

Design and Access Statement

Aberdeen City Centre Masterplan Project EN06

Intervention Area 2: Heart of the City

Aberdeen Indoor Market



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1.0 Introduction

1.0 Introduction

1.1 The Project Team

Project Team

Client	Aberdeen City Council
Project Manager	HUB North Scotland
Architect	Halliday Fraser Munro
Planning Consultant	Halliday Fraser Munro
Civil/ Structural Engineer	Fairhurst
Transport Consultant	Fairhurst
M&E Engineer	DSSR
Cost Consultant	Currie & Brown
Principle Designer	Currie & Brown



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS



1.0 Introduction

1.2 The Project Vision / Brief

The Vision

The creation of a new attraction at the heart of the City Centre

“The central section of Union Street and Aberdeen Market are critical components in the “Heart of the City” Area of Intervention identified in the approved City Centre Masterplan, which has the key objective to reinstate the central role of Union Street in the life of the City, establishing stronger linkages north and south and creating a destination not just for shopping but for many city activities.”

The proposal identified in the Outline Business Case is to demolish and redevelop the former BHS store and Indoor Market site and replace them with an attractive market-style floorspace to create a destination venue featuring ‘International style’ food and drink outlets. It is envisioned that commercial marketplace elements would promote local produce and goods alongside continental style delicatessen, cafes and food outlets. A range of potential use options will require to be explored to complement the market floorspace.

These will be considered in the context of Aberdeen City Council’s strategic economic development objectives and will respond to identified need within the City Centre property market. For the project to successfully integrate with the City Centre it is essential that the proposal incorporates accessible vertical circulation to connect the major upgrading of Union Street Central (Market Street to Bridge Street) and enhanced connectivity and wayfinding to the transport hub via The Green and streets to the south.

Key objectives of the project are:

- Creating an ‘active’ frontage to Union St and incorporating the infrastructure and street scape works programme
- Creating accessible pedestrian connectivity between Union St and the railway station/ Union Square via The Green
- Increasing footfall within the City Centre
- Removal of vacant and semi-derelict buildings
- Occupation of hitherto vacant retail units
- Maximising financial benefit and return on investment
- Resilient recovery from COVID19
- Holistic planning between economic and social infrastructure
- Creation of a new retail and leisure ‘destination’ for the city centre
- Creation of a ‘pilot’ project for city centre retail redevelopment post-COVID19
- Dovetailing with proposed public realm improvements to the north (Union Street and beyond)
- Enlivening Hadden St and Market St with urban realm improvements in and around The Green
- Opportunities to develop and grow local businesses (Independent Aberdeen) particularly within the key ‘Food and Drink’ sector



Initial visionary images produced for the Stage 2 Report

1.3 Masterplan Context

An important aim of this project is to contribute to the cultural offering of Aberdeen City Centre.

The City Centre Masterplan, which was approved by Aberdeen City Council in June 2015, sets out the following key objectives for the Aberdeen Market Development block:

Redevelopment of the Aberdeen Indoor Market to be replaced by a more contextually appropriate development of buildings and spaces.

Key criteria for any redevelopment of The Market includes:

- Enhanced active frontages on Union Street, Market Street, Hadden Street and The Green.
- Appropriate scale and quality of design given the site's conservation area setting and Union Street setting.
- Continued retail use at Union Street level and a mix of retail, food and drink, and leisure uses at Hadden Street level.

The Green is identified as a key public space within the city centre, with active frontages and intersecting pedestrian routes. This project offers an opportunity to deliver key aspirations for the city centre, and specifically for this identified site.

The site comprises the former BHS (91-93 Union Street) and the Indoor Market (The Green/Hadden Street/Market Street). It is located in one of 7 Intervention Areas in the approved City Centre Masterplan and Delivery Programme (CCMP): Heart of the City (see Figure opposite).

