

CAMDEN MARKET

DINING PODS

LABTECH

Content

00. Context	3
00.01 Site and surroundings	
00.02 Market Context	
01. Design Response	5
01.01 Proposed GA	
01.02 Positioning and sizing	
01.03 Proposed pod	
01.04 Proposed elevations	
02. Planning Considerations	19
02.01 General	
02.02 Camden Plan	
03. Heritage Considerations	20
03.01 Summary	
04. Conclusion	21
04.01 Summary	
05. Appendix	22

00.00 | Context

00.01 Site and Surroundings

The application site, as identified on the submitted Site Location Plan, includes The Stables Market and Camden Lock Market, both major economic, cultural and tourist attractions within Camden.

The markets contain a number of listed buildings and a mix of contemporary structures, stalls and tables, and large open areas with seating and tables for the general public.

The Markets are located within the Regents Canal Conservation Area.

Stables Market is largely open air and that is part of its signature. Furthering recent improvements, we aim to offer more covered space without losing the openness feeling to extend the trading time for many and help to maintain a livelier sense of business in bad weather.

The proposed pods have been designed to accommodate up to 6 people, to fit current Covid-19 regulations.



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 dining pods allow groups of 6 people at full capacity, providing a safe environment to enjoy food, to sit down and rest between shopping and sightseeing, and to simply stay a little longer in the market making it an inviting and lively place once more.



01.00 | Design Response

01.01 Proposed General Arrangement

Temporary installation of dining pods for periods to be agreed in the positions shown in the layout in this page.

Capacity: each pod provides seating for max 6 people

Locations: the proposed locations are a response to identified areas in need of covered seating to encourage F&B consumption and attract footfall and visitors stay – and ultimately spend – within the market

Use: the dining pods will be for use of the general public across the market; the ones close to the Long Stable will be assigned to the F&B unit operating in the building

Servicing details: customers will pick up the food and bring it to the pod

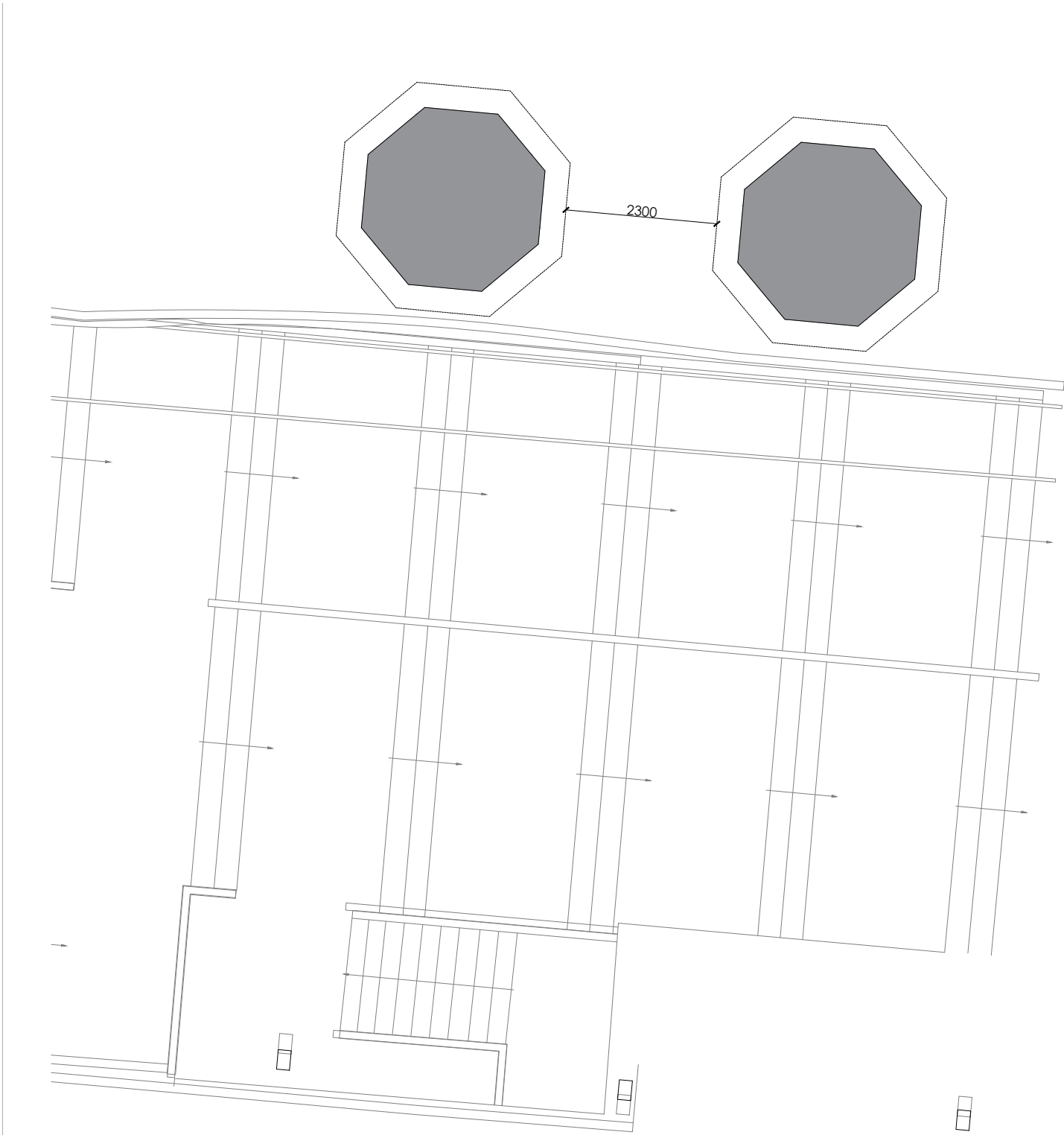
Cleaning: all the pods interiors will be clean and disinfected regularly after use

