

KINGSTON TRIANGLE - OVERVIEW



PROPOSED ARIAL VIEW - CONCEPT



CURRENT CONDITION - WITHOUT FORMALITY



EXISTING MARKET TRADERS IN TEMPORARY TENTS

PROPOSAL:

Following extensive local engagement on aspirations for Kingston's Ancient Market and following a review of competing bids. The Council's Corporate & Resources Committee approved the bid submitted by Between the Bridges Ltd on 21 November 2024. This appointment marks a new operating model for Kingston Ancient Market as they will be responsible for managing all activity at Kingston Ancient Market, including the daily street trading market and Ancient Market House.

The overarching aim will be to reinvigorate Market Place, support traders and enterprise, enhance the cultural and community offering, and increase footfall – restoring the market's central role within Kingston town centre.

Between The Bridges is a leading UK market operator, with a proven track record for managing high-profile street markets and engaging public events across London. Their portfolio includes the successful 'Between The Bridges' market on the Southbank, Clapham's Venn Street Market and the winter festival Winterville. The team brings together a unique blend of creative flair, hospitality expertise operational excellence in market and site management.

The vision for Kingston Ancient Market is rooted in close collaboration with local communities to ensure the space will reflect and celebrate Kingston's diverse, rich culture. With a seasoned and dynamic team of professionals, Between The Bridges will seek to transform the market into a vibrant, distinctive destination that fosters a strong sense of social connection and civic pride.

This proposal directly supports the Council's strategic priorities to revitalise this town centre asset, benefit local stimulate local economic growth, celebrate local heritage and culture, promote inclusivity and address commitments to climate change challenges.

Building on the outcomes of the Council's community engagement, the scheme has been developed to reflect the priorities outlined above. This pre-application submission seeks the views of planning officer's on the following proposed works;

New Market Stalls

- The installation of modern, modular market stalls will replace outdated facilities, improving the functionality and aesthetic appeal of the market. The design will be sensitive to the historic context, ensuring that the stalls complement the surrounding architecture.
- The stalls will be designed using sustainable materials and incorporating green roofs to meet the biodiversity aspirations of the council.

Refurbishment of Market House

- The Market House will be sensitively refurbished to accommodate a new Class E restaurant use. Internal alterations will be designed to preserve the building's historic features, and any necessary interventions.
- All works will be reversible to ensure the long-term conservation of the asset.

Relocation of Statue

- The existing statue will be repositioned to create a more open and flexible public space, facilitating better movement and sightlines within the square. The new location will be carefully selected to maintain the statue's prominence and historical significance.
- The works will be reversible, ensuring the long-term conservation of the asset.

External Seating Area

- An external seating area will be introduced to support the restaurant and market activities. The seating will be designed to enhance the public realm, using high-quality materials that reflect the character of the conservation area.

Waste Storage Facilities

- New waste storage facilities will be discreetly integrated into the site to manage refuse generated by the market and restaurant. The design will minimise visual impact and ensure compliance with health and safety standards.

Basement-Level Public WCs

- Public WCs will be constructed beneath the square to provide essential amenities for visitors. Access will be designed to be inclusive, with consideration for individuals with disabilities with level WC provided within the Market House building. The subterranean location ensures that the visual integrity of the square is maintained.

