

# BUCK STREET MARKET

ROOFTOP TENT | DESIGN & ACCESS STATEMENT 2020

Content

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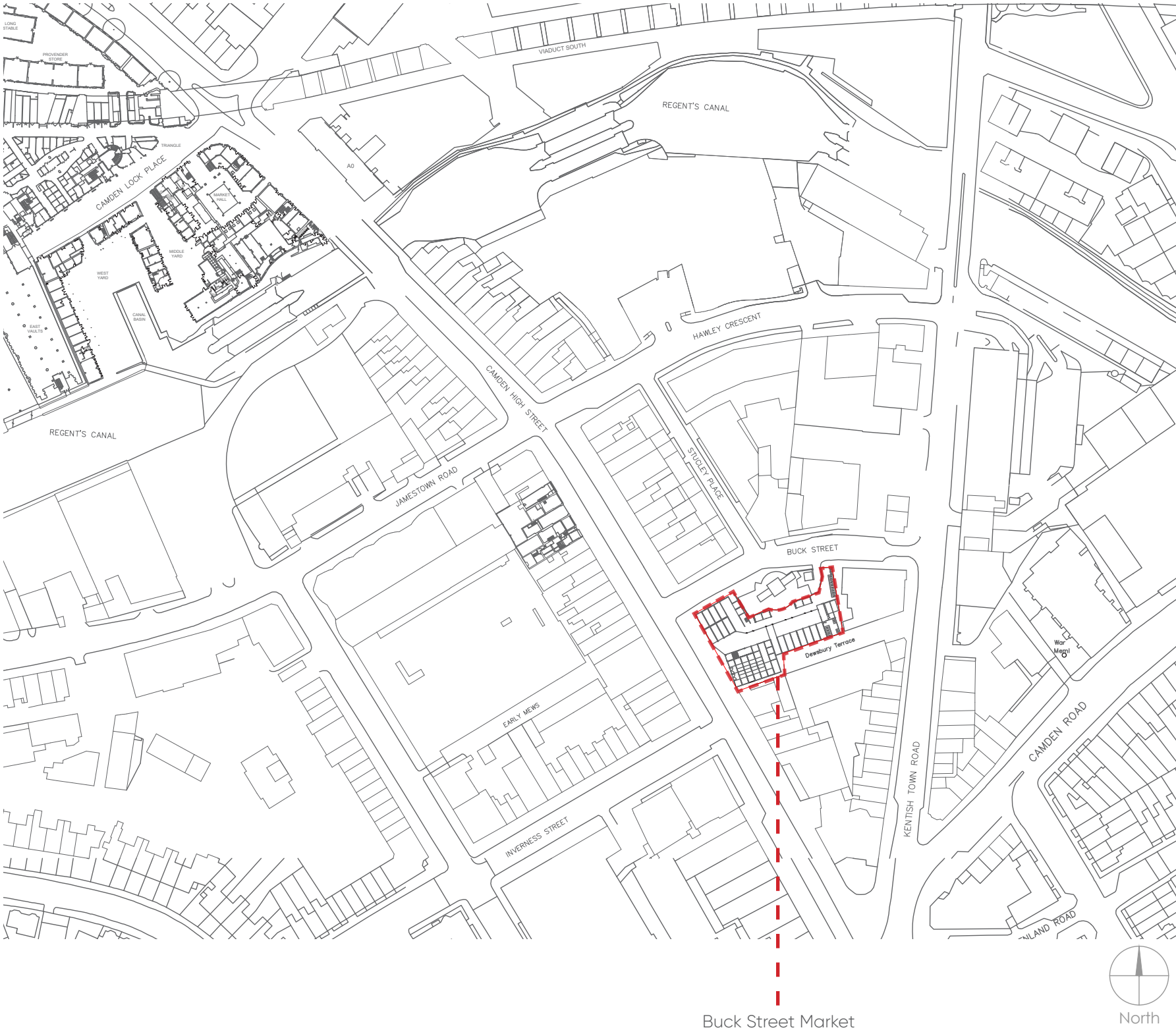
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# 00.00 | Context

## 00.01 Site and Surroundings

The site faces onto the busy pavement of Camden High Street which is a one way road with bus routes and significant levels of foot traffic at most times of the day. The site is more quiet from the Buck Street entrance, as it is removed from the activity on the High Street and thus experiences less footfall.

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.





## 00.02 Market Context

The GLA report 'Understanding London's Markets' Nov. 2017, acknowledges that the markets sector is flourishing, but although many markets are thriving, there are challenges for markets to maximise social value, to evidence it to unlock further investment, and to ensure that the way markets change benefits all Londoners.

