

Leadenhall Market SPD

Part 2: Listed Building Management Guidelines

Draft March 2017



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Column base detail

1. Introduction + key partners

Leadenhall Market is a grade II* listed Victorian Market in the City of London designed by Sir Horace Jones, the City Surveyor, and completed in 1881. The Market is a retail centre and is owned and managed by the City of London Corporation.

These Listed Building Management Guidelines are intended to be a tool for the positive, proactive management of Leadenhall Market as a listed building and working market. They provide a structured framework within which informed decisions can be made. They offer guidance on the special architectural and historic interest of the Market, the types of changes that may or may not require Listed Building Consent, and the conditions in which these may be acceptable.

These guidelines are intended as a reference tool and are not intended to replace consultation with the Development Division of the City of London Corporation.

One of the key functions of Listed Building Management Guidelines is to provide clarification as to what types of change may or may not require Listed Building Consent. Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 means that Listed Building Management Guidelines cannot remove the need to obtain Listed Building Consent for works of alteration which affect the character of a building of special architectural or historic interest. These Guidelines provide an assessment of the balance to be sought in preserving the character and special interest of the listed buildings against the pressure for change and offer advice on the responsible stewardship of heritage assets.

Listed Building Management Guidelines provide an opportunity to explore and articulate the special architectural and historic interest of the building and its setting, something that the description in the list entry is not intended to provide. The result should be an informed understanding of the building and the aspects which contribute to its special architectural or historic interest and which should be safeguarded during the management of change.

Listed Building Management Guidelines can only be an informal consensus between stakeholders on the acceptability of change within the building. Section 7 of the 1990 Act provides that Listed Building Consent will be required where works will affect the character of a listed building, irrespective of any agreements between parties regarding the acceptability of the proposals.

Given that guidelines are an informal consensus between stakeholders but can have weight when adopted as a planning policy document, appropriate consultation is a key to their success. The views expressed should represent a consensus reached by all those involved in the production of the document including consultees. The document should also be reviewed on a regular basis.

It is intended that these Guidelines will have the status of a Supplementary Planning Document within the Local Development Framework. They have been prepared in conformity with the Local Plan policies detailed in the Management Strategy in Part One of this SPD.

Key contacts for the Market are as follows:

Role	Organisation	Contact	Queries about
Freeholder	CoL / City Surveyors	Jennifer Lewis Jennifer.Lewis@cityoflondon.gov.uk	Asset management – leases, tenants, projects, licence for alterations
Market Office (Building Manager)	CoL / City Surveyors	Sarah Goddard (Complex Manager) Sarah.goddard@cityoflondon.gov.uk Bryony Andrews (Building Manager) Bryony.andrews@cityoflondon.gov.uk	Day-to-day Market operation (repairs and maintenance)
Local Planning Authority	CoL / Department of the Built Environment	Tony Newman / Development Division Tony.Newman@cityoflondon.gov.uk	Development management, permissions and consent requirements
	CoL / Department of the Built Environment	Tom Nancollas / Development Division Tom.Nancollas@cityoflondon.gov.uk	Listed Buildings, historical research
Statutory Consultee	Historic England	Jane Cook / London Office Jane.Cook@historicengland.org.uk	LBC consultee

As of February 2017

2. How Leadenhall Market operates

Leadenhall Market is a flagship investment asset for the City of London. The Market is home to nearly 50 modern occupiers, predominantly retail and food use, in addition to some bars, pubs, and offices. As well as the quality of its historic environment, the special interest of the Market derives from the fine grain of smaller units and kiosks that provide a diversity and vitality that enhances the bustling commercial character.

It is the City's objective to promote a thriving environment that respects and enhances Leadenhall's unique and special environment and architecture. Indeed, the Market is a long standing retail hub that historically serves to cater to its local businesses, workers and residents, which in turn attract tourists and visitors. With the completion of new tall buildings in the neighbouring Eastern Cluster to the north and predicted increase in the number of office workers, the local area is changing and improving and maintaining Leadenhall Market's special interest and character is a particular priority for the City.

