

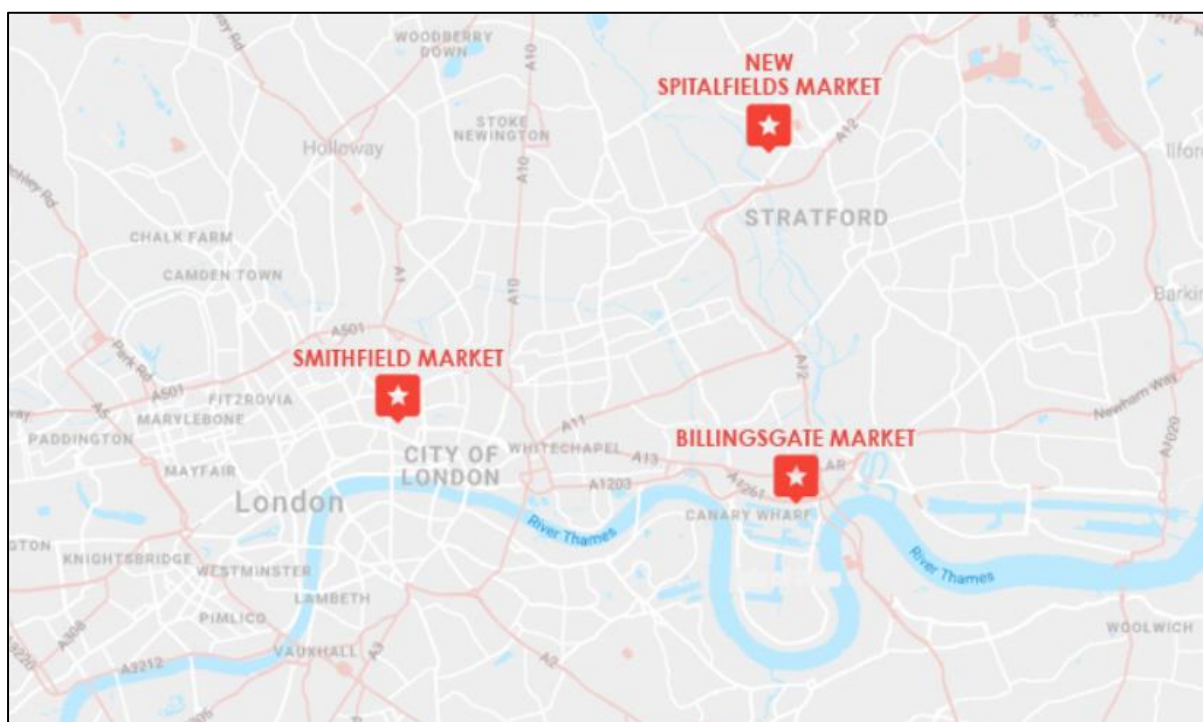
Future of the Existing Sites

The City of London Corporation owns and manages London's three principal wholesale food markets:

- **Smithfield meat market**, located close to Farringdon station within the City's borders
- **Billingsgate fish market**, located on the Isle of Dogs in Canary Wharf within the London Borough of Tower Hamlets
- **New Spitalfields fruit, vegetable and flower market**, located in Leyton within the London Borough of Waltham Forest

We are currently consulting on a proposal to co-locate these three markets to a new site at Dagenham, within the London Borough of Barking and Dagenham.

We believe co-locating the markets at this new location is the right decision. It also provides us with a unique opportunity to work with stakeholders to reimagine the existing sites to best support London's needs.



The current consultation is focused on seeking stakeholder feedback on the principle of co-locating the three wholesale markets to the Barking Reach,

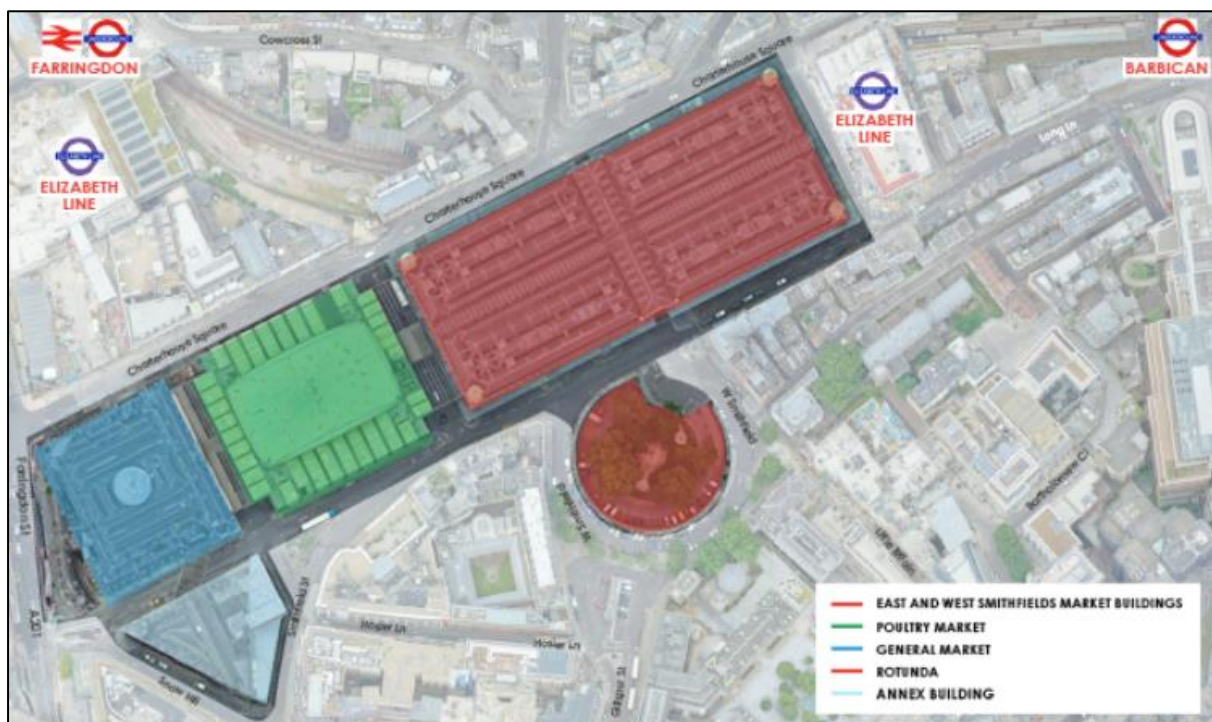
Dagenham site. However, in the future, the City will be talking with stakeholders on exciting plans to incorporate the Smithfield site into the Culture Mile and we will be working with the Boroughs where the other two markets are currently located to communicate the future of these sites too.

