



As can be seen from the photographs the current market, which fronts Camden High Street is quite closed in appearance.

At present a potential visitor has a choice of narrow alleys that do not seem to lead to any public space. Customers are faced with a maze which is difficult to navigate at any certainty of covering the total market nor of being sure that they will find a way out.

In contrast the proposal has an attractive welcoming feeling of clarity with an open breathing space for visitors and traders with two layers of terrace, with market and food retail.

These changes reflected the commercial imperative to serve both the needs of the visitors to Camden and the local community.

The present market



Narrow alleys through the market



Preliminary sketches exploring the open public spaces

START UP AND TRADER DEVELOPMENT



Preliminary sketch exploring the open public spaces



The improved market layout and the more weather protected spaces will help to facilitate a programme of craft stall start ups.

The new Buck Street Market will allow the applicant to create a mix of Retail and Food and Beverage(F&B) with a blend of existing and new tenants to the Market selling quality authentic products some of which are products only available in Camden. Several different units are available from customised market stalls to containers or even shared market containers curated with stalls to complement each other.

As part of the consultation process we continue to meet with all the existing tenants to discuss with them their products and businesses, helping advise where we feel change is required and setting clear expectations on trading practices.

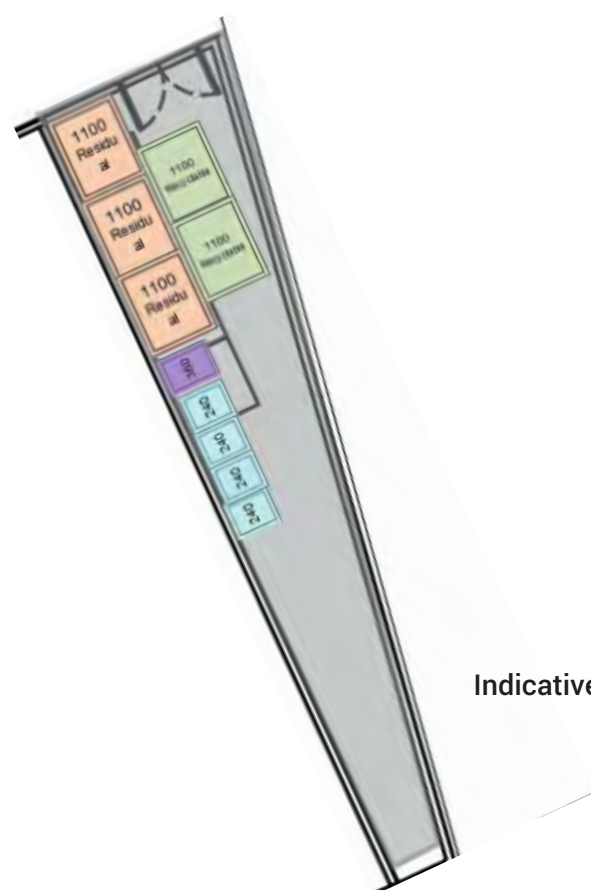
Once the consultation process is completed and we know the remaining spaces we will launch a marketing process to source start-up businesses so that we have a blend of the old and the new in the Market. The tenants will be selected based on our desired mix for the market, removing the duplicity that we currently have therefore encourage the customer to walk the entire market so that they don't miss a thing.

The High Street containers will have more established anchors ideally with a Camden Concept due to the location, but this will also help to drive footfall into this new location. With the different units available this will allow progression for the tenants who start with a market stall to grow with the market so as the market develops they can progress their business on to a shipping container.

SERVICING



The waste will be collected from Camden High Street. The facilities management team will move the bins to the waste presentation area and return them within 30 minutes of collection.



Indicative waste store layout

As the new spaces will be secured over night the traders will be encouraged to store their goods on site thereby reducing the need for daily servicing and vehicle movements.

WASTE

Following the Green Agenda waste will be separated on site into recyclable material and general waste. Food waste will be composted and the resulting material offered to the local garden centres and parks.

WASTE COLLECTION

All waste will be stored on site during the trading day. The applicant will enter into a contract with a licenced contractor for collections via the west entrance from Camden High Street.

LITTER

The market staff will maintain a regular litter picking inspection of the entire premises.

CONSTRUCTION DELIVERY



Process comencing at the factroy



The modules are prefabricated in a factory and delivered to site on standard articulated lorries. Deliveries will be timed to avoid conflict with other road use as per the Construction Management Plan. This will require continual consultation with key stakeholders and the local community.