One of the key challenges facing the Market is balancing modern occupational requirements against preserving and enhancing the character of the listed building, such as the requirements for air conditioning, plant and associated infrastructure. Another challenge for the ongoing commercial viability of the Market is the cost of maintaining the building in comparison to that of a modern purpose built development. For example, the Market has ongoing operational requirements, such as the phased cyclical painting and maintenance works that take place throughout the Market every year between January and March.

Leadenhall Market's appearance and atmosphere is vital in ensuring Leadenhall remains a thriving retail destination; however, finding sensible solutions to adapt the Market for commercial requirements is equally important, in order for retailers to flourish in an increasingly challenging commercial environment and choose Leadenhall as a destination of choice – as opposed to local modern developments that are purpose built for the modern occupiers.

3. Leadenhall Market – listed grade II*

Text from the [National Heritage List for England](#): (administered by Historic England):

"Including Nos 89 and 90 Gracechurch Street. 1881, by Sir Horace Jones. Complex of roofed footways with 3 detached portions to south, lined with open fronted shops. External architecture of red brick and Portland stone in thin, classical style. Interior more robust with order of giant Corinthian columns etc apparently all in cast iron with elaboration to octagonal crossing. Simple, arched roof of timber and glass. Main elevation to Gracechurch Street with pair of ornamented 4 storeyed pavilions topped by shaped gables and turrets. Wide entrance with windows over and wide, shaped gable. Other entrances with City arms carved in Portland stone pediment supported on cast iron structure. Modern canopy of glass and iron to shops standing in open.

Listing NGR: TQ3307881055"

Listing

Leadenhall Market is listed for its special architectural and historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). Its management is subject to policies within the National Planning Policy Framework 2012.

The Market is listed at **grade II***, meaning it is classed as a particularly important building of more than special interest.

Extent of listing

The Market's listed status applies to the whole of the building, inside and out, and includes all fixtures and fittings, even modern ones.

Quoted above, the list entry gives only a general description of the building, for official identification purposes. It is not a guide to what is listed and what is not.

Listed Building Consent (LBC)

The Market was listed on 5th June 1972. Listed building consent (LBC) is required for any changes that affect its character as a building of special architectural or historic interest.

LBC ensures the Market's special interest is taken into account when developing proposals for alteration. Consultation with the public, Historic England and other relevant parties is part of the process.

Since 2004 all LBC applications relating to the Market have been approved, following negotiation between parties to develop satisfactory proposals before submission.

Applying for LBC

In the first instance, please contact the Development Division in the Department of the Built Environment for an initial discussion about the proposals. Details of making LBC applications can be found at the following website:

[Submitting listed building consent applications](#)

Leadenhall Market's special interest

A definition of the Market's special interest is given below. Any works to the Market must maintain and enhance this special interest.

There has been a Market on the site since 1321, initially in the courtyard of the 'Leaden Hall', a mansion that became City of London property in 1411. The existing Market is physical evidence of this 695-year commercial tradition (**historical, evidential, communal**) and retail activity continues. Commerce goes even further back to the Roman period, when the site was occupied by the Forum-Basilica (the administrative and commercial heart of Londinium), of which a scheduled fragment is preserved in the basement of one of the Market properties (**historical, evidential**). The ornamental architecture of the existing buildings survives unaltered and give a strong flavour of the civic pride and prosperity of the Victorian City and Britain more widely (**aesthetic, historical**). The designs are an important work by a significant architect, Sir Horace Jones, who had specific associations with the Corporation in his role as City Surveyor (**historical**). Compared with Jones' other Markets at Smithfield or Billingsgate, Leadenhall is unique because it is the only one fitted specially to the existing historic street pattern, a fact betrayed by the crooked cruciform plan (**aesthetic, evidential**). The City Corporation's 1990 scheme of redecoration was based on extensive historical research, provides a consistent visitor experience and greatly enhances the original architecture (**aesthetic, evidential**).

The **Values** are taken from Historic England's *Conservation Principles* (2008), the official framework for defining "special interest". This is the collective term for the sum of all the heritage values explained below.

Evidential value is how much evidence a place can give us about the way people did things in the past

Historical value is how far a place connects us with particular historical people, events and aspects of life

Aesthetic value is how much a place stimulates the senses and the intellect

Communal value is how far a place holds meanings for people and figures in their collective experience or memory

4. Permissions & Consents for work

Listed building consent

Required for any works to the Market that affects its character as a building of special architectural or historic interest.

