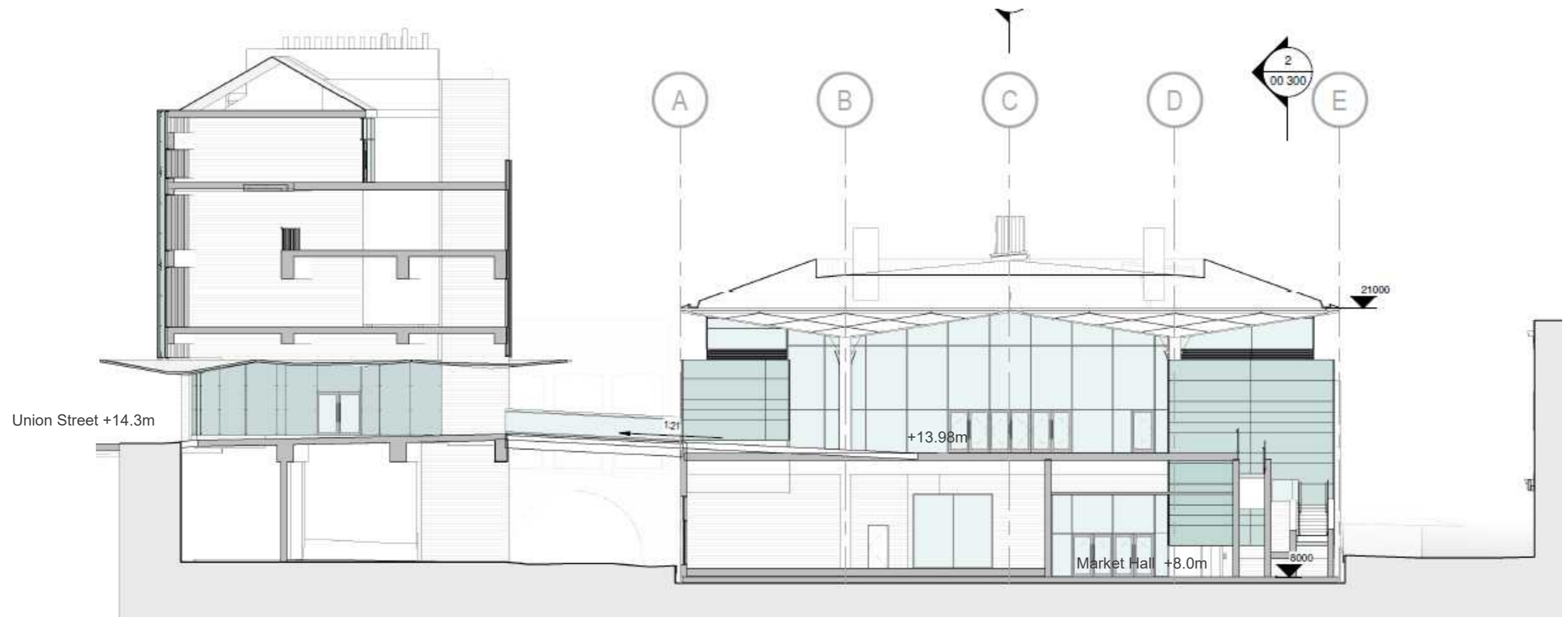


## 3.0 Design Proposals

### 3.4 Sections

#### Union Street to Hadden Street

From Union Street at 14.3m the existing slab slopes upwards to the back of the building. A new bridge link is created over East Green which forms a gradual gradient down to meet the level of the upper level of the food hall. Stairs, a lift or escalators are proposed to access the level of the Green.



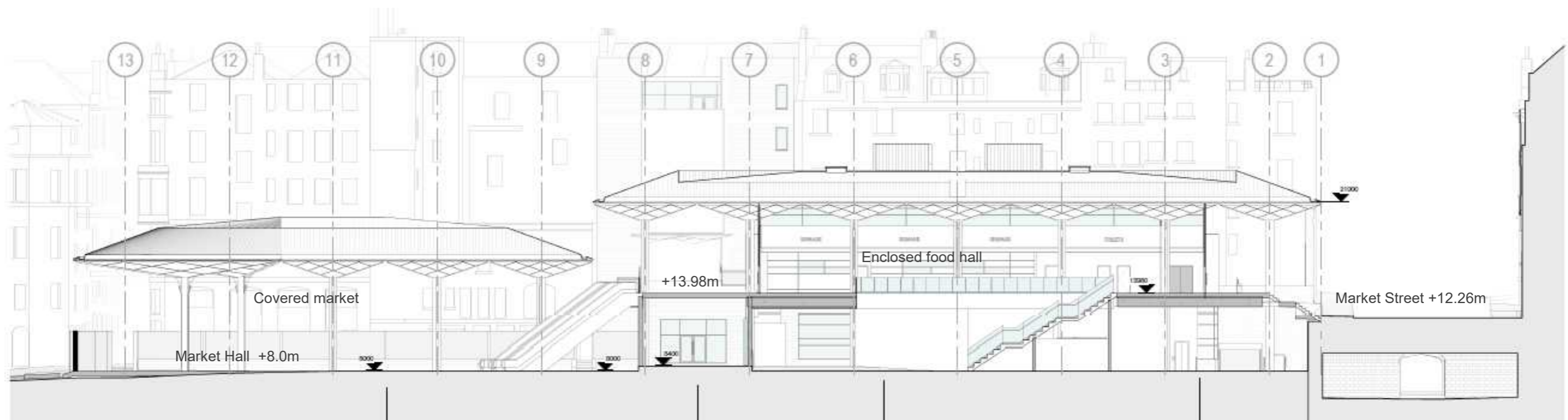
Proposed Section—Union Street to Hadden Street