Markets are public spaces not only for selling and buying but also with vibrant social character stemming from the range of free activities which happen in market sites. They are historic spaces with a strong place identity for the community that has evolved over time.

Market traders are facing shifts in shopping patterns and competition from discount retailers, supermarkets and the Internet. Markets need to attract people to visit and stay in order to be sustained as successful public spaces.

Further to these challenges, markets at large have been deeply affected by COVID-19. Social distancing rules, common sense, and caution have led to empty units and loss of business.

Camden Market is committed to improving conditions for traders and visitors alike, while building a strong sense of local identity. The rooftop tent will allow visitors to dine outdoors during the winter season and will restore the seating lost due to social distancing requirements.



# 01.00 | Design Response

## 01.01 Proposed General Arrangement

Installation of rooftop tent to be agreed in the positions shown in the layout on this page. The tent would be erected for the winter period from December 2020 and removed in late March or early April 2021.

Capacity: The tent has been designed to restore the seating lost due to social distancing requirements.

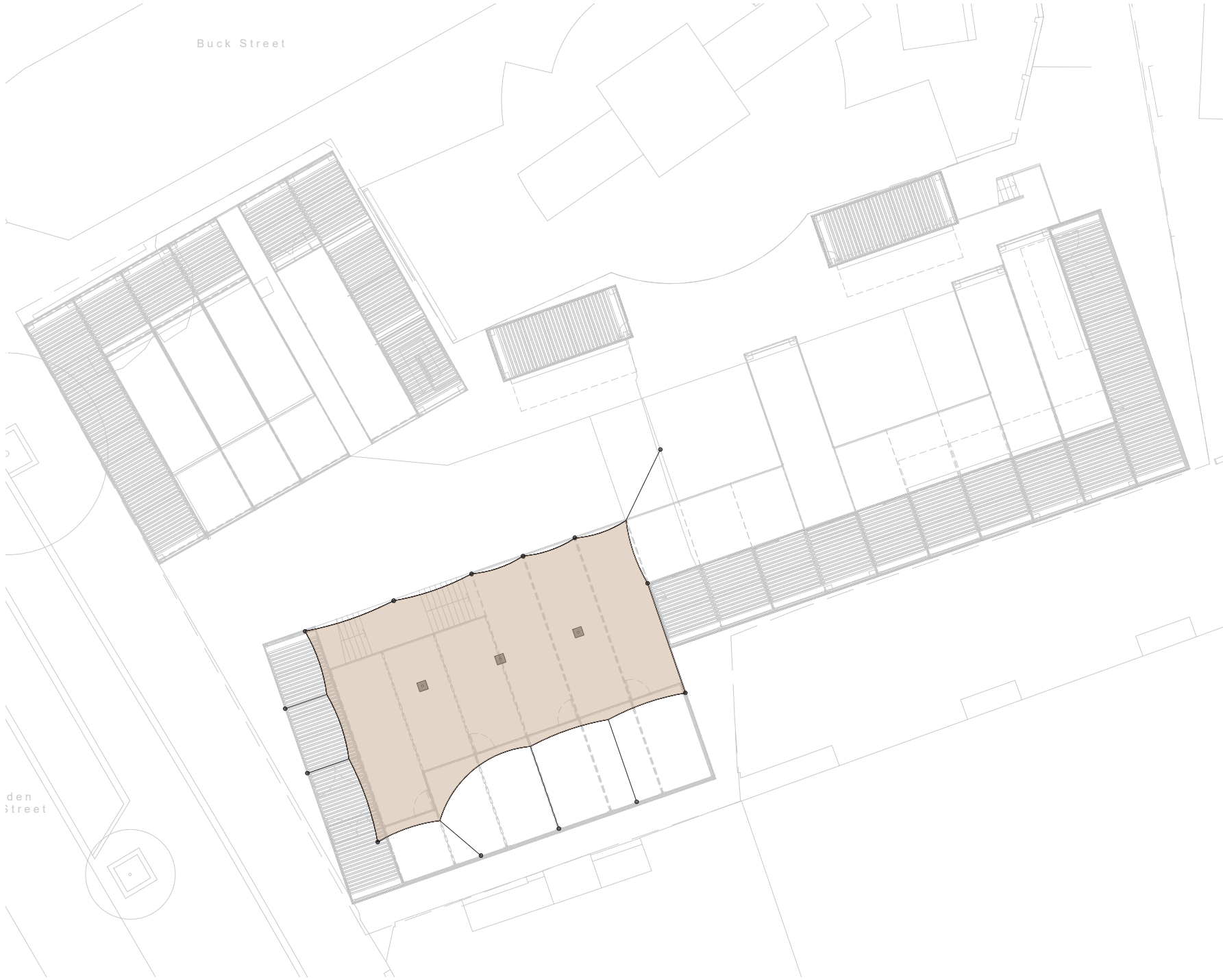
Locations: The proposed location is a response to the identified area in need of covered seating to encourage F&B consumption and attract footfall and visitors stay - and ultimately spend - within the market.

