

BUCK STREET MARKET

CAMDEN TOWN

TEMPORARY MARKET CONTAINER SCHEME

July 2018

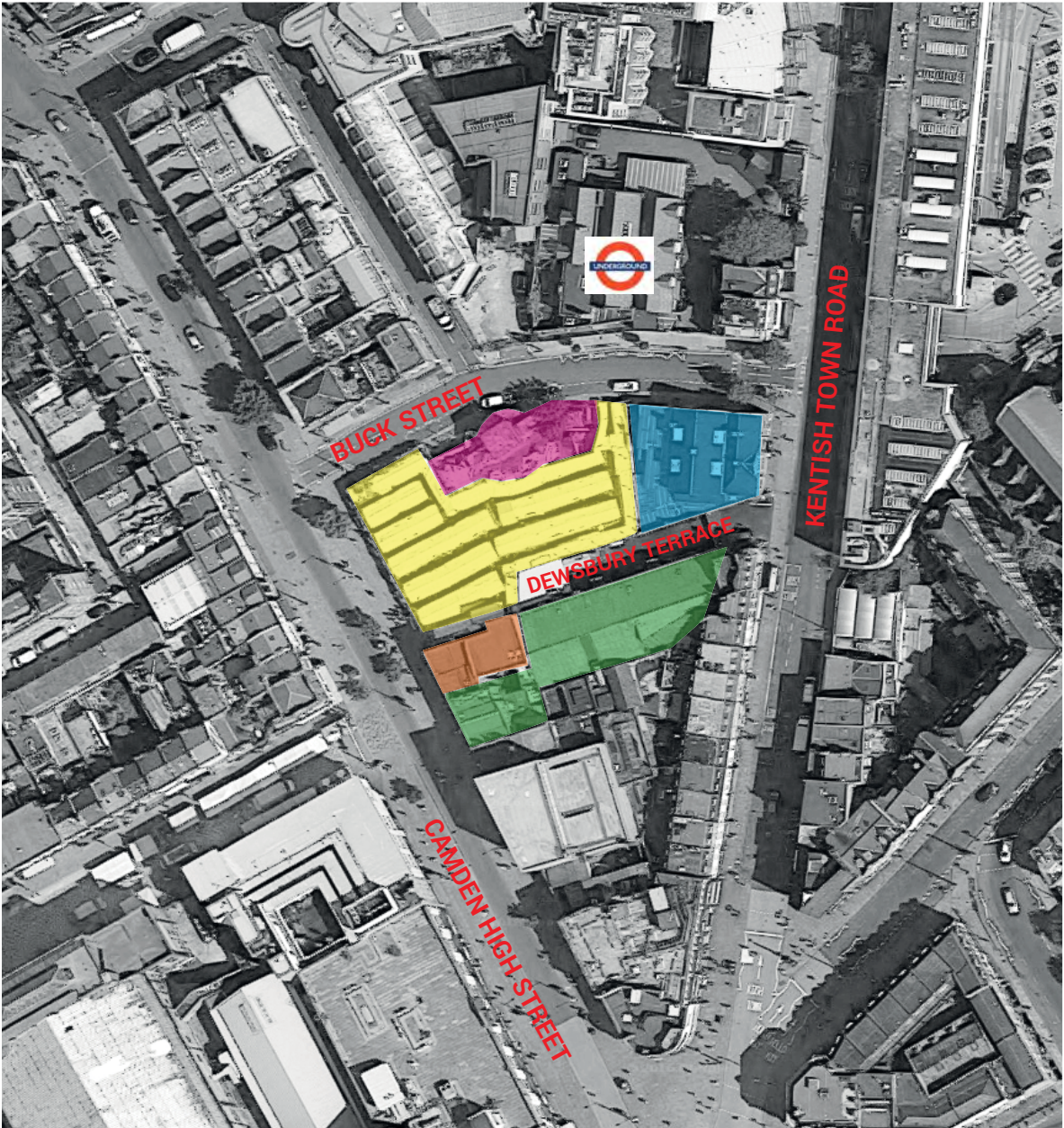
DESIGN AND ACCESS STATEMENT

LABTECH



URBAN SPACE MANAGEMENT LTD.

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- Current Market Space
- Existing Deep Level Shelter Shaft
- Trinity United Reformed Church
- 190 Camden High Street
- Electric Ballroom



Proposal For New LUL Station



The application site faces onto the busy pavement of Camden High Street which is a one way road with bus routes and significant levels of traffic at most times of the day. The character of the area changes quickly to be more of a backwater on turning into Buck Street.
Buck Street Market is located on Camden High Street a short walk from Camden Town Underground station and opposite London Underground Ltd's proposed location of a new entrance and exit to the station on the site of the former Hawley Primary School, in Buck Street.