## 3.0 Design Proposals

### 3.4 Sections

#### The Green to Market Street

To achieve the level access between Union Street and the upper level of the food hall, the entrance to market street is raised slightly above street level. A ramped access is formed off Market Street leading onto a generous entrance plaza. Within the food hall, the access is level on the upper floor to link with the external thoroughfare. The hellerup stair forms the main link between levels within the food hall which then leads out on the lower level to the covered market area.



Proposed Section—The Green to Market Street

# 3.0 Design Proposals

## 3.5 Access and Security

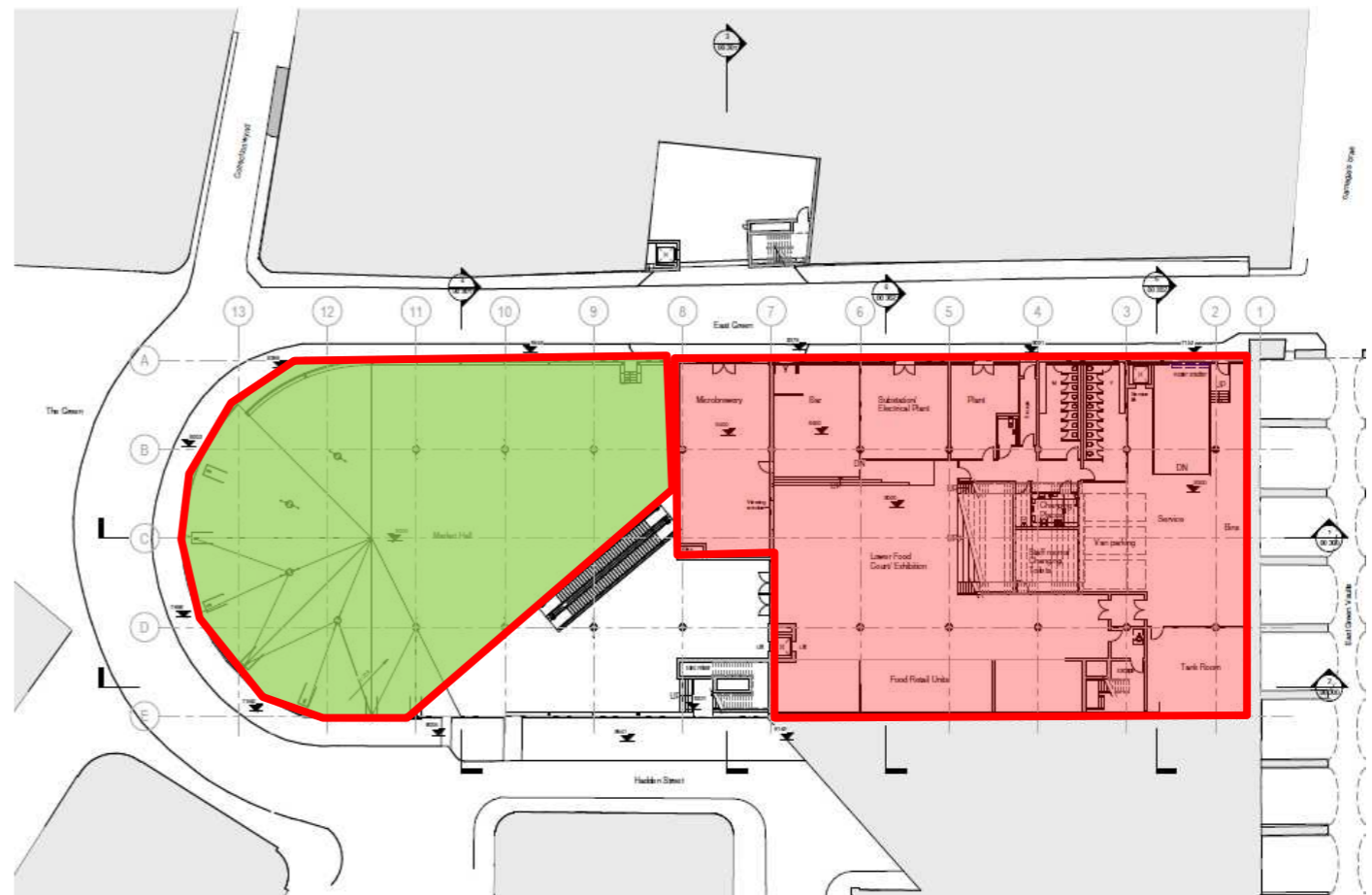
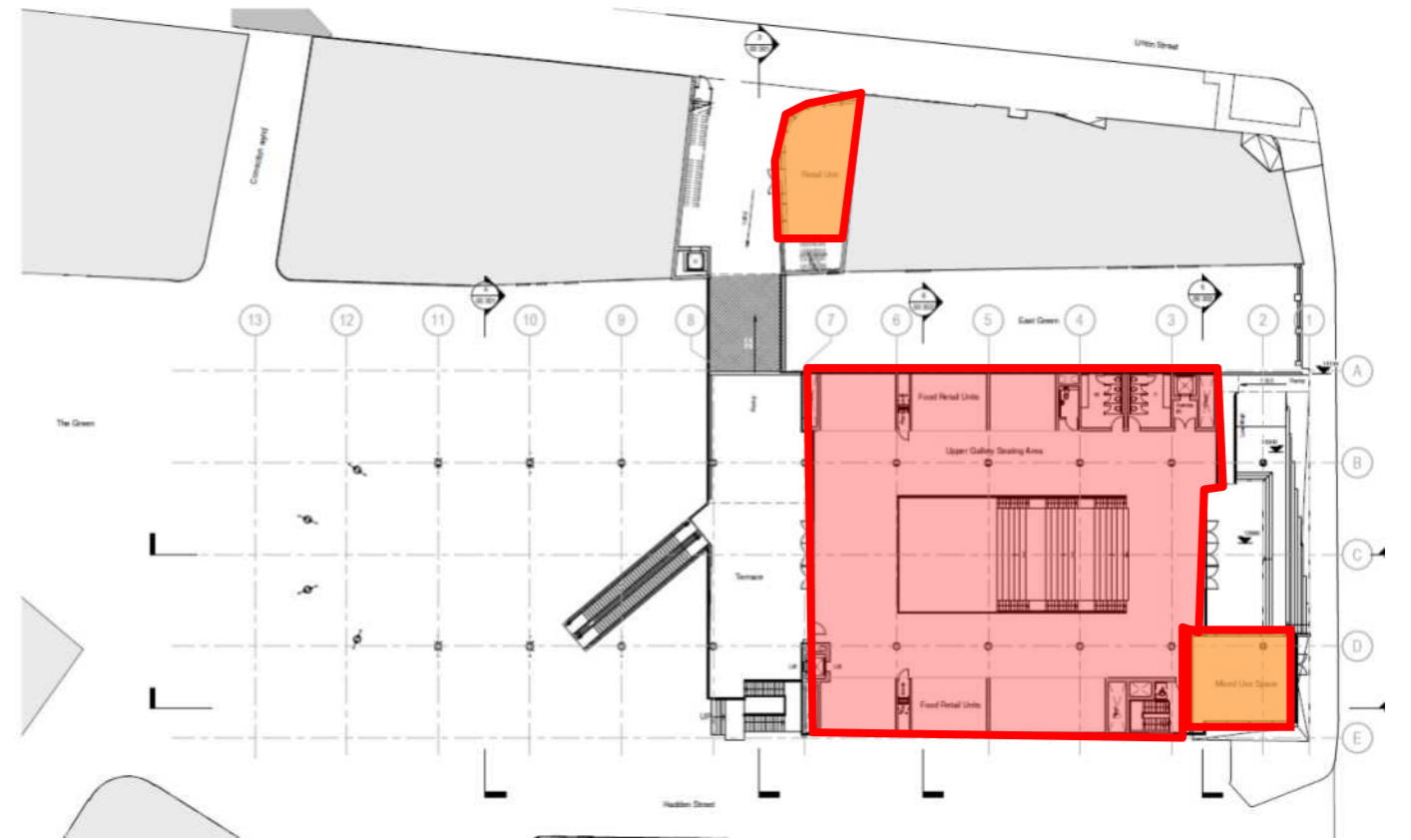
The pedestrian access between Union Street, through the concourse and down onto the level of The Green is designed to be open to the public 24/7. There is no means of enclosure at the Union Street entrance.

The covered market on The Green is surrounded by barriers and gates which allow the market degrees of flexibility when opening up its exterior to The Green. The market can be closed off by using gates along the line of the escalators.

The units to Union Street and Market Street will be self contained with their own security.

**Key**

- Food hall. Secure enclosure. Can be locked up out of hours.
- Stand alone units. Can be locked up out of hours.
- Covered market area. Can be closed off using gates.



## 3.0 Design Proposals

### 3.6 Step Free Access

The first floor of the building is wheelchair accessible from both Union Street and Market Street, whilst the ground floor offers wheelchair access via The Green and Hadden Street.

A lift offers wheelchair access throughout the building and forms part of the area accessible to the public 24/7 between Union Street and the Green.