Use: The tent will offer additional seating to the F&B traders on the first and second floor of the market. Social Distancing requirements have greatly impacted the financial viability of many of these units and this tent seeks to remedy this issue.

Servicing details: The tent structure will be maintained and reviewed on an ongoing basis. It will be cleaned before it is installed and once it has been removed (Late March/Early April).

Opening hours: from 10 am to 6 pm all week.

Installation period: from December 2020 to March 2021.

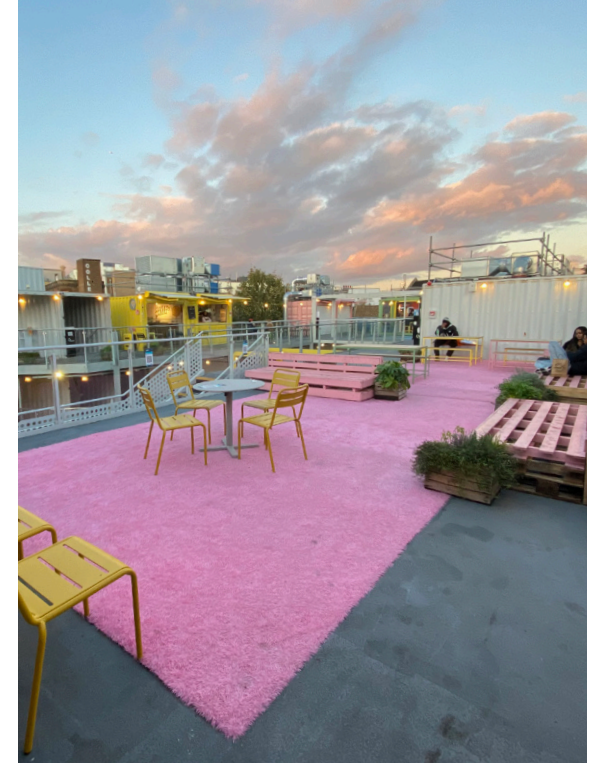




## 01.02 Existing Site Condition

The tent structure will cover the existing external events area on the 2nd floor of the Buck Street Market Development.

The area already has seating but it is not possible to use this area during the winter period due to the weather.





01.03 Proposed Tent Specifications

RHI ALL WEATHER MK4 FABRIC

- Product Characteristics: RHI all weather MK4 is manufactured from High Tenacity Polyester stretch fabric, coated with an elastomeric polymer coating that's flame retarded and treated with anti-microbial agents and UV stabilizers.
- Quality Management System: The fabric manufacturer is ISO 9000/2000 accredited.
- Enviromental: ISO 14001 accredited.

FIRE RESITANCE / FLAMMABILITY TEST REPORTS

- British Standard – BS 5438:1989 2b AS REQUIRED BY bs 7837:1996

CLEANING

- MK4 may be cleaned with mild, PH neutral, non-ionogenic detergents. Certainly avoid solvent containing cleaning agents (alcohols, polar solvents etc.). Avoid using high pressure water hoses. After surface cleaning let air dry. Don't bring coated fabric in contact with other colours: may cause bleed out onto other colours.

LIMITATIONS

- It is not recommended for use in temperatures of less than minus 15 degrees Celsius.