This Design and Access Statement has been prepared in support of a planning application for the replacement of the current open stall market at 192-200 Camden High Street with a container based set of structures that will house market stalls, an element of food and beverage, seating areas and customer toilets.

The intention is to improve conditions for the visiting public and the market traders while retaining the unique Camden atmosphere.

The application is for a 5 year temporary permission as the site is in the area of influence of the Camden Town Underground development to the North of Buck Street.

The site that is the subject of this application is further constrained by the presence of the Northern Boundary of the WW2 brick ventilation and access structure for the deep air raid shelter. The future of this structure is unknown.

These factors and the uncertainty make it difficult at the moment to bring forward a permanent scheme for the application site.

This temporary application preserves the future opportunity to make a considered urban response to and with LUL as they develop their ideas for the extended station and ticket hall.

This step by step incremental approach promotes the potential to realise a much enhanced public realm in the near future (subject to planning) and during the station development process.

The intention is to provide speedy improvement to an area of Camden High Street and to Buck Street Market without inhibiting the long term plans of the station development.

We seek to make a bridge between today and the bright new future.



A PUBLIC EXHIBITION BUCK STREET MARKET (CAMDEN MARKET)

LabTech Investments invites you to a public exhibition to view the medium-term interim proposals to transform Buck Street Market (also known as The Camden Market).

The plans include retaining a market on the site that is in keeping with the character of the local area alongside a community of independent retailers, street food and social enterprises in transformed recycled shipping containers, not too dissimilar in concept to Pop Brixton but with a Camden-focussed design.

This temporary use, which we anticipate lasting for approximately five years, will retain jobs on site as well as a market in keeping with the history of the area. It will also mean that the market can have a more diverse offering than is currently the case.

The project team will be on hand to answer any questions, talk through the proposals and listen to your feedback. If you cannot attend and would like more information, please get in touch using one of the methods listed below.

T: 020 7612 8472

E: buckstreetmarket@londoncommunications.co.uk

The exhibition will be held at **89 Chalk Farm Road, London, NW1 8AR** (on the corner of Crogsland Road and Chalk Farm Road) on:

Thursday 7 June
4pm-8pm

Saturday 9 June
10am-2pm

During the design development process the temporary application proposals have been the subject of consultation with traders, neighbours, local stakeholders, the Met Police and LUL.

The proposal has been presented at a well-publicised public exhibition and has been discussed with Camden Council officers at two pre application meetings.

1. Early engagement with politicians, site neighbours and key local stakeholders. In October 2017, a meeting was held with the former Cabinet Member for Regeneration, Transport and Planning at Camden Council Phil Jones and the current Cabinet Member for Promoting Culture and Communities Jonathan Simpson to discuss the initial proposals. Meetings were also offered to Camden Town with Primrose Hill ward councillors and consequently Cllr Pat Callaghan attended the public exhibition.

In May 2018, a number of meetings were held with site neighbours in order to present the proposals and gather feedback. Meetings were organised with the Electric Ballroom, Camden Town Unlimited Business Improvement District, LUL and the Met Police.

Emails were also sent to local community and resident organisations highlighting the proposals and inviting them to the public exhibition. If they were unable to attend the public exhibition, an opportunity to meet was offered.

2. Meetings with market traders. Buck Street Market traders were invited to a meeting in June 2018 where the project team presented the proposals in further detail, collected feedback and answered questions. Further meetings are scheduled to be held in order to discuss the submitted proposals in late July and early August 2018.

3. Public exhibition in June 2018. These sessions were held over two days at The Camden Lock Hotel, 89 Chalk Farm Road, NW1 8AR. The intention was to present initial proposals, collect feedback and answer questions. A flyer drop was organised in advance promoting the exhibition dates to local residents and businesses. A quarter page advert was also placed in the Camden New Journal publicising the event one week prior to the public exhibition.

4. Engagement with key local stakeholders following public exhibition. Following the two public drop-in sessions, respondents who submitted detailed feedback on their comments cards and via email were sent a response answering any questions outlining how their concerns were being met.



Views from Buck Street 1973



The site once housed an upholstery workshop and warehouses in the late 19th century which was later replaced by a sack depot in the early 20th century. The site was disused in the 1970s and Buck Street Market emerged in the 1980s following the success of Camden Lock Market.

The existing market variously known as Buck Street and Camden Market has occupied the current site continuously since 1990. Before this time the site was made up of a range of terraced buildings which formed part of the line of domestic scale buildings that stretched north from Inverness Street to the canal.