Opening hours: from 10 am to 6 pm all week

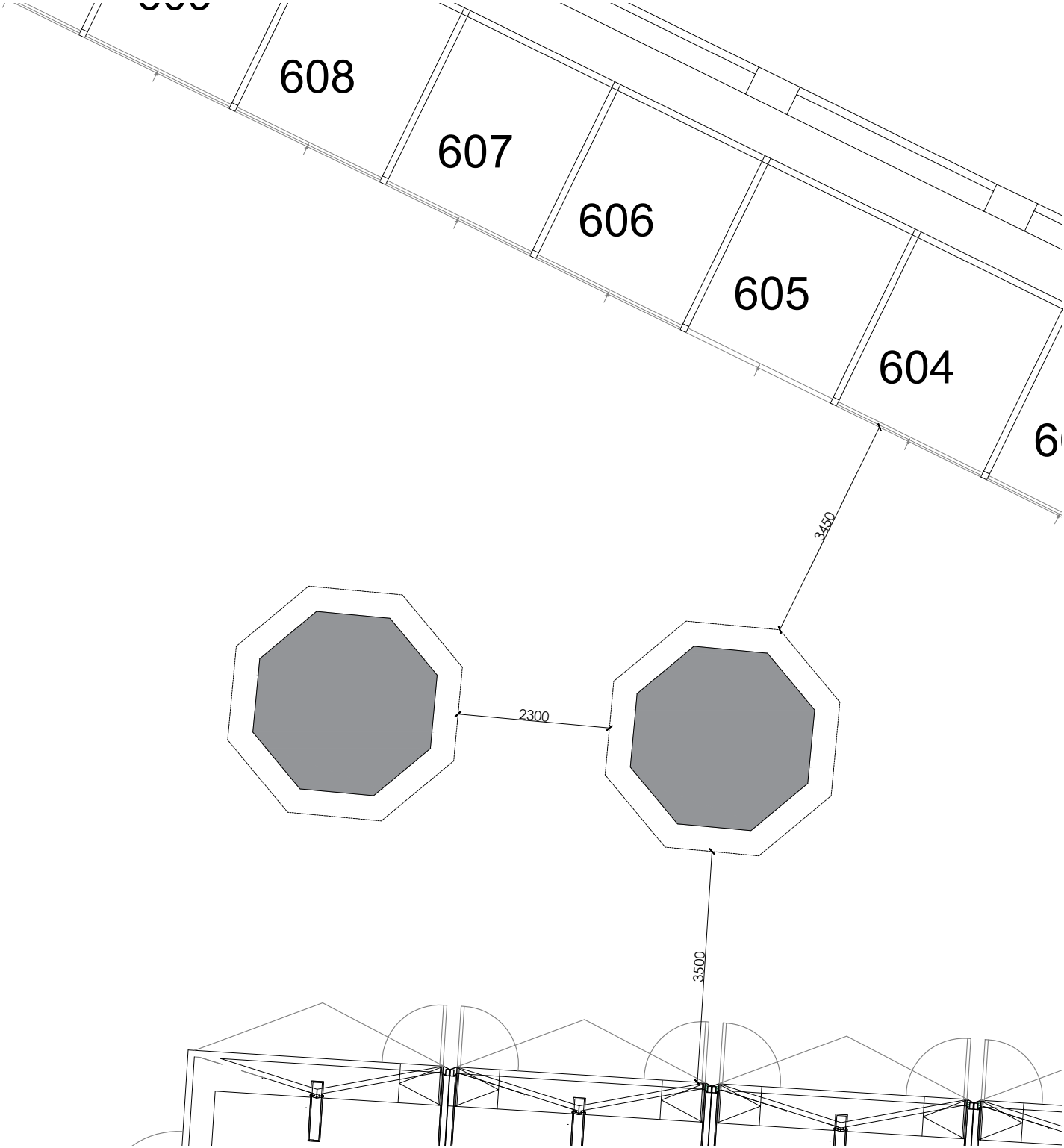
Installation period: 7 months of the next 18 months



