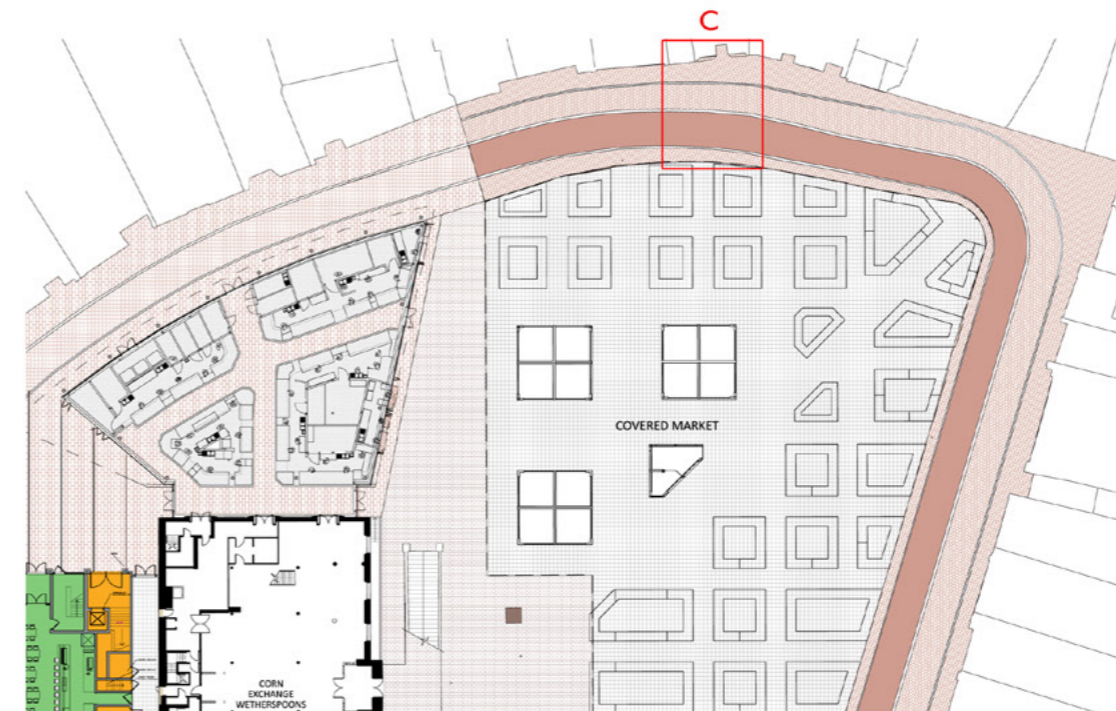
B. Kerb Stone



C Engineered Brick Herringbone



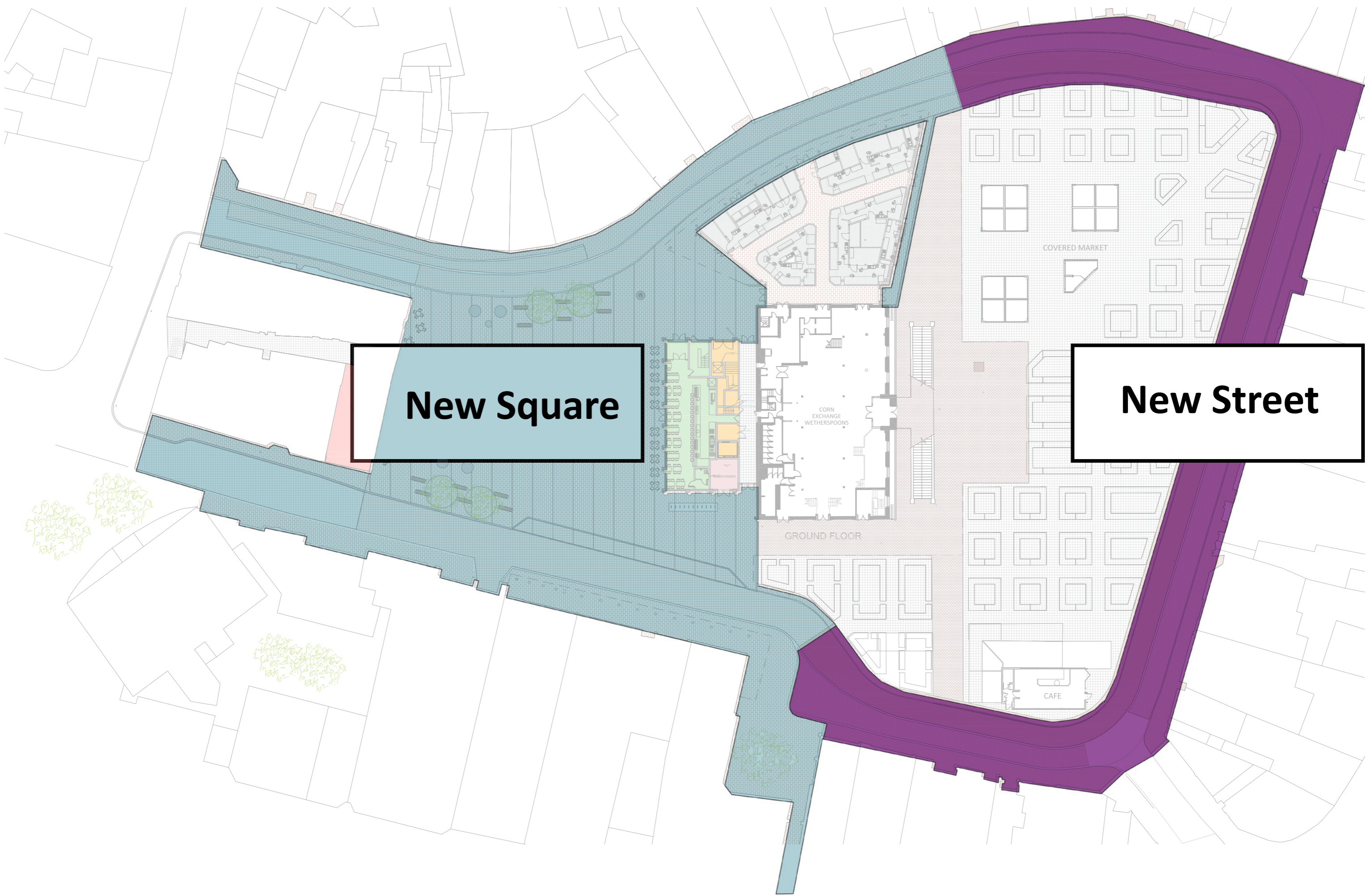
D. Red Asphalt



Street Detail

The proposals include designs for the redevelopment of Market Place and Market Place South (boarding the Outdoor Market), to vastly improve the quality of the whole public realm and conservation area.

The proposals create a clear delineation between the new square and the outdoor market to maintain and reinforce the identity of the existing market. The public highways surrounding the outdoor market are designed to maintain a 'street-like' feel to mirror recently completed public highways improvements along Silver Street; maintaining a strong level of coherence.

