

BUCK STREET MARKET

BAD VEGAN | DESIGN & ACCESS STATEMENT 2020

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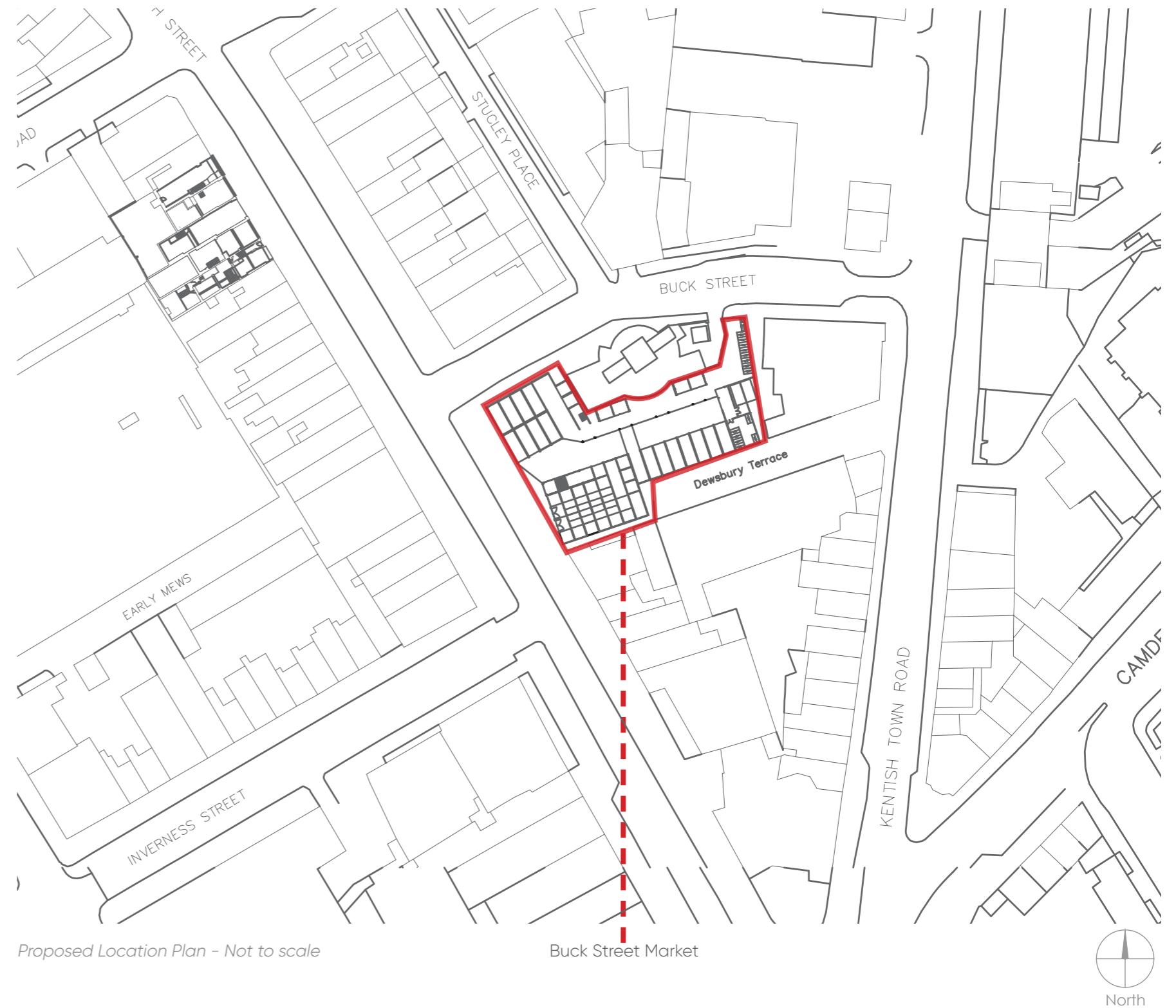
00.00 | Context

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.

The proposed food and beverage unit, Bad Vegan, is located on the markets rooftop and will serve a selection of Vegan dishes that align with the sustainable and eco-conscious vision for the market.



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.