01.02 Position and sizing

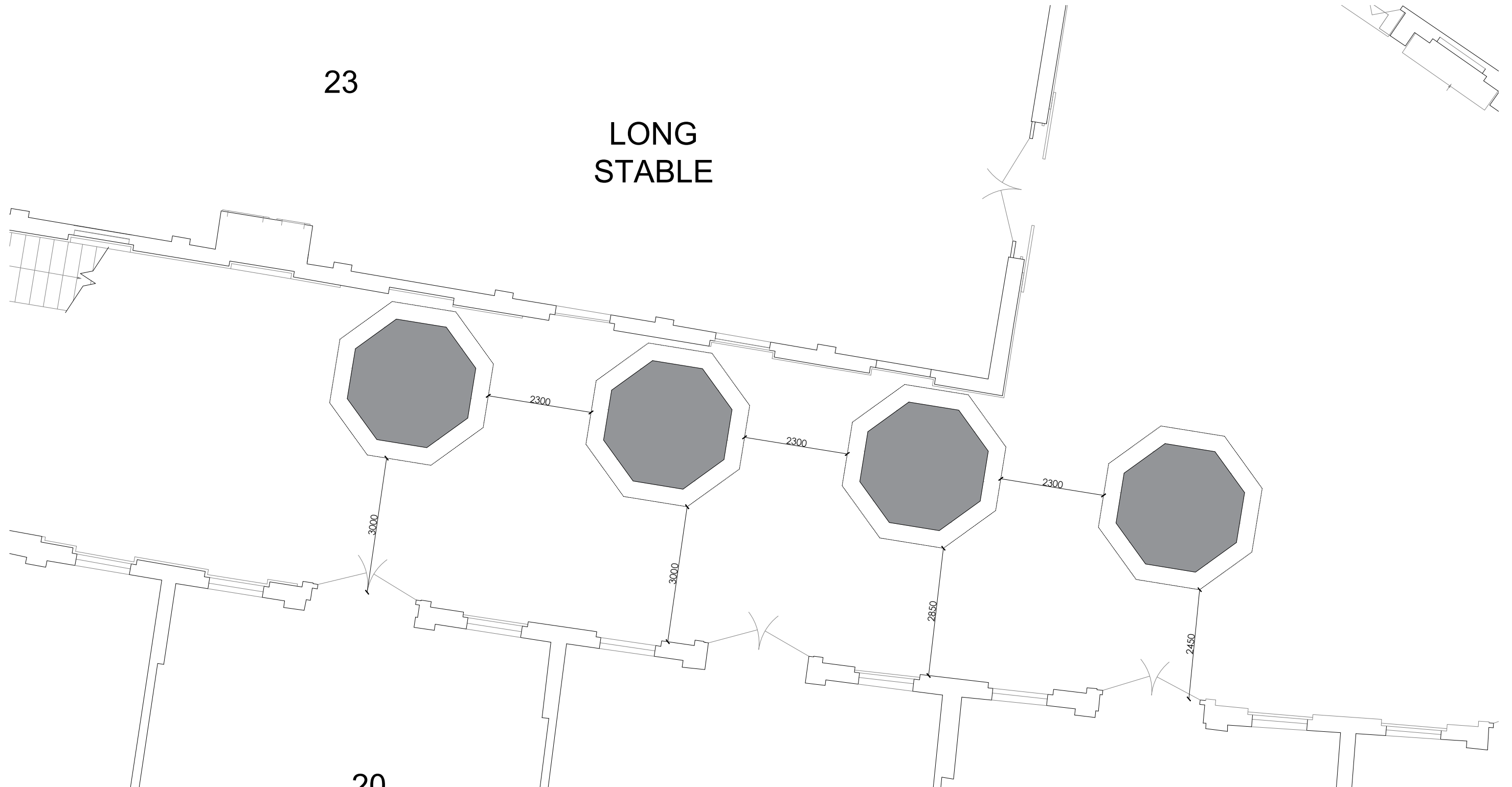


Drawing is not-to-scale and shows the proposed layout in the Stables Yard



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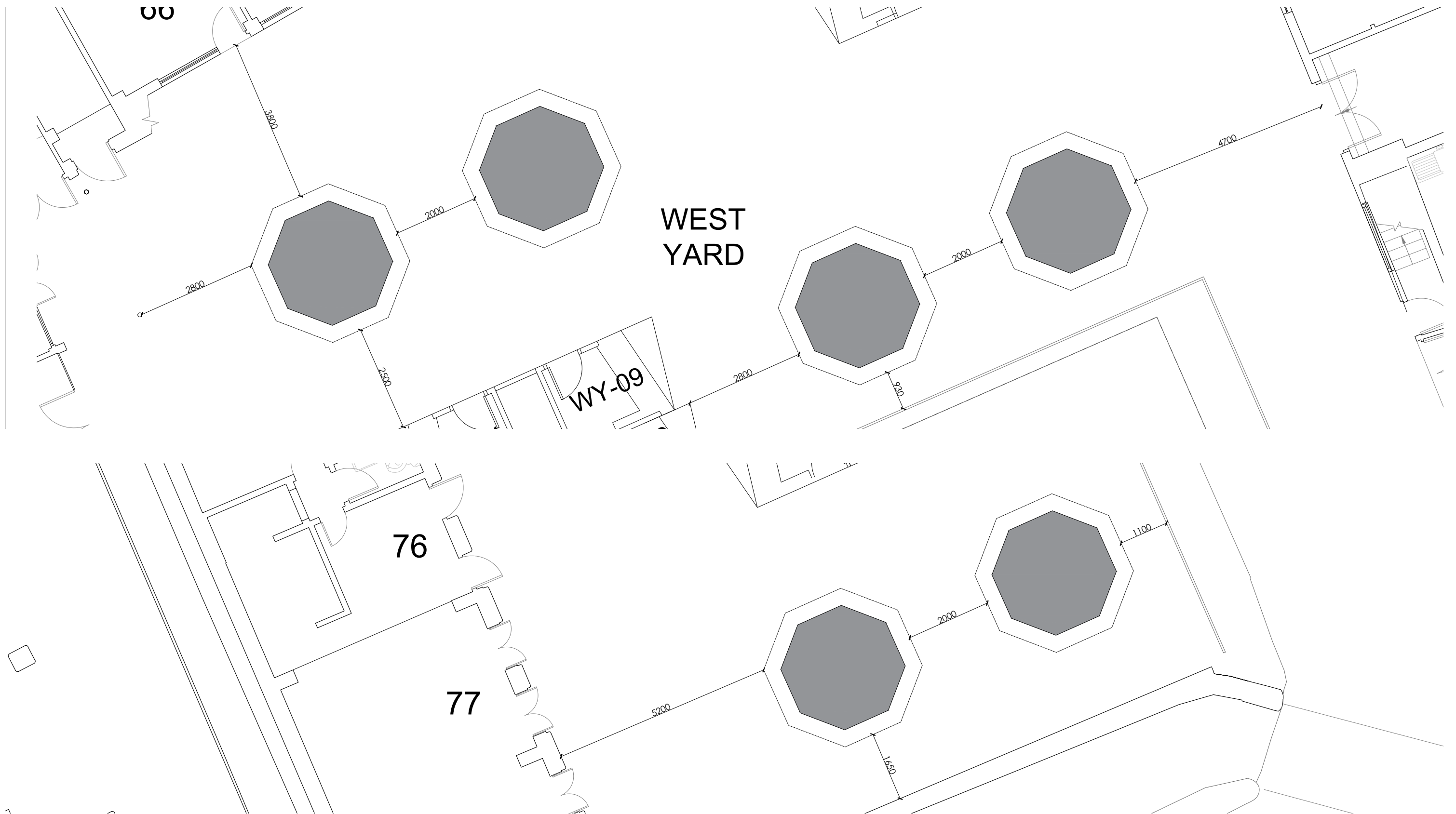
LONG STABLE



Drawing is not-to-scale and shows the proposed layout close to the Long Stable



Drawing is not-to-scale and shows the proposed layout in the Middle Yard



Drawing is not-to-scale and shows the proposed layout in the West Yard

Camden Lock Market Middle Yard

The Middle Yard currently serves as seating area for the Food Market located in the West Yard. This proposal is for 4 pods measuring 3.7m diam.

