

1.0 WELCOME TO OUR EXHIBITION

City of London Markets Co-Location Programme

Welcome to our public exhibition on the City of London Corporation's plans to co-locate two of its wholesale food markets – Smithfield (meat and poultry) and Billingsgate (fish) – onto a single site in Dagenham Dock, with an ambition to relocate New Spitalfields (fruit, vegetables and flowers) at a later date.

A co-located market would provide one of the largest, most diverse offerings of produce to a range of customers in London and the South East, and the wider region, as well as market tenants with the modern, environmentally sustainable facilities that they need to remain competitive in the longterm.

Today, you will be able to:



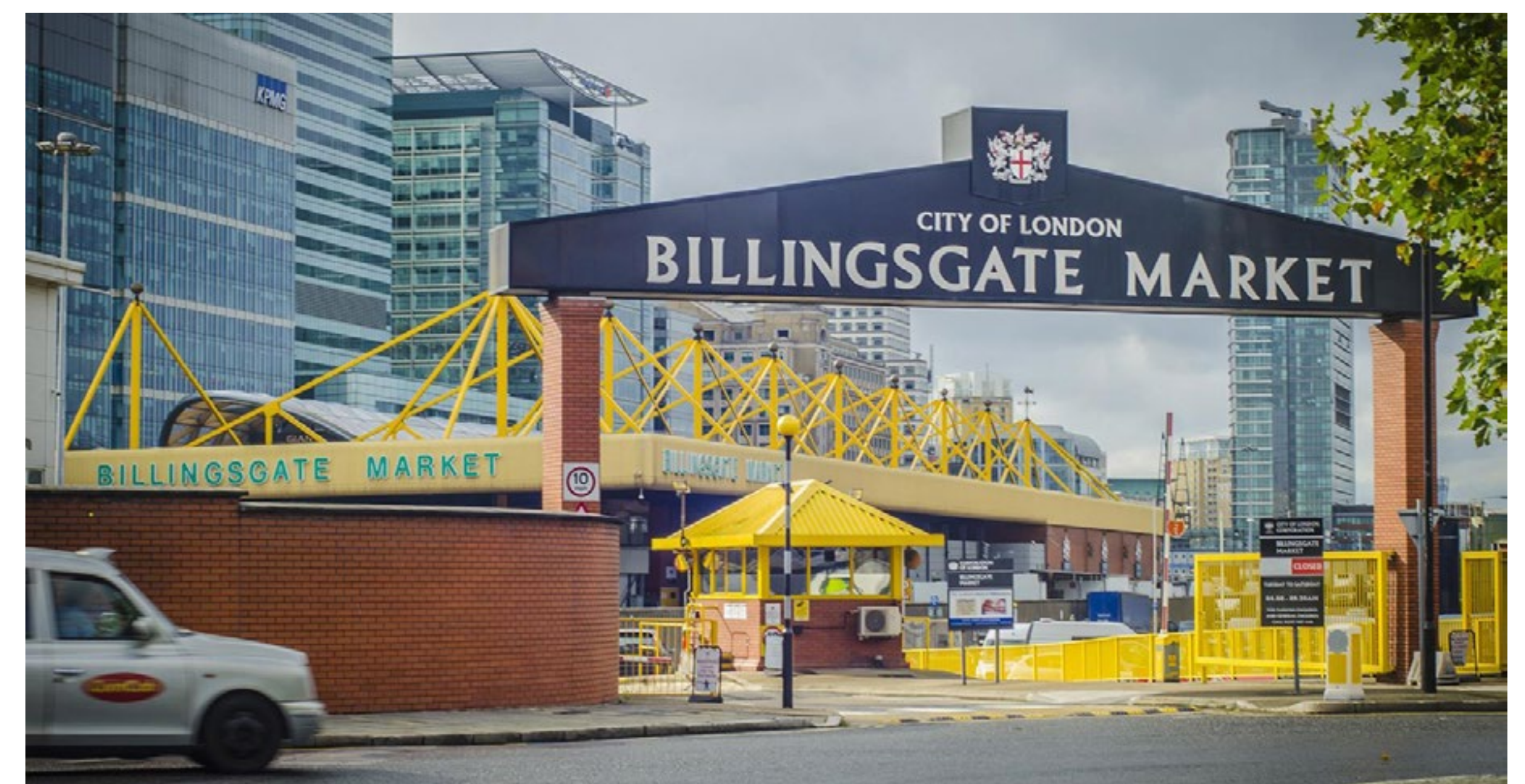
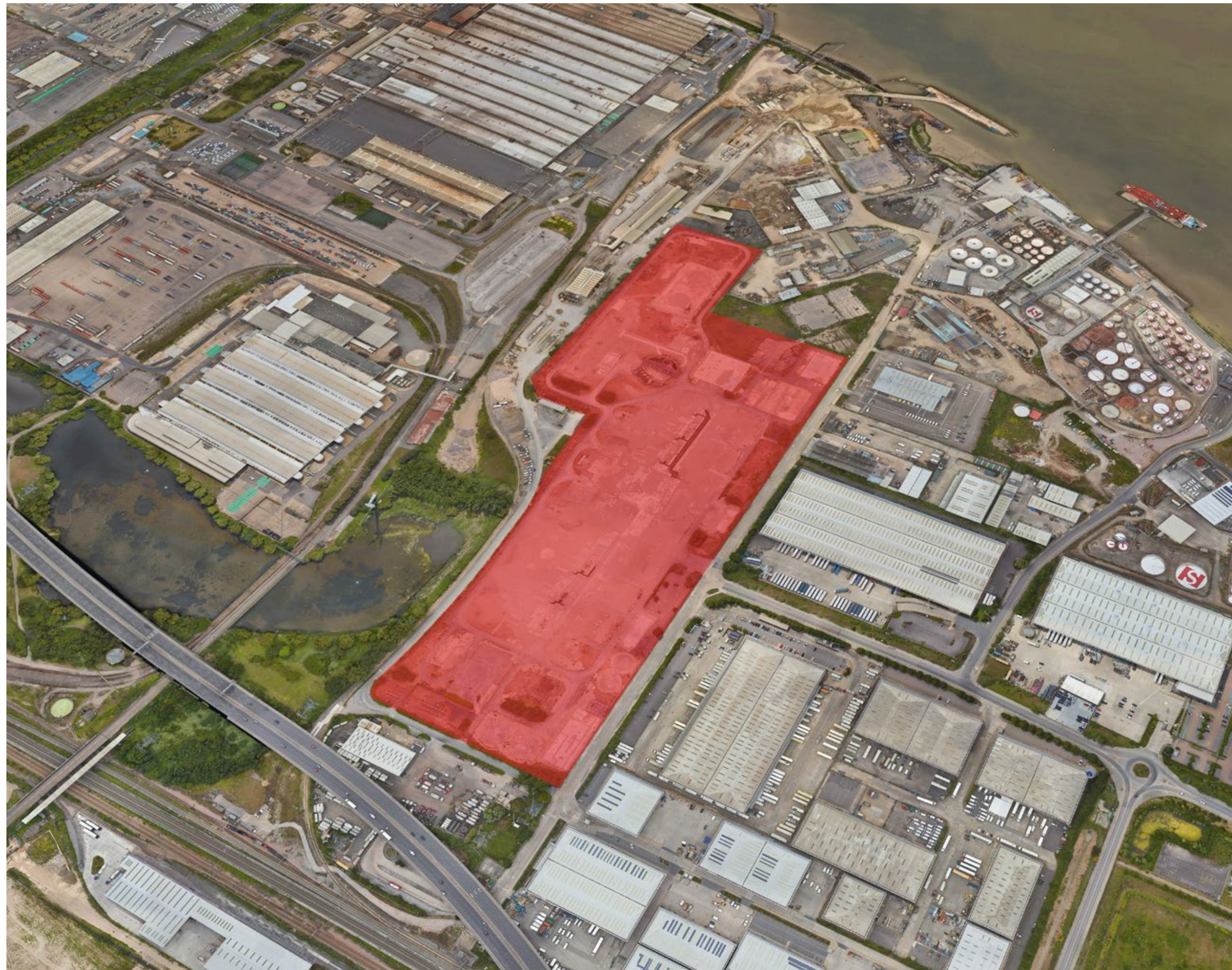
Find out more
about our vision



Meet and speak to
members of the
project team



Share your feedback
and help shape the
proposals



2.0 MEET THE TEAM

The City of London Corporation have assembled a team of specialists to develop the proposals in preparation for the submission of a planning application. The company names below represent those members of the team who are here today and can answer questions. Beyond this, there is a wider specialist team who have provided input into the design.