The container based light touch modular off site construction system will ensure the minimum disturbance to market trade and those who live work and visit Camden Town.

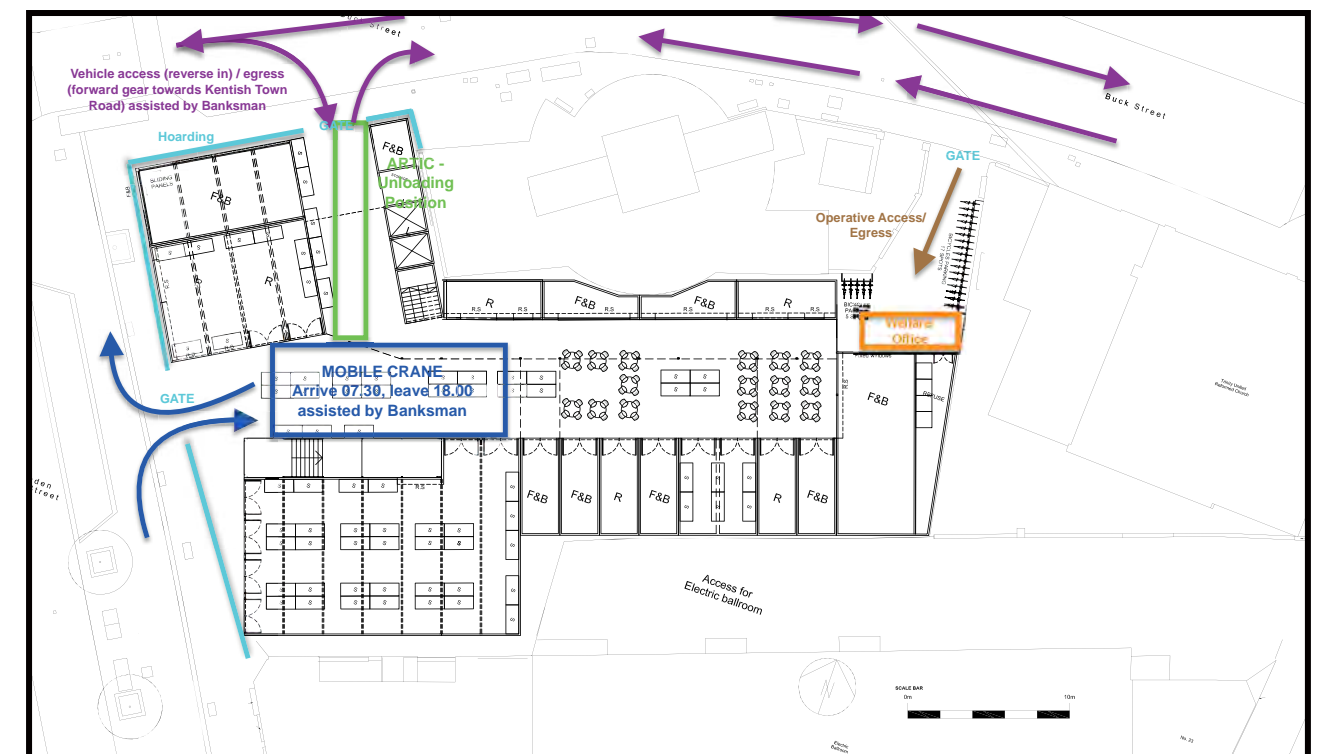
TIMETABLE

Subject to planning the aim is to open the new Buck Street market in December 2018.

The expected time for the project is one week to clear the site, one week to install the container space, two weeks to complete the new ground surface and to complete the service connections.

