

# CAMDEN MARKET

## DINING PODS

LABTECH

Content

<b>00. Context</b>	<b>3</b>
00.01 Site and surroundings	
00.02 Market Context	
<b>01. Design Response</b>	<b>5</b>
01.01 Proposed GA	
01.02 Proposed pod	
01.03 Positioning and sizing	
01.04 Proposed elevations	
<b>02. Planning Considerations</b>	<b>28</b>
02.01 General	
02.02 Camden Plan	
<b>03. Heritage Considerations</b>	<b>29</b>
03.01 Summary	
<b>04. Conclusion</b>	<b>30</b>
04.01 Summary	
<b>05. Appendix</b>	<b>31</b>

# 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 (3 or a semi-circular pod), to align with current Covid-19 recommendations<sup>1</sup>.

<sup>1</sup> <https://www.nhs.uk/conditions/coronavirus-covid-19/how-to-avoid-catching-and-spreading-coronavirus-covid-19/>. Accessed 20.10.2021.



## 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.



*Photographs of Camden Market before the dining pods were introduced*



# 01.00 | Design Response

## 01.01 Proposed General Arrangement

On the 6<sup>th</sup> January 2021, 18 pods were approved for temporary use under application 2020/5050/P, which expired on the 30<sup>th</sup> April 2021. The dining pods have proved to be highly successful with visitors and have promoted footfall and increased dwelling time within the markets.

Following this success, this application seeks a new planning permission for 30 circular dining pods and 3 semi-circular dining pods across the markets, for 3 years.

The capacity each pod provides seating for 3 – 6 people, located in areas identified as in need of covered seating to encourage F&B consumption and attract footfall and visitors stay – and ultimately spend – within the market.

The dining pods will be for use of the general public across the market between 10am to 6pm all week. Dining pods close to the Long Stable will be assigned to the F&B unit operating in the building. Customers will purchase food at the markets stalls and bring food to the pods, which will be cleaned and disinfected regularly after use. This approach is in line with how the previously approved dining pods have been operated.



Proposed Layout Plan (NTS)

## 01.00 | Design Response

The pods have proven highly successful as an attraction in the market, and Labtech is seeking to extend the planning permission for 33 dining pods to support the markets recovering following the COVID19 pandemic by increasing visitor footfall within the markets and increase dwelling time.



*The dining pods have proven to be highly successful in the Markets*





01.02 Proposed Pods

A total of 33 pods are proposed across the markets. Thirty circular pods are the same design as the previously installed under application 2020/5050/P. Three half pods from the same fabricator with the same design have been introduced to provide covered seating in less open areas within the market, providing sufficient pedestrian circulation space that could not be achieved with fully circular pods. A summary of the positions has been detailed further below, and full dimensions can be seen on the detailed drawings.

Semi-circular Pods  
Stables Market Stables Yard

Three semi-circular pods, against the railings to the steps outside Atrium Building.

Amount  
The total number of proposed pods around the market is 3.

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

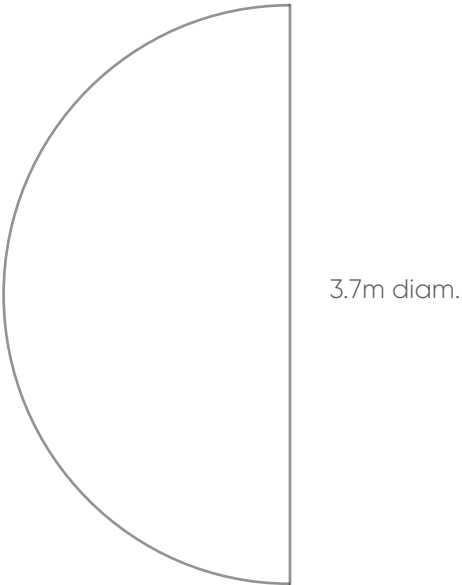
Camden Lock Place  
Eight pods measuring 3.7m diam are proposed to provide covering and seating to a key avenue within the markets.

Stables Market Long Stable South and East Elevation + Provender East Elevation  
It is proposed to install seven pods around Provender and Long Stable with the purpose of revitalising the area.

Stables Market Stables Yard  
Four pods, three in front of the Gin Stalls measuring 3.7m diam are proposed to provide seating to this important crossroad in the market.

Stables Market North Yard  
Four pods within the North Yard providing sheltered seating.

Amount  
The total number of proposed pods around the market is 30.



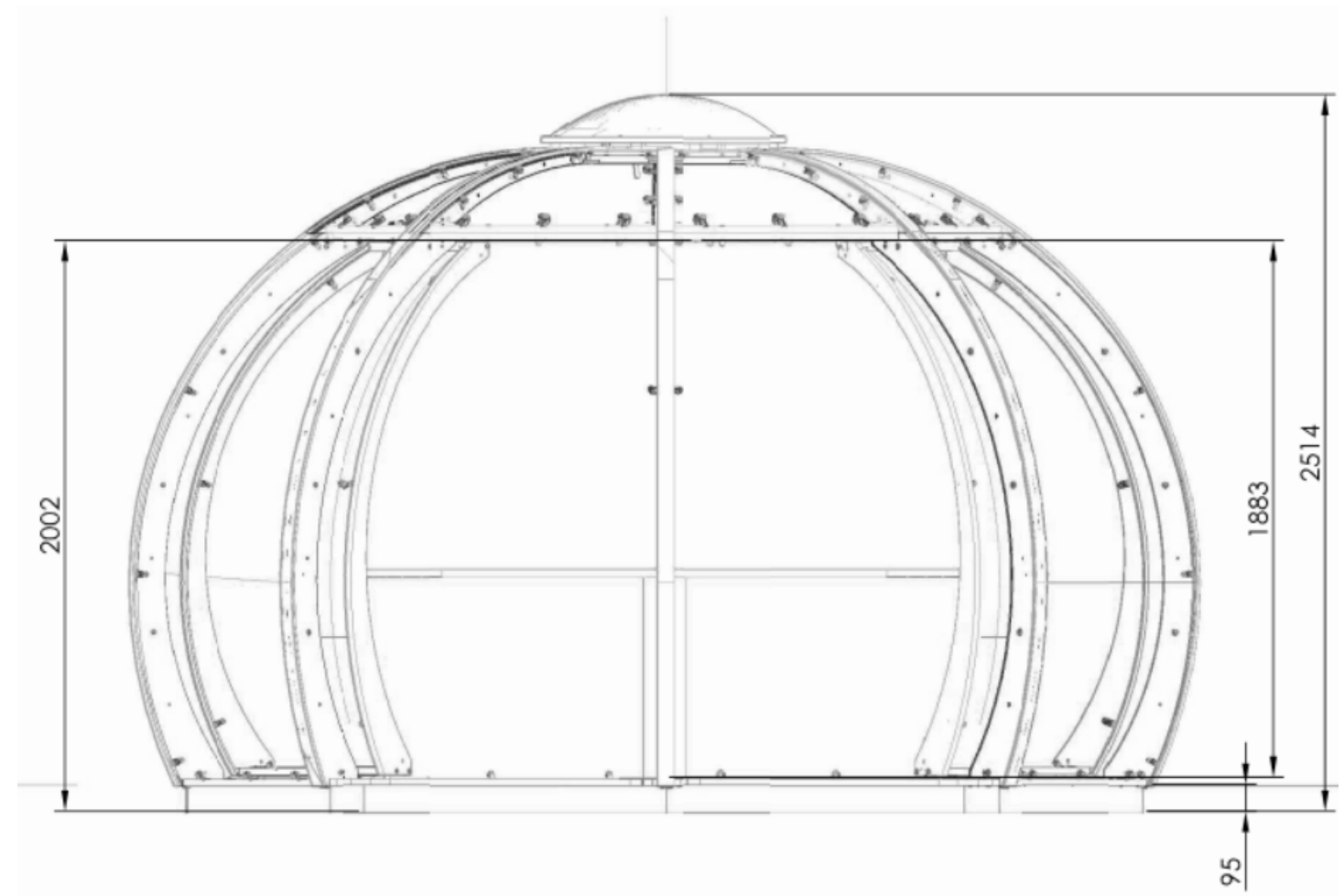
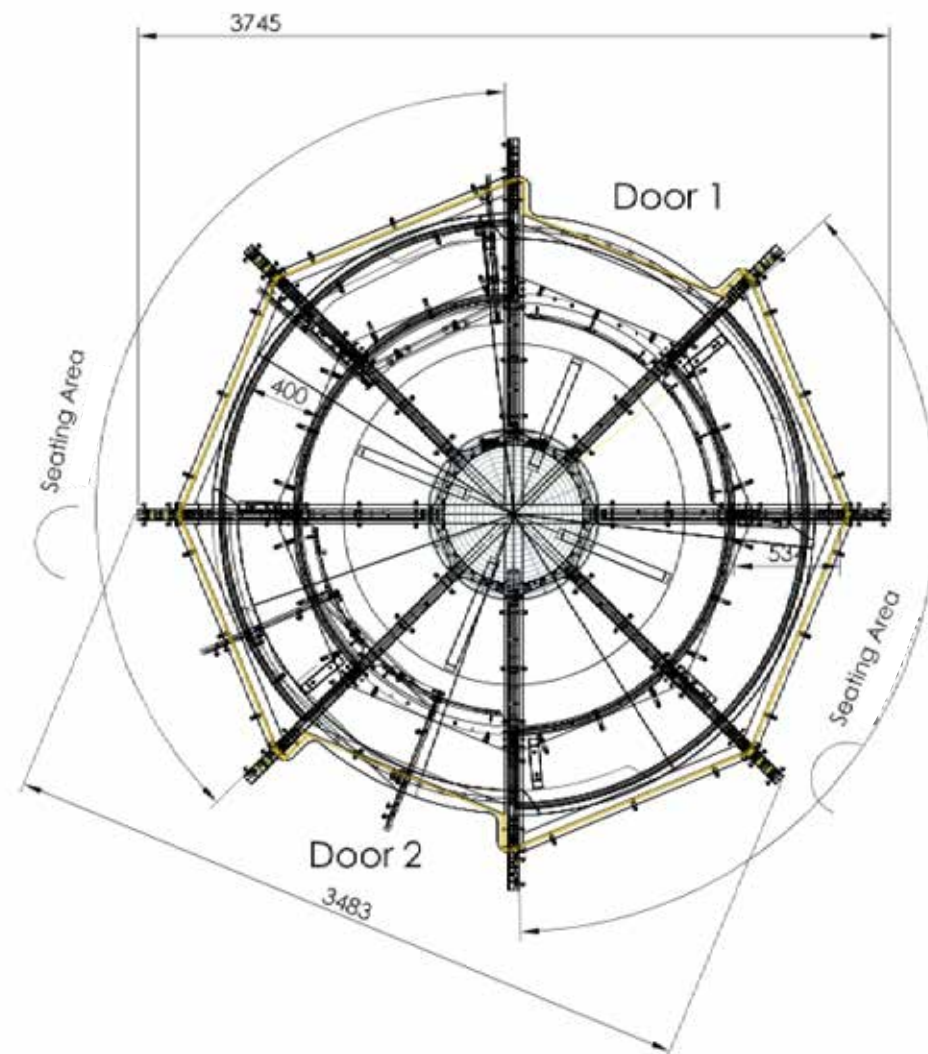
Semi-circular dining pod