Developer



Architect



Planning Consultant



Public Relations Consultant



Transport & Highways Consultant



3.0 GLOSSARY OF TERMS



Co-Location - putting the markets next to each other on the same site.

Outline Planning - refers to the planning application that we made in May 2020 which was given permission in March 2022. This established parameters in which the design of the markets must work within.

Planning Committee - a group of people that makes decisions on larger planning applications or ones that may have a significant impact on the local community.

Reserved Matters Application (RMA) - building upon the Outline Planning application parameters, this is the planning application type that we are now submitting and will provide additional detail on what is proposed in accordance with the planning conditions that were issued as part of the permission

Planning Conditions - additional measures attached to the granting of planning permission which must be satisfied for development to proceed lawfully. They seek to mitigate adverse impacts to improve the quality of development, enabling applications to proceed that might otherwise be refused.

Royal Charter - a document that is signed by the King or Queen of a country, that gives an organisation particular rights. In our case, we have a Royal Charter issued to the City of London Corporation that defines the location of the markets. As we want to move the markets out of central London, we need permission to do so.

Parliamentary Bill - A Bill is a proposal for a new law, or a proposal to change an existing law that is presented for debate before Parliament. In our case, we want to change the law relating to the location of the existing markets.

Act of Parliament - An Act of Parliament creates a new law or changes an existing law.

Royal Assent - Once a parliamentary bill has completed all the parliamentary stages, it is ready to receive Royal Assent. This is when the King formally agrees to make the bill into an Act of Parliament (law).

Dagenham Dock - this is the area of London we are proposing to move the markets to.

Development Parameters - a provision or restriction in a zoning scheme in terms of a specified land use category or zone, that sets out the permissible extent of the land use. In our case the outline planning permission defined the zones in which buildings could be located on the site, how tall the buildings could be and where access points into the site could be located.

Inclusive Design - design that is accessible to, and usable by, as many people as reasonably possible without the need for special adaptation or specialised design.

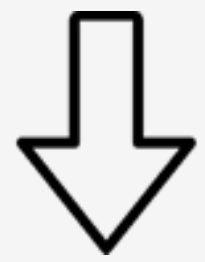
4.0 BRINGING THE MARKETS TO BARKING AND DAGENHAM

We previously held public exhibitions relating to an earlier version of the proposals prior to the first planning application for Outline Planning consent. The proposed scheme went to Planning Committee in March 2021 and was approved in March 2022.

The City of London Corporation are now seeking to take the next step by bringing forward a Reserved Matters Application (RMA) for consultation that will establish the detail of the plans.

The Markets are operated by Royal Charter and to relocate them we will need a new Act of Parliament for which a bill was submitted in November 2022. We are seeking Royal Assent in 2025.

Why do the markets need to move?



These markets have been at the heart of London's and the UK's food industry for centuries, but the condition and quality of the existing buildings are below what is expected of modern wholesale markets.



Even with significant investment, there is no room to grow in their current locations. Smithfield in central London and Billingsgate in Canary Wharf have both witnessed huge changes to their immediate environment. The possibility of making enhancements to trading conditions to improve safety, sustainability and efficiency at Smithfield is also seriously limited by the Grade II listed status of the market buildings.



Without this new market, we would therefore not be able to provide market tenants with the sort of facilities that they need to remain competitive in the long term. Furthermore, building more modern, environmentally sustainable markets, would aid us in achieving the City Corporation's net zero target.



5.0 BRINGING THE DAGENHAM DOCK SITE BACK TO LIFE

After a wide-ranging search and thorough assessment against other sites, Dagenham Dock – the site of a former power station – was identified as the clear preference and most suitable site to co-locate the markets.

The location, which is in London, benefits from a direct link to the A13 road network as well as good rail and bus links. Local high speed rail freight connections and access to the River Thames presents significant opportunities for more sustainable movements of produce in the future.