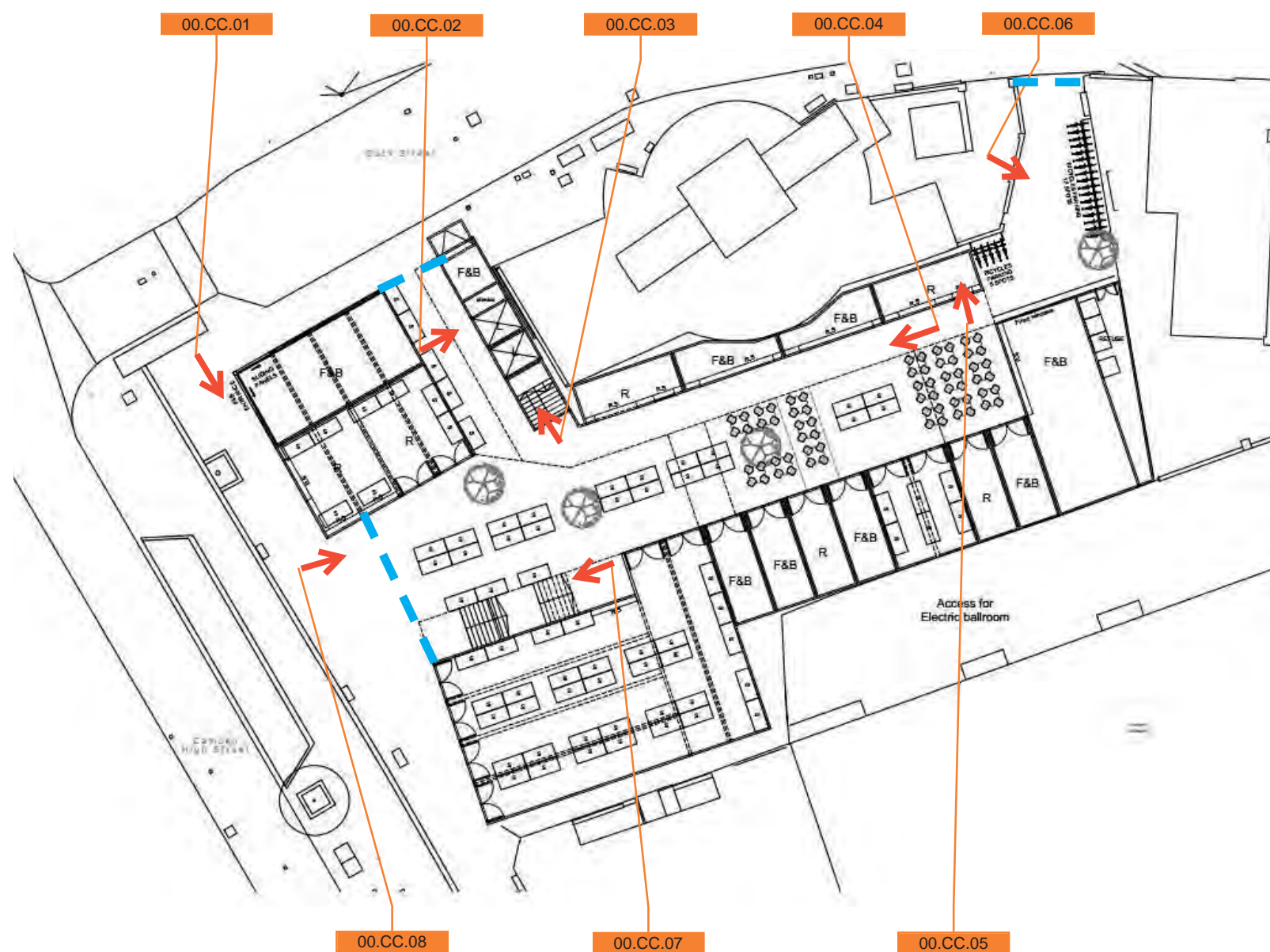


Delivery of modified container on site





Meraki MV Camera



The new Buck Street Market will have 3 security guards on site during opening hours and the CCTV will be connected to the wider Camden Market Estate with a Control Room based in Stables Market that is monitored either on site or remotely 24 hours a day. In addition to Security there will be a Market Management team on site based in the Market Office located on the second level of the Market, they will be supported by the wider Market Management team of the Camden Market Estate based in Camden Lock Place.

At night, and when closed, the site will be secured by external gates and covered by a CCTV system on each level of the market. Each MV camera comes with integrated, ultra reliable, industrial-grade storage. This cutting edge technology allows the system to efficiently scale to any size because the storage expands with the addition of each camera. Plus, administrators can rest easy knowing that even if the network connection cuts out, the cameras will continue to record footage.