Circular dining pod

### Circular Pod Design

- 2-doors pod
- 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

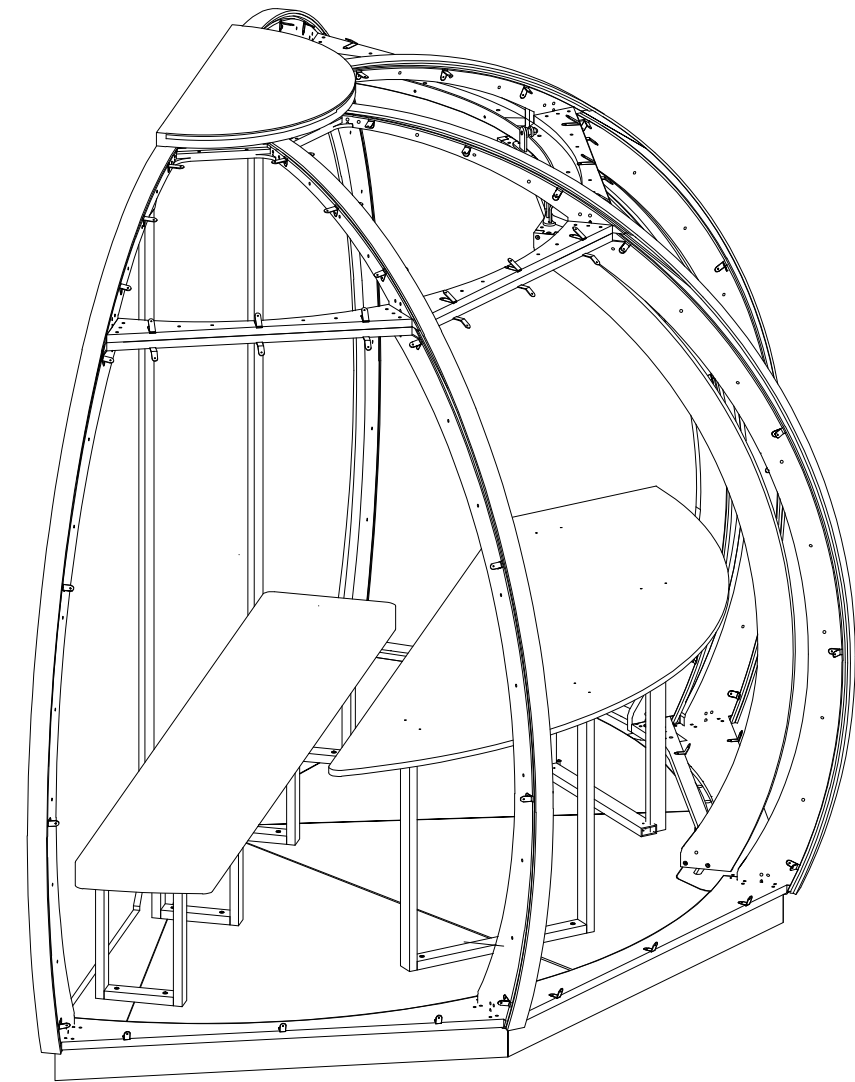
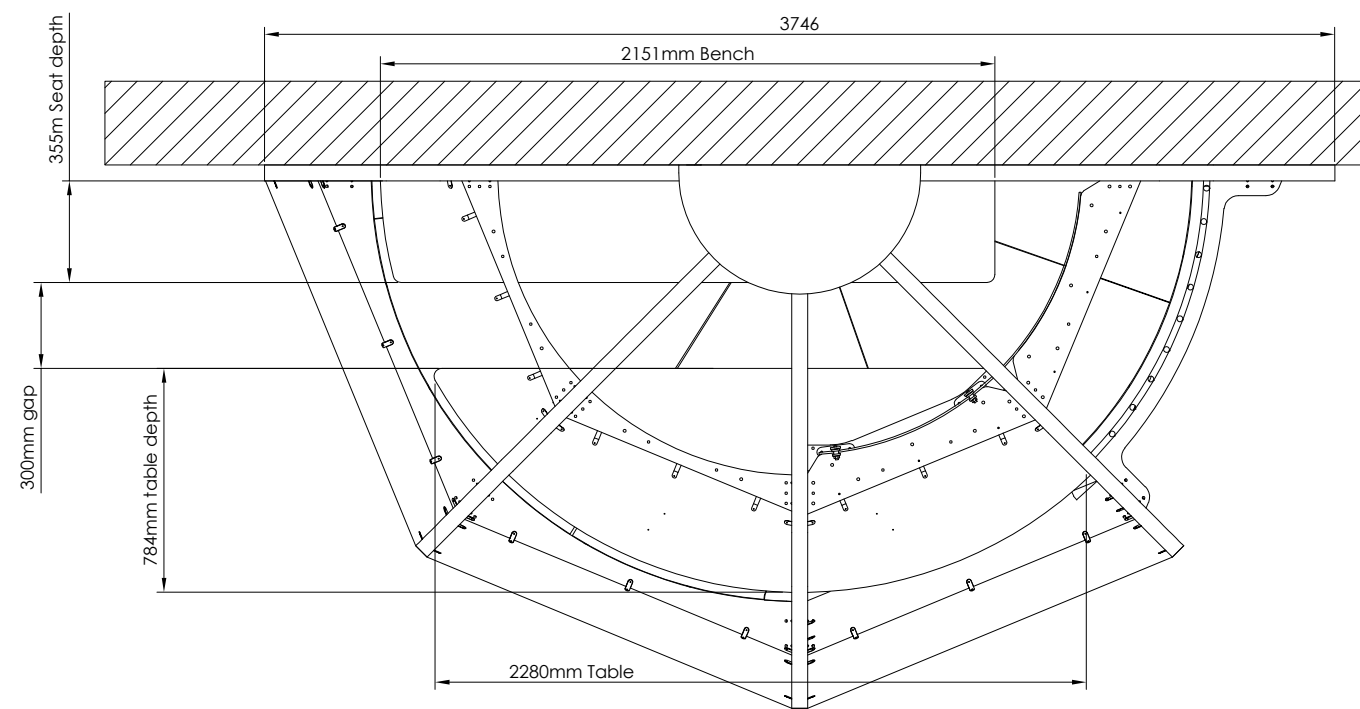