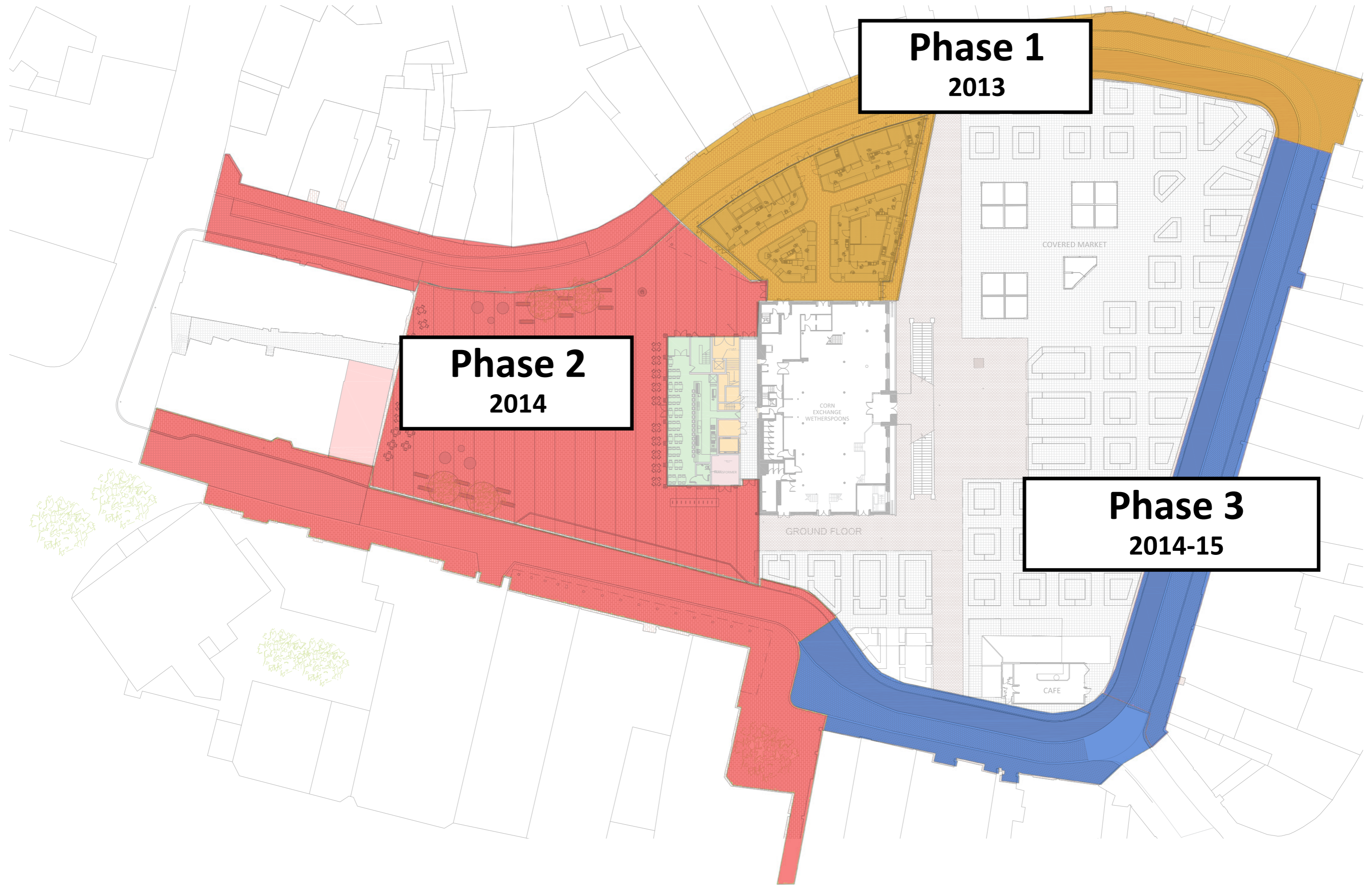


New Square

New Street

Square and Street

The above image describes where the two material palettes are being proposed to be implemented