Advice has been taken from the Metropolitan Police and applicant's security advisors, as follows,

1. Gates at all three entrances to omit antisocial behaviour during after hours;
2. Gate locks to be LPS 1175 SR1 or SR2;
3. CCTV located in key position and not obstructed by trees and overlooking the bicycle racks;
4. Lighting to be evenly spread to assist the CCTVs at night no bollard lights;
5. Bicycle storage to be Sheffield Cycle Racks;
6. Tree planters to be designed so as not to be used for hiding drugs; and
7. Check no opportunities to jump in to the market from surrounding sites



Location of security gates as recommended by The Metropolitan Police



eColor Graze QLX Powercore – Performance linear exterior LED wall grazing luminaire with solid color light



Linear Lighting Example

The proposal is to focus on low energy subject lighting. For example on stairs and over stalls to minimise light pollution. Individual units will have landlord supplied low energy display lighting with a strict limit to control overall light levels and to ensure energy efficiently.

Mindful of the need to minimise light pollution and energy consumption while providing attractive and effective lighting the project will employ a system of LED edge lighting.

This edge lighting will serve to define the built form and the routes to the various sections of the project. The lighting will be controlled by a dawn to dusk sensor and seasonal time clock.

This edge lighting will be supplemented by the lighting of the various stalls and retail units. This lighting will be influenced by the design ideas of the individual traders. The individual approach will be contained by an energy limit and will be metered to encourage efficiency.

Emergency lighting will be provided by means of a maintained battery system.

Cleaning and out of hours working lighting will be by separate LED floodlighting.

Security at Gate areas will be enhanced by movement detecting lights allied to the CCTV system.



Areas of application

- Replacement for floodlights with halogen lamps
- Public areas
- Building façades
- Architectural lighting