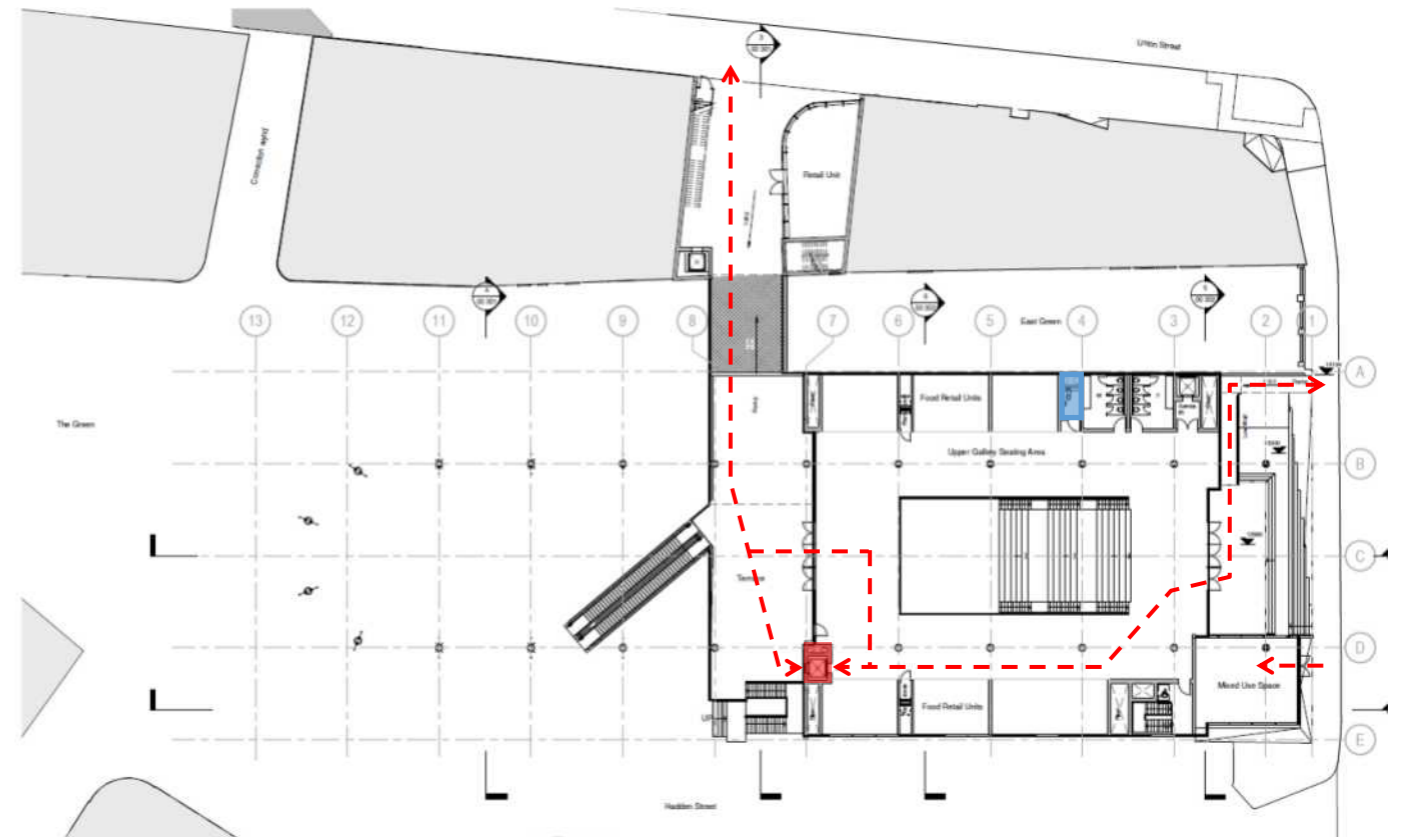
In order to deal with the level change of Hadden Street, and ensure level access from the Green, the Market Hall floor slopes gently towards the Green.

The feature unit which corners Market Street and Hadden Street has level access from the Market Street pavement and will be self contained.