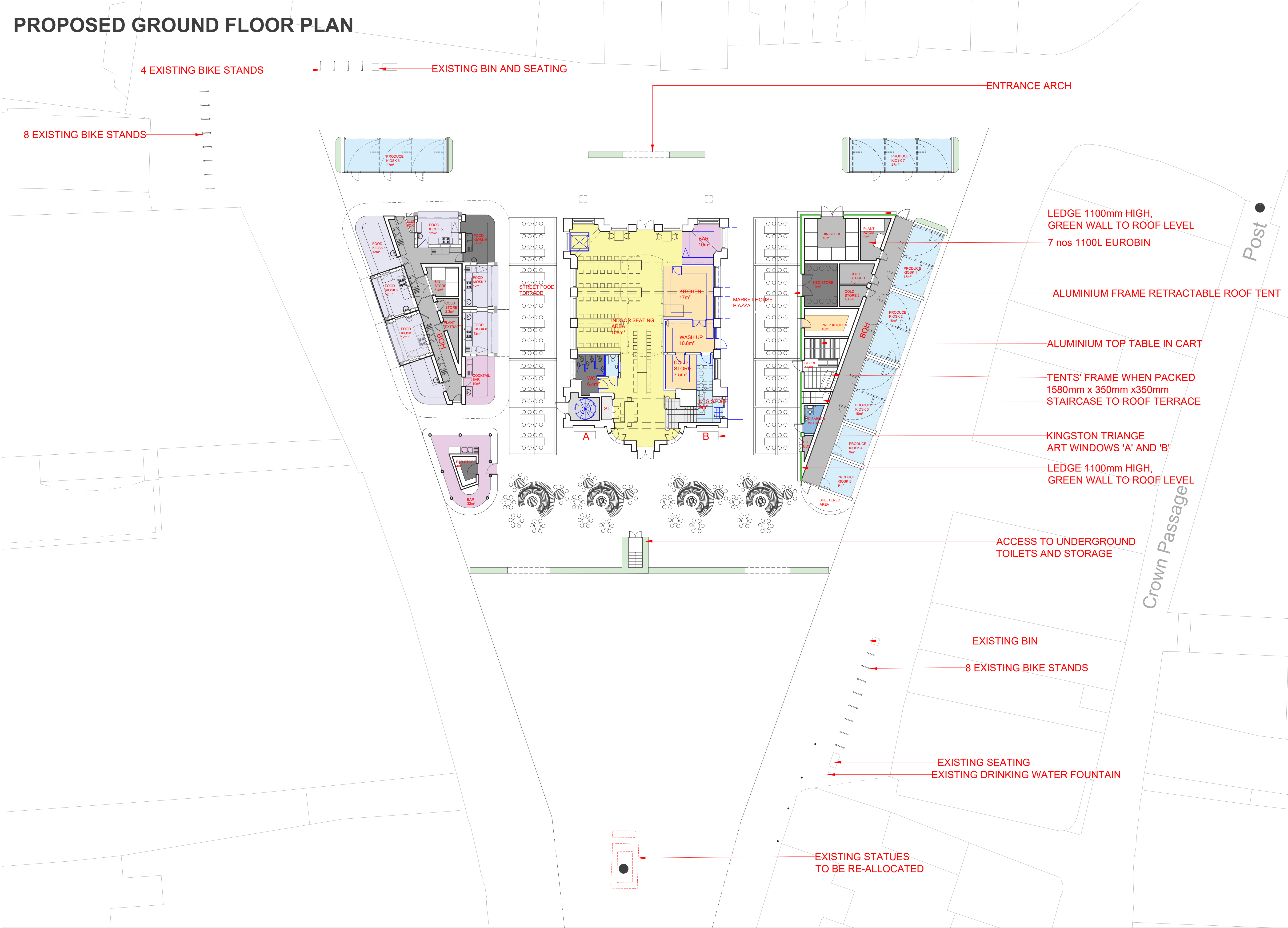
Heritage Impact and Justification

The proposed development aims to enhance the functionality and appeal of the Ancient Market Place while safeguarding its historic character. The sensitive refurbishment of the Grade II listed Market House to accommodate a viable Class E use will help ensure its ongoing maintenance, relevance, and long-term stewardship. The proposals have been informed by ongoing consultation and guidance from Alex Baxter, ensuring a considered approach that respects the site's heritage value. A comprehensive Heritage Assessment will accompany the full planning application. All interventions will be carefully designed to preserve the historic fabric of the Market House and the character of the wider conservation area, in full accordance with statutory requirements for listed building consent.

Conclusion

The redevelopment of Kingston's Ancient Market Place and Market House presents an opportunity to rejuvenate a historic area, balancing the preservation of heritage assets with the provision of modern amenities. The proposals are grounded in national and local planning policies, emphasizing sustainable development, heritage conservation, and community engagement. We welcome further dialogue with the planning authority to refine the proposals and ensure their successful implementation

PROPOSED GROUND FLOOR PLAN



4 EXISTING BIKE STANDS

EXISTING BIN AND SEATING

ENTRANCE ARCH

8 EXISTING BIKE STANDS

LEDGE 1100mm HIGH,
GREEN WALL TO ROOF LEVEL
7 nos 1100L EUROBIN

ALUMINIUM FRAME RETRACTABLE ROOF TENT

ALUMINIUM TOP TABLE IN CART

TENTS' FRAME WHEN PACKED
1580mm x 350mm x350mm
STAIRCASE TO ROOF TERRACE

KINGSTON TRIANGLE
ART WINDOWS 'A' AND 'B'

LEDGE 1100mm HIGH,
GREEN WALL TO ROOF LEVEL

ACCESS TO UNDERGROUND
TOILETS AND STORAGE

EXISTING BIN

8 EXISTING BIKE STANDS

EXISTING SEATING
EXISTING DRINKING WATER FOUNTAIN

EXISTING STATUES
TO BE RE-ALLOCATED

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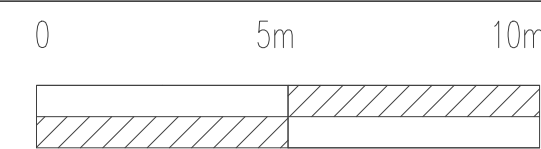
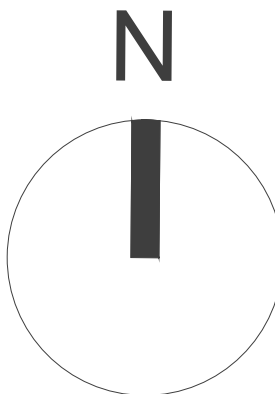
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ZAP