Planning permission

May be required for change of use and any works that affect the external appearance of the Market, including temporary installations.

Advertisement consent

Will be required for any new advertisements beyond the agreed templates outlined in the guidelines below.

Scheduled Monument Consent

Will be required for any works affecting the scheduled ancient monument in the basement of No. 90 Gracechurch Street

All applications are processed in accordance with the National Planning Policy Framework, London Plan, City of London Local Plan and any other material considerations. The policy framework is set out in the accompanying draft Leadenhall Market Character Summary and Management Strategy SPD.

Public access and accessibility

Opportunities will be sought to obtain public benefits from developments in the vicinity, such as archaeological interpretation or public access to currently hidden areas. Works that preserve and enhance the special interest of the Market will be favourably considered, e.g. reintroduction of original features such as the wood block floor.

Unauthorised works

Information on breaches of planning control can be found at the [Planning Enforcement](#) pages on the City Corporation's website.

Consent requirements are indicated in the guidelines below.

5. How to use these guidelines

Detailed guidance on types of work is given through the 'traffic light' system laid out below, with examples of work that would require no authorisation (green); works where an enquiry should be made before proceeding (amber); works that would require Listed Building Consent (red) but which may be granted where they do not impact on the building's character; and finally works for which an LBC application would be required, which would have an impact on the significance of the Market and could cause substantial/less than substantial harm or loss (black).

Any additional requirement for planning permission is indicated in the column to the right, though the 'traffic light' colours relate only to listed building consent.

Examples of work types and best practice guidance are intended to provide more insight into the reasoning.

If there is any doubt, or the proposal does not appear within the guidelines, please contact the Development Division for advice.

Work type	LBC?	Planning?
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Green

Works that will not require an LBC application	No	No
Examples <ul style="list-style-type: none"> 	Guidance	

Amber

Works where advice should be sought to determine LBC requirements	Enquire	Enquire
Examples <ul style="list-style-type: none"> 	Guidance	

Red

Works that will require an LBC application	Yes	Enquire
Examples <ul style="list-style-type: none"> 	Guidance	

Black

Works that will require an LBC application (possible substantial/less than substantial harm or loss)	Yes	Enquire
Examples <ul style="list-style-type: none"> 	Guidance	

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Alterations to plan form and/or unit volume [major]