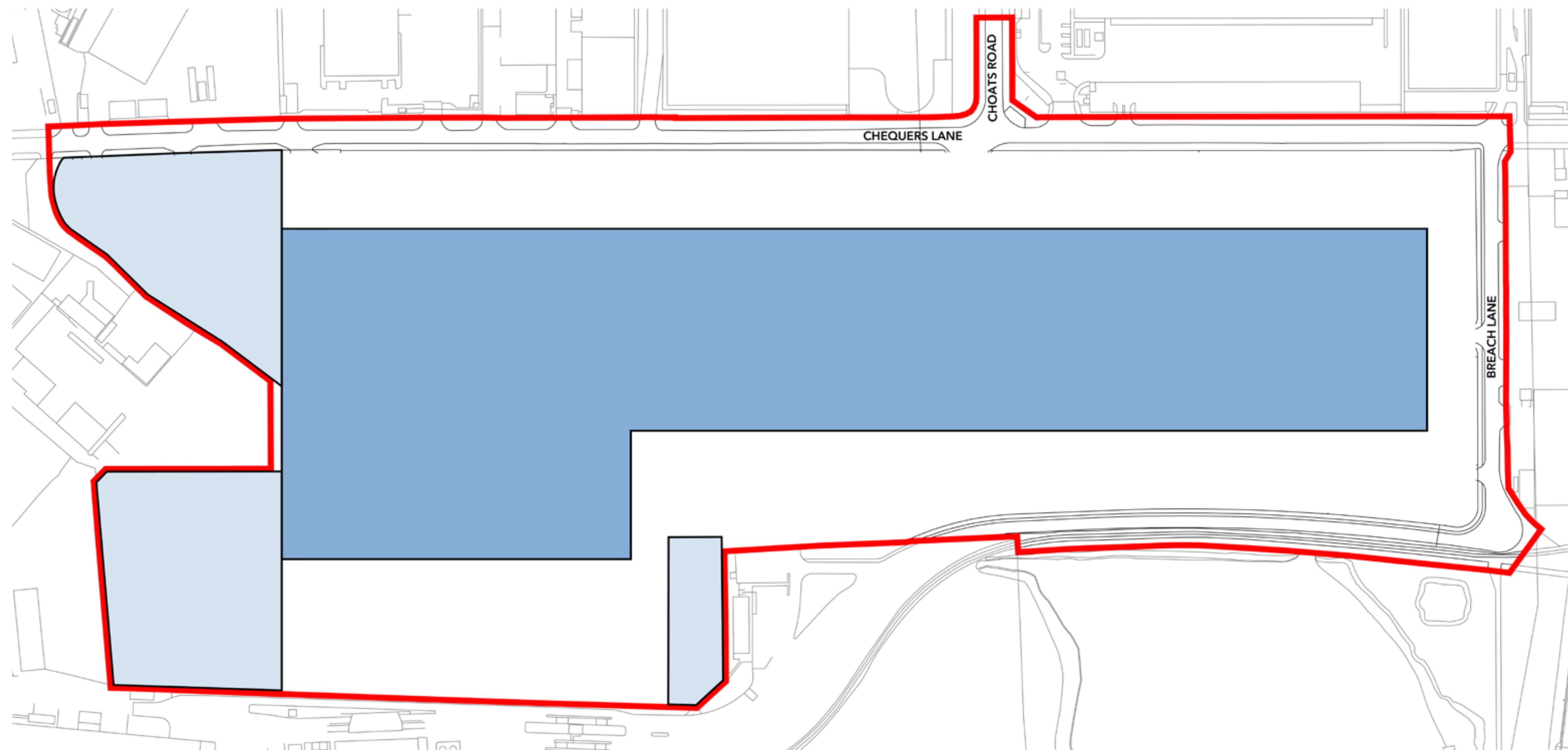
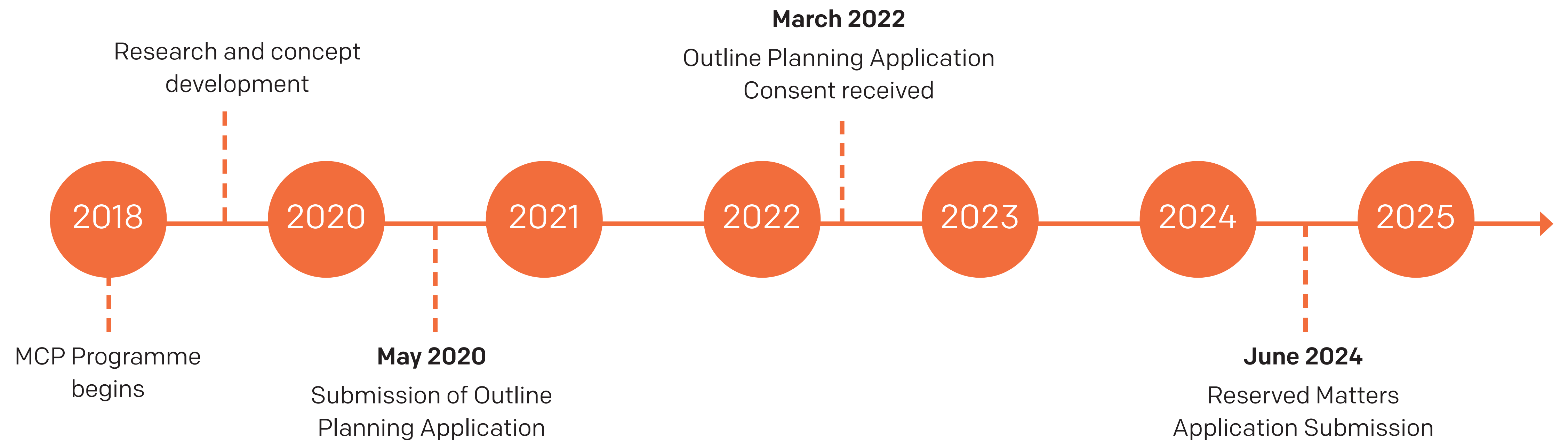
Not only will the move to Dagenham Dock secure the future of the wholesale markets, it will also revive this abandoned industrial site, acting as a catalyst for further development in the area.

The programme would help ease traffic and improve air quality in inner London and unlock land at the current market sites for a new cultural destination in the City and new mixed-use development, including much-needed housing at Billingsgate market, in Tower Hamlets.



6.0 PLANNING UPDATE

- The Outline Planning Permission sets the maximum development parameters for the site including building massing, height and access.
- The Reserved Matters Application will include details on access, appearance, landscaping, layout and scale of proposed development
- The City of London Corporation and its design team are engaged with Be First in a series of pre-application meetings leading up to submission of the Reserved Matters Application
- Feedback received at this exhibition will be taken on board by the design team prior to submission of the Reserved Matters Application



Key

- Market Buildings
- Ancillary Buildings
- Application Boundary

Outline Planning Application Parameter Plan showing development zones

7.0 THE PROPOSALS

Illustrative aerial view of the proposed scheme showing some of the features



Electric Vehicle
Charging - Vans / HGVs



Rainwater
Capture



Electric Vehicle
Charging - Cars



On-site Energy
Capture and Storage



Consolidated
Deliveries



Recycling
Centre



Highly-efficient
Building Envelope



External Amenity
Space



ANPR / CCTV
Security



Biodiverse Landscape
Perimeter



Central Energy
Centre



Security
Gatehouse



Food School



Shuttle Bus in and
out of The Site



Cycle Storage



On-site Cafes

7.0 THE PROPOSALS

Site Layout

1. Main goods vehicle entrance
2. Smithfield Market – main pedestrian & cycle user entrance
3. Billingsgate Market – main pedestrian & cycle user entrance
4. Main customer / staff vehicle entrance
5. Waste Management Centre
6. Goods yard
7. Ground level customer and staff parking
8. Decked car parking for customers and staff
9. Customer collection bays
10. Smithfield Market – Rear Entrance
11. Billingsgate – Rear Entrance
12. Shuttle bus drop off / pick up point
13. Energy Centre