Phase 1
2013

Phase 2
2014

Phase 3
2014-15

Current Phasing Plan



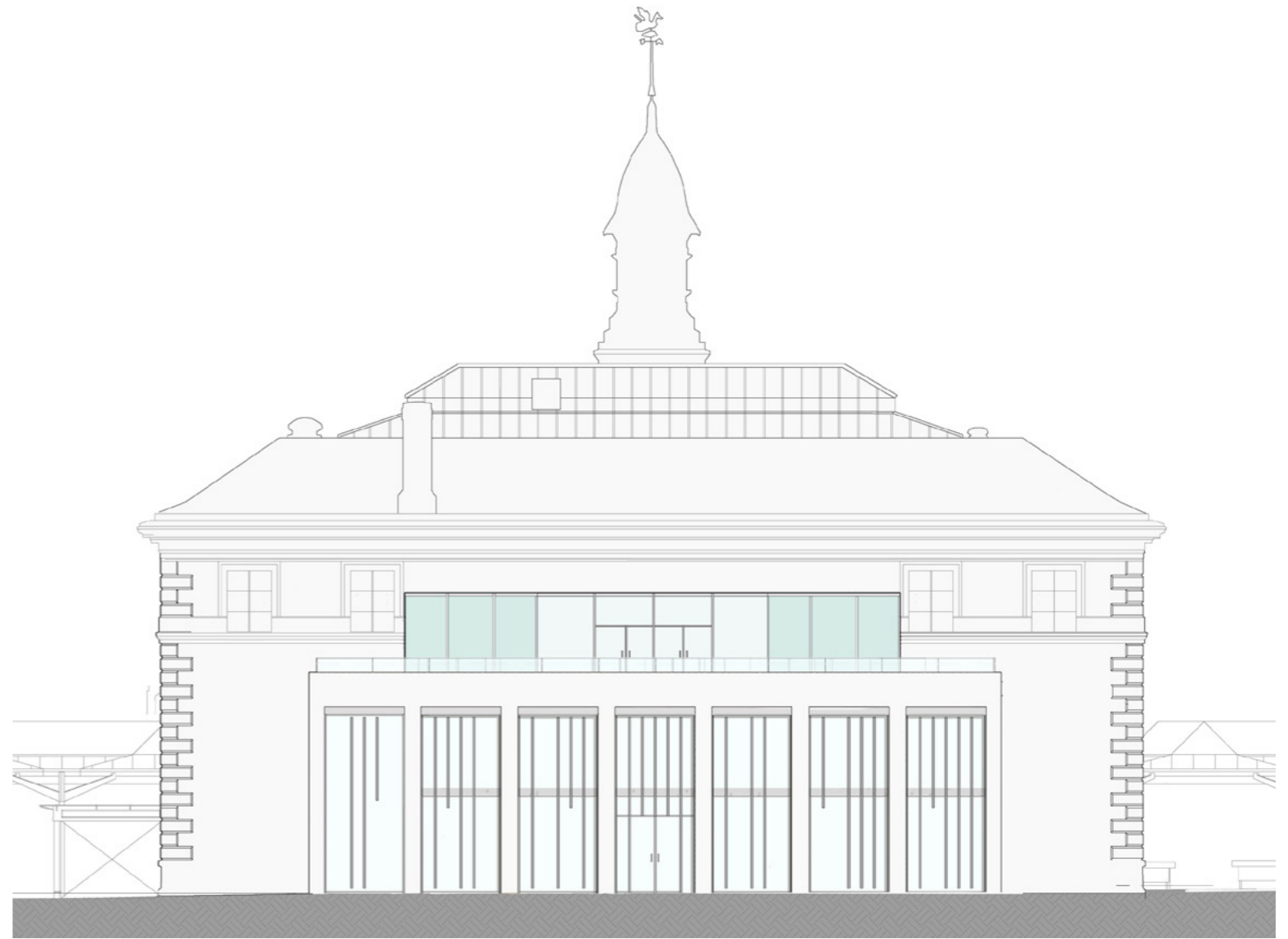
Museum of Modern Literature, Germany - David Chipperfield,