*Supplier's drawings are not-to-scale and show the proposed dining pod*



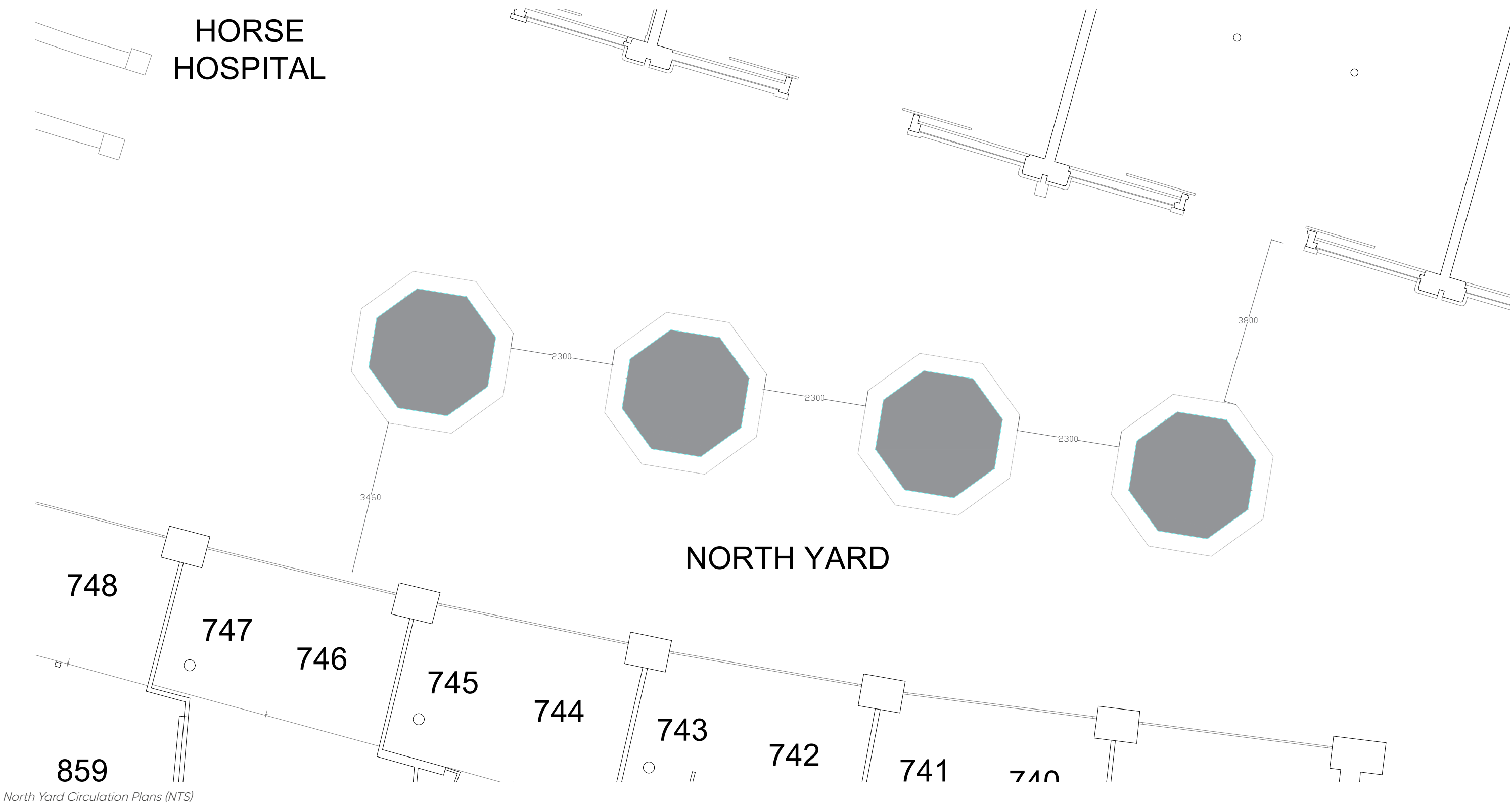
### Semi-circular Pod Design

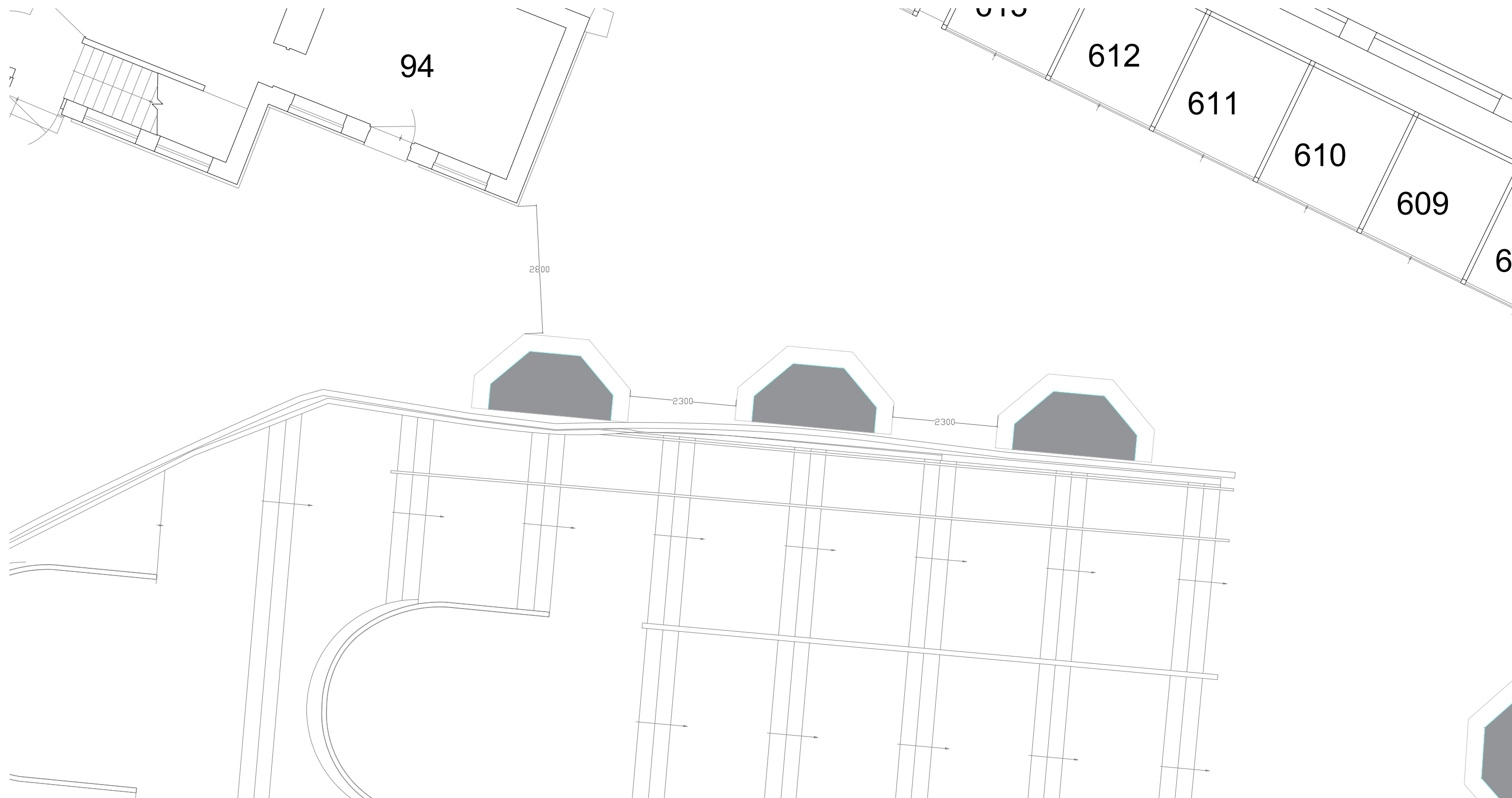
- Same design as circular pods
- 1-door
- Half octagonal plinth base 95mm high
- Plywood frame painted in 2-part-paint black finish
- Polycarbonate transparent panels
- Stainless steel fixings
- Interiors: upholstered benches to accommodate up to 3 people and semi-circular table.