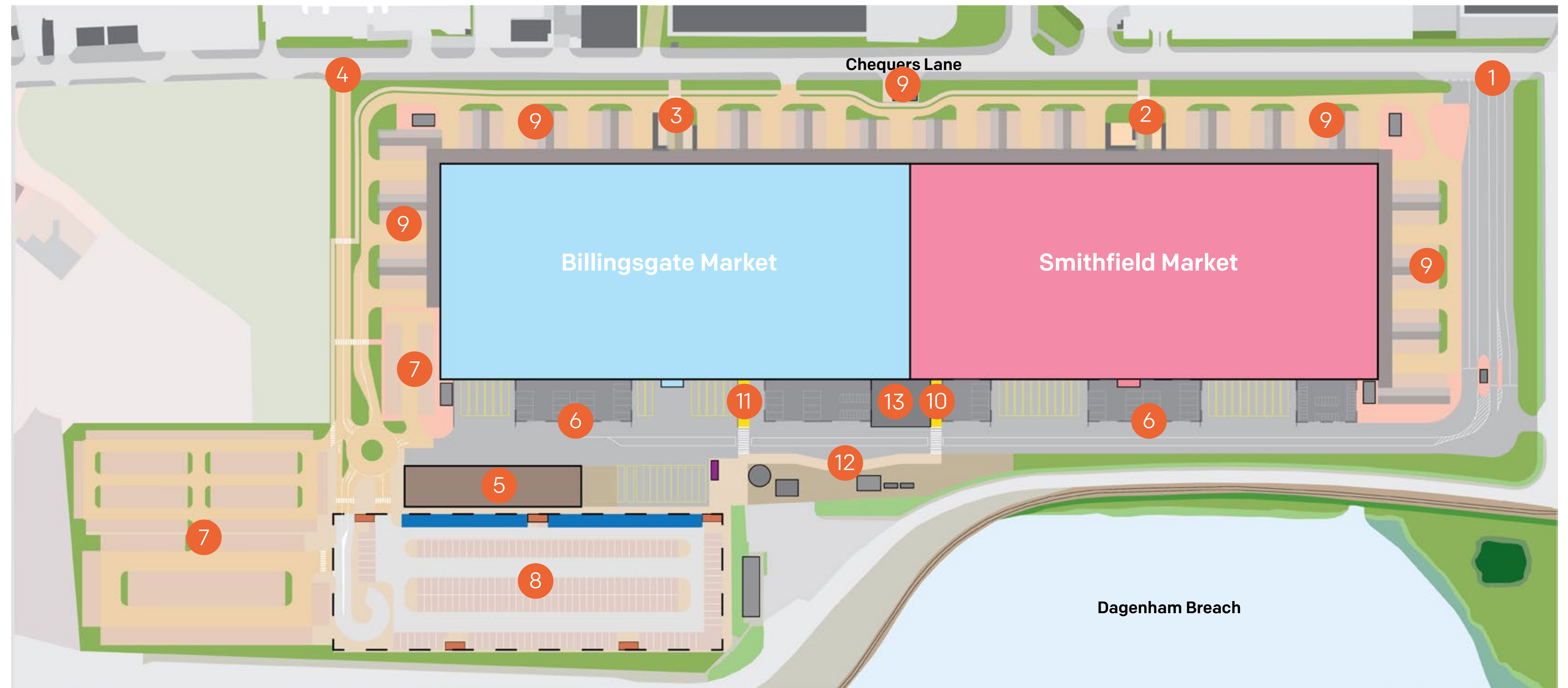
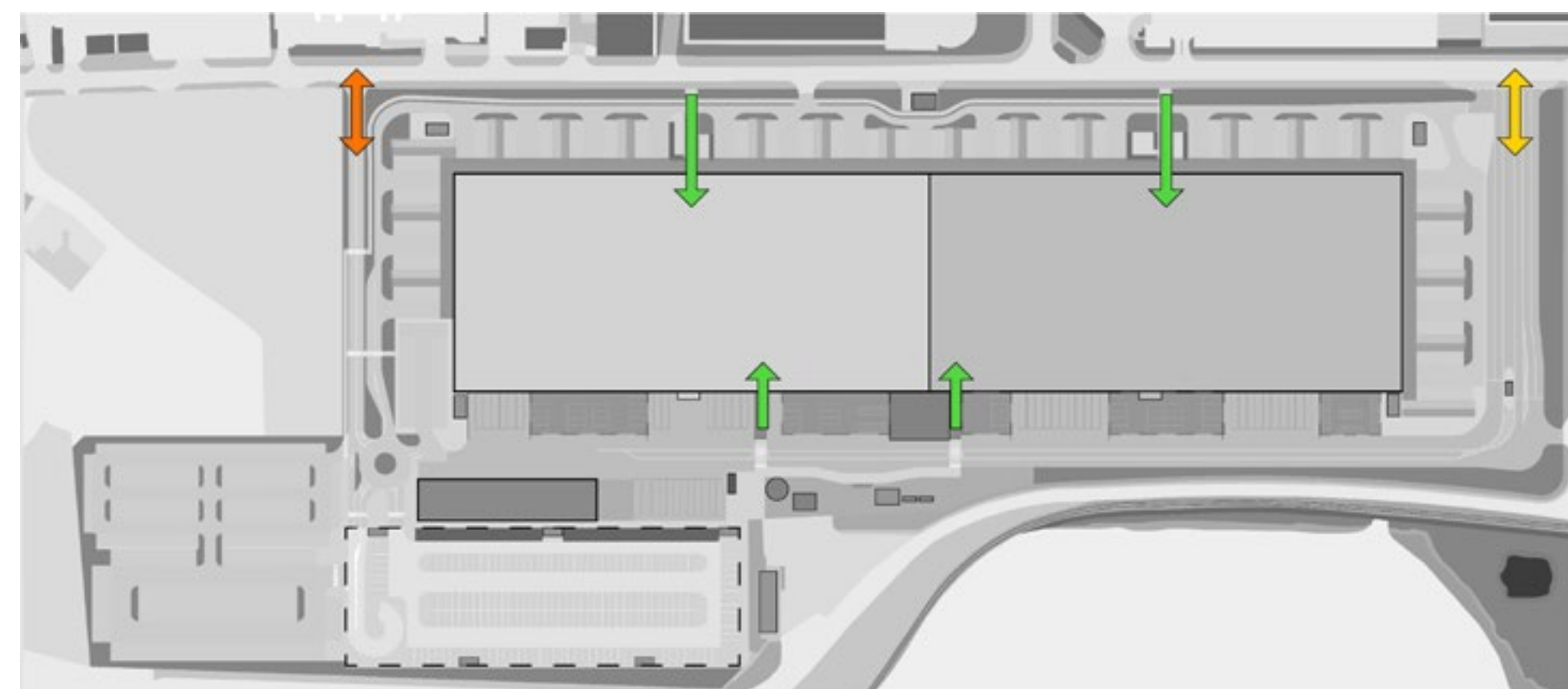


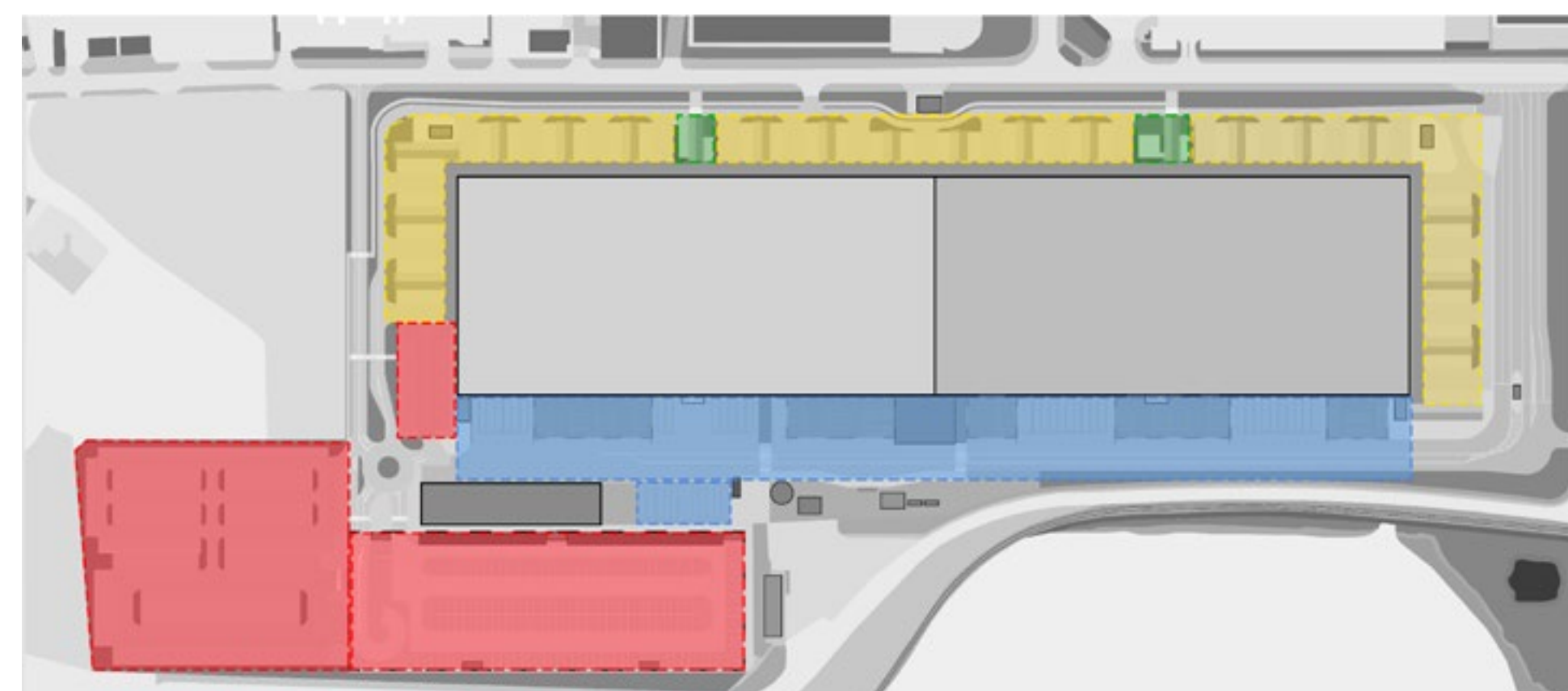
Diagram showing access points into the site and buildings



- ↑ Staff/Customer Vehicle Access
- ↑ Goods Delivery Vehicle Access
- ↑ Pedestrian Access into Market Buildings

Access points into the site are provided from Chequers Lane with separate pedestrian and vehicle entrances which allows heavy goods vehicles to remain separate from cars and vans, and provides separate and safe routes for pedestrian on foot and bicycle.