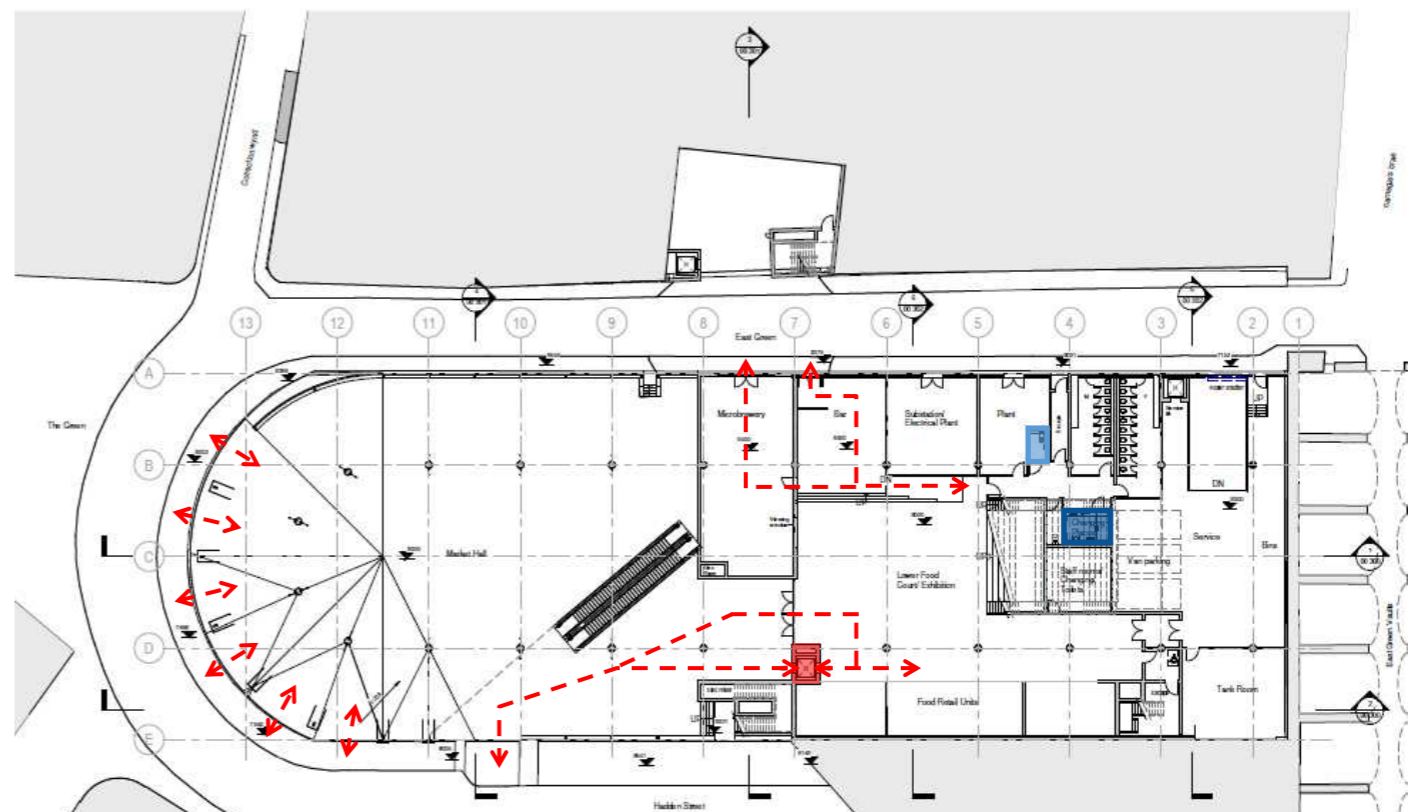
The proposed bar and microbrewery on Level 0 will have direct access from East Green and to accommodate for level changes, a ramp and steps are proposed internally.