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

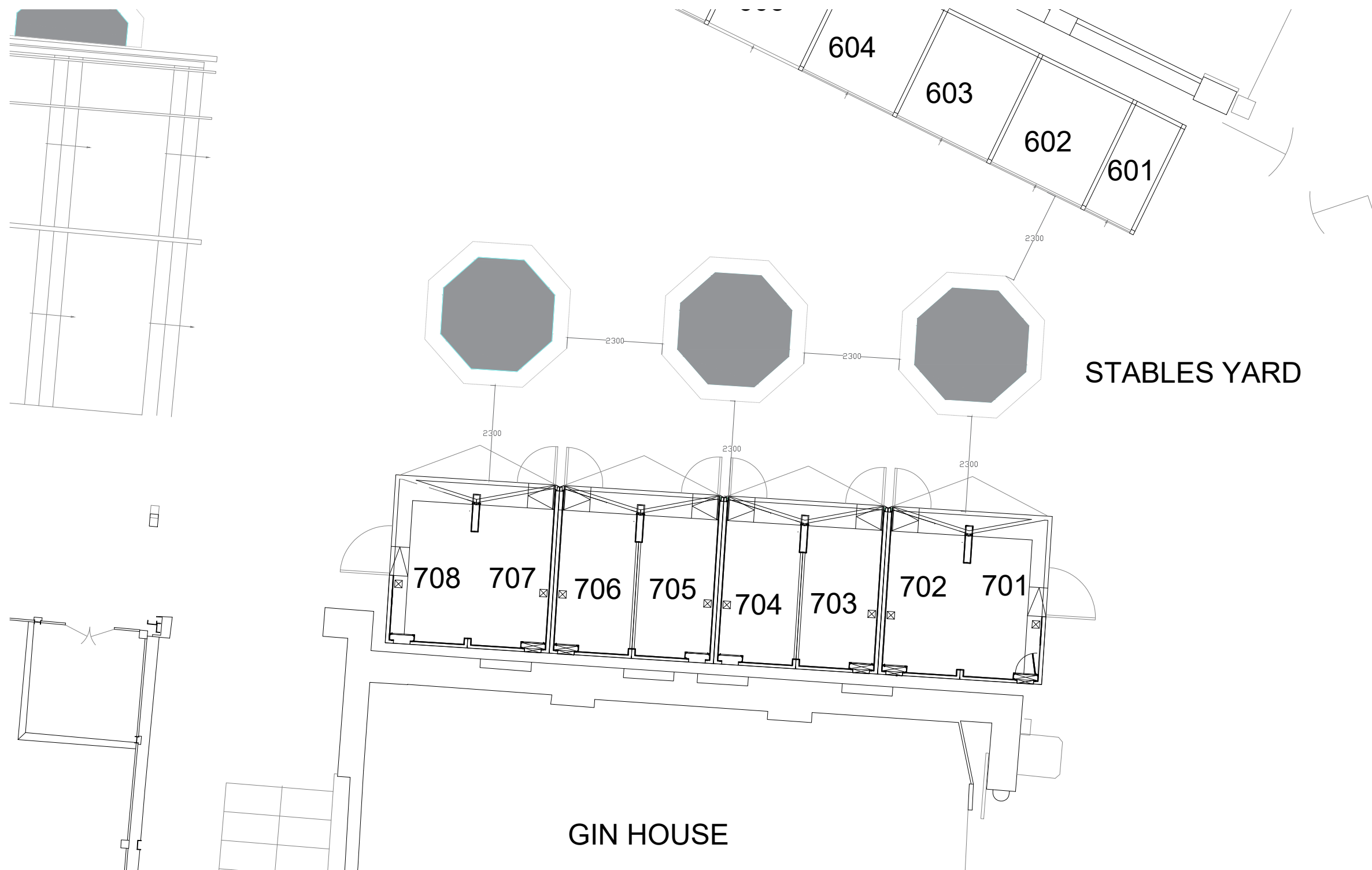
01.03 Position and sizing



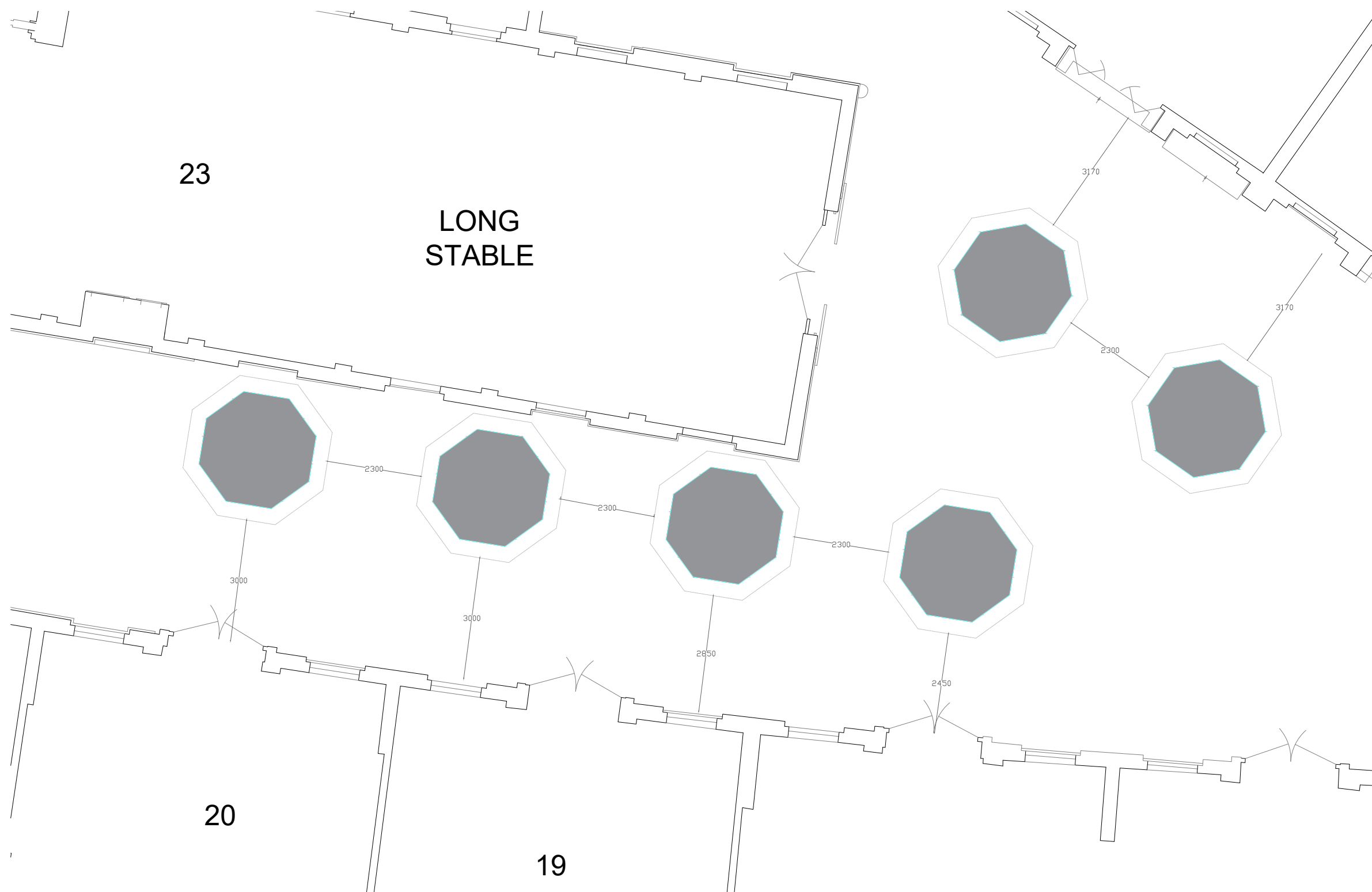


Stables Yard Circulation Plans - in front of the stairs (NTS)