Woodland Cemetery, Stockholm - Gunnar Asplund



Covent Garden Market



Proposal for south-west elevation

Proportions and Image

These images illustrate how the proposal to build off the back of the Corn Exchange intends to utilise a contemporary form rooted in classical proportions, so that the new build complements the listed building.



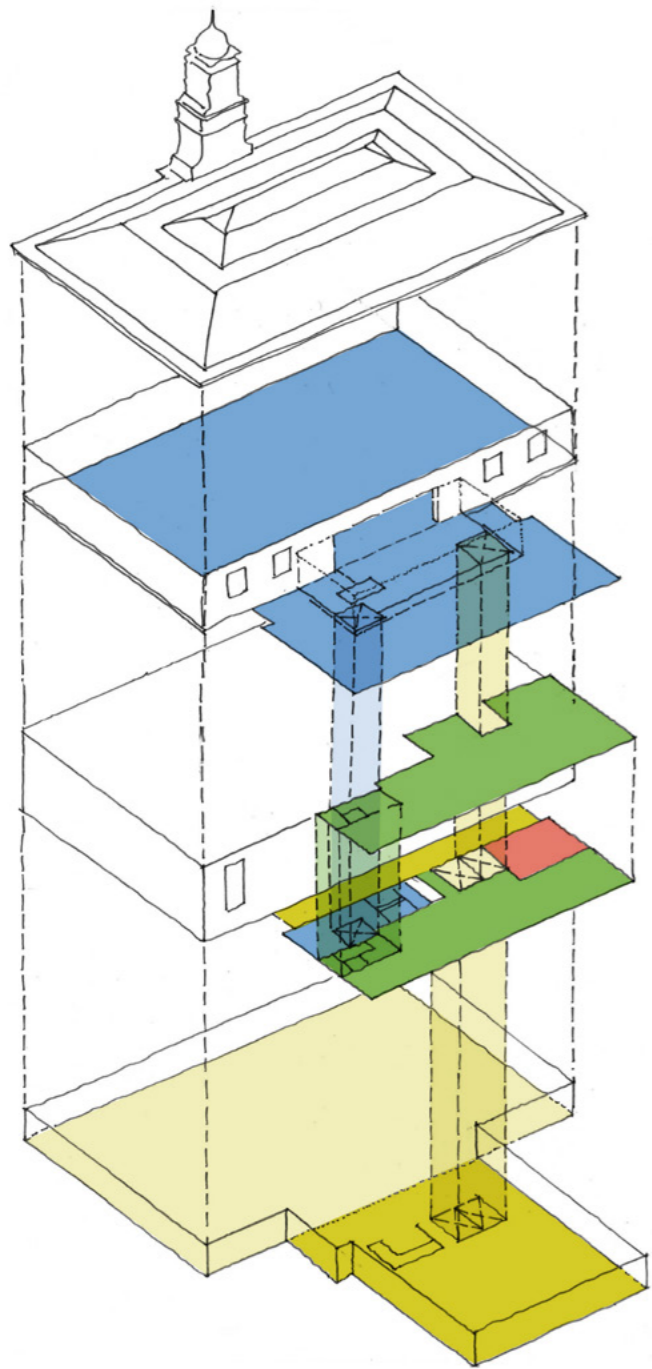
The Corn Exchange has been hidden and overpowered by the Indoor Market Centre for many years. The proportions of the new building reflect the Corn Exchange but don't compete with it, and also allow views of the upper floor for the first time.