00.03 Access

The main point of access for the Bad Vegan unit is the existing staircase, located close to the Camden High Street entrance and Mini Market.

Bad Vegan can also be accessed from all other staircases as well as the lifts.



01.00 | Design Response

01.01 Proposed General Arrangement

Two units will be joined together to accommodate a larger food and beverage unit adjoining the pink terrace on the second floor of Buck Street Market.

A fixed glazed panel will be used to join the units on the Camden High Street facade. This will reference the large fixed glazed panels used throughout the development.

The facade that faces the pink terrace will be finished with the corrugated shipping container metal and a service hatch will be added. This section of the container will be re-painted in RAL 6005 Moss Green, which is used throughout the market.



01.02 Existing Site Condition

The proposed unt, Bad Vegan, is located on the rooftop of Buck Street Market.



Existing site images

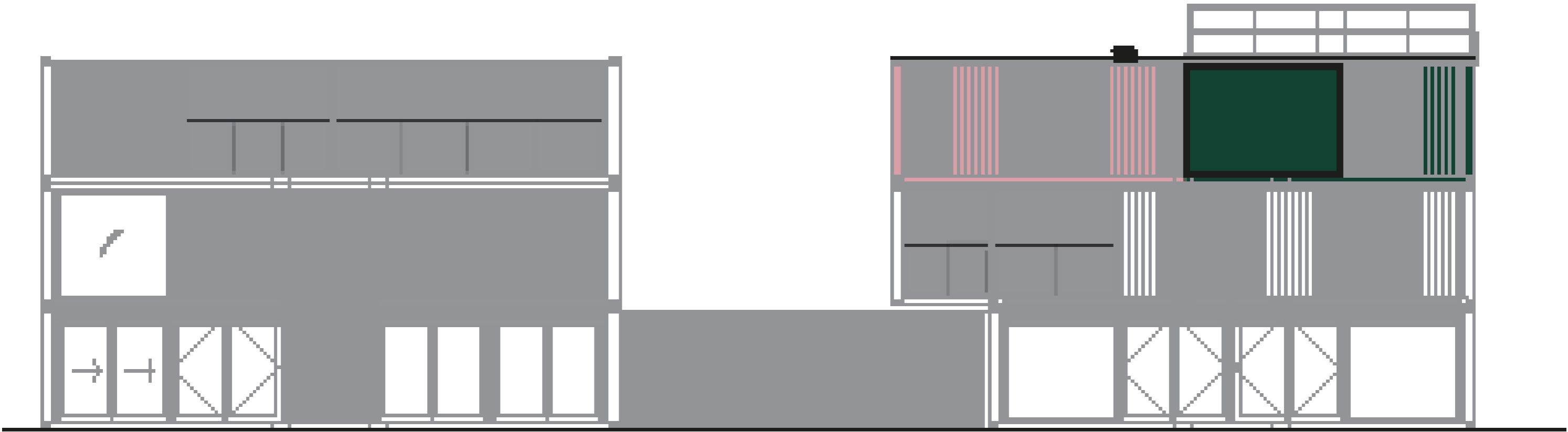


Bad Vegan Unit



01.03 Proposed Elevation A

- 1. Roof mounted extract fan to be installed above the unit.
- 2. Existing balustrade will be replaced with a full height, fixed glazed panel with vinyl in RAL 6005 Moss Green, to match existing container.