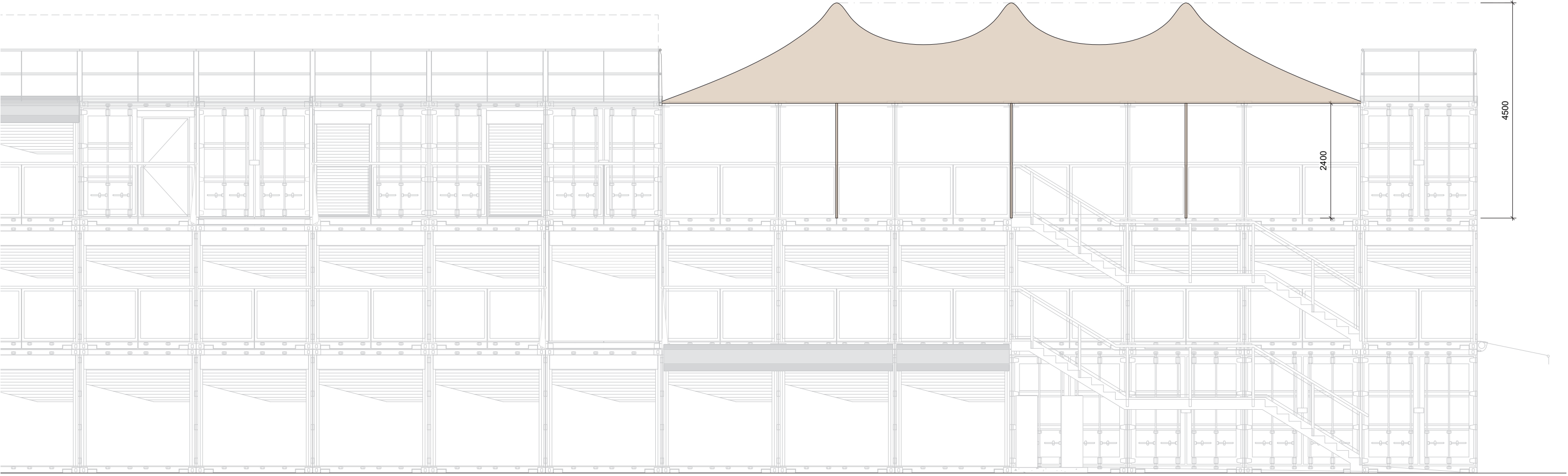
Examples of proposed stretch rooftop tent

01.04 Proposed Elevations



Camden High Road Elevation





Internal Elevation

# 02.00 | Planning Considerations

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## 02.01 General

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the development plan unless material considerations dictate otherwise. For the purpose of this application the development plan consists of the London Plan (2016), The Camden Local Plan and Policies Map (2017); and The Camden Planning Guidance – Town Centres and Retail (2018).

The Local Plan Policies Map (2017) show the site to have the following policy designations:

- Camden Town Town Centre; and
- Protected Frontage: Primary (surrounds the market)

The Site is subject to the following planning policy designations:

- Camden Town Conservation Area; and
- Town Centre.

The London Borough of Camden has a number of supplementary planning documents entitled Camden Planning Guidance (CPG). In March 2018 Council adopted a number of new and updated CPG documents. These documents provide further information to support local policies and form a material consideration in planning decisions.

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) also form a material consideration in the determination of planning applications.

The New Draft London Plan (2017) was published for consultation in November 2017. The ‘consolidated’ version which includes all of the Mayor’s suggested changes following the Examination in Public was issued in July 2019. The new London Plan is scheduled to be published shortly.

In addition to the Development Plan, this application has been prepared following a thorough review of the Camden 2025 Plan which sets the vision for Camden in 2025.

## 02.02 Camden Local Plan

Policy C6 Access for all states that the Council will require all buildings and spaces to be designed to be fully accessible and promote equality of opportunity.

Policy D1 Design seek to secure high quality design in development respecting local context and character, preserving the historic environment and heritage assets, and comprising details and materials that are of high quality and complement the local character.

The application site is within the Camden Town Town Centre within which Policy TC2 Camden’s centres and other shopping areas outlines that the Council will seek to protect and maintain the role and unique character of each of Camden’s centres. It is with this in mind that we are seeking to provide an aesthetic renovation that enhance the character of the site while encouraging visitors to stay and shop. Policy TC2 continues to state that Town Centres should provide for a range of shops to provide variety, vibrancy and choice.

Policy TC6 Markets and Camden Planning Guidance Town Centres and Retail set out that Camden will resist the permeant loss of market uses unless comparable replacement provision is made or there is no demand for continues market use. The proposal is aimed at ensuring the continued prosperity of Camden Market as a whole, which goes to the core of the Policy which seeks to promote and protect markets in Camden.



## 03.00 | Conclusion

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### 04.01 Summary

The proposed tent will offer increased seating area for the F&B units located in the market, offering many a lifeline during the COVID-19 pandemic.

The tent would be erected in for the winter period and removed in late March or early April 2021, and has been designed to have minimal impact on the Camden High Street Elevation.

It is therefore considered that the proposals will help contribute to the ongoing success of Buck Street Market, one of Camden's key economic, cultural and tourist attractions.

## 04.00 | Appendix

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*Refer to the planning drawings in the attachment provided*