PROPOSED

PLANNING

Work Package	Cost Check	Info/Briefing	Tender	Contract	Construction

Date	Revision	Description	Drawn by
16.12.2024	A	Proposed stalls layout	
07.05.2025	B	Update stalls layout, BOH, store	
06.06.2025	C	Meghan structure both sides, bar and kitchen one side, lift added	

Date	Ref.	Revision	Drawn by

Project **2418_KINGSTON MARKET**
Subject **PROPOSED FIRST FLOOR PLAN
KINGSTON ANCIENT MARKET**

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Project Code Drawing Number Rev.

2418

152

C

Date 06.06.2025 Scale 1:300 at A3

KINGSTON ANCIENT MARKET - SITE CONTEXT



Market Place

Market Place is the historic heart of Kingston town centre, home to one of London’s oldest street markets, first recorded in 1242. Traditionally, the space has served as a hub for trade, civic administration, and hospitality. Although retail activity has gradually shifted north and eastwards, public administration has relocated to a dedicated campus, and many of the historic inns and hotels have disappeared, the Market Place continues to function as a key civic and commercial space.

Today, the daily market, together with the surrounding shops and outdoor seating areas, contributes significantly to the vibrancy and character of the area. It remains a distinctive and cherished destination within Kingston.

While the buildings that frame the Market Place have evolved over the centuries through redevelopment and remodelling, the fundamental pre-17th-century building line remains largely intact. This configuration creates a distinctive funnel-shaped space, primarily accessed from three key entry points: Thames Street, Church Street, and the High Street. The layout lends the square a strong sense of enclosure, reinforcing its civic identity.

Prominent features within the space include the Market House—a Grade II listed landmark—and, to a lesser extent, the Shrubsole Monument. To the north lies All Saints Church, while the Guildhall is located at the southern apex of the square. Together, these elements define Market Place’s continuing role as Kingston’s principal civic space.

The buildings enclosing the Market Place reflect a rich architectural heritage, featuring styles ranging from Georgian and neo-Tudor to Victorian and Edwardian neoclassical. Constructed from a variety of materials—including brick, timber, roughcast render, stucco, slate, and clay tiles—they generally rise two to three storeys, with façades defined by gables and parapets. While the northern and eastern frontages largely retain their original plot widths of 5 to 8 metres, the western side has undergone consolidation through successive redevelopment.

The Market House

The application site includes The Market House, a Grade II Listed building, which stands as a prominent feature within the market square. The Market House comprises a two-storey detached building (plus basement) that sits in the centre of Market Place in Kingston town centre. To the west side is High Street and to the east side is Church Street, both of which link with Clarence Street to the north (the main shopping street) and Eden Street to the south. The building has a rectangular plan form with a curved frontage on its southern side. There are four towers, one on each corner of the building. There are entrances on the south and north elevations.

The building was Grade II* listed in 1983. The listing description is as follows:
1838-40, by Charles Henman Senior. Until 1935 the Guildhall. Rectangular free-standing building of Italianate character, situated in the centre of the Market Place. Stone and brick. Four corner towers. Main body two storeyed with an arcaded, rusticated stone podium, and square headed windows above with moulded architraves and cornices. Towers with pedimented windows to first stage; triple arcades above, and surmounted by low, lead, pyramidal roofs. Lead statue of Queen Anne placed above the entrance was part of a previous Guildhall enlarged by her. It dates from 1706. The sculptor was Francis Bird.

The Existing Market Stalls

The market square comprises 29 market stalls and provide for semi-permanent structures with extended roofs for shelter, providing two banks of stalls providing for a general sale of goods and hot food sales. The existing stalls whilst they provide preparation areas and areas for the storage and waste the layouts do not provide sufficient space for the sale of goods a such many store holders have added temporary tenants to the fixed structures to provide additional retail space. This has resulted in the space being rather cluttered and providing a mix of unsightly addition to the stalls.

The site’s town centre location ensures easy access by bicycle and on foot. The site also enjoys excellent access to public transport as it lies within easy walking distance of Kingston train station to the north-east. The nearest bus stops are located on High Street, approximately 100m south of the application site.

Operational context: : Between the Bridges
Between The Bridges has been appointed by Kingston Council as the new operator for Kingston Ancient Market from 1 April 2025. Between The Bridges is a leading UK market operator, with experience managing street markets and exciting events across the capital, including the Southbank ‘Between The Bridges’ market, Clapham’s Venn Street Market and Winterville. The team brings a unique blend of creative and hospitality expertise alongside extensive market and site management. Between The Bridges’ appointment marks a new operating model for Kingston Ancient Market as they will manage all activity at Kingston Ancient Market, including the street trading market and Ancient Market House. This change looks to reinvigorate the space, support traders and local enterprise, boost the local community and cultural offering, and drive increased footfall. This appointment delivers on Council priorities to revitalise a town centre asset, benefit local communities and local enterprise, celebrate local heritage and culture, support a fairer society, and address commitments to climate change challenges.