These buildings were not considered to have significant architectural value and had been allowed to decline in physical condition during the 1950s through to the success of Camden Lock Market in the late 1970s.

In 2010 planning permission was granted for erection of a canopy to cover ground and mezzanine floors and ancillary facilities to an open market.



Images sourced at Camden Planning Department



Initial concept sketches

Over time there have been several potentially attractive ideas for the application site and the work that took place to prepare for an application based on the previous thinking has been used as a base to develop the temporary scheme that is here proposed.

The applicant has identified the opportunities for improvement in the light of existing shortcomings of the current market. Having taken note of the changes in demand as evidenced by consumer and trader trends and having taken account of the potentially short lifespan of the temporary scheme the applicant has worked with suitably experienced specialists to produce the scheme as proposed.

It is felt that the proposal offers an attractive welcoming feeling into the temporary market with a clear and consistent approach to the location of market stalls, open space and clear signage.



Initial concept sketches





Container City

Urban Space Management(USM) has been a prime mover in the creation of attractive, affordable retail initiatives since the company was started by Eric Reynolds in 1970.

Whether the challenge is breathing new life into derelict sites, reviving jaded retail centres, conserving heritage buildings or creating vibrant new places, USM has long and wide experience in practical development, common sense consultancy, hands-on retail management, and bringing national expertise to the local context.

The formula combines imaginative promotion, close involvement with the arts, and above all nurturing of small business, in which a market is often an important ingredient.

Eric Reynolds has been involved in numerous urban regeneration schemes since the early 1970's. His projects include setting up Camden Lock Market, revitalising the Elephant and Castle Shopping Centre, creating Merton Abbey Mills, bringing new life to Spitalfields Old Fruit and Vegetable Market, turning Greenwich Market around, building a new indoor tented market in Swindon, creating a small business centre out of Sneinton Wholesale Mark in Nottingham, devising Gabriels' Wharf and refurbishing Bishopsgate Goodsynd.

He created Container City, USM's design and build side based around re-using shipping containers. He leads the work at Trinity Buoy Wharf, home to London's only lighthouse as a centre for arts and creative activity. In addition he acts as a regeneration advisor across the country and is a trustee of several voluntary bodies.



TEMPORARY DESIGN SOLUTION

The choice of the container based solution for the rehousing of the Buck Street Market has an additional benefit in that the structures can be dismantled and relocated at the expiry of the temporary period.

The quick set up of the containers will minimise the impact to the returning traders.

RECYCLING

The proposed container structure is a particularly green in material terms being 100% recycled. The base material for the structure having had a useful life as in effect packaging and then been repurposed to rehouse the trade and social interaction at Buck Street. And at the end of the temporary period there is the possibility of moving to another site. Finally the structures being capable of being recycled as scrap steel.