6.1 Market exterior

6.1.1 Street elevations and pediments

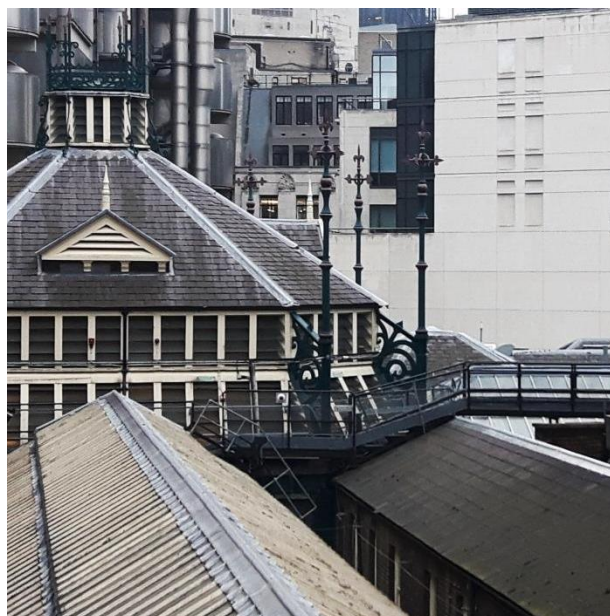


Work type	LBC?	Planning?
Repair [like for like] <div> <p>Examples</p> <ul style="list-style-type: none"> Repointing of brickwork in lime mortar Stone repairs to match existing </div>	No	No
<p>Guidance</p> <p>Repairs should follow conservation best practice and involve the use of appropriate materials, which should be an exact match (i.e. Portland stone, lime mortar, brickwork). Lime mortar mixes should be based on analysis of the existing mortar composition. Where a deviation from the exact specification is proposed, please refer to Repair [departure from existing] below. If there are any doubts please contact the Development Division.</p>		
Decoration [like for like] <div> <p>Examples</p> <ul style="list-style-type: none"> Repainting or regilding </div>	No	No
<p>Guidance</p> <p>For BS/RAL details of the paints used in the Market please contact the Market Office and the Development Division.</p>		
Building cleaning <div> <p>Examples</p> <ul style="list-style-type: none"> Masonry or brickwork using steam or abrasive clean </div>	Enquire	No
<p>Guidance</p> <p>Cleaning systems should achieve a balance between removing areas of heavy staining (which may have a detrimental effect) and preserving patina accumulated over time, which adds to the Market's character. The Development Division can provide advice on appropriate systems.</p>		

Street elevations and pediments (cont.)

Repair [departure from existing]		Enquire	Enquire
Examples <ul style="list-style-type: none"> Use of different stone in pediment repair 		Guidance <p>A change in materials could materially affect the external appearance of the building. Variation in material will normally only be acceptable if it replaces an inappropriate, non-original intervention where removal does not cause further damage e.g. substituting cementitious mortar for lime mortar.</p>	
Alterations [minor]		Yes	Enquire
Examples <ul style="list-style-type: none"> Formation of small openings for servicing Replacing iron rainwater goods with PVC 		Guidance <p>Horace Jones' original designs survive and contribute to the special architectural and historical interest of the Market. Minor alterations should preserve and enhance this special interest.</p>	
Alterations [major]		Yes	Yes
Examples <ul style="list-style-type: none"> Demolition New openings in external walls Changes to design of pediments 		Guidance <p>Horace Jones' original designs survive and contribute to the special architectural and historical interest of the Market. Alterations to them will detract from this special interest and are likely to cause harm and will be scrutinised accordingly.</p>	

6.1.2 Roofscape



Work type	LBC?	Planning?
Repair [like for like]	No	No
Examples <ul style="list-style-type: none"> Re-slating to match existing Replacement glass panels to match existing 	Guidance Repairs should follow conservation best practice and involve the use of appropriate materials e.g. Welsh slate.	
Repair [departure from existing]	Enquire	Enquire
Examples <ul style="list-style-type: none"> Differently sourced slates New types of flashing 	Guidance A change in materials could materially affect the external appearance of the building. Variation in material will normally only be acceptable if it replaces an inappropriate, non-original intervention e.g. substituting Welsh slates for asphalt.	
Repair [structural elements]	Enquire	No
Examples <ul style="list-style-type: none"> Repairs to timber struts and framework 	Guidance Repairs to the roof structure should be sensitively designed and minimise the loss of historic fabric. Please contact the Development Division for advice.	
Decoration	Enquire	No
Examples <ul style="list-style-type: none"> New colour scheme to lantern 	Guidance Decoration of the roof should aim to preserve and enhance its existing character.	

Roofscape (cont.)

Plant [like for like replacement]	Enquire	No
Examples <ul style="list-style-type: none"> Replacement of extractor fan with unit of dimensions and appearance to match existing 	Guidance The dimensions and appearance of replacement plant should conform to that which is permitted. Opportunities for sharing plant services between tenants should be explored to minimise plant at roof level and create a more sustainable solution. Please contact the Development Division for advice.	

Plant [new]	Yes	Yes
Examples <ul style="list-style-type: none"> Installation of extractor fan, associated ductwork and openings through roof 	Guidance Proposals should keep interventions to a minimum, have the minimum possible impact on sensitive areas e.g. detailing and should aim for the maximum discretion. Concealment in existing voids should be the first option. Louvered plant enclosures can be useful ways of concealing unsightly units. Opportunities for sharing plant services between tenants should be explored to minimise plant at roof level and create a more sustainable solution. Please contact the Development Division for advice.	

Alterations [minor]	Yes	Yes
Examples <ul style="list-style-type: none"> Installation/upgrade of fall safe system Formation of small openings for servicing 	Guidance The Victorian profile and design of the roof contributes to the special architectural and historic interest of the Market. Minor alterations should be designed to preserve and enhance this special interest.	