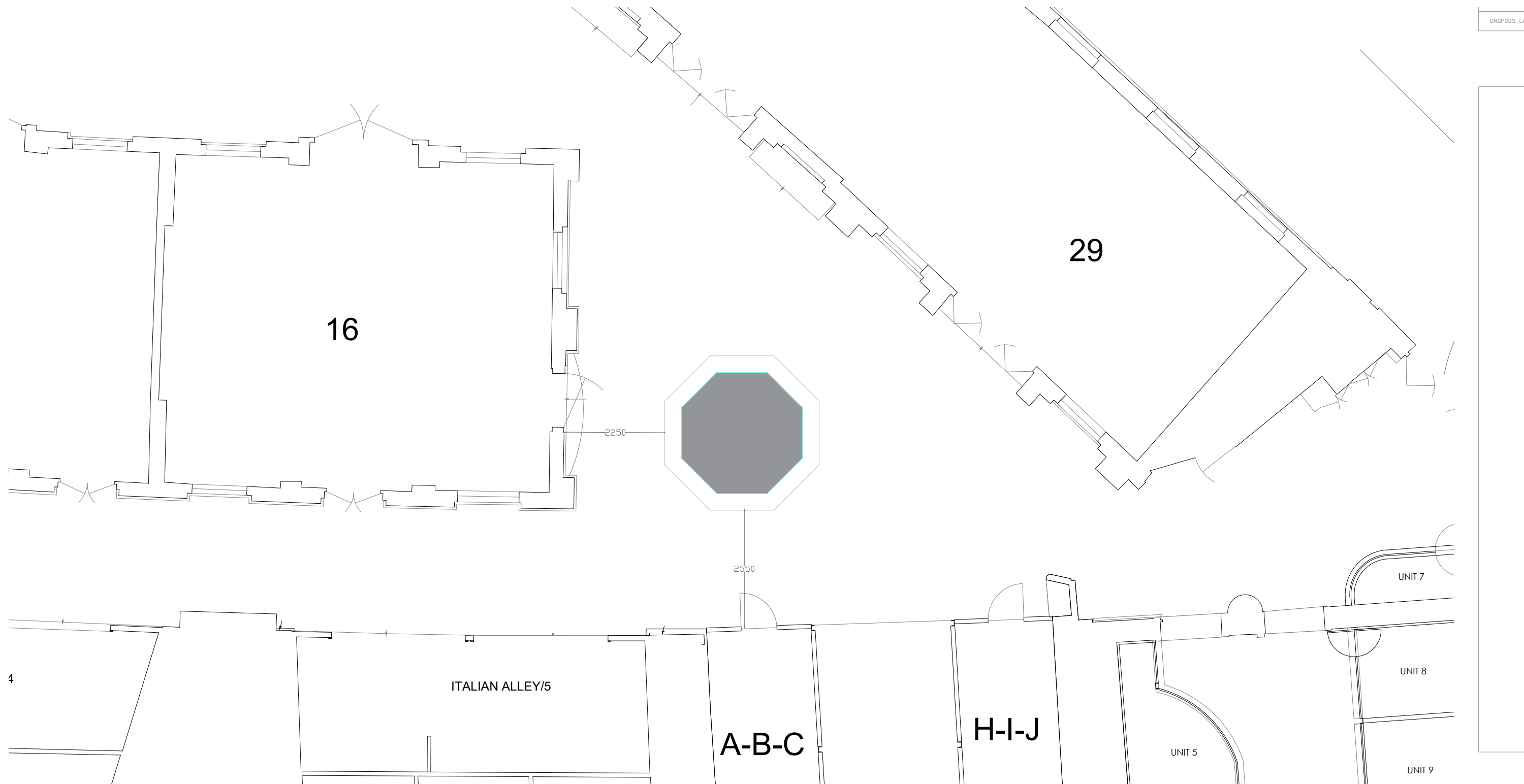




Stables Yard Circulation Plans - outside the Gin Stalls (NTS)



Provender/Long Stable Circulation Plans (NTS)

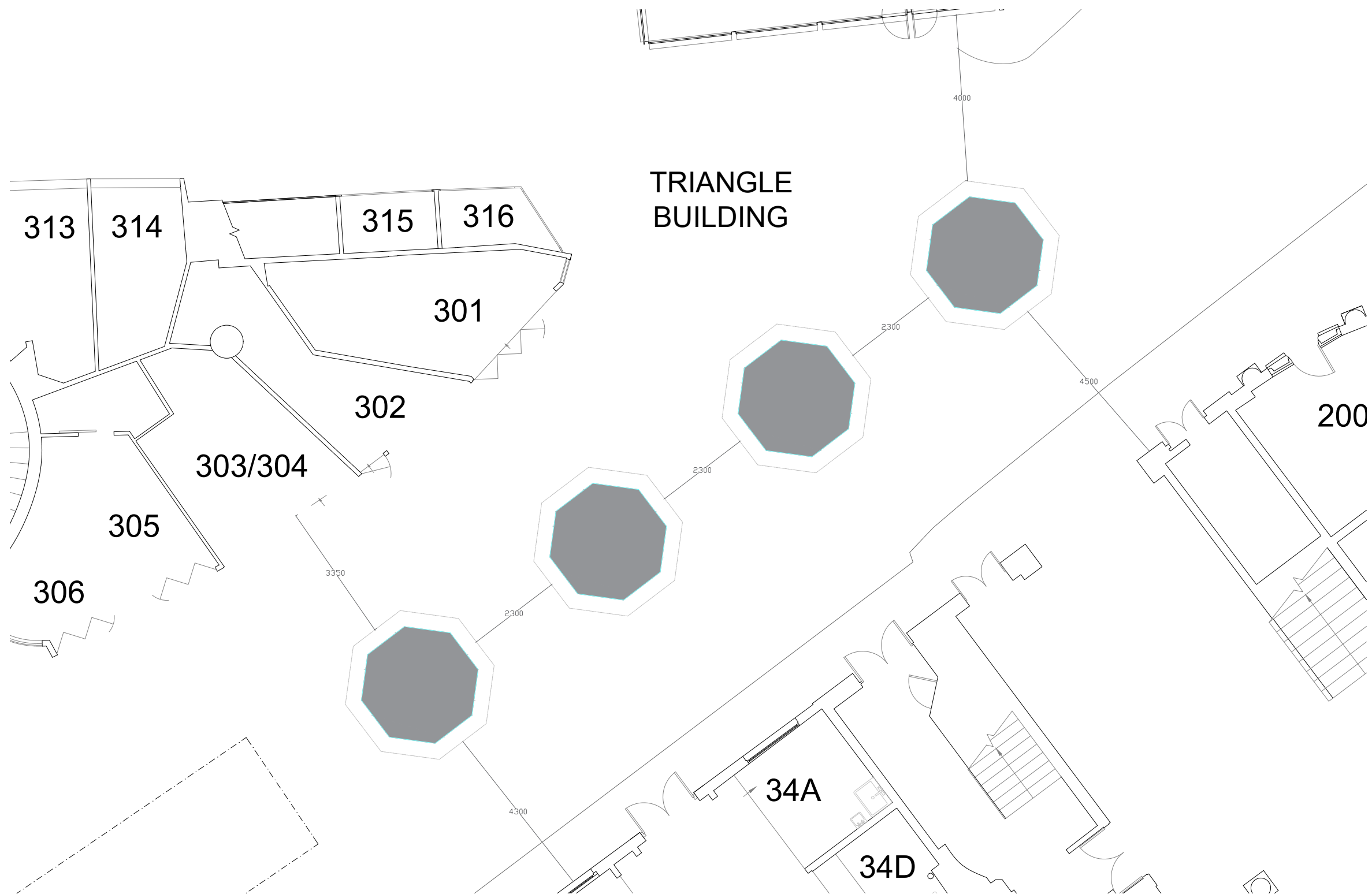


Provender Circulation Plans (NTS)

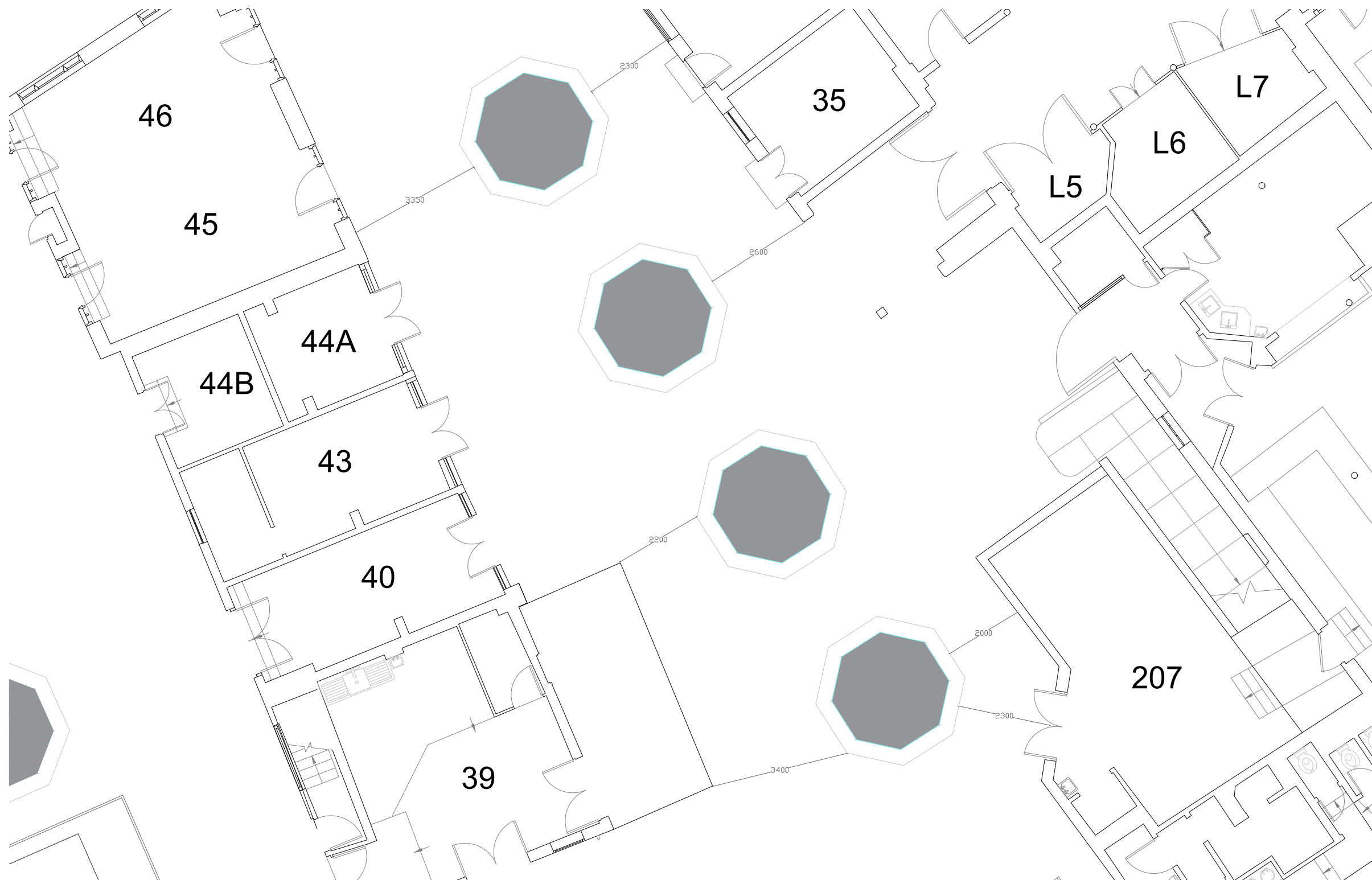




Camden Lock Place Circulation Plans - west (NTS)

