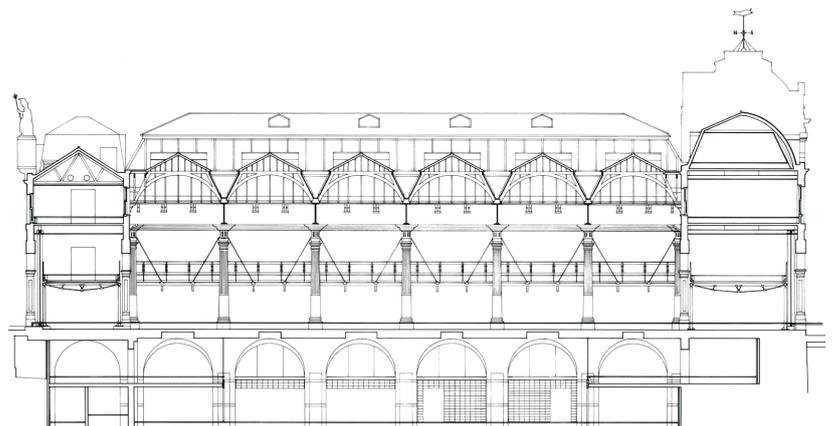




Billingsgate Market

London





Place
London, UK

Date
1985-1988

Client
Citibank/Citicorp

Area
11,200m²

Structural & Services Engineer
Ove Arup & Partners

Quantity Surveyor
GA Hanscomb Partnership

Awards

1990
BBC Design Awards Finalist

1989
Civic Trust Award

RIBA National Award

1988
RIBA Regional Award



Internally and externally, this building is now a homage to values rooted in the past and the requirements of today

BBC Design Awards 1990

Having completed Lloyd's of London, RSHP found that attitudes in the City of London were developing a stronger emphasis on conservation and a predilection on the part of the planners for 'contextual' – often Post Modernist – designs where new buildings were concerned. The practice strongly favoured the retention of historic buildings of quality and agreed to advise the conservation group SAVE on its campaign to preserve the redundant Billingsgate fish market, owned by the City (which proposed to demolish it for redevelopment).

In the event, the market was retained and acquired by a major bank for conversion as a financial-services building. The client sought a large area of open dealing floor space – to which the Victorian structure was ideally suited.

Externally, the aim was to restore lost details and to clean and repair, but to add nothing new. Inside, some changes were needed, chiefly to open up and use the huge basement vaults which entirely lacked natural light. The main floor of the market was uncompromised by the addition of the new galleries which are lightweight and structurally independent of the existing building. One of the most striking internal spaces is the former 'haddock gallery', which was left intact and converted for office use. Close attention was paid to detailing to ensure an immaculate junction between old and new.

Rogers commented on the scheme: 'We sought harmony of modern with old in a single building'.