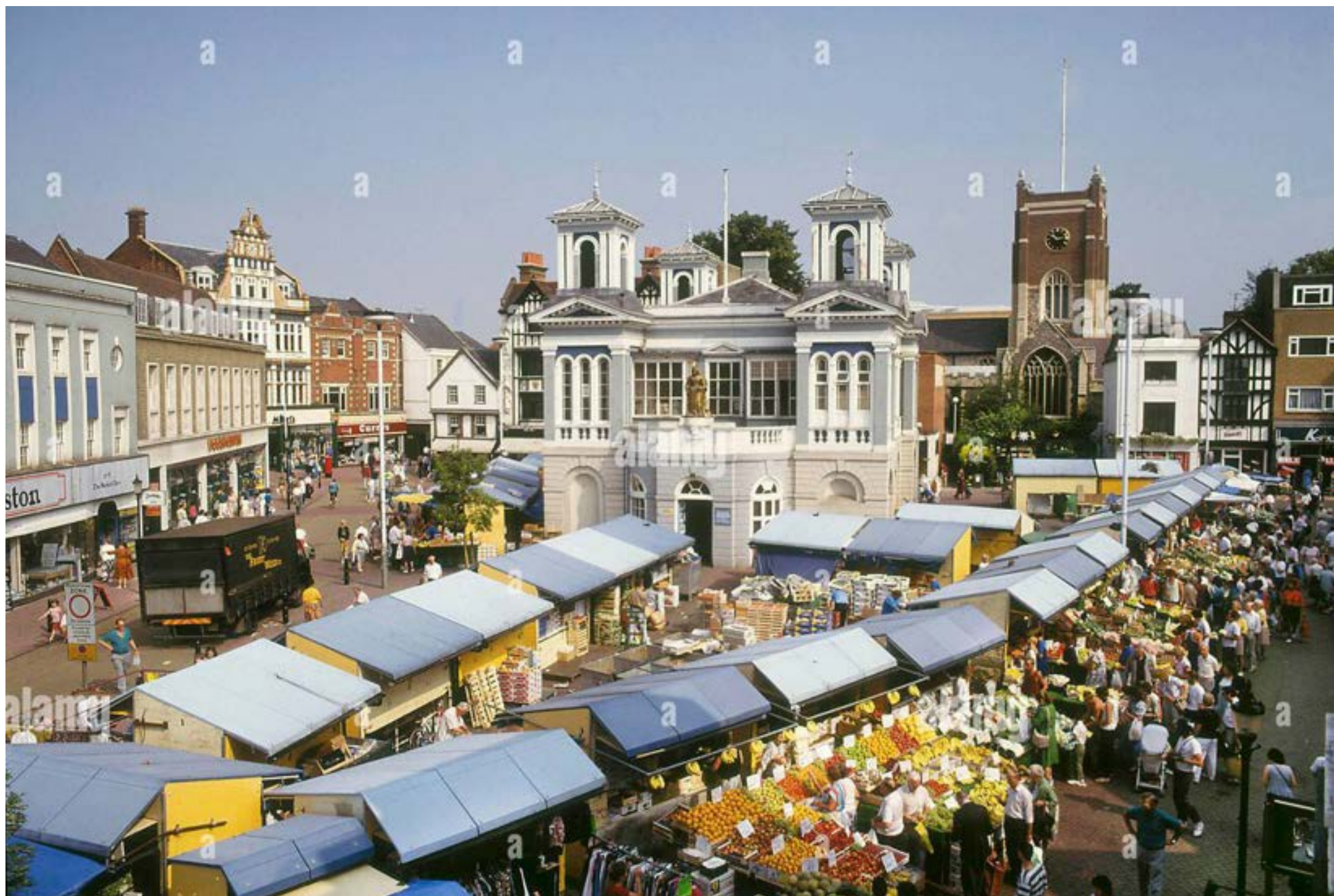
With a seasoned team of professionals, Between the Bridges will seek to transform the market into a vibrant, distinctive venue that fosters a strong sense of community. Key elements of the proposal include:

- Installation of new market stalls to modernize trading facilities.
- Relocation of the existing statue to improve spatial dynamics.
- Refurbishment of the Market House to accommodate a new Class E restaurant/café use.
- Creation of an external seating area to support the restaurant and market activities.
- Provision of new waste storage facilities to improve operational efficiency.
- Construction of basement-level public WCs beneath the square to enhance visitor amenities.



materiality and colour studies of the surrounding context

KINGSTON ANCIENT MARKET - Constantly evolving



ALL VISUALS ARE A WORK IN PROGRESS AT THIS EARLY STAGE AND SUBJECT TO DETAILED DESIGN EVOLUTIONS. THE PURPOSE OF VISUALS AT THIS STAGE IS TO OFFER FEEDBACK AND COMMENTARY TO THE ARCHITECTS FOR FURTHER DESIGN INVESTIGATION. MATERIALITY AND FURNITURE TYPOLOGIES TO EVOLVE IN NEXT STAGES.