#### Key

- -> Step free access
- Accessible WC
- Accessible changing place
- Lift



Floor Plan—Level 1



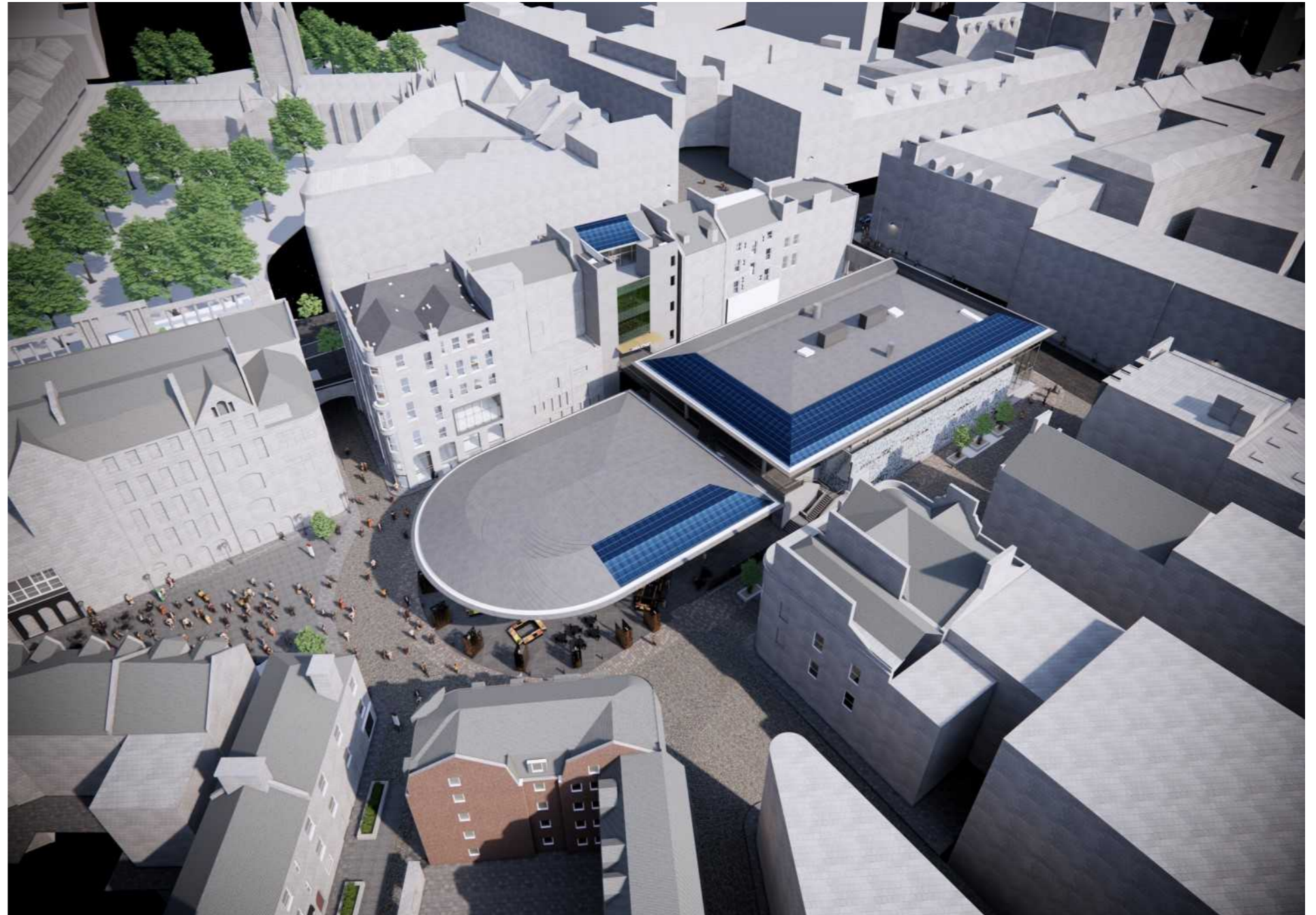
Floor Plan—Level 0

## 3.0 Design Proposals

### 3.7 Building Form & Materials

The form of the building relates to the 3 main connecting street elevations:

1. The **four storey element taking up the site of the former BHS building at 91-93 Union Street**. This follows the traditional tenement form of the surrounding buildings, replicating the pitched roof and massing of the former block. The façade follows the existing line of the buildings along Union Street but replaces traditional granite with a lightweight glass skin.
2. The **enclosed food hall element is located to address Market Street**. The building is formed as a lightweight translucent glass box with oversailing roof creating a feature inside and outside the building and a canopy over the public entrance space to Market Street. The corner between Market Street and Hadden Street has a glass fronted unit with the floor level relating to the street to provide active street frontage.
3. The **open market area addresses the level of The Green**. Enclosure is flexible by the use of low level gates to provide security if required. A roof structure forms the main building feature with the curved end emulating the former Victorian market building.



*Building form viewed from above showing the separate roofs to the food hall and open market*

## 3.0 Design Proposals

### 3.7 Building Form & Materials

#### Testing Options for the Façade

##### The Market Hall

Over a series of weekly workshops held with the ACC Planning Department, the floor plan layouts were developed along with options for the façade treatment.

The images on this page show some of the materials presented. The façade needed to be air permeable and lightweight.

Louvres, mesh screens and a simple colonnade were put forward as options.

On further discussion, the Planning suggested the colonnade was too rigid a structure and that the screening hid the feature form of the roof. A fully open option was to be tested with enclosure provided at low level only. This would avoid secondary structure and would also avoid providing any perches for birds.