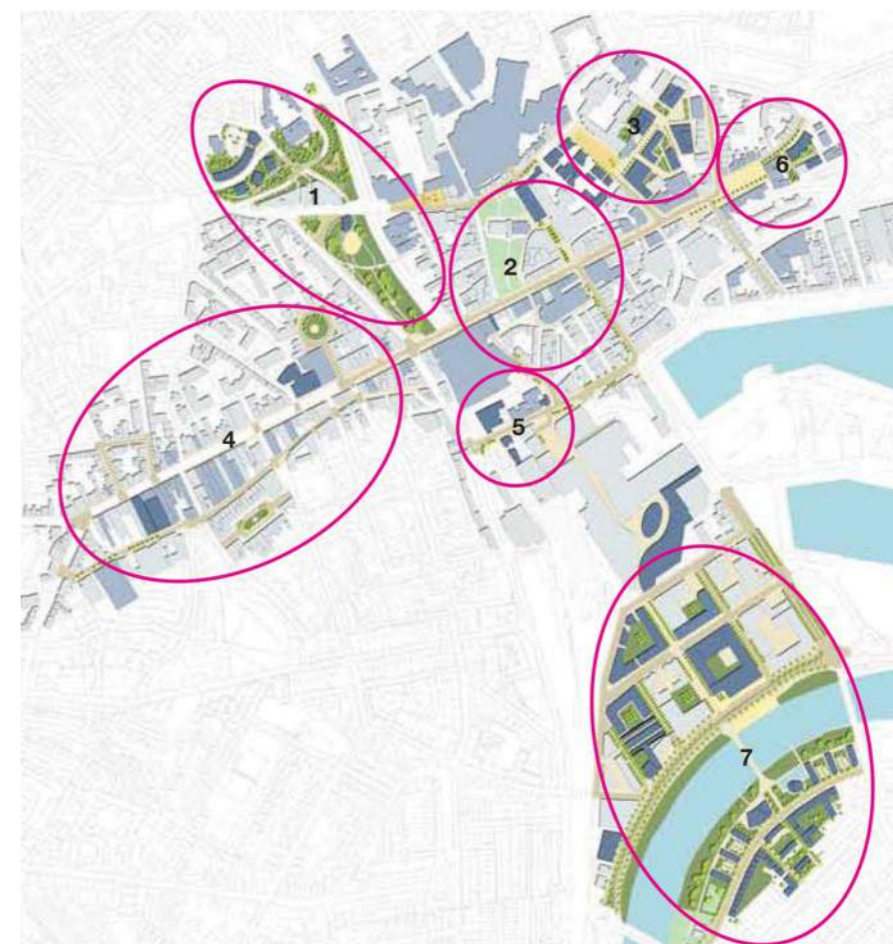
Union Street Central to the north has already been subject to concept design work and the Aberdeen Market design must dovetail with this. This includes access to the new Union Terrace Gardens and creating accessible space around the development site.

The site will become a critical component in a focal point at the heart of the City Centre, allowing people to inhabit and enjoy the new building and surrounding streets for a variety of purposes. Connections to this section of Union Street will require to be enhanced to the south of the site, and the site itself will create more permeable and attractive spaces and a wider offer of uses.

CCMP Project CM06 – Indoor Market recognises that the Brutalist design of the existing market building is not in keeping with the historic Merchant Quarter, and that this building is becoming increasingly tired through lack of investment.

The site presents a significant opportunity to introduce a mix of uses including retail that better addresses The Green and the new Union Street Central pedestrianised zone, as well as enhancing the overall vibrancy and attractiveness of this area including other uses.

Please refer to the Planning Statement for further planning information.



Extract from Aberdeen City Centre Masterplan, Source: Aberdeen City

2.0 Contextual Analysis

2.0 Contextual Analysis

2.1 Location

The market site sits in a key city centre location, close to the junction of Union Street and Market Street, Union Street being the main shopping thoroughfare linking the east and west districts of the City.

To the North of Union Street, Belmont street has been the main pedestrianised route housing the boutique retail units of The Academy and various food and drink establishments.

Also to the North side of Union Street, The St. Nicholas centre offers a covered route through to the Bon Accord Centre . The new development at Marischal square will alter the pedestrian focus to bring people up union street and through Broad street.