KINGSTON ANCIENT MARKET - FLEXIBLE SQUARE SPACE



KINGSTON TRIANGLE - OUTDOOR SEATING



KINGSTON TRIANGLE - OUTDOOR SEATING



An architectural rendering of a rooftop terrace at the ZAP Hotel. The terrace is furnished with wooden tables and stools, and several people are shown dining and socializing. In the background, a large, historic stone building with a clock tower is visible. The sky is blue with stylized white clouds. The ZAP logo is in the bottom right corner.

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KINGSTON TRIANGLE - OUTDOOR SEATING



Outdoor seating with parasols offers a unique and inviting space for dining and social gatherings.

KINGSTON TRIANGLE - PRODUCE TRADERS



KINGSTON MARKET HOUSE - GROUND FLOOR



KINGSTON MARKET HOUSE - FIRST FLOOR



5

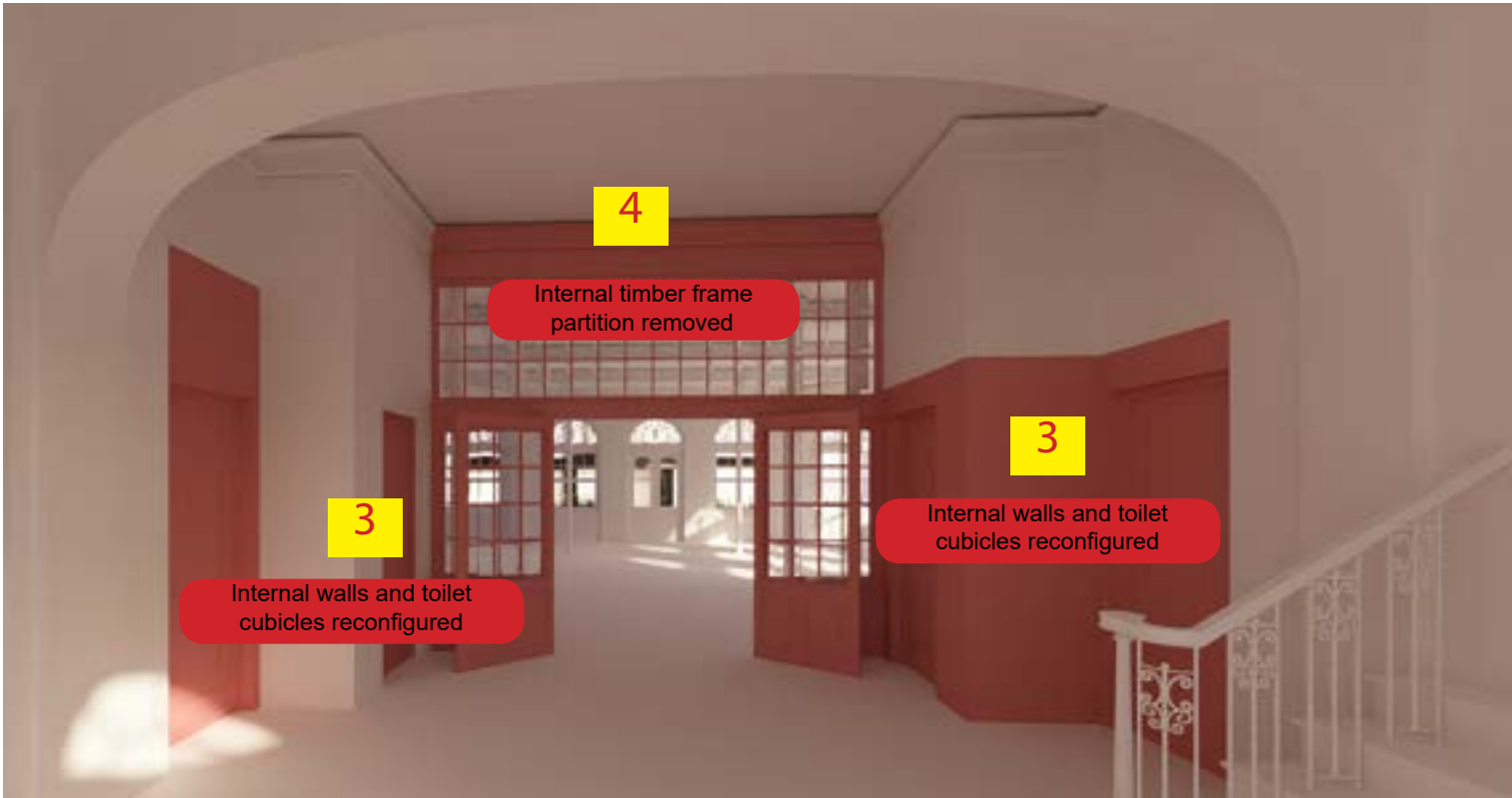
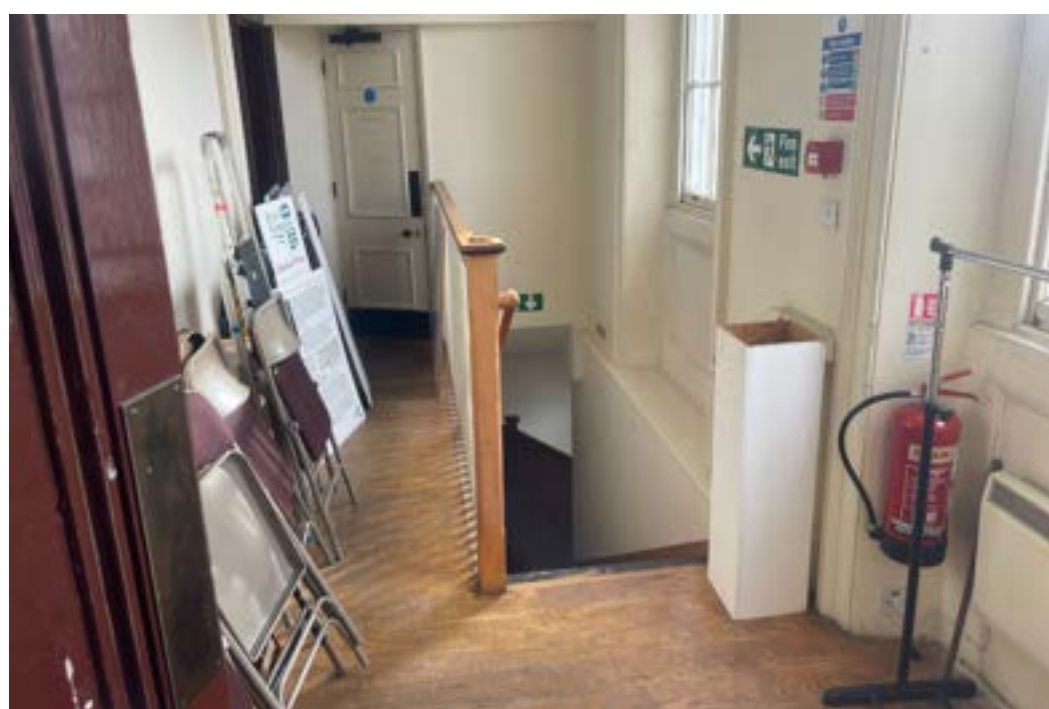
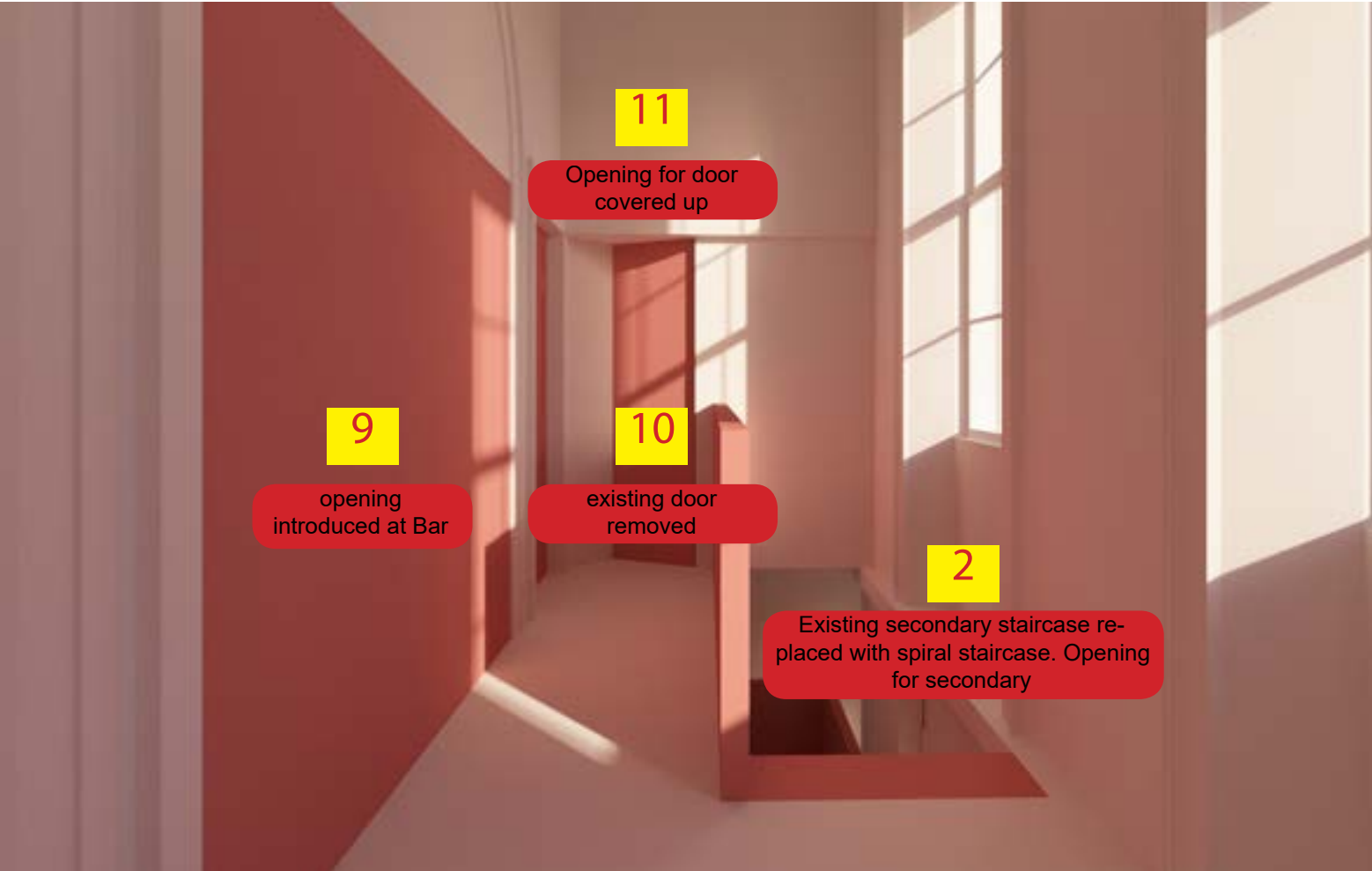
1 opening introduced at Kitchen.