## 3.0 Design Proposals

### 3.7 Building Form & Materials

#### Testing Options for the Façade

##### Union Street

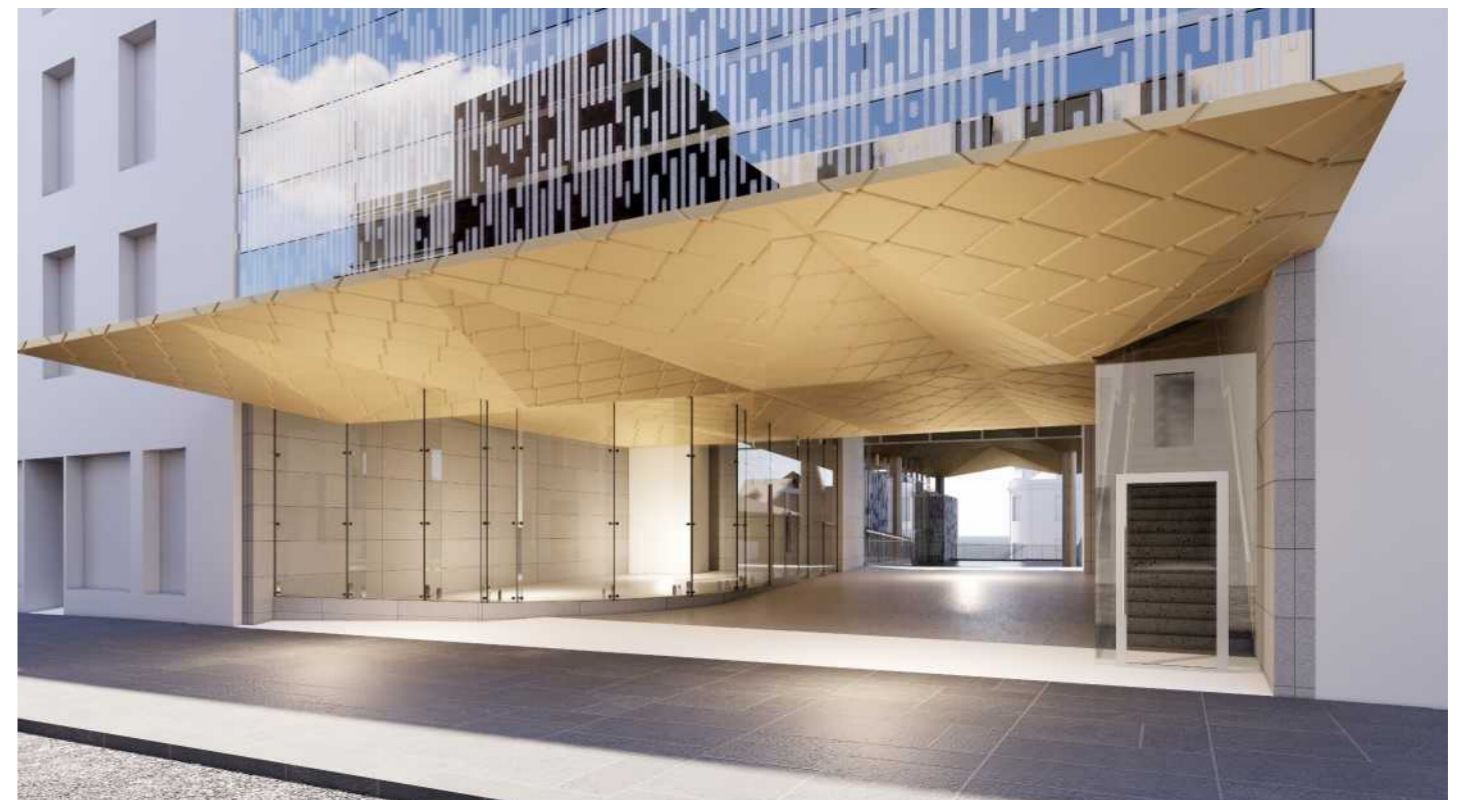
The Stage 2 report indicated a grand entrance into the new market from Union Street with a canopy stretching over the pavement.

On review with the Planning Team, the canopy was pulled down to suit the surrounding shopfront scale with the retail facades being at ground floor level only. Precedent showed that an interesting opening could be created that drew pedestrians through by looking at similar facades on Union Street and further afield.

A retail unit was created to provide shopfront activity to Union Street and the passageway to the market beyond. The canopy uses the same soffit treatment and structural form as the roof to the main food and market halls and hence indicates this is one harmonious building despite its many elements.



*Union Street indicative image produced for the Stage 2 Report*



*Developed entrance reduced in scale with retail unit shown*

## 3.0 Design Proposals

### 3.7 Building Form & Materials

#### Ceramic Fritted Glass

The food hall enclosure takes the form of a glass box enclosure. Opacity is created using a ceramic fritted glass. The pattern and colouring of this will be developed with the client.

This same façade treatment is used on the Union Street building to both the front elevation facing the street, and the new south facing elevation.



*Utrecht Library— Weil Arets Architects*



*Usher Hall extension, Edinburgh, LDN Architects*



*R.T.P. television studio, Lisbon, FVArquitectos*



## 3.0 Design Proposals

### 3.7 Building Form & Materials

#### Roof Materials

The roof is a key feature of the building. The large open market area and covered food hall are protected the oversailing roof form which features a faceted soffit in a pressed metal pattern. The soffit transitions from internal to external to form canopies over the Market Street entrance and pedestrian link route to Union Street. The roof form is also used to transition between Union Street and the market building through the passageway.

Internal columns are proposed to be exposed concrete to be robust and be a sculptural element.



*Meridian Water Station, Scott Brownrigg*



*Example of a sculptural concrete column*



*Toi o Tāmaki Auckland Art Gallery / FJMT + Archimedia*

## 3.0 Design Proposals

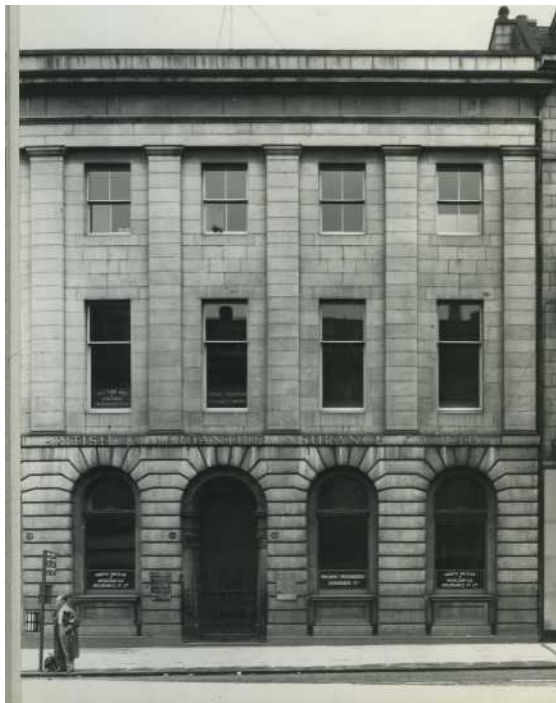
### 3.8 Building Elevations

#### Union Street

The aim of the façade to Union Street is to create a clear intervention in the solid façade of the building line but without upsetting the rhythm and majesty of the streetscape.