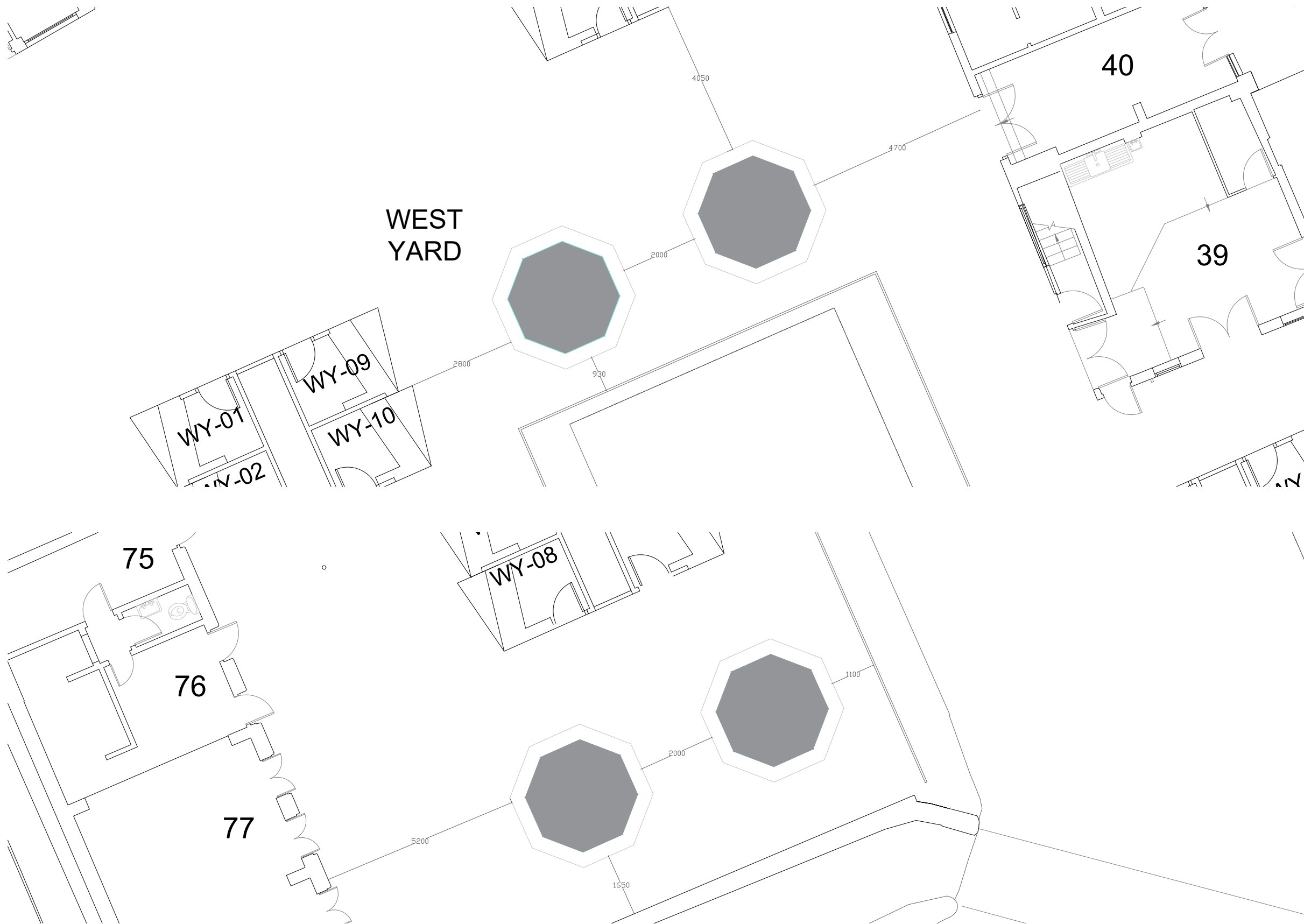


Camden Lock Place Circulation Plans - east (NTS)



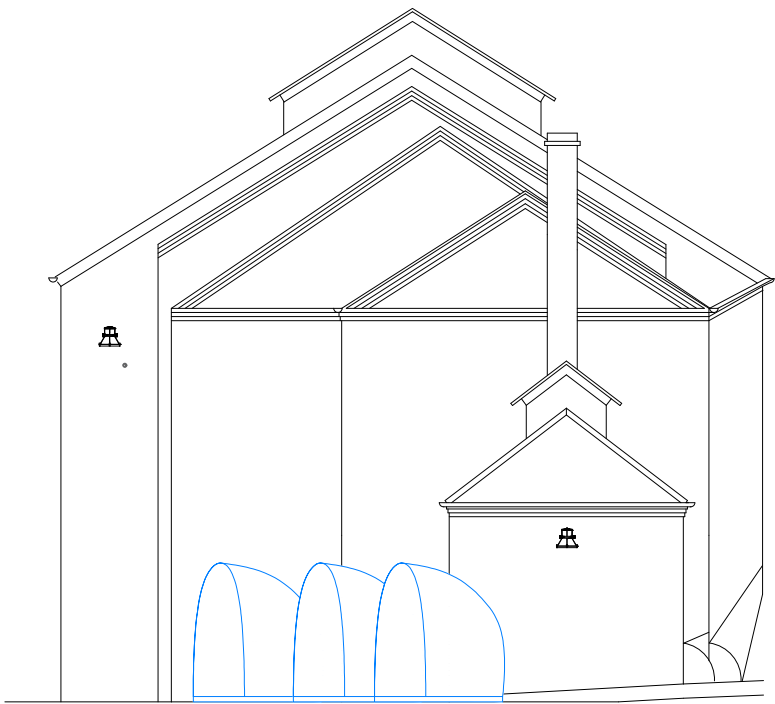
Middle Yard Circulation Plans (NTS)





West Yard Circulation Plans (NTS)

01.04 Proposed Elevations



*Elevation of the dining pods in the Stables Yard in front of Horse Hospital (NTS)*

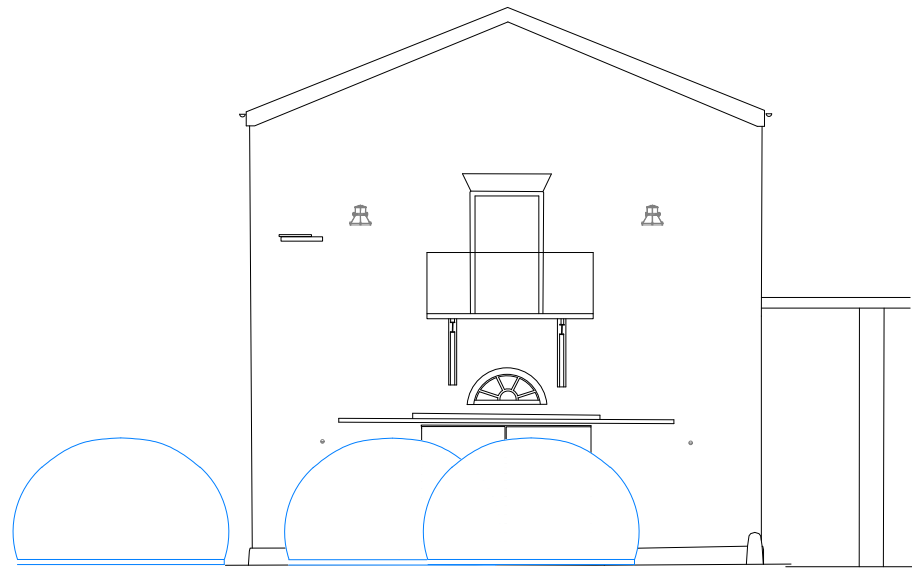


*Elevation of the dining pods in the North Yard in front of Horse Hospital (NTS)*