Camden Lock Market West Yard

Six pods measuring 3.7m diam are proposed to provide covering and seating to this important seating area in the market.

Stables Market Long Stable South Elevation

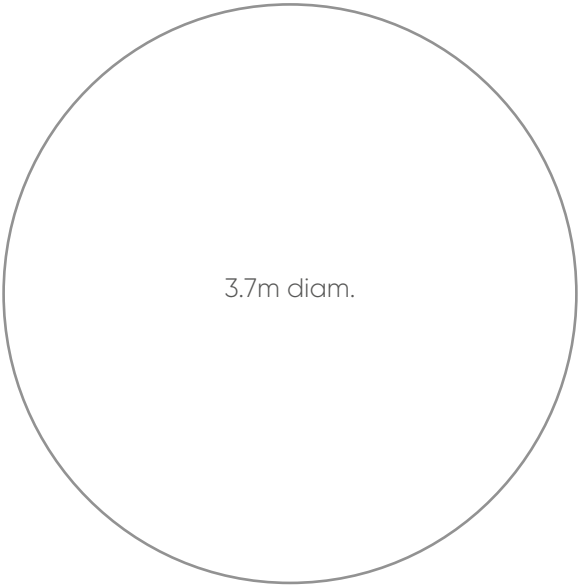
It is proposed to install four pods towards to the southern elevation of the Long Stable with the purpose of revitalising the area.

Stables Market Stables Yard

Four pods, two in front of the Gin Stalls and two next to the staircase to the Atrium basement, measuring 3.7m diam are proposed to provide seating to this important crossroad in the market.