Alterations [major]	Yes	Yes
Examples <ul style="list-style-type: none"> Roof extensions Changes to layout 	Guidance The Victorian profile and design of the roof contributes to the special architectural and historic interest of the Market. Alterations that depart from the existing arrangement are likely to cause harm and will be scrutinised accordingly.	

Advertising	Yes	Yes
Examples <ul style="list-style-type: none"> Any advertisement material 	Guidance Advertisement material above ground floor level is contrary to Local Plan policy DM10.6 and is likely to cause harm to the Market's character, appearance and special interest.	

	Advertisement consent will be required.
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6.2 Windows



Work type	LBC?	Planning?
Repair [like for like] <ul style="list-style-type: none"> Examples <ul style="list-style-type: none"> Timber repair to sash windows Replacement glazing to match existing Guidance <p>These should follow conservation best practice and aim to avoid discordancy. Localised decay in timber windows does not necessarily mean that the whole unit requires replacement. Localised repair should always be the first option.</p> 	No	No
Repair [departure from existing] <ul style="list-style-type: none"> Examples <ul style="list-style-type: none"> Repair with different materials Substitution of different glazing Guidance <p>Variation in material will normally only be acceptable if it replaces an inappropriate, non-original substitute e.g. replacing uPVC with timber sashes.</p> 	Enquire	Enquire
Alterations <ul style="list-style-type: none"> Examples <ul style="list-style-type: none"> New glazing bar profiles New openings for air conditioning units Guidance <p>Any alterations should avoid compromising the coherence of the windows as a group and should respect their traditional form and detailing. Where original windows survive and remain sound these should be retained. Where these have failed and repair or replacement is necessary these should replicate the original design like-for-like.</p> 	Yes	Yes

Windows (cont.)

Double-glazing [slim line]		Yes	Enquire
Examples <ul style="list-style-type: none"> Replacement of single paned glazing with 'slim line' double glazed units 		Guidance <p>A 'slim line' style is most appropriate for a listed building like the Market. Proposals must replicate the reflective character of the existing windows, achieve seamless spacer bars and match other details including beading and horns.</p>	

Double-glazing [other]		Yes	Yes
Examples <ul style="list-style-type: none"> Replacement of single paned glazing with thicker uPVC double glazed units 		Guidance <p>Proposals that involve the need for thicker glazing bars or heavier frames are likely to cause harm and will be scrutinised accordingly.</p>	

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6.3 Market frontages and common areas

6.3.1 Shopfronts



Work type	LBC?	Planning?
Repair [like for like]	No	No
Examples <ul style="list-style-type: none"> Replacement glazing Repainting Cast iron repair Timber repair 	Guidance Repairs should follow conservation best practice and involve the use of traditional materials. BS/RAL paint specification is held by the Market Office and the Development Division.	
Repair [departure from existing]	Enquire	Enquire
Examples <ul style="list-style-type: none"> Different type of glazing Use of new materials 	Guidance Variation in material will normally only be acceptable if it replaces an inappropriate, non-original substitute e.g. plexiglass with glass.	

Shopfronts (cont.)

Alterations to existing shopfronts Installation of new shopfronts (to match existing)		Yes	Yes
<p>Examples</p> <ul style="list-style-type: none"> ▪ Removal of butchers' hooks or other original features ▪ Reconfiguration of openings e.g. removal of glazing bars ▪ Removal of existing shutters ▪ New colour scheme ▪ Installation of new shopfronts to match existing template 		<p>Guidance</p> <p>Shopfronts at the Market follow a cohesive design and colour scheme established during restoration works of the 1990s. Proposals to restore anomalous shopfronts to this design template will be supported. Original features like the butchers' hooks contribute to the Market's special interest and should be retained. Proposals should incorporate enhancements to access where appropriate.</p>	
New shopfront designs		Yes	Yes
<p>Examples</p> <ul style="list-style-type: none"> ▪ Wholly glazed units 		<p>Guidance</p> <p>Proposals for shopfronts that depart from the adopted template will detract from the special interest of the Market and are likely to cause harm.</p>	