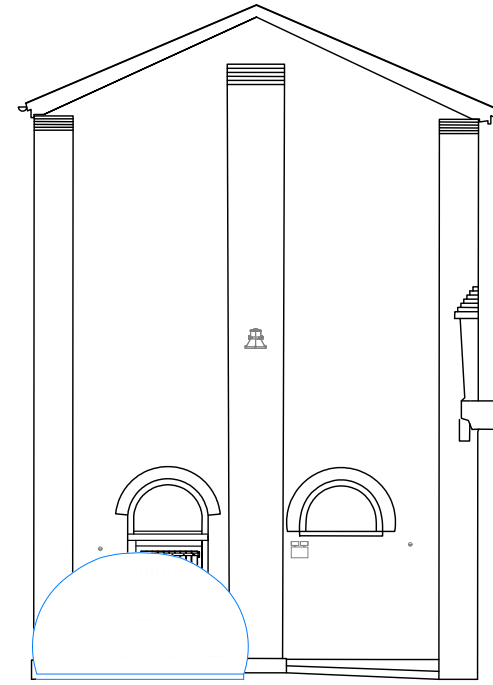


Elevation of the dining pods in the Stables Yard in front of the Gin Stalls and Gin Building (NTS)

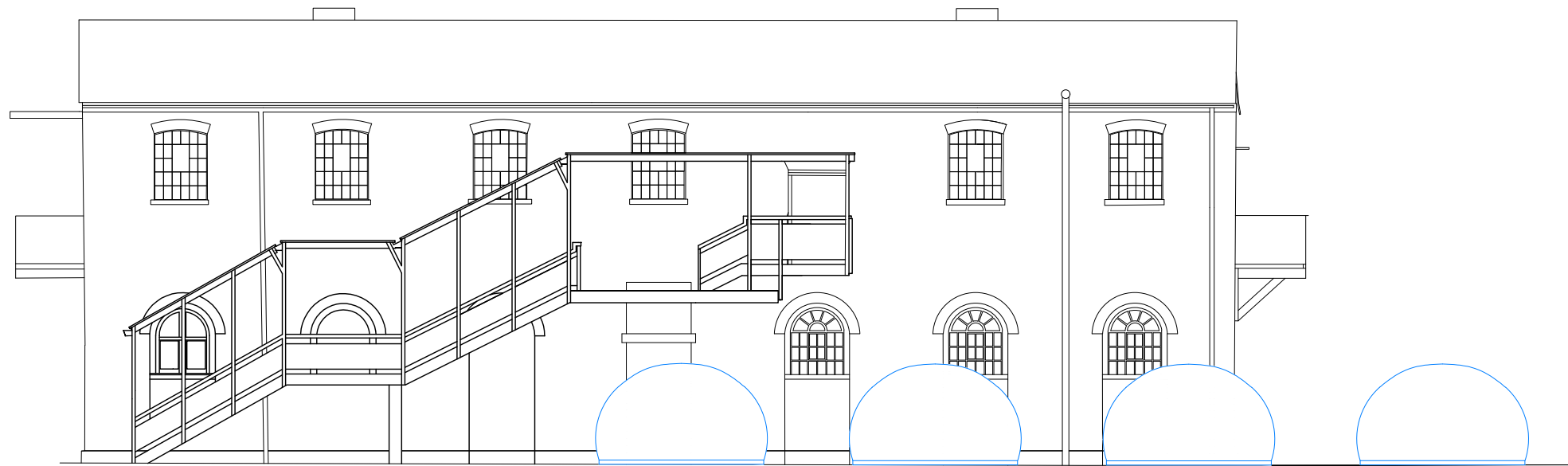




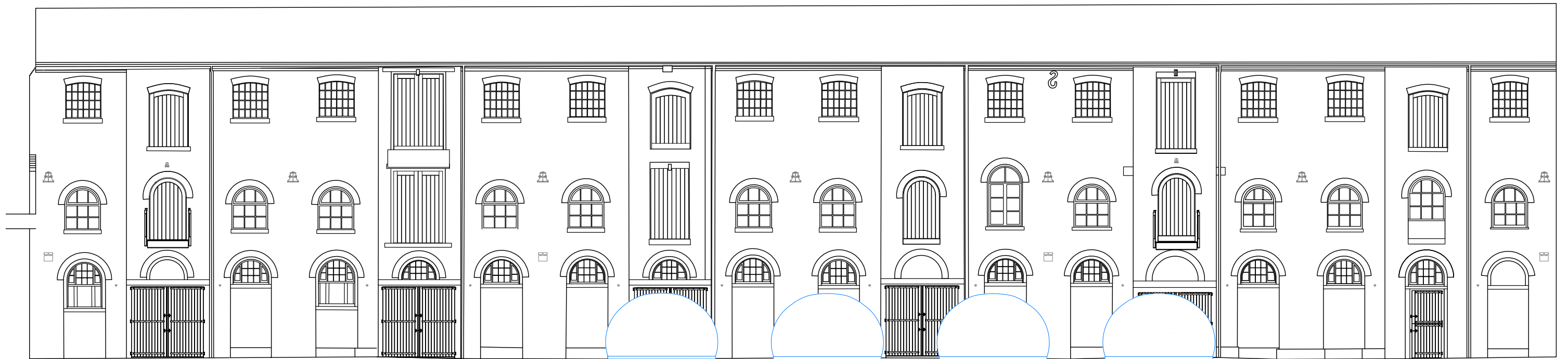
*Elevation of the dining pods in front of the Long Stable East facade (NTS)*



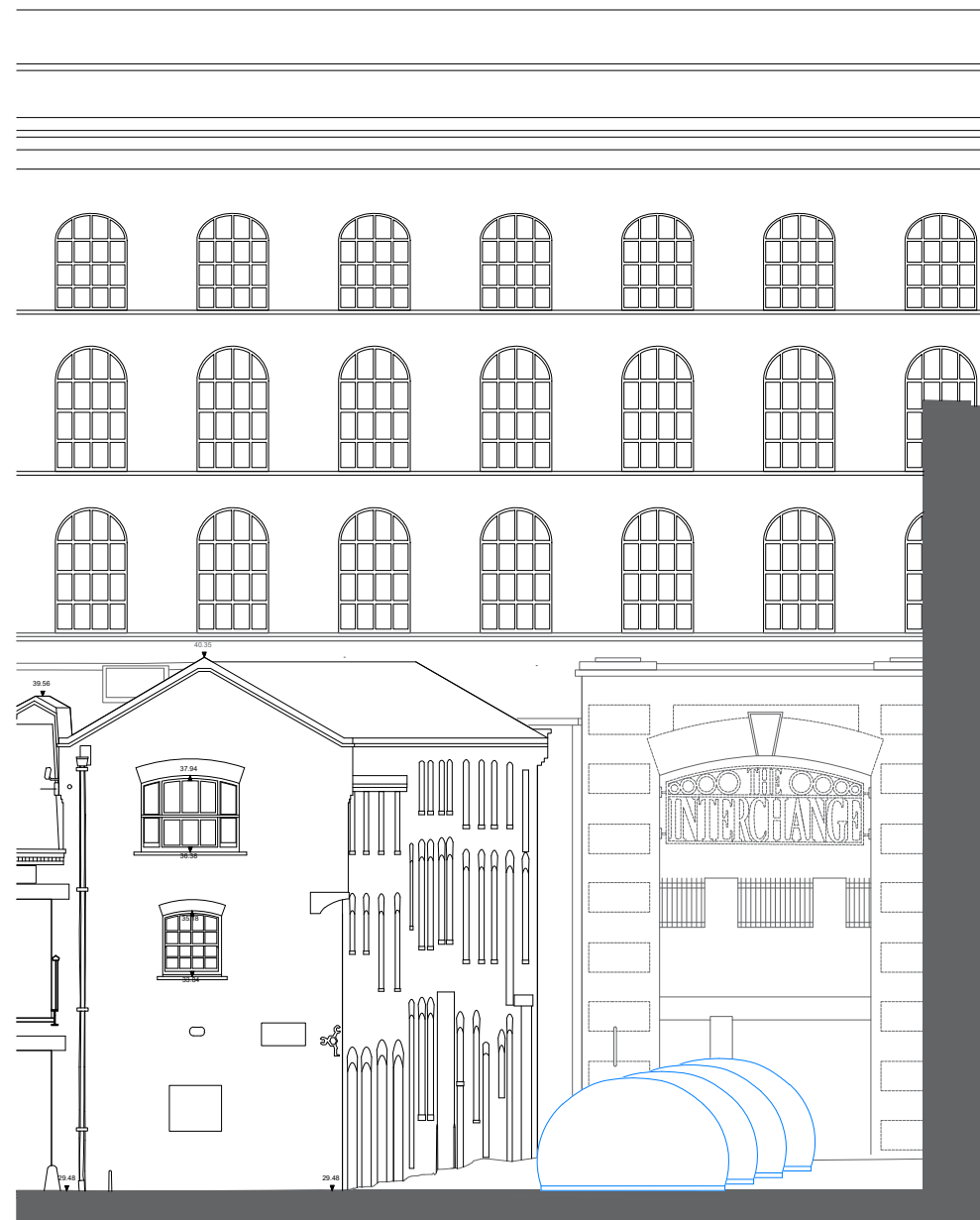
*Elevation of the dining pods in front of the Provender East facade (NTS)*