4

Internal timber frame partition removed

1

existing windows replaced with double doors



1. 3 existing windows replaced with double doors. Doors' design to match existing windows.
2. Existing secondary staircase replaced with spiral staircase. Opening for secondary staircase covered over as new bar floor.
3. Internal walls and toilet cubicles reconfigured.
4. Internal timber frame partition removed.
5. 1 opening introduced at Kitchen.
6. New Bar and Kitchen counters.
7. Dumb waiter introduced at Kitchen.

8. 2 openings introduced around chimney place.
9. 1 opening introduced at Bar.
10. 4 existing doors removed.
11. Opening for door covered up.
12. Openings in floor and wall introduced for dumb waiter.

Architectural floor plan of the ZAP Planning office. The plan shows a large central area with two indoor seating areas (40m² and 81m²) and a bar (12.6m²). There is an outdoor deck, a private room (7m²), and an office (4.5m²). The plan includes various annotations for proposed changes, such as 'PROPOSED SPIRAL STAIRCASE', 'EXISTING STAIRCASE REMOVED', 'OPENING INTRODUCED', 'EXISTING DOORS REMOVED', and 'LOOK-OUT WINDOW'. A section line 'A-A' is indicated. A legend at the bottom left shows color-coded areas: yellow for seating, purple for bar, and blue for office/private room. A scale bar at the bottom right shows 0, 1000, 2000 units. The title 'PROPOSED PLANNING' is at the bottom right.