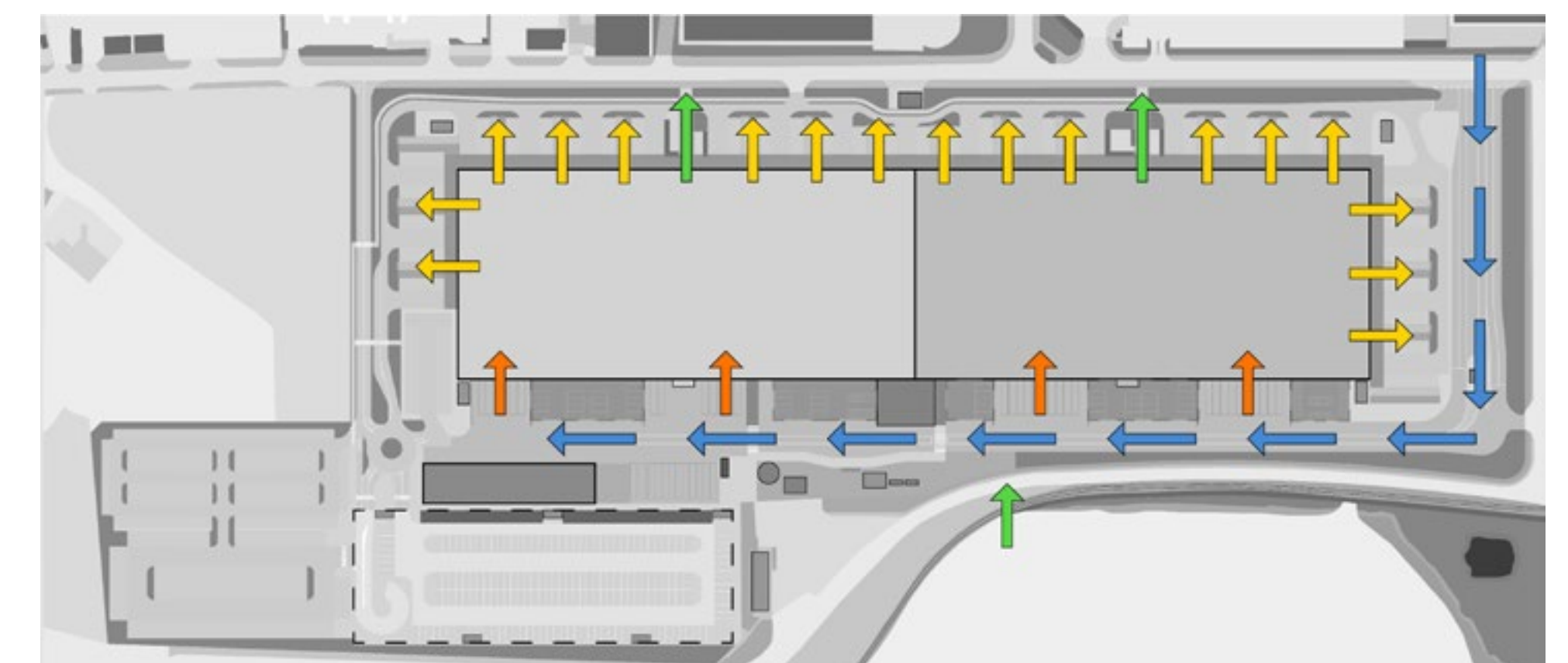
Diagram showing different parking areas



- Staff/Customer Parking
- Goods Delivery Yard
- Customer Collection Bays
- Cycle Parking Including Cargo Bikes

The site will provide 1200 vehicle spaces comprising staff and customer parking and goods delivery and collection spaces. A proportion of all spaces will be provided with electrical charging facilities and the site will also provide cycle parking and spaces for cargo bikes.

Diagram showing flow of goods in and out of the site



- ↑ Goods Entry Into Site
- ↑ Goods Transfer Into Market
- ↑ Goods Collection by Vehicle
- ↑ Goods Departure on Foot/Cycle

The site layout is designed to provide an efficient process of bringing goods in and out of the site. Goods enter the building via a separate goods yard and access route to the north. Goods are then collected by customers from the collection bays around the front and sides of the building.

7.0 THE PROPOSALS

Customer Journey

Once in the market buildings, customers will be directed to the buyers walk containing shops and stands. For customers with larger orders the intention is they will be able to place their order and then drive to dedicated collection bays to collect. A similar service would be available if ordering online – much like click-and-collect services offered in other retail environments. For those customers arriving on foot or bicycle, they will be able to collect their goods at the point of purchase and leave site. It is proposed to take advantage of the markets being next to each other by offering a consolidation area where orders from both markets can be picked and packed together for outbound delivery. We are also providing dedicated cargo bike parking areas with refrigerated lockers for goods collection.

Staff Journey

Staff arriving on foot or bicycle will enter via the dedicated entrances off Chequers Lane and come into the building reception areas. From here, they can proceed to the staff welfare areas and their own premises. Staff arriving by vehicle will enter at the southernmost access point and drive to the parking areas in the south-eastern corner. From here, they can enter the building via the rear or front entrances.



Illustrative view towards market main entrance



Illustrative view of bicycle parking area



Illustrative view of rear entrance into Billingsgate Market

The Buyers' Walks

Customers will be able to use the markets in much the same way as they do now with the ability to visit shops and stands to see the food products on offer. The markets are an opportunity for businesses to provide an enhanced customer experience and provide a modern retail environment which is enjoyable and meets the latest health and safety regulations.



Illustrative view of Smithfield Market buyers' walk



Illustrative view of Billingsgate Market buyers' walk

8.0 TRANSPORT

The new markets will incorporate modern methods of managing logistics operations and ways of working in addition to providing infrastructure improvements to the local transport network and supporting alternative and sustainable modes of travel.

Modern logistics strategies:

- Enabling click and collect for easier collections and managing peak times
- Provision for third party logistics and consolidation operations for coordinated deliveries
- Vehicle scheduling and booking management to ease traffic impact at peak times

Road improvements to the local road network comprising:

- Provision of cycle lane on Chequers Lane, Choats Road and Choats Manor Way
- Lead in entry lanes on the site to avoid queuing on public roads
- Bringing Chequers Lane up to adoptable standards

Facilitating alternative and sustainable travel modes:



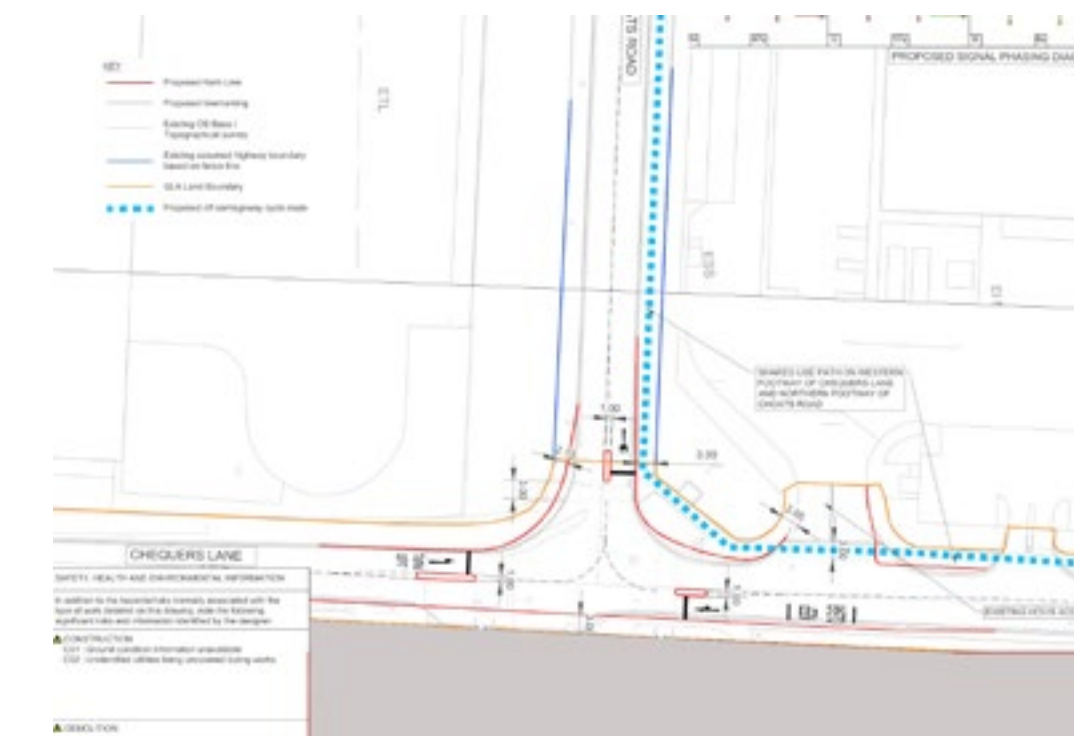
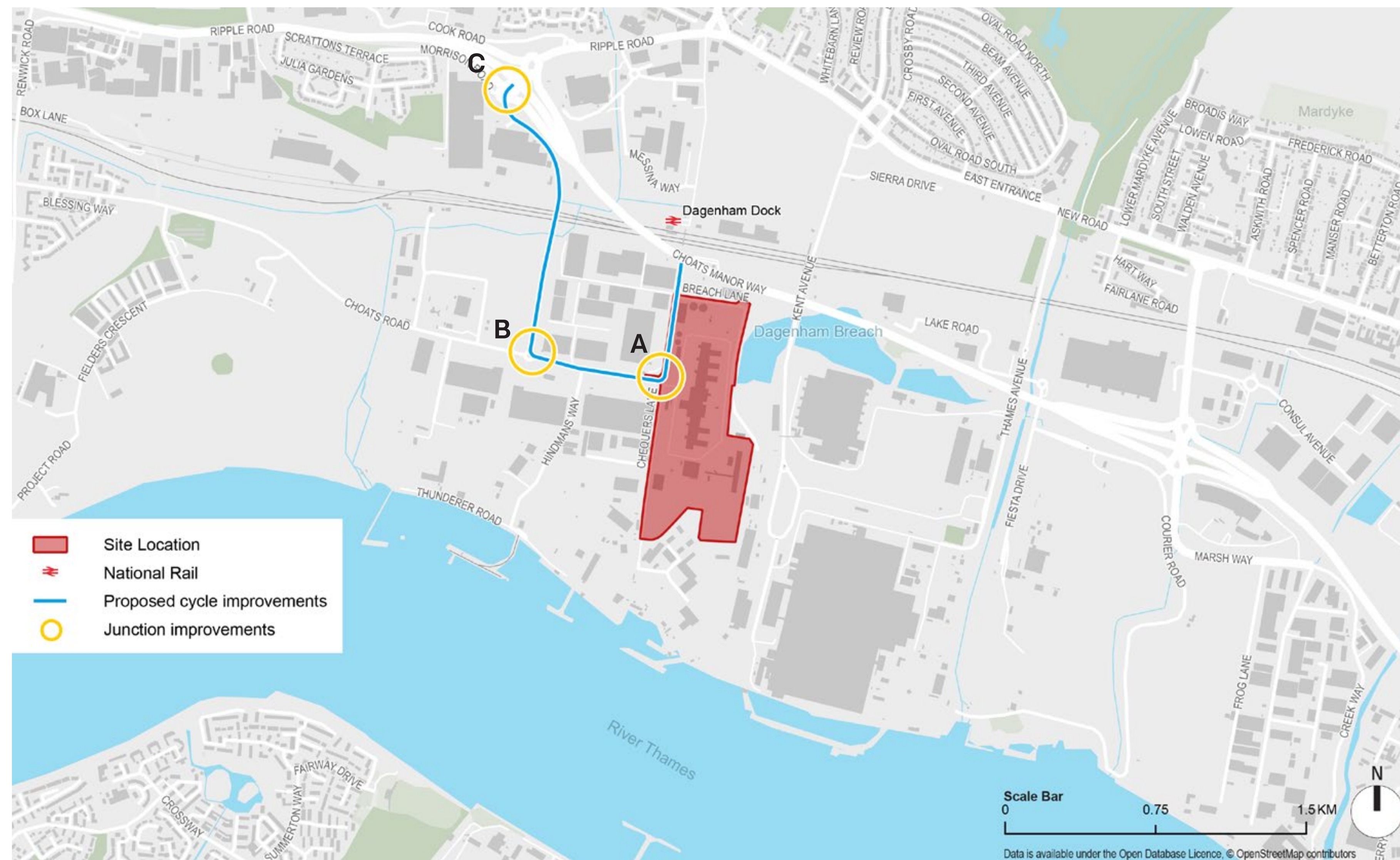
On-site provision for cycle parking, cargo bikes and supporting facilities



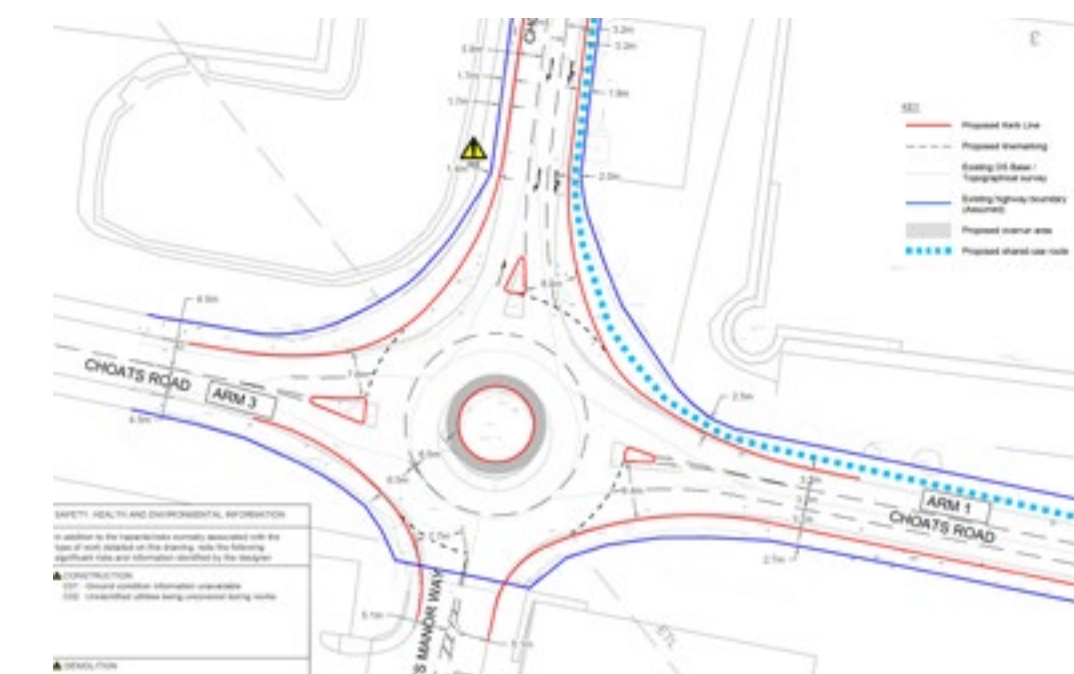
Provision for electric vehicle charging to improve air quality



Shuttle bus contributions and provision onsite to accommodate shuttle bus trips and public transport



A: Signalisation of Choats Road / Chequers Lane junction



B: Junction improvements to Choats Road / Choats Manor Way roundabout



C: Junction improvements to Goresbrook Interchange

A market for everyone

Smithfield and Billingsgate are more than just markets, they are part of our national heritage. It is vital that when the new location is open for business, it is accessible to as many people as possible. An inclusive market will attract new business for tenants and create opportunities for future generations.