See below for more information about the existing market sites.

Smithfield – Background

Smithfield meat market was constructed in 1866-1867 to designs by Sir Horace Jones for the City Corporation. It is an important early Victorian market building and an exemplar of the type, with architectural and historical importance.

The meat market is grade II* listed and is located within the Smithfield Conservation Area. The East and West Market buildings are located to the north of the City. The site is bounded to the north by Charterhouse Street, the east by Lindsey Street, the south by Long Lane/West Smithfield and the west by West Poultry Avenue.



Smithfield – The Future

The Museum of London has exciting plans to move into the former General Market, Annex and elements of the Poultry Market buildings at West Smithfield. The relocation of the museum to West Smithfield will be the start of a new chapter for the buildings and wider Culture Mile ambitions. In the summer, the museum will undertake a public consultation and would welcome your views.

In anticipation of the meat market co-locating with the other wholesale markets in Barking Reach, Dagenham, we are considering future uses for the East and West Market buildings.

We recognise the importance of these Central Market buildings, which have housed Smithfield Market for over 150 years. Our aim is to protect their historic fabric and enhance the overall structures. Working closely with heritage experts and other professionals, we will develop a plan that not only maintains the historic character of the existing buildings but also ensures their legacy for the next 150 years serving visitors and Londoners alike.

Our aim is to hold an open competition to appoint a world-class architectural firm in 2019/2020 to help us consider what would need to be achieved in order to accommodate a vibrant, mixed-use development that fits at the core of [Culture Mile](#). We expect to seek views from the public in 2020.

Billingsgate – Background

The site is located between the historic West India Import Dock and Poplar. The land was used as a storage yard for goods arriving via the import dock until the late 1960s and early 1970s, when the ship yards ceased operating.

From the early 1980s, the progressive development of Canary Wharf and its infrastructure, including underground and light rail, radically changed the area. The site was one of the first areas to be developed in the regeneration of the docklands. It became the home to Billingsgate market when it moved downstream from its original location in the heart of the City. Today, it is the world's largest inland fish market.



Billingsgate – The Future

The future of the site will be determined by the London Borough of Tower Hamlets' *Local Plan* (planning documents which set out how the borough wants the land to be used), the Greater London Authority's *Isle of Dogs and South Poplar Opportunity Area Planning Framework* (this takes a broader view compared to the *Local Plan*), and the plans of future developers. The emerging *Local Plan* which is expected to be adopted later in 2019, says the following about what the Billingsgate site could become:

- Likely to be mixed-use development, i.e. not a single type of building or activity on the site
- Housing to be provided in addition to commercial use, which is likely to be office space
- Supporting uses, such as gyms, open space, hotels, restaurants and retail
- The urban design objectives for the area include providing pedestrian/cycle links and addressing any disconnections caused specifically by road barriers
- Improved connections across Aspen Way (the main A road which severs the site to the north from Poplar)

It is also likely that key areas of interest, such as the docks that front onto the water, will be activated with vibrant uses.

New Spitalfields – Background

The current site opened in 1991 and is bounded by Metropolitan Open Land, a main road and an active railway. The fruit and vegetable market had previously been located at Old Spitalfields Market just off Bishopsgate, on the east side of the City. It is Europe’s leading horticultural market specialising in exotic fruit and vegetables.



New Spitalfields – The Future

The future of the site will be determined by the London Borough of Waltham Forest’s *Local Plan* and proposals from developers. Possibilities for the future of the site include:

- A mixed-use development that reflects the borough’s diversity and the site’s position within the borough’s key corridor for economic growth and intensification
- A large proportion of the site is likely to be the focus of housing
- The site is also likely to accommodate creative industries in order to retain employment and respond to the Borough’s status as the first London Borough of Culture
- A new railway station (Ruckholt Road) is proposed to be built at the northeast corner of the site