

First Floor, Building C – Operational Statement

LabTech

1. This statement has been prepared by LabTech to explain the proposed use and operation at the first floor of Building C.
2. LabTech owns circa 20 acres of real estate in the London Borough of Camden, primarily within Camden Town. Its assets include Camden Lock Market, Buck Street Market and Camden Stables Market as well as Hawley Wharf, which is currently being comprehensively redeveloped.
3. LabTech focuses on both real estate assets and digital technology. Its mission is to integrate the two to help reinforce Camden Town as a world class market retail, leisure, entertainment, office and living destination.

Vision for Camden Markets

4. The market uses at Camden Lock and Stables started in the 1970s and by the 1980s these areas were fully fledged markets.
5. LabTech (formerly MarketTech) has a wealth of experience operating and managing buildings within Camden's extremely popular markets.
6. In order to remain successful and continue to be a key attraction for residents in the borough, Londoners more generally and tourists, the markets require a diversity of quality tenants and a mix of suitable uses to create a strong ecosystem.
7. LabTech's vision is to retain the character and feel of the existing markets by providing a vibrant mix of Class A1, A3, A4 and A5 tenants across the ground floor of the markets.
8. To ensure that retail tenants are attracted which correspond to Camden's character, businesses that produce goods locally are prioritised within the market. In addition there is a particular priority on fashion, furniture, art, leather goods, stationary, florists, confectionary, jewellery, antiques and music retailers. Above all else, retailers within the markets are required to sell high quality goods, including no counterfeit or fur products.
9. To supplement the retailers, food tenants who sell cuisine from around the world are also promoted at ground floor level. This is to attract locals, employees, visitors and tourists of all ages into the market where they will stay for a period of time, enjoy the food offer and purchase goods from the retail units.
10. In addition, LabTech seeks to draw people to the market, particularly during evenings and on weekends, by accommodating a number of leisure operators, which will ensure that Camden Town remains a strategic evening destination, for both locals and visitors. To increase footfall and add vibrancy to the area during the daytime, LabTech also operates co-working space at upper levels within the market under its LABS brand. LABS has been successful in attracting new and growing businesses which complement the character of the market.
11. LabTech's vision is to continue to provide a mix of market, leisure, entertainment and co-working uses at the upper floors of buildings within Camden Lock and Camden Stables Markets. It is considered that these complement the character of Camden Town and will help to enliven both the daytime and evening offer of the market by providing a suitable mix of uses.

Building C

12. Building C is a triangular site located between Camden Stables Market and Camden Lock Market. It is a basement, ground plus three storey building though the land is higher to the west of the site where from Gilbeys Yard access is directly on to the first floor level. The

building was constructed in the early 2000s. A mixture of Class A1, A3, B1 and D2 use were permitted at the property.

13. At the basement is Shaka Zulu, a South African themed restaurant, bar and nightclub. This is accessed from Camden Lock Place. At the ground floor is part of the market with shops and food outlets. There is also an entrance to the second and third floors where there are currently LABS co-working offices.
14. The first floor of the building is currently vacant following the departure of Gilgamesh, a pan-Asian restaurant, in January 2018. The owner of Gilgamesh is currently preparing to open a new concept "Fest", within the Horse Hospital at Stables Market.