This project provides a unique opportunity to design a market space serving a greater number of people and increase the diversity of its customer base. Markets are exciting, busy and vibrant environments, but for many people they can be difficult to navigate, noisy and overwhelming. The City of London Corporation recognise that for the markets to grow in a sustainable way, they must make it as easy and welcoming as possible for everyone to visit. This is one of the key driving forces behind using the principles of inclusive design.

What is inclusive design?

Inclusive design is about making places where everyone feels welcome regardless of who they are, where they come from or what their circumstances are.

Many older buildings are not designed to accommodate everyone. People can be excluded from a building for a variety of different reasons, such as their age, disability, sex, gender, background, faith, or neurodiversity. For example, a wheelchair user may not visit a shop where the entrance has a step. Similarly, a person wearing a hearing aid may not go for a coffee with a friend because the café is too noisy.

The purpose of inclusive design is to provide a high-quality and enjoyable experience for everyone. It follows clear guidelines to ensure buildings are accessible and inclusive to the widest diversity of users.

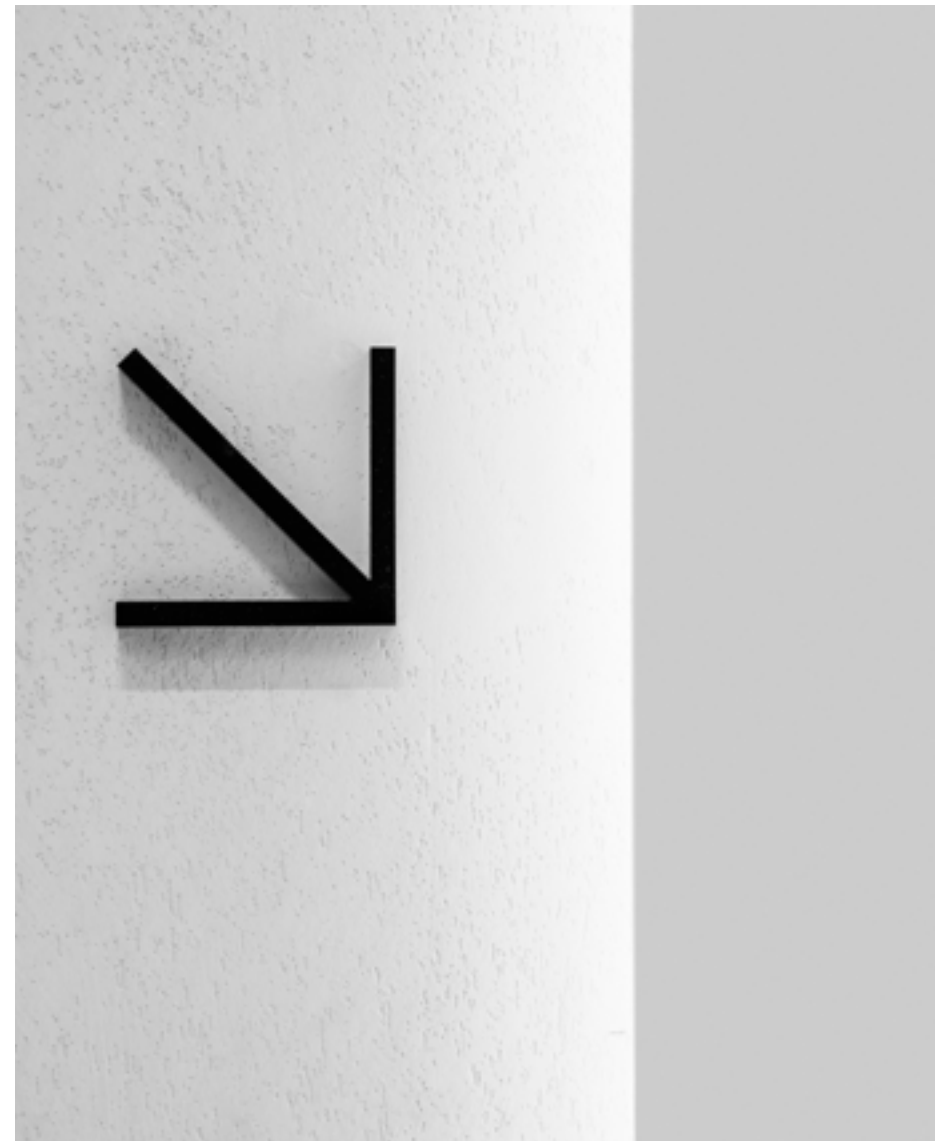
How can Smithfield and Billingsgate markets be inclusive?

This is a huge project, and it comes with significant challenges, however the City of London Corporation and its design team are committed to making Smithfield and Billingsgate Market inclusive to everyone.

Leading inclusive design consultancy Motionspot, have been engaged to help lead on the project to identify potential barriers and opportunity for improvements. We also need to hear from you. This public exhibition is part of a series of public events to give you the opportunity to tell us what you want.

A few of the challenges:

- Accommodating the large number of vehicles on site and finding accessible parking spaces.
- Travelling long distances inside the building. Very large buildings are particularly challenging for people with mobility and sensory disabilities.
- People are likely to get lost inside large buildings, particularly if signage is unclear and there are no landmark features to help guide you. Good wayfinding and signage is helpful for everyone, and reduces anxiety and confusion.
- Accessing nearby essential facilities such as accessible toilets, and easy wheelchair accessible routes to safety in an emergency.
- Considerations for food hygiene, cultural practices, safe spaces for vulnerable groups.
- Market halls can be difficult for people with sensory disabilities. Noise, lighting, and smells can be overwhelming for some people.
- Providing spaces for the diverse community of people using the building e.g. inclusive and accessible toilets, parent rooms, multifaith spaces and ablution facilities.



What are we doing (and how you can help...)



Independence and mobility: For people who arrive by car or van, we are including ground floor wheelchair accessible parking spaces with electric charging near the entrance. For other passengers, there will be spaces to park adapted bicycles and a shuttle bus pick-up and drop-off point outside the entrance into building. Walkways are wide, free of clutter with resting points to sit along the route.



Basic sanitary needs: There are **accessible toilets** throughout the building, including a larger **Changing Places Toilet** so that people with profound and complex learning disabilities or physical disabilities can visit the markets.



Logical signage and wayfinding: We will use large and clear directional signage, digital navigation technology and use colour, graphics and landmarks to help people find their way around inside the building.



Supporting communities: There will be a multi-faith prayer room designated for faith practice, ablution facilities attached to prayer rooms used for Islamic prayer with separation between men’s and women’s facilities. A quiet room also provided to help with migraines and sensory overload. There will be **educational facilities** including a food school and business courses to build knowledge and strengthen skills.



Sensory accessibility: We are keen to understand a balance between designing a lively and vibrant market with spaces that are accessible for everyone.