Proposed Camden High Road Elevation

01.03 Proposed Elevation B

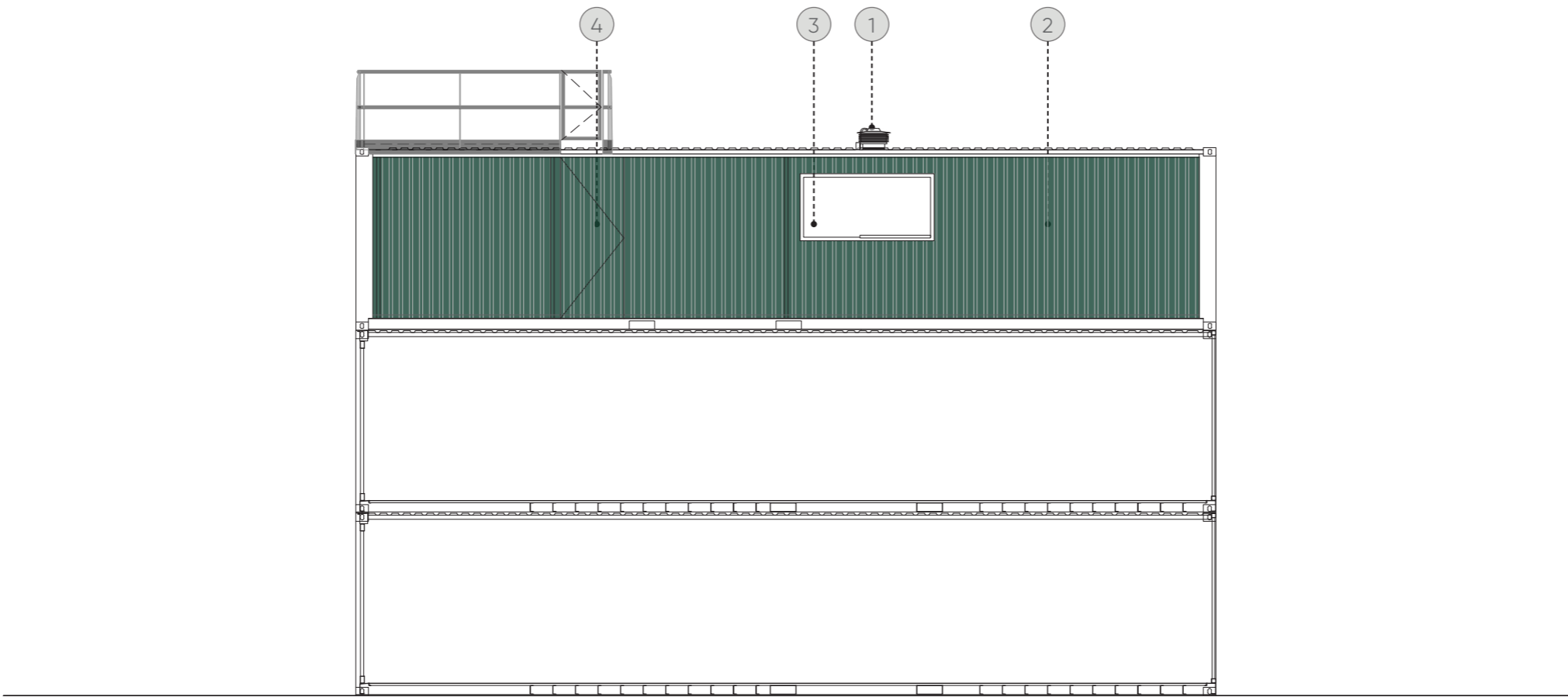
- 1. Roof mounted extract fan to be installed above the unit.



Proposed Internal Elevation

01.03 Proposed Section

- 1. Roof mounted extract fan to be installed above the unit.
- 2. The interior container elevation will be painted in RAL 6005 Moss Green.
- 3. A new container section will be installed inbetween the two existing units to create one large food and beverage unit.
- 4. There will be a serving window cut out from the existing container, as well as a hidden door for staff entry.



Proposed Internal Section

01.04 Proposed Extract Details

- Centrifugal roof mounted fan in horizontal discharge format.
- Very low profile design.
- ON-OFF electrical isolated switched.
- Models suitable for operation within ambient air temperatures between -20C up to +40C.
- Fan speed adjustable with the potentiometer placed in the connection box or with an external control type REB ECOWATT.
- Analogical input with terminals in the connection box to control the fan with 0-10V input signal.



Proposed roof mounted extract fan



The same units are used throughout Camden Market.

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 Core Retail 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

04.01 Summary

The proposed food and beverage unit, Bad Vegan, will serve a selection of Vegan dishes that align with the sustainable and eco-conscious vision for the market.

The design seeks to have minimum impact on the existing layout and exterior elevation. The works will invigorate the pink terrace and increase footfall to the second floor area.

04.00 | Appendix

Refer to the planning drawings in the attachment provided