6.3.2 Advertisements & signage



Work type	LBC?	Planning?
<p>New fascia or finger signs to match</p> <p>Examples</p> <ul style="list-style-type: none"> New fascia signs in Market alphabet 	No	No
<p>Guidance</p> <p>Signage for new operators should follow the existing Market template, comprising a fascia sign in the correct alphabet (see image above) and small projecting sign if required in the agreed format. Specifics can be found in appendix two. Please contact the Development Division for more information.</p>		
<p>Maintenance of existing historic plaques</p> <p>Examples</p> <ul style="list-style-type: none"> Repairs Cleaning 	No	No
<p>Guidance</p> <p>Maintenance should follow conservation best practice and involve the use of traditional materials.</p>		
<p>Information signs outside the Market boundary</p> <p>Examples</p> <ul style="list-style-type: none"> Wayfinding signage 	No	No
<p>Guidance</p> <p>Any new signage should respect the existing character of the Market and existing colour scheme. New information signs should seek to minimise clutter and avoid becoming visual and physical obstructions.</p>		

Advertisements & Signage (cont.)

A-boards and freestanding advertising		No	No
Examples <ul style="list-style-type: none"> Display of A-boards outside shop units 		Guidance <p>These types of advertisement obstruct the free movement of pedestrians through the Market and can have a particular impact on those with ambulant and visual disabilities. They should not be displayed without the express permission of the City Surveyor (as Landlord) and/or the Market Manager. Any approved signs should be sited so as to minimise any potential obstruction.</p>	
Signage within shopfront windows		Enquire	Enquire
Examples <ul style="list-style-type: none"> Vinyl signs applied to the inner face of the glass Signs hung against the inner face of the window 		Guidance <p>The fascia should be the primary means of denoting the tenant of a unit. Additional signage within the glazing must defer to the overall character of the Market and be no more prominent than the existing fascia sign. Vinyl signage can obscure architectural features of interest and undermine the lively interchange between activity inside the unit and outside in the common areas. Proposals for vinyl signage should be the minimum required and will be carefully scrutinised. LED-based signage will have an even greater impact on the character of the Market and will be scrutinised accordingly.</p>	
New plaques and fixed information signs		Yes	Yes
Examples <ul style="list-style-type: none"> Plaques bearing historical information Fixed wayfinding signage 		Guidance <p>New plaques and signs should be designed to respect the special architectural and historical interest of the Market.</p>	
New fixed advertisements outside template		Yes	Yes
Examples <ul style="list-style-type: none"> New projecting signage in a different design Projecting signage at a different height 		Guidance <p>Advertisement consent may be required. New fixed advertisements beyond the template in appendix two will conflict with the City's advertising policies and may cause harm to the character of the Market.</p>	
Flags		Yes	Yes
Examples <ul style="list-style-type: none"> Installation of flags to advertise unit tenant 		Guidance <p>Except where used for ceremonial purposes, flags are contrary to City of London Corporation advertising policies and will be</p>	

	resisted.
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6.3.3 Market decoration



Work type	LBC?	Planning?
Maintenance of existing scheme	No	No
Examples <ul style="list-style-type: none"> Repainting in specified colours Like-for-like repair to mouldings or other elements 	Guidance Maintenance and repair should follow conservation best practice. Where appropriate, an assessment should be made of whether accumulated paint layers have detracted from an appreciation of the fine details. Please contact the Development Division for a specification of the Market's decorative scheme, including paint numbers.	
Maintenance of scheme [departure from existing]	Enquire	Enquire
Examples <ul style="list-style-type: none"> Use of new materials for repair e.g. fibreglass instead of wood for detailing repairs Minor departures from paint specification 	Guidance Maintenance and repair should follow the existing materials and paint specifications; any deviation from these will need to be adequately justified.	
Alterations to existing decorative scheme	Yes	Yes
Examples <ul style="list-style-type: none"> Different paint colours New detailing New graphic design 	Guidance The Market's decorative scheme incorporates original Victorian detailing and a sympathetic colour scheme introduced in the 1990s. The scheme is considered part of the special interest of the Market. Proposals to deviate from it could cause harm and will be scrutinised accordingly.	