VIEW OF THE PROPOSAL FROM INVERNES STREET

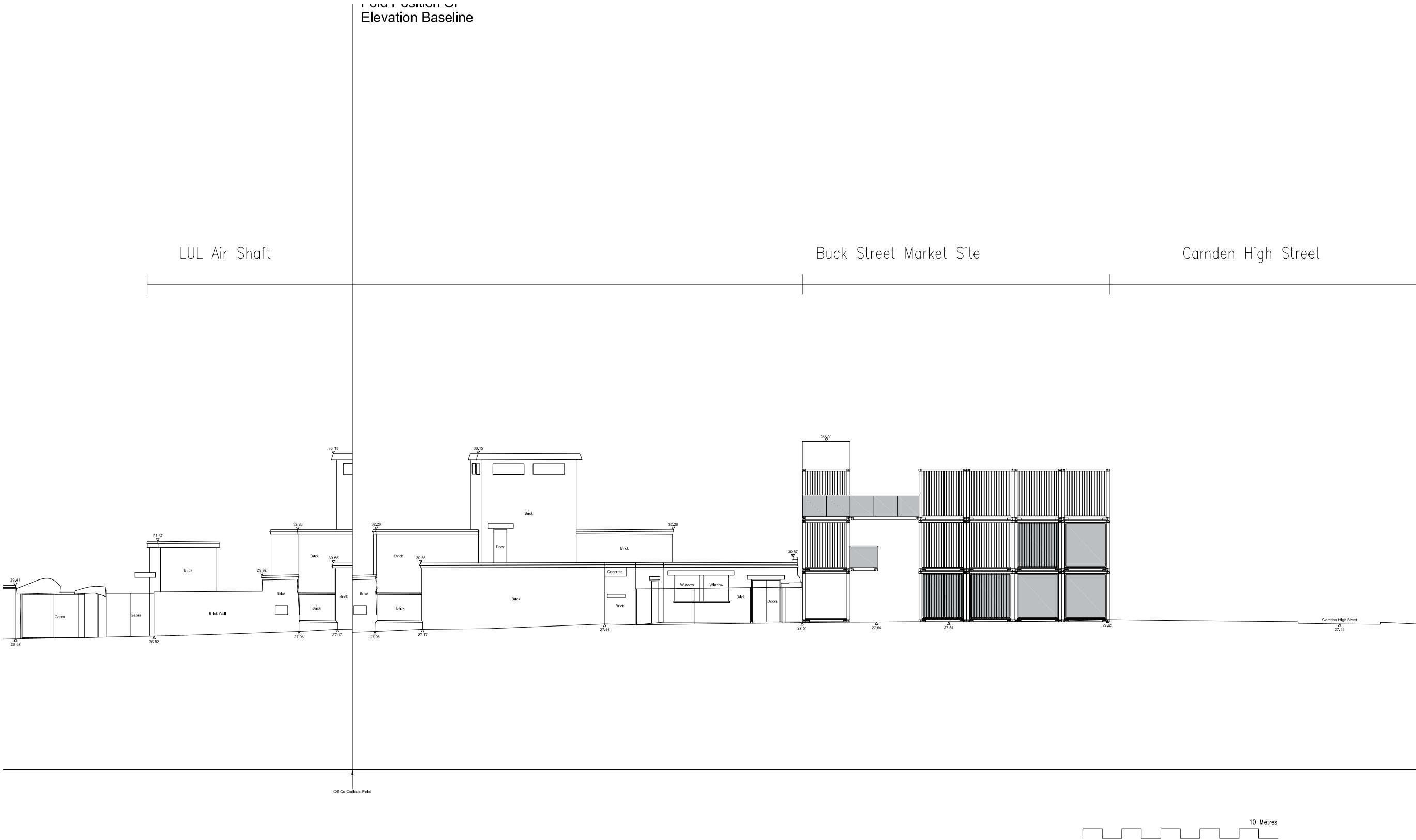


VIEW OF THE PROPOSAL LOOKING DOWN CAMDEN HIGH STREET

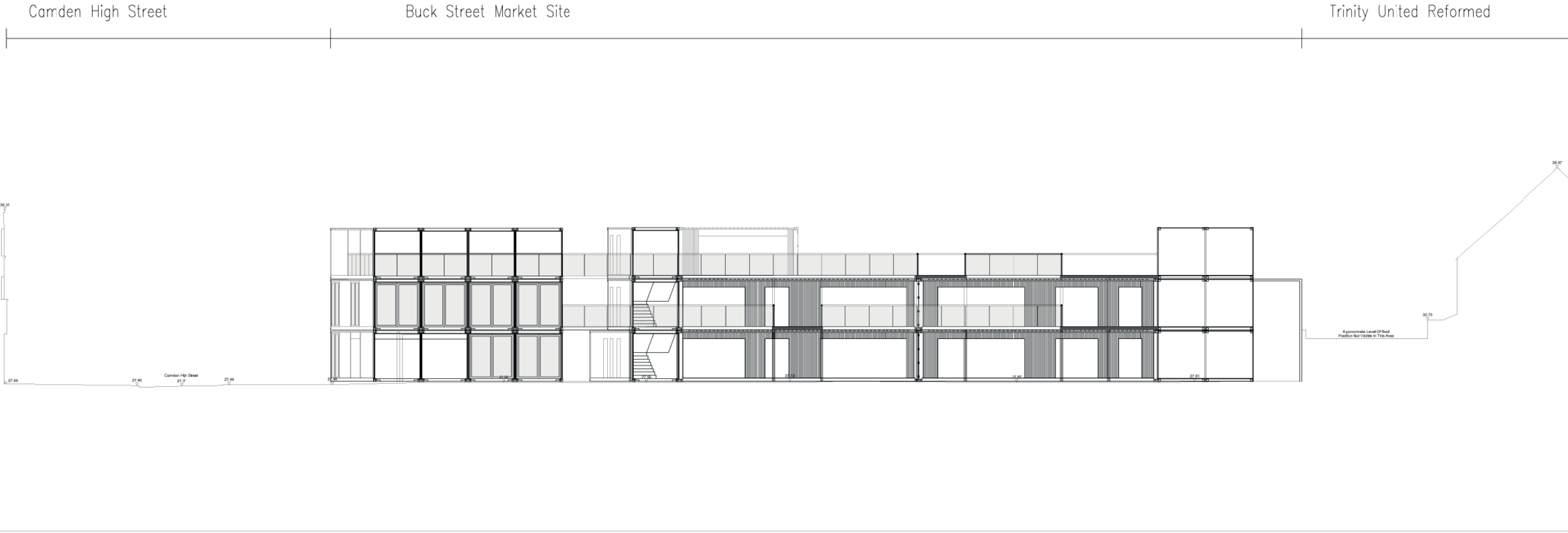




PROPOSED NORTH ELEVATION



PROPOSED SECTION ELEVATION





	GEA area m2	GIA area m2
Total A1	431	378
Total A3/A5	519	455
Ancillary	76	67
Grand Total	1026	900

Existing area = 1020m2

The overall market use is flexible and it is expected that the operators will change from time to time due to the transient nature of the market.