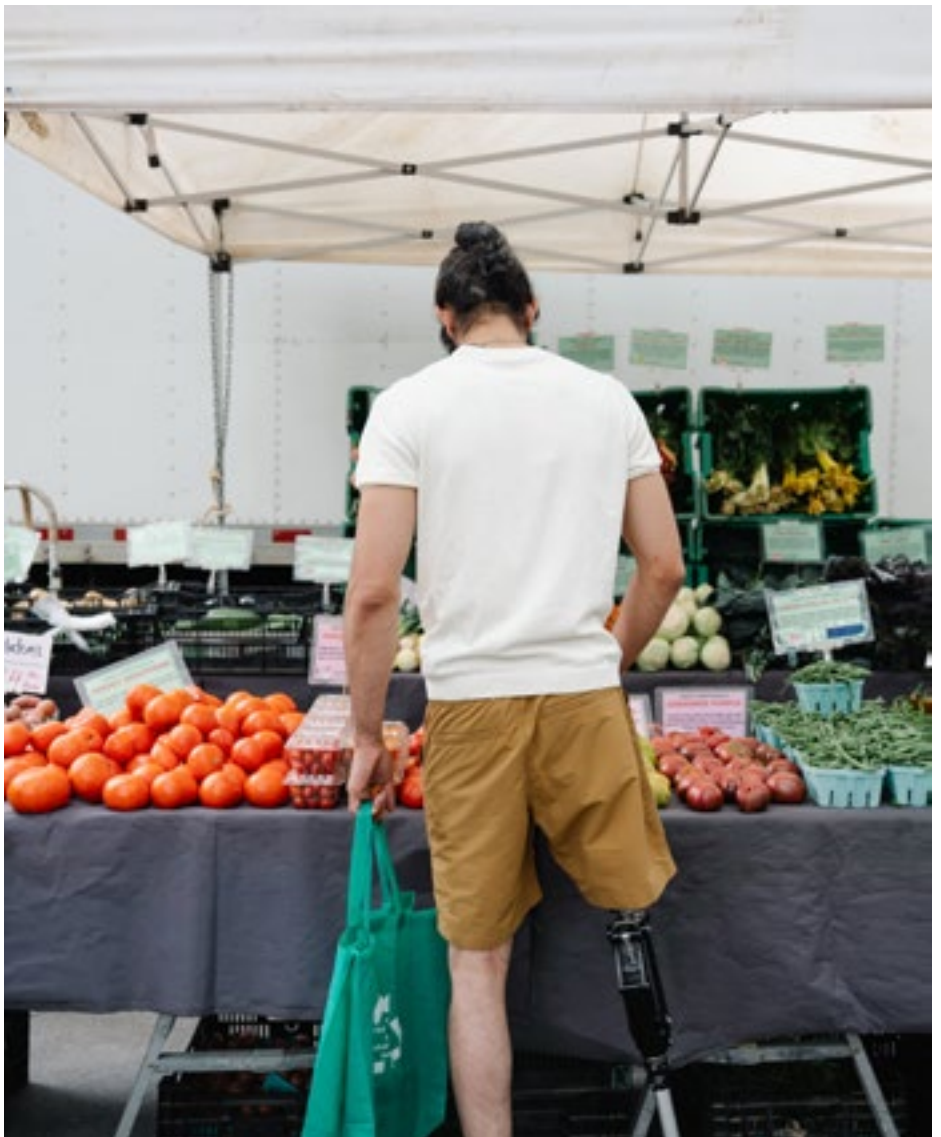
Accessible wellbeing: The markets will have comfortable spaces for people to relax and enjoy themselves.



Safe and dignified evacuation and safety: Whatever your circumstances, everyone should be considered in an emergency, whether that’s providing evacuation lifts and safe places to wait, or clear routes for paramedics if someone has a fall.



Asking the experts (that’s you!): Inclusive design consultants, Motionspot, will be working with traders, General Managers, and supporting the City of London Corporation and their design team, to ask members of the public so that everyone can have a say in the future of Billingsgate and Smithfield markets.



11.0 WHAT IS THE CITY OF LONDON MARKETS FOOD SCHOOL?

Recognising the importance of education to the future prosperity of the markets and competitiveness of its traders, the City of London Corporation's vision for the new food school is:

- To train tomorrow's market traders, providing the skills required to develop our future butchers, fishmongers, and fruiterers.
- To develop a food skills & education programme to support & enhance the Markets Co-Location Programme (MCP).
- To complement and realise the wider benefits of the MCP to regenerate the food offer in Barking & Dagenham.
- To develop and deliver ambitious and attractive food & beverage facilities which will attract investors, partners, and businesses to the borough and engage local stakeholders and the community.

The New Food school will bring the following key benefits to its new site in Dagenham:



Industry Innovation Hub: This will be an ideal setting for innovation in the food industry. The proximity allows for collaboration and idea exchange.



Workforce Development: The school will serve as a resource for workforce development within the food industry. Training programs, workshops, and apprenticeships provide upskilling opportunities.



Market Competitiveness: We will provide education and training from an on-site facility to enhance the overall competitiveness of the wholesale market.



Promotion of Quality Standards: The on-site food school will promote high-quality standards in food production, handling, and on-site distribution, elevating the overall reputation of the market and its traders.



Economic Boost: The presence of the food school will attract attention and interest to the wholesale market, potentially drawing in more visitors, buyers, and investors.



12.0 SUMMARY OF BENEFITS



Bringing the wholesale markets together will secure the future of London’s wholesale markets by creating a modern, sustainable food centre for London and the South East. This programme stands as an opportunity to enhance the social, economic, and environmental benefits for the London Borough of Barking & Dagenham.

These markets serve as focal points for social interaction and commerce, fostering a sense of belonging and pride within the local community. The integration of our markets into the wider transport network enhances accessibility and connectivity, facilitating the flow of goods and people across boroughs. Importantly, these markets generate employment opportunities and serve as hubs for training and apprenticeships, empowering individuals with valuable skills and pathways to economic prosperity, enhanced social value and community cohesion.

Overall, the move is expected to generate expenditure totalling circa £2.9bn across the UK economy each year, with £800m of this going to Barking & Dagenham directly, supporting 11,800 jobs.

For context, Billingsgate & Smithfield currently have an annual expenditure of £1,67bn of which £1.07bn is in London and £600m is in the local boroughs. These two markets provide jobs of 7,850 nationally, of which 4,040 are in London and 3,010 in the local boroughs.

Opening up all three market sites in the City of London, which will be done in the coming years, will in turn create opportunities to deliver:

More than
 **5,000**
HOMES

More than
 **19,000**
JOBS

36,000  **SQM**
PUBLIC REALM *improvements across the LBBD + the existing sites*

Around **168,000**  **SQM**
COMMERCIAL SPACE *at the new market + existing sites*

Food education and training activities, run in collaboration with Barking and Dagenham Council, are also a key pillar of our proposals for the new market, which aim to improve both health and economic outcomes in the borough.

Data on the London Borough of Barking and Dagenham shows that there is significant food poverty in the borough. This is indicated by high rates of obesity, particularly in the young, and low consumption of fresh food. Co-locating our wholesale markets in this location will provide better access to fresh food in an area which needs it.





13.0 THANK YOU

Thank you for attending our exhibition

We are keen to seek the views of those living and working near to the site, traders and indeed anyone who would use this market in the future.

Specifically, we would be interested to hear your feedback on how the markets can respond to the varying needs of its users, particularly those with physical and hidden disabilities, which the existing markets may not cater for.

We want to hear from you:

-  **Talk to us** here
-  **Fill out one of our surveys**
-  Visit our website: wholesalemarkets.co.uk
-  Email us: marketsprogramme@cityoflondon.gov.uk

*Scan the QR code to
visit our website*