*Elevation of the dining pods in the Long Stable South facade (NTS)*



Elevation of the dining pods in the Provender North facade (NTS)



Elevation of the dining pods along Camden Lock Place facing west  
(NTS)

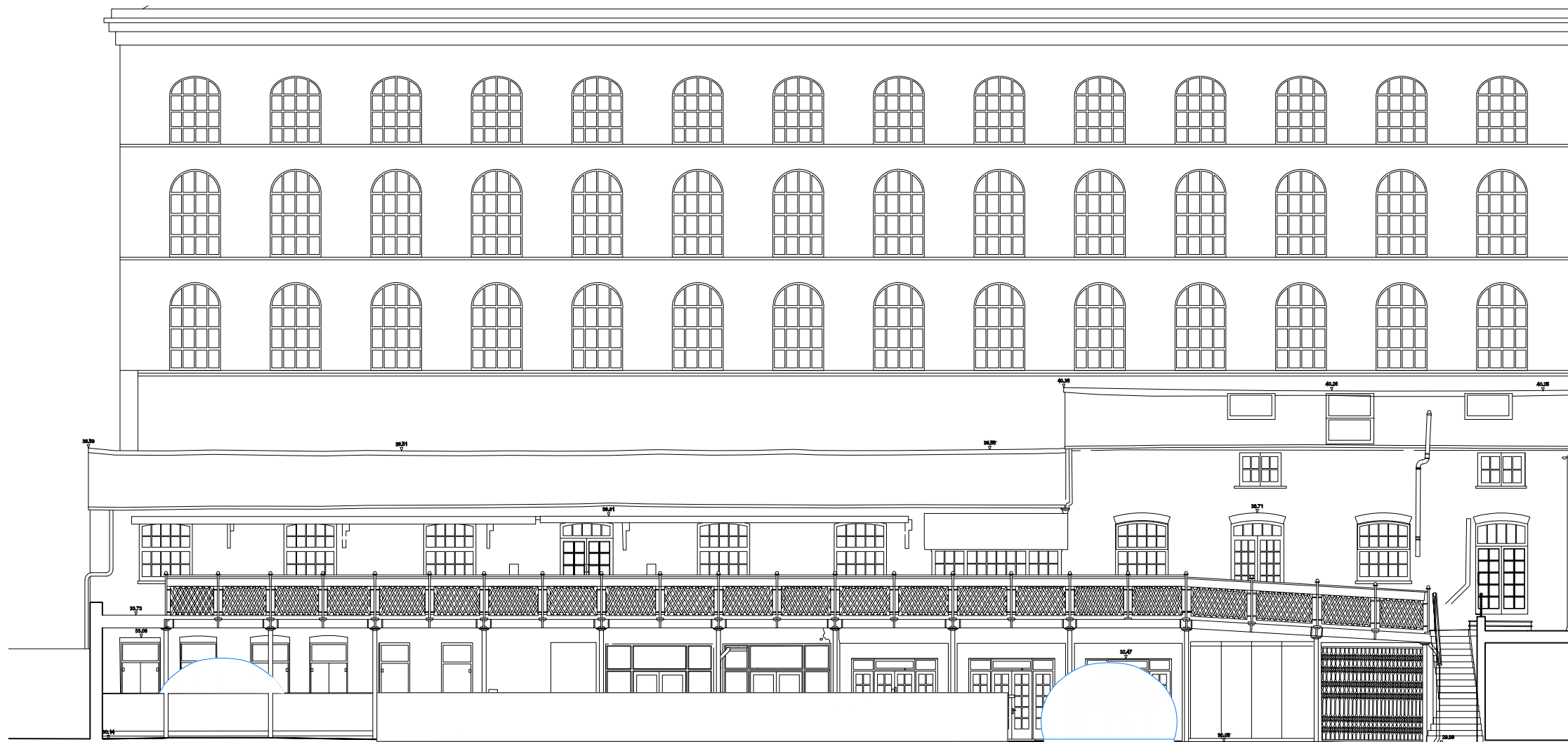


*Elevation of the dining pods along Camden Lock Place facing south (NTS)*

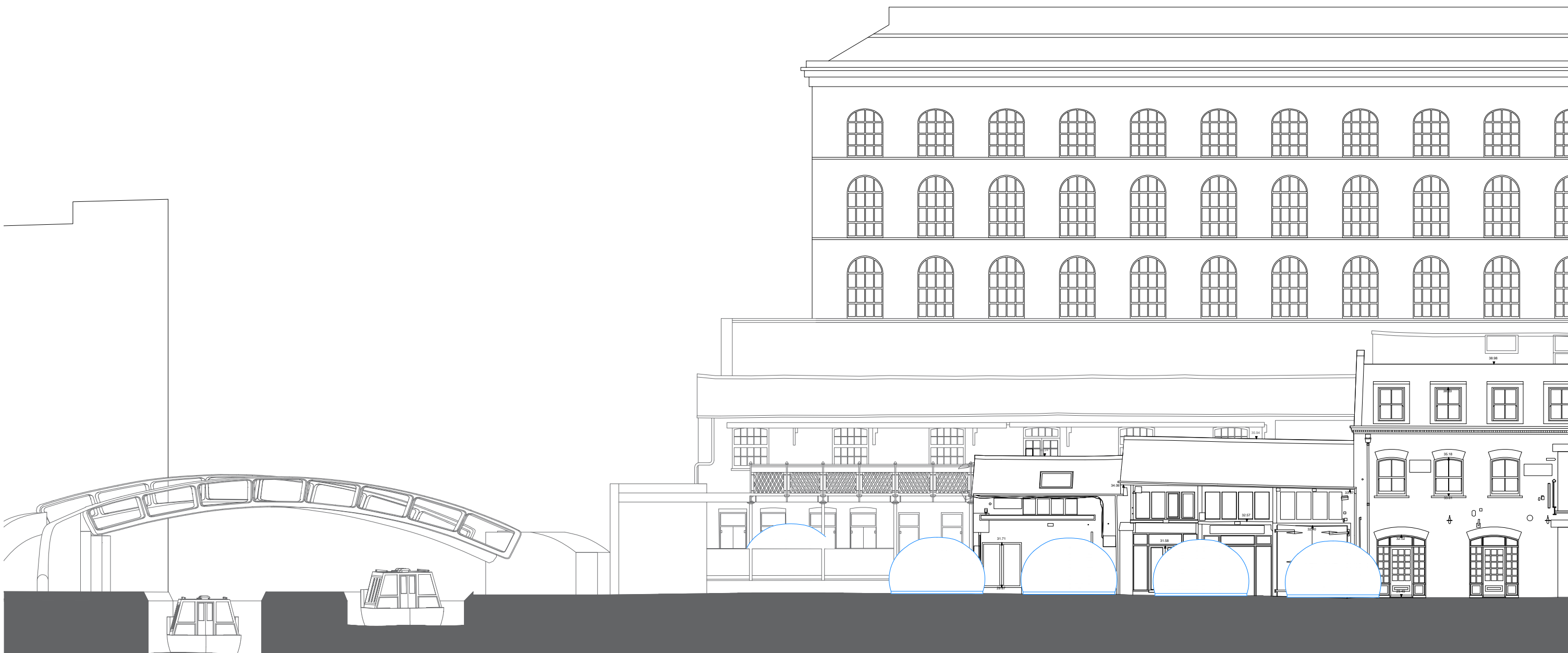


*Elevation of the dining pods in West Yard and Middle Yard looking north (NTS)*





*Elevation of the dining pods in West Yard looking west (NTS)*



*Elevation of the dining pods in Middle Yard looking west (NTS)*

# 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 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 CLP 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 London Plan (2021) was published in March 2021 following extensive public consultation and promotes ‘good growth’.

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 permanent 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

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## 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, also compliant with social distancing rules for COVID19. 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

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## 04.01 Summary

The dining pods have proved to be a successful attraction within the markets, and an important strategy for Labtech to support traders' recovery following the COVID19 pandemic. The proposed dining pods are intended to provide shelter to visitors encouraging longer stays in the market despite the weather conditions, and are 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

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*Refer to the planning drawings in the attachment provided*