Amount

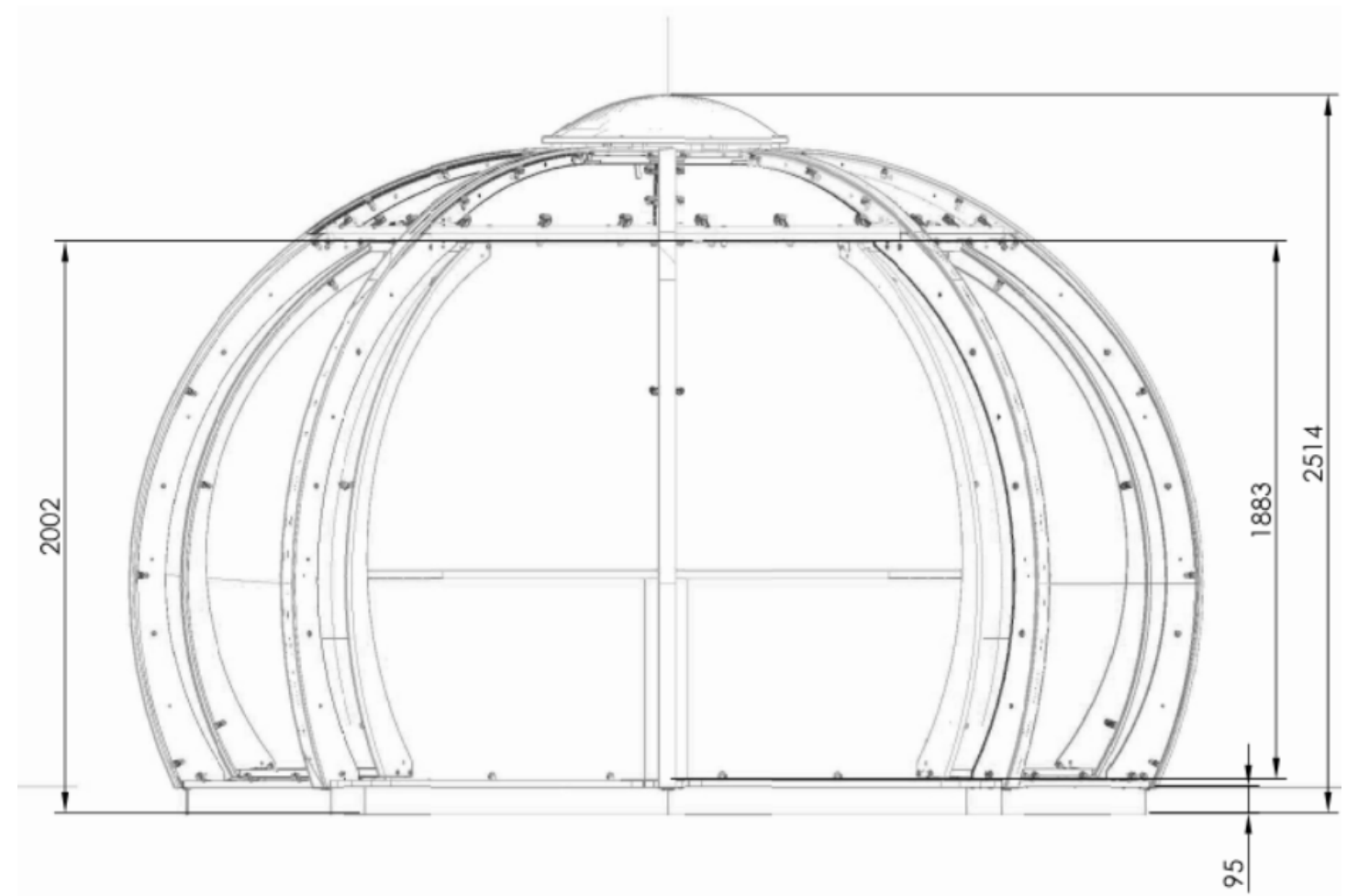
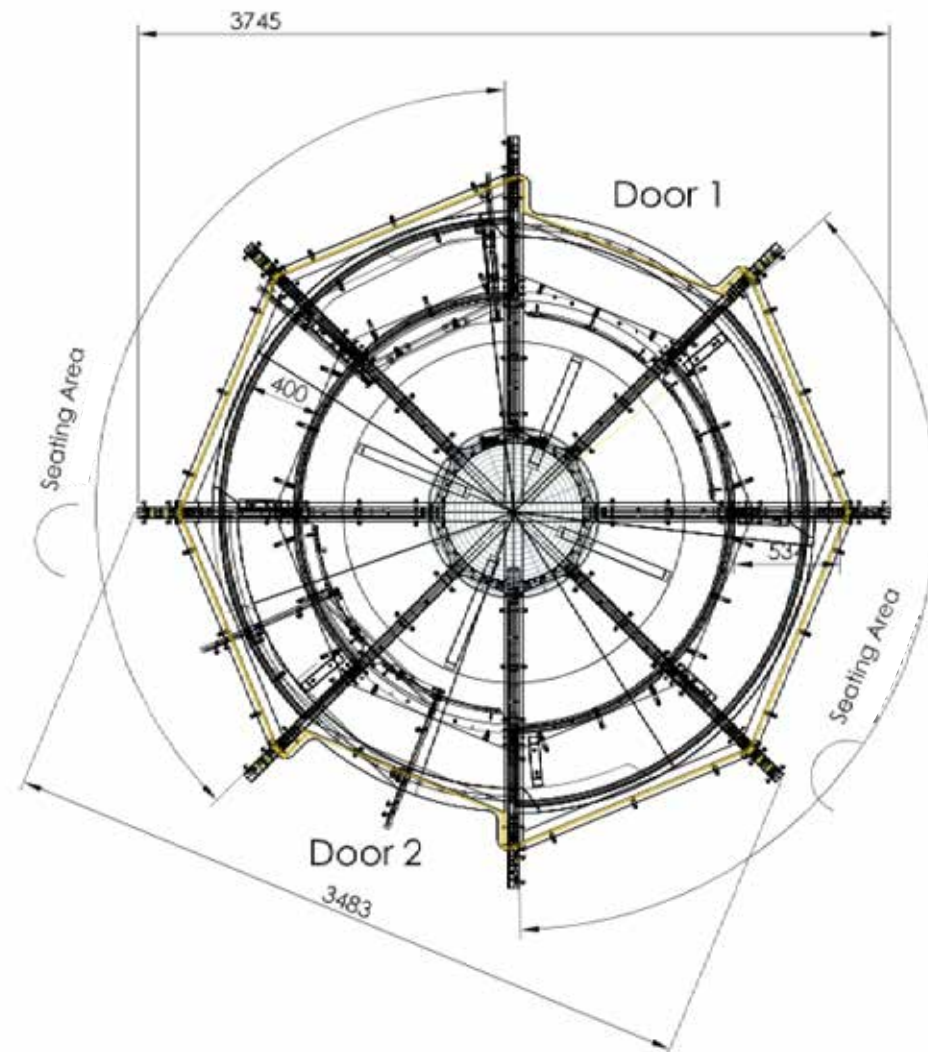
The total number of proposed pods around the market is 18.