Bird's eye view of the proposal





Air Raid Tunnels



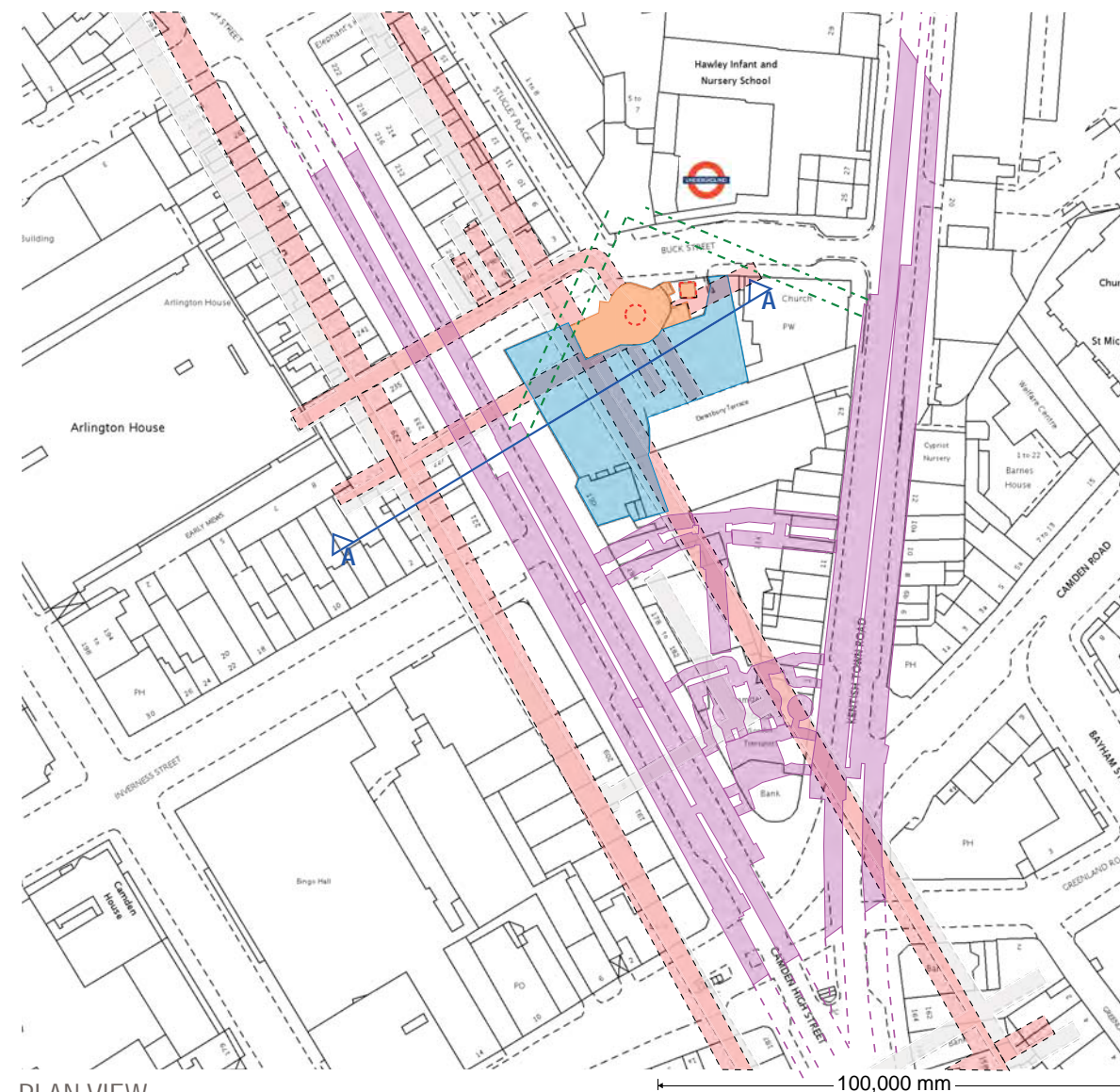
Bunk Beds

The temporary nature of the project coupled with the presence of the underground air raid tunnels and Northern Line tunnels together with LUL's proposals for the new station entrance on the former Hawley Infant School site at Buck Street has lead the structural engineers to seek a method of installation that avoids the need for excavation or piling.

The proposal makes use of the unitary nature of the containers to spread the ground load across the entire footprint.

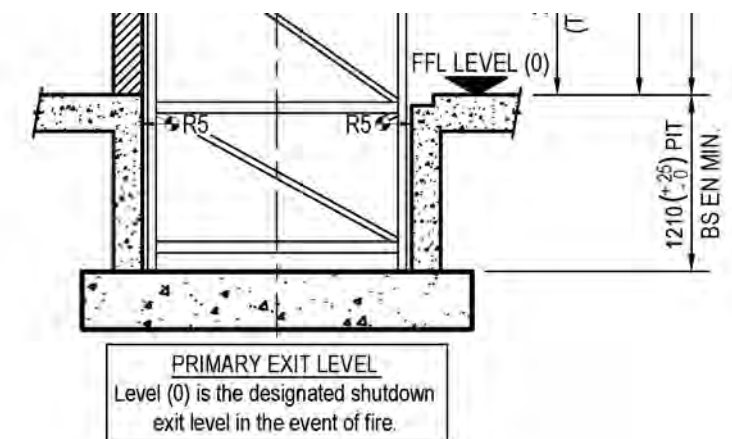
It is expected that with the exception of the lift pit that the existing ground surface should be undisturbed and will not hinder LUL's design.

The proposals have been discussed with LUL as part of the pre-application process.



PLAN VIEW

- SITE
- DEEP LEVEL SHELTER PROFILE
- ABOVE GROUND SHELTER STRUCTURE
- VERTICAL SHAFT PROFILE
- LUL TUNNELS
- NEW "BUCK STREET" UNDERGROUND STATION
- POSSIBLE PROFILE OF NEW LUL STATION TUNNELS



Section Through Lift Pit



Typical corridors through the existing market

Currently the width of the routes through the market are from 1200mm to 1300mm approximatley with the new proposal the minimum width would be 2000mm.

Access to the upper floors from two staircases on the northern and southern sides of the site along with two lifts (1400mmx1100mm)on the northern side of the market will allow for the circulation between the floors.

Access into the containers are flush from the marine ply decking on the upper levels and on the ground level the ashphalt will be ramped 1:12 to level with the container as shown on the section drawings.

The public toilets are located on the 3rd level to allow for disabled access, the A3 units will provide their own.

Floor finishes on the access routes will be timber decking.