PROPOSED SPIRAL STAIRCASE

EXISTING STAIRCASE REMOVED

PROPOSED LIFT

INTERNAL WALLS AND DOORS REMOVED

EXISTING GLASS DOOR AND WINDOWS REMOVED

OPENING INTRODUCED

OPENING INTRODUCED CHILLER

INDOOR SEATING AREA 108m²

STORE 1.7m²

WC 6.4m²

DDA 2m²

COLD STORE 7.5m²

WASH UP 10.8m²

KITCHEN 17m²

BAR 10m²

KEG STORE 9m²

PROPOSED STEPS

FLOOR OVER

EXISTING WINDOW REPLACED WITH DOORS DOORS DESIGN TO MATCH EXISTING WINDOWS

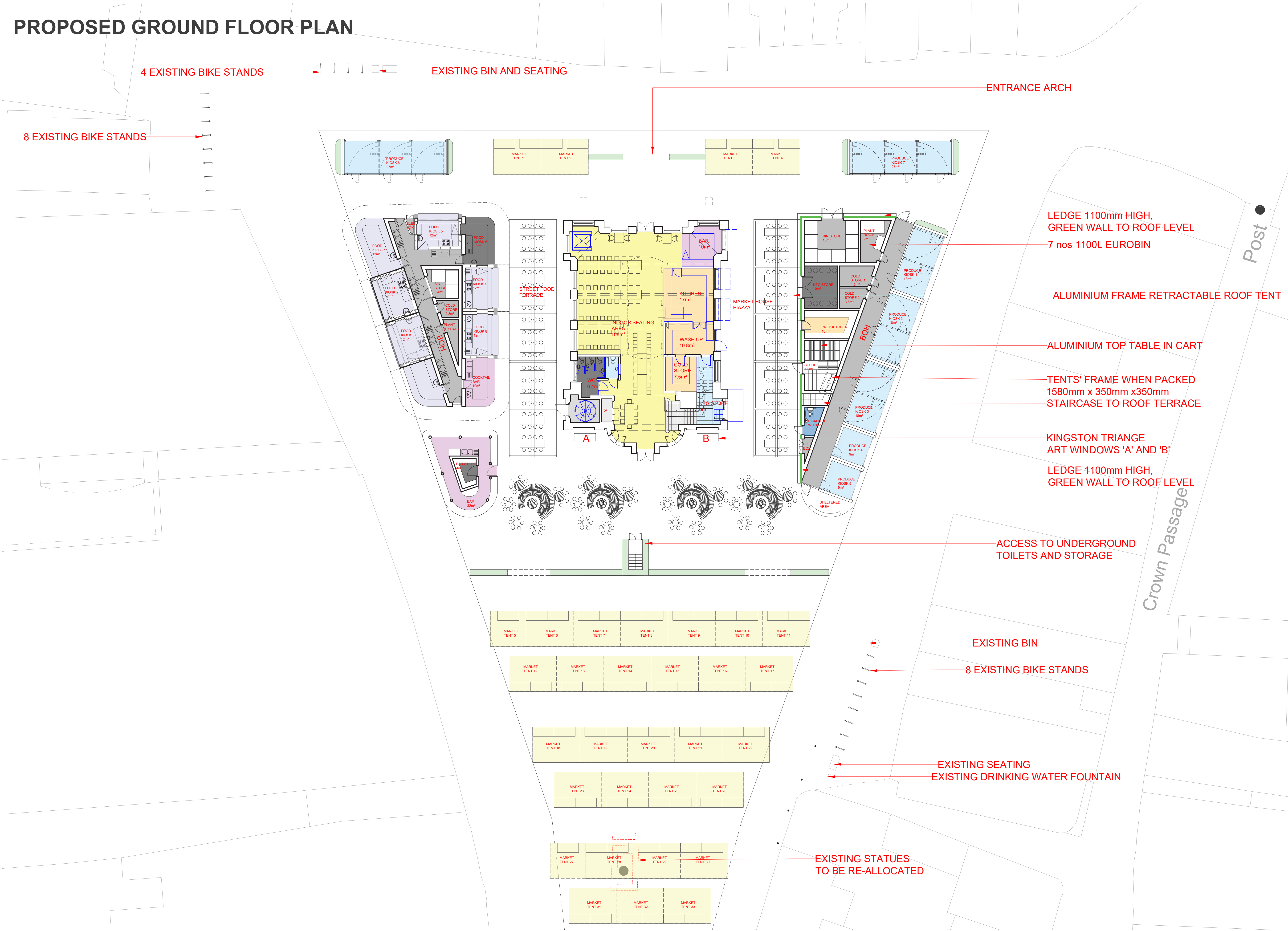
EXISTING WINDOW REPLACED HATCH HATCH DESIGN TO MATCH EXISTING WINDOWS

PROPOSED KITCHEN COUNTER

PROPOSED PLANNING

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PROPOSED GROUND FLOOR PLAN



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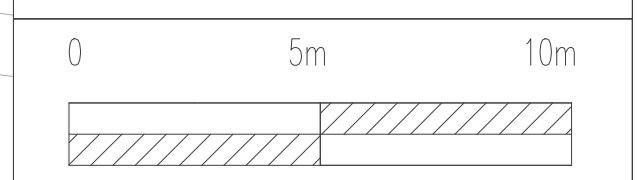
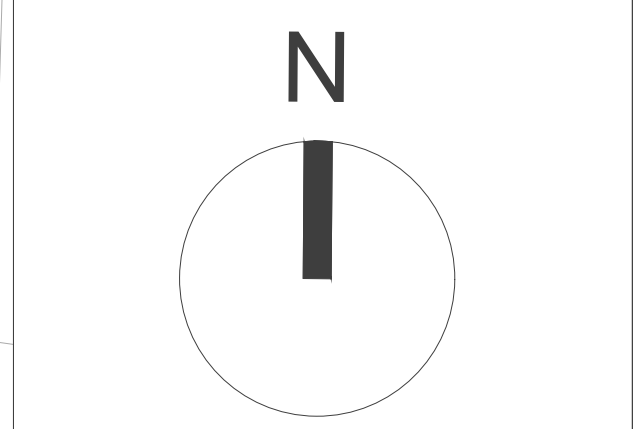
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