A clear entrance into a setting with activity beyond is signified by the feature canopy projecting from the pend space through the Union Street building. The canopy replicates the roof form of the main market building and its form runs right through the building, appearing as a canopy on the south side.

The glazed elevation above the canopy to Union Street draws loosely on the lines of the original British and Mercantile Insurance Company Ltd. Façade pre 1970's. It uses the same ceramic glass frit as the main building to create levels of opaqueness and translucency.



*The British and Mercantile Insurance Company Ltd. Façade pre 1970's.*



*Indicative street elevation to Union Street*

## 3.0 Design Proposals

### 3.8 Building Elevations

#### Union Street

The existing buildings to this block on Union Street have varied eaves and parapet heights. The façade of the former BHS building sits approximately in the centre of the block, and is taller than the adjacent property of 87 Union Street to the east, but is less than the granite feature to 95-99 Union Street to the west. The eaves and parapet line of other buildings within the block also vary as Union Street falls in level towards the Market Street junction.

To allow for sufficient headroom to the top floor of the proposed building, the new façade is above the current height of the BHS building but will be less than the granite features on the adjacent block at 95–99 Union Street. This allows for the creation of an active/ occupied façade at an upper level on Union Street, contributing to the amenity of the street.



*Indicative street elevation to Union Street*

## 3.0 Design Proposals

### 3.8 Building Elevations

#### Market Street

Market Street forms the main entrance into the food hall. A level difference is taken up with ramps and stairs but all incorporated into a generous public space with areas for seating.

The glass box form provides maximum visibility into the activity beyond and allows a large amount of daylight into the space. The corner unit turning Hadden Street and Market Street functions as a stand alone unit with its floor level dropped to match the adjacent street level.

The last remaining part of the Archibald Simpson façade is located in the small shop bridging East Green. This will be retained and re-erected on a modern structure forming a viewing screen down to East Green.



*Indicative street elevation to Market Street and Hadden Street*

## 3.0 Design Proposals

### 3.8 Building Elevations

#### Hadden Street, The Green, East Green

The two roof forms distinguish the open market from the foodhall. The higher roof, tops the glass box element with facades onto East Green, Market Street and Hadden Street. The street frontage is limited on East Green and Hadden Street due to the nature of the food stalls and servicing. Interest is created by the ceramic frit façade which allows varying levels of transparency to happen and will change in nature when day turns to nights and the box becomes illuminated from within.

The lower roof covers the open market area. Metal gates provide security and enclosure. The design of these gates will be developed along with the frit pattern to the glass facades.



*Indicative view to The Green*

### 3.0 Design Proposals



*Indicative street view to corner of Market Street and Union Street*

### 3.0 Design Proposals



*Indicative street view from Carmelite Street*

### 3.0 Design Proposals



*Indicative view from the market towards the escalators*



### 3.0 Design Proposals



*Indicative view into the market from above*

### 3.0 Design Proposals



*Indicative view into the bar on the lower food hall*

### 3.0 Design Proposals



*Indicative view towards the hellerup stair from the lower food hall*

### 3.0 Design Proposals



*Indicative view from the upper food hall looking down to the lower food hall*

# 4.0 Benchmarking

# 4.0 Benchmarking

## Food Hall Gallery Precedents

- 1. Scarborough Market Hall
- 2. Derby Market Hall
- 3. Is-Suq-Tal Belt Market, Malta: Archea Associati
- 4. Kiev Food Market: balbek bureau



# 4.0 Benchmarking

## Covered Market Precedents

- 1. Baltic Station Market, Tallin: KOKO Architects
- 2. Marly-le-Roi market hall: Ameller, Dubois & Associés
- 3. Boston Public Market: Architerra
- 4. St George's Market, Belfast



# 4.0 Benchmarking

## Enclosed Market Precedents

- 1. The Kitchens, Robina: ACME, Landini Associates and The Buchan Group
- 2. Malmo Saluhall: Wingårdh
- 3. Markthal, Rotterdam: MVRDV





# 5.0 Summary

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## 5.0 Summary

The presence of a new destination space for central Aberdeen will revitalise the city centre and bring life to the surrounding streets and spaces.

The formation of new connections between Union Street , Market Street and The Green will encourage accessible movement between destinations and therefore bring footfall to the market.

Flexibility is key to the markets operation. It aims to accommodate event space, creative space, retail and food offerings in a vibrant, active building.

The site is almost all street frontage and therefore leads itself to the building being an architectural feature. The oversailing roof with its jewel like roof formation and the glass box illuminated from within will be visible from the approaches from all directions. The market will be a wonderful attraction for the city for generations to come.