6.3.4 Lighting



Work type	LBC?	Planning?
Maintenance of existing lighting scheme	No	No
Examples <ul style="list-style-type: none"> Replacing a lightbulb 	Guidance The Market should not be over-lit, but should continue to sparkle and enhance its special interest. Consideration should be given to the potential impact of unit interior lighting on the Market lighting within the common areas.	
Alterations to existing lighting scheme	Enquire	Enquire
Examples <ul style="list-style-type: none"> New luminaire specification New casing for luminaire 	Guidance The existing swan neck cowl lights provide both feature and task lighting for the retail units whilst the traditional lanterns provide the ambient light and this hierarchy should not be challenged. Modern lighting technology can be adaptable, easily maintained and sustainable, but can be intrusive and glaring when misapplied.	
Installation of new lighting scheme	Yes	Yes
Examples <ul style="list-style-type: none"> Installation of a scheme of modern light fittings. 	Guidance The Market's lighting scheme should respect its Victorian character and draw inspiration from the traditional 19 th century style of cast iron fitting currently in use. The overarching colour temperature of the Market is a golden and warm yellow/orange probably in the range of between 2500-3000k. Modern, clinical white/blue light (3000-4000k>) would potentially clash with the overarching ambient light and detract from	

	<p>its traditional glow. Examples which could cause harm include new luminaires, internal unit lighting schemes and the installation of LED screen which would detract from this ambience. New lighting scheme should confine themselves to the shop unit, avoiding spill into the common areas, should not be excessive or of a strikingly different colour temperature. All new light should be diffused and should avoid visibility of naked diodes. Heritage LED fittings are available in traditional less incongruous forms and should be utilised.</p>
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6.3.5 Works in common areas



Work type	LBC?	Planning?
Maintenance of existing CCTV Examples <ul style="list-style-type: none"> Replacement of existing cameras and fixings on a like-for-like basis 	No	No
Guidance Any replacement items should be no larger than the existing units and should be coloured appropriately for their location to minimise any visual impacts.		
Unfixed items excluding tables and chairs Examples <ul style="list-style-type: none"> Planters Art installations 	No	Enquire
Guidance Planning permission may be required for new unfixed items within the Market. Clutter should be minimised within the common areas.		
Fixed items Examples <ul style="list-style-type: none"> CCTV cameras Artwork 	Yes	Enquire
Guidance Depending on the proposal, new fixed items should be of discreet proportions and design and avoid conflicting with the Victorian character of the Market.		

Works in common areas (cont.)

Installation of unfixed tables and chairs		No	Yes
Examples <ul style="list-style-type: none"> Seating areas outside A4 uses 		Guidance <p>The provision of seating areas within the Market is subject to the requirement for planning permission. There should be a coherent strategy for outdoor seating areas across the Market in order to avoid clutter and obstruction of the common parts. Those areas that already benefit from planning permission are indicated in appendix one. Please contact the Market Office and Development Division for advice.</p>	
Alterations to ground surface		Yes	Yes
Examples <ul style="list-style-type: none"> Damp proofing works Replacement of cobbles with another paving material Raised carriageway 		Guidance <p>Though installed in the 1990s, the cobbled surface of the Market is Victorian in character and contributes to the special interest of the Market, as does the traditional form and profile of the kerb and carriageway. Alterations to this appearance should conform to this existing character.</p>	
Bollards		Yes	Yes
Examples <ul style="list-style-type: none"> Alterations to or removal of existing bollards Installation of retractable bollards to control traffic flow 		Guidance <p>Bollards are clutter and they should not be installed unless there is a demonstrable highways requirement. For works to existing bollards, please contact the Development Division for advice.</p>	

6.4 Unit interiors



Work type	LBC?	Planning?
Decoration Examples <ul style="list-style-type: none"> Repair or maintenance of existing decoration Installation of new decorative scheme 	No	No
Guidance It is desirable for units to be fitted out to sympathise with the Market's Victorian character; however, in modernised units there is scope for a more contemporary approach.		
Repair [like for like] Examples <ul style="list-style-type: none"> Replacement glazing Repainting Like for like repair of original features 	No	No
Guidance TBC		
Repair [departure from existing] Examples <ul style="list-style-type: none"> Different type of glazing Use of new materials e.g. fibreglass instead of ironmongery 	Enquire	Enquire
Guidance Modernised interiors have more scope for the use of modern materials. Surviving original features should be repaired on a like-for-like basis.		