Proposed Use / Operation

15. LabTech is seeking to make the most efficient use of the space at the first floor level of Building C to complement the other uses in the market area.
16. In the daytime on Mondays to Fridays the space would predominately accommodate a restaurant. At this stage it is envisaged that LabTech will roll out its 'Pantry' brand (currently operating in Stables market) to operate from the space albeit it will be on a larger scale. The kitchen would be located within the southwest corner of the floorplate, to the rear of the ancillary bar. The menu would include both snacks and hot meals. Customers would have the option of ordering either at the bar or through waiter service.
17. The restaurant would be open to members of the public and advertised as such as well as being available for those working in the LABS co-working space within the building. It is anticipated that some diners would order drinks / food and undertake work on laptops at the same time – as is common within café / restaurants throughout London. As a result of the restaurant location within a building which offers co-working space, it is also planning to introduce a number of booths which can either be used for private dining or meetings. These booths could be booked either through the restaurant or the LABS business depending on who wanted to use them.
18. To make the most efficient use of this floor and enable it to contribute to the markets throughout the day, it is proposed to use it as an alternative use primarily during evening hours (weekdays) and weekends. It should be noted that at certain times, the space may be used for this alternative use during the day time on Mondays to Fridays depending on demand for the space to enable a smooth transition to the alternative use. The proposed fit out includes specialist retractable partitions to enable the space to be reconfigured in a variety of ways and there is a store room within the building which could be used to store tables and chairs when they are not required.
19. The space would be fitted out specifically to cater for the events space including the installation of folding/ moving walls, so that the space could be used flexibly. The folding walls would be able to split the space in to between one and six separate rooms. Therefore the floor could be used for one event or up to six smaller functions at any one time.
20. The space would also be fitted out with a specialist sound and lighting system to allow events to be held without the need to hire additional hardware. LabTech has instructed, an established PropTech company, to undertake this work. The proposed equipment for the main event space would provide a public address system, loud enough to support small club nights or small concerts. Two cameras for event recording would also be included. It is envisaged that any club nights would need to operate within the times and restrictions set out by the former Gilgamesh licence due to the nearby residential properties who Lab Tech have been engaging with as part of this process.
21. As the configuration and audio / visual equipment installed would be flexible, a variety of events would be able to take place depending on the demand for the space. These could include, but would not be limited to, small music performances / theatre / comedy, club nights

/ parties, large presentations, product launches, wedding functions, christenings, bar mitzvahs and presentations.

22. It is the intention that the restaurant / bar area would serve the events space when it is in that configuration. There is another kitchen at the basement level which could also service the first floor if required. LabTech have engaged with an events specialist to advise how the restaurant, kitchen and bar area should be set out and enhanced to compliment the running of events.
23. Although Camden Town is recognised by both the London Plan and Camden Local Plan as having a night time economy of regional importance, something which LabTech's vision seeks to continue and improve, at the same time protection needs to be provided in terms of residential amenity. The nearest dwellings are located to the front on Chalk Farm Road and to the rear on Gilbeys Yard.
24. The proposal is that the events use would be restricted in a very similar way to the previous occupier in order to protect the amenity of the neighbouring properties.
25. Building C is a short walk from both Chalk Farm and Camden Town underground stations as well as Camden Road overground station. A number of local buses also run north / west on Chalk Farm Road and south / east along Castlehaven Road. In addition no car parking would be provided to guests using either the offices or events space. Therefore the vast majority of people visiting the building would use public transport. The underground stations are on the northern line and this section benefits from services throughout the night on Fridays and Saturdays.
26. As all events would be booked through LabTech there would be sufficient holding areas internally, so the events use should not result in any queuing outside the building.
27. During certain events music may be played within the building which was the case with the former operation but all noise would be fully enclosed given that there are no openable windows and there is no external area as part of the demise.
28. LabTech would be in sole control of the events space so would confirm all bookings and would not allow use of the space by unacceptable operators.
29. Staff working in the events space would be trained to ensure that people would leave the building in a quiet, controlled and swift manner so that there would be no harm to local amenity. In addition, LabTech employ security staff 24 hours a day who monitor the area to help ensure that people disburse from the area in a quiet manner.
30. Servicing and deliveries would be carried out in a similar way to the previous use and waste would be dealt with as part of the wider Estate plan..

Summary

31. LabTech is proposing a state of the art fit out of the first floor of Building C. This would enable it to make the most efficient use of this space and, as aligned with its vision, use the upper level of a building for leisure and entertainment purposes to support the daytime uses and enhance the evening offer of the market.
32. During the day on Mondays to Fridays the space would predominately be used as a restaurant to provide both casual and formal dining which could be used by both members of the public and existing occupiers of the building. A unique fit out of the space, including a specialist sound and lighting system, would enable the space to cater for a wide variety of events both in terms of scale and purpose when required. Use of the space for events forms part a key part of LabTech's vision for the market.

33. It is considered that the proposed uses are suitable in this location and that the operational measures put in place would mean that residential amenity would not be adversely impacted, especially given that the space was previously in restaurant use.