

Report About Reorganisation of Markets - 1938

CITY OF SHEFFIELD

Report upon the proposals for the Re- organization of the Markets

Town Hall,
Sheffield
May 1938.

E.B. Gibson,
Town Clerk

Date stamp = City Engineer & Surveyor
Sheffield 25th May 1938.

Preliminary Note.

1. The following plans accompany this Report PLAN
marked "A" (prepared in 1934) showing the Markets and other Corporation property within the vicinity of the Markets.
PLAN marked "B" (prepared in 1934) showing the Markets Committee's properties as they would be if the 1934 proposals were adopted.
PLAN marked "C" showing the Markets Committees properties as they would be if the 1937 proposals were adopted
PLAN marked "D" prepared for the purpose of this report.
2. The properties under the control of the Markets Committee which are brought into consideration for the purpose of this Report are:-
 1. Castlefoulds Market
 2. Wholesale Fish Market
 3. Sheaf Market
 4. Norfolk Market
 5. Smithfield Market, and
 6. The Corn Exchange

Dealing with these properties in this order:-

1. Castlefoulds Market

Area	5.040 square yards
Income	£13. 973
Expenditure	£ 5. 586
2. Wholesale Fish Market

Area	727 square yards
Income	£2.861
Expenditure	£1.448
3. Sheaf Market

Area	6.057 square yards
Income	£13.729
Expenditure	£6.509
4. Norfolk Market

Area	3.610 square yards
Income	£10.970
Expenditure	£4.244
5. Smithfield Market

Area	13.457 square yards
Income	£2,349
Expenditure	£953

6. Corn Exchange

Area 3.767 square yards

Income £4.581

Expenditure £1.624

NOTE:- The Income and Expenditure figures are an average (excluding shillings and pence) of the three years ended 31st March, 1935, 1936, and 1937.

The Expenditure figures are exclusive of Loan Charges, which for the current year are as follows :- Interest £ 9. 523, Repayment of Debt £8.592.

The Debt outstanding in respect of the original Markets Sites which comprise the above-mentioned Markets together with the Fitzalan Site, and other properties, amounts to £ 269.167 at 31st March 1938.

The 1934 Proposals for Markets. Re-organization

1. Castlefoulds Market - It was proposed that the new Castlefoulds Market should be located on the site bounded by Exchange Street, Exchange Street, Exchange Place, Sheaf Street, Commercial Street the Sheffield Gas Company's property, Shude Hill and Castlefoulds. This is an island site except for the Gas Company's property.

It was proposed that Broad Street between Castlefoulds and Exchange Place should be closed.

It was suggested that there might be room for building on the frontage to Exchange Street and Exchange Place.

2. Wholesale Fish Market - It was to pull down the present Market, to add to the site therfor to the new Castlefoulds Market site, to pull down the Corn Exchange and to build the new Wholesale Fish Market there. As this was too large a site for this purpose, it was proposed yhat the frontage to Broad Street might be used for shops or business premises that the Corn Exchange be provided on the first floor.

3. Sheaf Market - It was proposed to remove this Market to the Smithfield Market, as area at the Blonck Street end being used for the new market: a further area beyond the Market being reserved on terms for parking vehicles used by the market tenants: the new Market to be laid out in a modern style as an open market with a screen built along the boundry wall of the River Don to protect the Market from dirt and wind.

4. Norfolk Market - It was proposed to pull down this building to offer the site on lease (less the area required for widening Haymarket) for commercial purposes, and to remove the Market to the east side of the Castle Hill Market with a main entrance between the premises of Messers, W. H. Smith & Sons, Ltd., and Messers Wilks Bros, and also to provide another entrance from Castlegate, the New Norfolk Market to be designed to communicate with the Castle Hill Market in two places, of which Market it would in effect be an extension.