Unit interiors (cont.)

Minor alterations [servicing]	Enquire	Enquire
Examples <ul style="list-style-type: none"> ▪ Openings for cabling 	Guidance Servicing installations should avoid alterations to any surviving original features.	

Lighting	Enquire	Enquire
Examples <ul style="list-style-type: none"> ▪ Installation of internal lighting scheme 	Guidance Internal lighting schemes, particularly if near the shopfront, can have an adverse impact on the character of the wider Market if inappropriately designed.	

Basement works	Enquire	Enquire
Examples <ul style="list-style-type: none"> ▪ New drainage/groundworks below slab ▪ Damp proofing ▪ Refurbishment 	Guidance Any groundworks in the basements will have archaeological implications – please contact the Development Division for advice. Proposals that increase the intensity of use can have implications for climatic conditions and subsequently heating/cooling, moisture levels and movement of soluble salts, which would need to be considered. Where appropriate, public access to previously hidden areas will be encouraged.	

Basement extension	Yes	Yes
Examples <ul style="list-style-type: none"> ▪ Lateral or downward extension of basement units 	Guidance Basement extensions will have archaeological implications and would also affect the original fabric of the Market's basement structure and foundation. Please contact the Development Division for advice.	

Alterations to original features	Yes	Enquire
Examples <ul style="list-style-type: none"> ▪ Relocation of cast iron stair ▪ Removal of partitions 	Guidance Relocation or removal of original features will harm the special interest of the Market and will require adequate justification.	

Alterations to plan form and/or unit volume [minor]	Yes	Enquire
Examples <ul style="list-style-type: none"> ▪ Subdivision of units ▪ Installation of mezzanines ▪ Installation of suspended ceilings ▪ Installation of bulkheads 	Guidance Except where previously altered, the existing arrangement of the units reflects the Market's Victorian origins and is part of the Market's special interest. Interventions will need to minimise the impact on the existing unit volume and allow for an understanding	

	of the original proportions of the space. Mezzanines or suspended ceilings should be recessed from the shopfront. Where possible the re-exposure of original fabric will be encouraged where it can be shown it will not accelerate decay.
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Alterations to plan form and/or unit volume [major]	Yes	Yes
Examples <ul style="list-style-type: none"> Amalgamation of units Amalgamation of floors 	Guidance Except where previously altered, the existing arrangement of the units reflects the Market's Victorian origins and is part of the Market's special interest. Amalgamation of units or floor levels, or other major spatial changes, are likely to cause harm, affect the diversity of the tenant mix and will be scrutinised accordingly.	

Works affecting the scheduled ancient monument in basement of No. 90 Gracechurch St	Scheduled Monument Consent
Examples <ul style="list-style-type: none"> Basement alterations Damp-proofing 	Guidance Please contact the Development Division and Historic England regarding any proposals for the Scheduled Ancient Monument in the basement of No. 90 Gracechurch Street.

Appendix one: plan of permitted tables and chairs

In production; to be added prior to adoption and publication

DRAFT

Appendix two: shopfront and signage template

The uniform shopfronts of Leadenhall Market are of a consistently high quality and make a strong contribution to its character. They have a consistent original design including some open and some enclosed examples on Lime Street and Bulls Head Passage. Since the scheme of redecoration in the 1990s the City Corporation has successfully operated a policy of reinstating these shopfronts where they have been lost.



A typical shopfront in Leadenhall Market

A typical example is illustrated above. It comprises a painted timber frame (A) incorporating pilasters (B), a decorative iron stallriser (C) and cornice (D) and glazing divided by wooden mullions and transoms (E). A painted fascia board advertises the occupant of the unit in a standardised typeface (F). Level access between shopfront and street is an essential aspect of the design. Examples on Bulls Head Passage retain the recessed storm porch which has the entrance set back from the street in a traditional format. This is an essential characteristic of a number of older shops and its loss can be detrimental to the area's appearance.

The RAL numbers of the paint colours and specifications for the fascia typeface can be obtained from the Market office and/or the Development Division.



In addition to the fascia, the unit tenant can be identified by a small projecting sign with a curved corner.

For further information about the composition of the shopfronts please contact the Development Division.