Context and Materials

The buildings in the Market Place are predominantly stone, brick and painted render. The proposed white rendered finish for the extension complements the Corn Exchange and surrounding buildings, whilst distinguishing itself as a new addition through its clean and contemporary form.

The white finish of both the Corn Exchange and extension will provide an elegant contrast between the deep and varied colours found in the proposed porphyry stone.



'Exploded diagram illustrating lift access and servicing of different levels of the building'

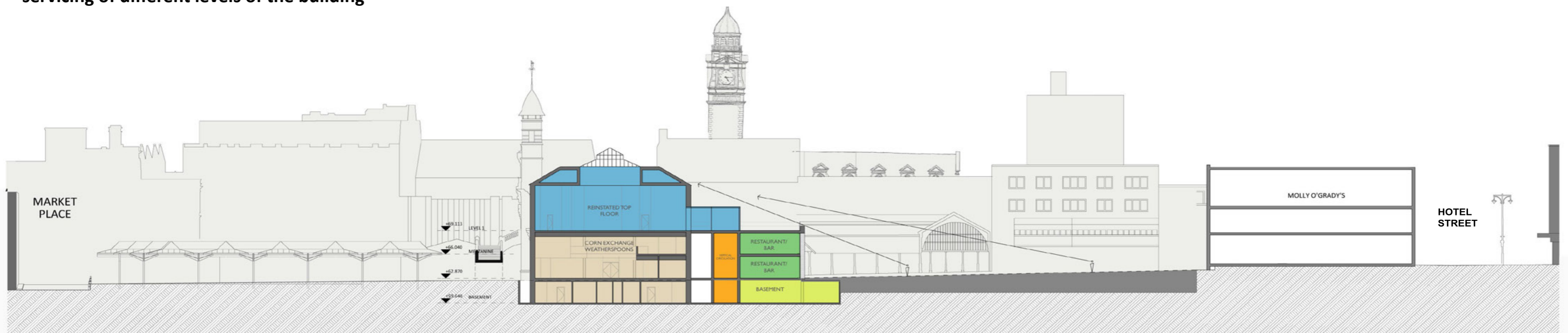


Historical image of dance hall in Corn Exchange

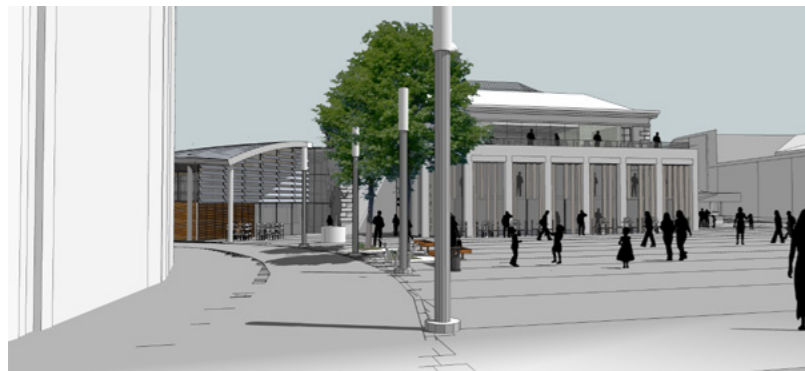
Corn Exchange Extension

The Upper floor of the Corn Exchange has not been occupied for a number of years in part due to access. These designs propose access to the upper floor of the corn exchange from the new square side via a stairwell and lift. There will also be links between the interior space on the upper floor to a new outdoor terrace over-looking the square. Once occupied, the Venetian steps to the other side of the corn exchange could also be used to gain access to the upper floor.

The upper floor and the terrace are designed to be capable of being operated independently from the ground and mezzanine levels that directly face the square. It is very likely that the ground floor and mezzanine levels would support a restaurant / bar type operator. The upper floor and terrace could support a variety of uses.



Section describing the understated proportions of the proposed extension



Visualisation and screen-shots describing the proposed extension and entrance 'square' to Food Hall, Corn Exchange Terrace and new ground floor/mezzanine restaurant.



Potential view from the middle of the proposed square



Aerial view confirms proportions of extension