01.03 Proposed Pod

The original design proposed in the pre-app was too light and could be moved by strong winds. We preferred not to anchor it to the granite setts and the proposed plywood base with legs on rubber was not stable enough. Hence it has been decided to go for the translucent version, with incorporated base. The proposed pod has the following specifications:

- Two doors
- Octagonal plinth base 95mm high
- Plywood frame painted in 2-part-paint black finish
- Polycarbonate transparent panels
- Stainless steel fixings
- Interiors: upholstered benches to accommodate up to 6 people and round table

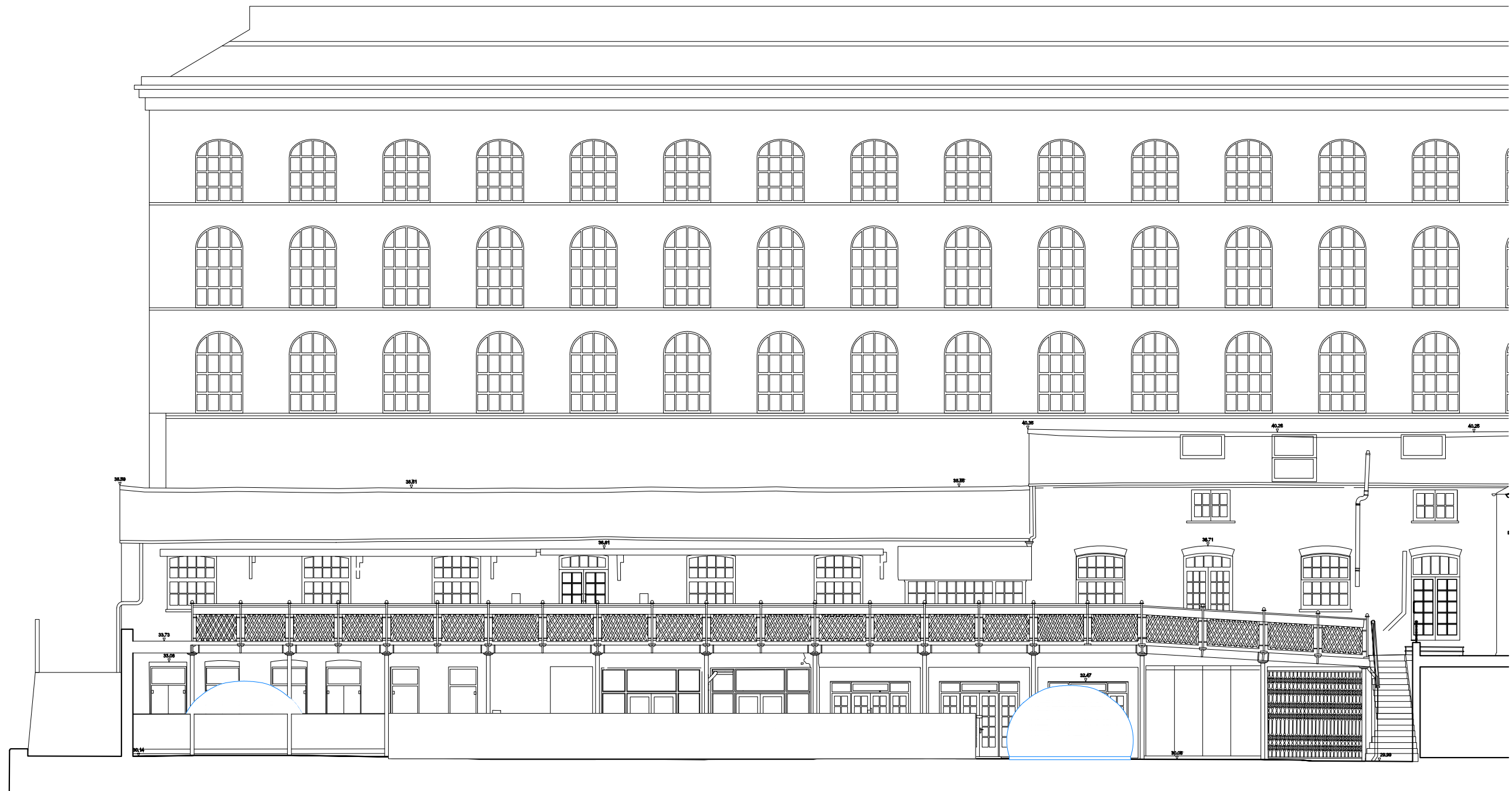


Supplier's drawings are not-to-scale and show the proposed dining pod



Pictures of the mock-up dining pod

01.04 Proposed Elevations



Drawing is not-to-scale and shows the proposed elevation in the West Yard



Drawing is not-to-scale and shows the proposed elevation in the West Yard



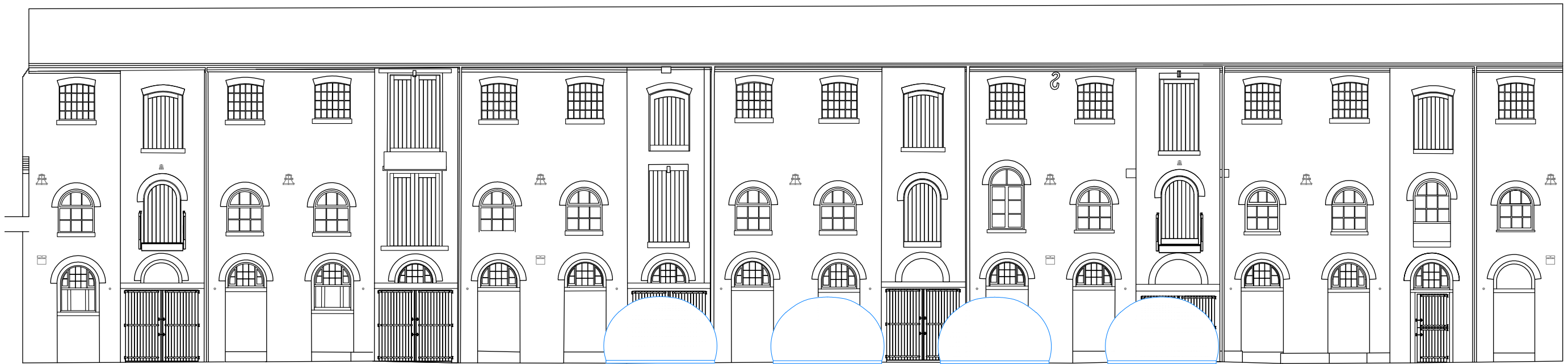
Drawing is not-to-scale and shows the proposed elevation in the Middle Yard



Drawing is not-to-scale and shows the proposed elevation in the Stables Yard, on the Gin House northern side



Drawing is not-to-scale and shows the proposed south elevation of the Horse Hospital



Drawing is not-to-scale and shows the proposed north elevation of the Provender Store

02.00 | Planning Considerations

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: Secondary (surrounds the market)

The Site is subject to the following planning policy designations:

- Regents Canal 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 | Heritage Considerations

03.01 General

Historic England Conservation Principles accepts that change is part of the life of heritage assets: ‘Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people’s responses to social, economic and technological change’.

