

The Fruit Market

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The Fruit Market – development parcels



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The Fruit Market is set to regain its fortunes, becoming a regeneration project exemplar, renowned not just in the UK but across Europe and beyond. The Fruit Market will maximise its magnificent waterfront setting adjacent to Hull's striking marina and offers one of the most exciting development opportunities in the region.

Life will be brought back to the Fruit Market in a way that celebrates its rich past - creating a place of distinction whilst retaining its old town charm and character. A new place to live and work complemented by cafe bars, speciality shops, restaurants, and boutique hotels as well as new public space.

Target Outputs

- 5,000 sq m of office accommodation
- 5,000 sq m of workspace, including small offices and managed workspace
- 6,000 sq m of retail and leisure at ground level to animate the streets
- 28,000 sq m of residential (over 400 homes, mix of apartments and town houses)
- Two hotels
- Restoration of the Central Dry Dock
- Decked, on street and courtyard parking to service the community

Progress to date (delivery period 2009 – 2016)

- A detailed development framework for the area has been agreed and forms the basis of the regeneration of the Fruit Market. The area will be developed in two main phases, made up of several schemes
- Igloo Regeneration has been selected as the preferred developer for the largest parcel of land within Phase One (the Central Development Parcel). The architects involved in this parcel are Surface Architects (lead), Bauman Lyons, Hodson Architects and Sarah Wigglesworth
- Development proposals have been received for 4 complementary schemes within the Fruit Market – Central Dry Dock (Wykeland working with architects Chetwoods), Marina Gateway (ispace with architects Urban Edge), Baltic Wharf (Lordsvale with birdjohnson architects) and Wellington Mart (Queensway Properties with architects Ingleby & Hobson)
- 75% of the land assembly is completed
- A robust case has been prepared to make a Compulsory Purchase Order (CPO) to acquire the remainder of land and properties
- Work has taken place to demolish selected property to facilitate essential survey work and site investigations
- An agreement has been made with the fruit market traders for their relocation to a new purpose-built complex at Priory Park, West Hull in 2009



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