5. Smithfield Market - It was proposed to abolish the Fairs and to use part of the sit as mentioned under the heading Sheaf Market, and to let the remainder on lease, e.g., as a Garage and Filling Station with access from Furnival Road, the cover at Station Road level to be let to to the L.N.E.R. for Garage accommodation for the Royal Victoria Hotel.

6. Corn Exchange - It was proposed to demolish this structure and to use the site as mentioned under the heading Wholesale Fish Market.

Points from 1934 Proposals.

1. It is considered advisable to keep all the Markets together and as close as possible, as the frequenter of any Market is a potential buyer in any other market.

2. It is desirable to utilise such land as it is already the property of the Markets Committee for the purpose of the scheme of re-arrangement. The purchase of further lands, probably at a high figure, would increase the loan charges on the New Scheme.

3. The Scheme should be carried out in sections, propably the Wholesale Fish Market and Sheaf Markets would be the most suitable sections to commence with

4. There is little likelihood of obtaining an appreciable permanent Revenue from the letting of the Corn Exchange Hall and the adjoining offices. There is no longer any necessity for this building in the

City.

5. The Corn Exchange would be an admirable site for the Wholesale Fish Market as it is on an island site; it would be quite close to the Wholesale Fruit and Vegetable Market, and also be very convenient for the Railway Station. There will also be a very good entrance from Wharf Street.

6. Additional Garage accommodation is badly needed at the Royal Victoria Station Hotel.

7. A thoroughfare could be made through the New Sheaf Market, if removed to Smithfield Market site, if a footbridge could be built across the River Don and access obtained to that footbridge from the Wicker.

8. If the site of the Sheaf Market, the site of the Castlefoulds Market, the site of Broad Street between these two Markets, and the triangular portion of the highway now used for parking vehicals, were used as a site for a New Wholesale Market for Fruit and Vegetables (a) Shude Hill and Castlefoulds could be widened, say to 50ft, (b) Exchange Place (a continuation of Sheaf Street) could be widened to 70ft, (c) Exchange Street from Castlefoulds to Exchange Place could be laid out on a curve parallel with the curve on the other side of the street, (1) Exchange Street would be improved from a traffic point of view, and (2) two dangerous cross roads could be done away with - Broad Street and Exchange Street, and Wharf Street into Exchange Place.

9. If buildings could be erected on the Exchange Street and Exchange Place frontages the appearance of these streets would be improved.

10. If the Norfolk Market is removed to the East side of Castle Hill Market, (a) land under the Market can be leased to Messrs W.H. Smith & Sons, Ltd, (b) lock-up Warehouse could be provided for some of the Norfolk Market tenants together with a small lift for bringing their goods to the Market level, and (c) the remainder of the area on the Castlegate level could be used as a covered-in Parking Ground from which tolls would be obtained.

The Removal would improve the Castle Hill Market. The loss to the Norfolk Market tenants should not be appreciable as the new Market would be under cover with the Castle Hill Market, a big advantage to frequenters of the Market especially in bad weather.

11. The 1934 proposals mean moving the Market Center a few hundred yards north-east. The Sheaf Market and the Market Gardeners would be a considerable advantage to the new Norfolk Market.

12. If the Norfolk Market were removed to the site adjoining the Castle Hill Market it would enable the land at this place, not required for the Market, to be dealt with - for some time Messrs W.H> Smith & Sons, Ltd., have been pressing for a lease of land here for warehouse purpose.

The 1937 Proposals for Market - Re- Organization

1. Castlefoulds Market - It was proposed that the site of this Market should be appropriated on terms for the purpose of the Transport Undertaking together with the site of the Sheaf Market, and the Wholesale Fish Market (i.e the site suggested in 1934 for the New Castlefoulds Market) and the site of the Norfolk Market, and that the New Castlefoulds Market should be removed to the land in Pond Street belonging to the Corporation or to such part thereof as was required for the purpose; the site being appropriated for this purpose on terms.