Furthermore, the GLA report ‘Understanding London’s Markets’ states: ‘Markets are at once part of London’s heritage, and the places where the newest and most exciting trends and tastes first appear. Informal and animated, they invite us to explore new places and to cement our relationships with those places where we live and work. A market reaches back into the history of a neighbourhood. In many cases it was the foundation around which the neighbourhood grew, so even where a market has declined, a re-established market can revive an area’s energies and heritage, sending a powerful message about the character and ambition of regeneration in a particular place’.

The dining pods aim to provide temporary shelter for visitors and locals, to encourage their stay and enjoyment of the market and its historic buildings complying with the current Covid-19 social distancing rules. The pods will be thoroughly cleaned after use. The proposed positions by the listed buildings have been carefully considered as to minimise any visual impairment of the historic elevations. Furthermore, being translucent and of curved form, the pods allow for 360 degrees visuals of the surrounding areas and historic buildings.

The dining pods will not be fixed to the floor or any historic surfaces and could be moved, if necessary. This proposal is a temporary solution to maintain the markets alive during and as part of COVID renewal. It is considered that the proposal will not affect the significance of the listed buildings, and it is therefore acceptable in heritage terms.

04.00 | Conclusion

04.01 Summary

The proposed dining pods are intended to provide shelter to visitors encouraging longer stays in the market despite the weather conditions. The seating areas have been strategically located to support the market traders.

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

05.00 | Appendix

Refer to the planning drawings in the attachment provided