2. Wholesale Fish Market - It was proposed to Remove this Market to the Pond Street and associate it with the New Castlefoulds Market.

3. Sheaf Market - It was proposed to purchase the property situate within the Streets, Broad Street, South Street, Park, Granville Hill and Sheaf Street and to remove this Market to part of this site.

4. Norfolk Market - This proposal was the same as the 1934 proposal.

5. Smithfield Market - There was no proposal relating to this Market

6. Corn Exchange - There was no proposal relating to these premises.

Points from the 1937 Proposals.

1. The Norfolk Market does not conform to the Shops Act, 1934, and it is estimated that a sum of from £12,000 to £19,000 is required to be spent to bring the Market up to date in sanitary and other requirements.

2. The Castlefoulds Market is bad from every point of view and needs complete reconstruction on a larger site. Urgent and persistent complaints have been made about the traffic difficulties in Sheaf

Street and Exchange Street caused by vehicals of market tenants. The Market cannot be rebuilt on its present site (as proposed to be extended) without intensifying the present traffic congestion.

3. The Wholesale Fish Market cannot be rebuilt its present site without intensifying the present traffic congestion and it needs rebuilding on a larger site.

4. The re-organisation of the Markets is intimately bound up with the proposed Central Motor Company.

5. The Castlefoulds, Wholesale Fish and Norfolk Markets are old and not up to modern requirements.

6. There appears to be plenty of land at Pond Street for the New Castlefoulds Market and the Wholesale Fish Market and adiquate parking facilities and a covered-in parking place. A good elevation could be provided for these Markets.

7. The site in Sheaf Street would make an exellent site for an Open Market. There is much old property here. A certain amount of leveling would be required

Observations on the Markets - Propsals

1. IT is not thought neccessary for the purpose of this Report to bring under review the several proposals for the re-organisation of the Markets which were made prior to 1934.

2. Castlefoulds Market burst its bonds years ago, and businesses which if the Market was big enough, would be carried on in the Market is now carried on on part of the site of the Sheaf Market, in Premises (formerly shops) forming part of the Corn Exchange building, and in private property in Sheaf Street.

A considerable area of public highway is used for parking vehicles of the market tenants and of their suppliers and customers.

3. Mr Coulton has made enquiries as to the area of land utilised for Wholesale Fruit and Vegetable Markets in other towns and the population served by those Markets, and he reports that in the majority of cases there is such a difference in the conditions obtaining in different towns that he has only been able to take. the four following which are, in his opinion comparable:-

Authority	Estimated Population	Letting in sq yards fruit veg fish growers	Parking	Main Avenues	Roadways	Total area
Nottingham	1,000,000	4,336 898 2,482	nill	3,300	nill	13,552
Birmingham	2,000,000	5,543 - 3,440	nill	-	-	11,120 *
Bradford	500,000	8,385 360	4,330	-	-	22,075
Brighton	250,000	1,493 - 736	2,200	-	-	4,429
Sheffield	1,000,000	4,260 800 420	2,580	2,600	8,780	19,440

* letting area incufficient

4. The area required for Wholesale Fruit and Vegetable and Fish Markets to some extent depends upon the shape of the site. The Nottingham Market is a good example of a modern Wholesale Fruit And Vegetable Market built on a rectangular site.

It is also considered essential that the Wholesale Fish Market sould be associated with the Fruit and Vegetable Market either by being provided on the same site or being placed on an adjoining site.

It is also considered that there should be provided for the Fruit and Vegetable Market ample Warehouse accommodation situate adjoining the Market.

A further desirable provision is a space for growers, where country produce can be sold. In Sheffield this produce is sold in the Sheaf Market.

5. As to the location of a Wholesale Fruit and Vegetable Market, at one time it was essential it should be near the Railway Station because most of the produce came by road and goods were conveyed from Stations to the Market by horse-drawn vehicals. To-day , whilst it is desireable it should be reasonably near to the Railway Station, transportis mainly by road - percentage of rail-bourn goods might be about 25 per cent of the total - the remainder is brought to the market by motor lorry.

6. The present letting areas are as follows:-

Fruit and Vegetable Market	....	....	...	3,560 square yards
Fish Market	...	...	...	620 "
				4,180

In addition;-

Growers occupy	...	...	...	420
Present Parking Area mostly on				
Public Highways is	...	...	...	2,683
				3,103

The present letting areas are those stated on the Castlefoulds, Extension in Sheaf Market, and Wholesale Fish Market, and do not include the premises in the Corn Exchange building and those in private ownership in Sheaf Street used by Wholesale Fruit and Vegetable Merchants.

It is estimated that the letting area of the new Wholesale Fruit and Vegetable Market and the new Wholesale Fish Market should be at least 20 per cent. - this brings the figures up as follows:-

Fruit and Vegetable Market	...	...	..	4,272
Fish Market	...	...	...	744
				5,016

The area to be provided for Growers (420sq yds) and for Parking (2,683 sq yds) remain approximately the same for the reason that the new roadways to be provided on the Markets site will provide considerable area for parking.

It is considered the roadways on the outside of the Stands (but within the Market area) and the Avenues between the stands should be at least 30 feet in width.

Provision is required for Lavatories, Banana Rooms and Attendants Offices, also for the sorting of fruit and vegetables (fruit and vegetable market) and for box washing (fish Market) and refuse from both Markets.

On this basis Fruit and Vegetable Market and a New Wholesale Fish Market is estimated at 20,000 sq yds at least.

7. The requirements for a New Wholesale Fruit and Vegetable Market and a New Wholesale Fish Market are therefore:-

- (a) A site of an area of 20,000 sq yds
- (b) An area for growers - country produce - within the Market
- (c) Ample warehouse accommodation in the immediate vicinity of the Market
- (d) The Market to be located reasonably near to the Railway Station

8. The Wholesale Fish Market is completely out of date, is on a site which is too small for it, and there is considerable traffic congestion due to it.

9. Adequate Wholesale Fruit and Vegetable and Fish Markets are an essential, nay a vital necessity for a large town. They have an important effect upon retail price. They are a most important factor in the maintenance of food supplies. These Wholesale Markets supply a large area round Sheffield.

10. The Sheaf Market at the date of the transfer of the markets from the Duke of Norfolk to the Corporation contained an area of approximately 4,068 sq yds. Some years afterwards it was extended to its present size of 6,057 sq yds, and this area is fully occupied.

It is a most important Market particularly serving the needs of the poorer people of the City, and it would be a great misfortune if its usefulness was impaired. It is the only open Market the Corporation have and the success of the Market atmosphere.

11. Part of the site of the Norfolk Market is required for the widening of Haymarket. The front of the Present building will have to be set back before long.

12. The Corn Exchange is occupied by the Superintendent Registrar of Marriages and his staff and the Registrars of Births and Deaths and the staff engaged on this work and the Marriage Rooms are provided there. Before this Building is demolished other accommodation for this work will have to be provided by the Corporation.

13. Complaints about the smoke and noise from the Fairs held in the Smithfield Market arise every

time they are held, particularly from the L.N.E.R. and visitors staying at the Hotel.

14. The lease of the Sheffield Testing Works falls in on the 25th March 1940. They have enquired about a renewal for a long term to enable them to install new and expensive machinery.

15. It is essential the Retail Markets should be as close to one another as possible the same observation does not apply to Wholesale Markets, except Fruit and Vegetable and Fish, which are generally continues: it is not essential (though it may be desirable) that the Wholesale and Retail Markets should be together.

16. The site in Sheaf Street and South Street is affected by the proposed New Street from Sheaf Street to Duke Street.

17. The approximate area of the Market site on the basis of the widening of Sheaf Street and Exchange Place and Castlefoulds as now recommended is 11,558 sq yds.