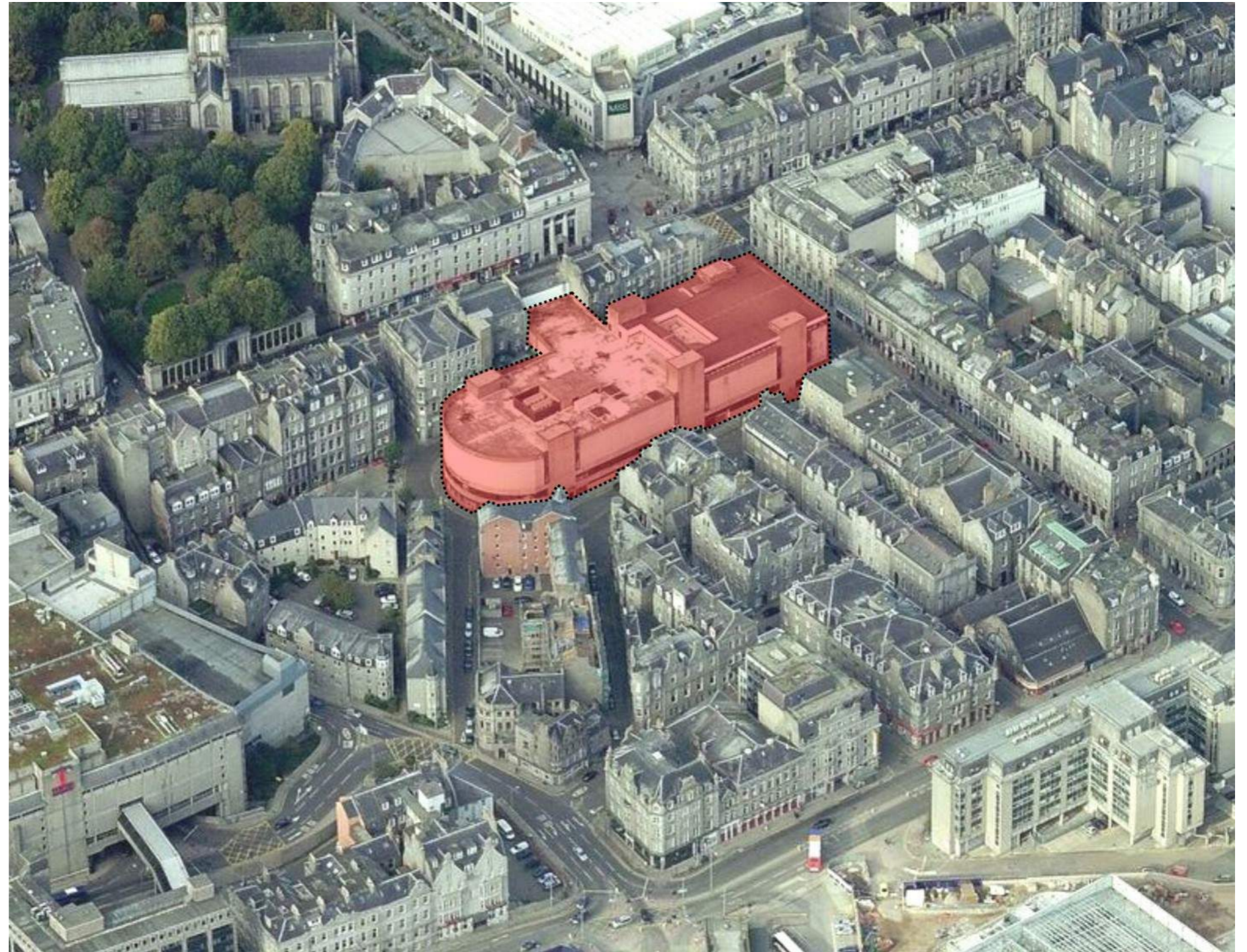
The movement from North to South across Union Street to Union Square and the bus and train stations will see the Market site being very attractive to pedestrians if there is new activity and retail/ food offerings in The Green. The proposal will also offer a new accessible route from Union Street to Union Square and the bus and train stations.



2.0 Contextual Analysis

2.1 Location

The site extends though to the façade of Union Street over a bridge link on East Green. Here the building is exposed on all sides to the street. At an upper level on Market Street, turning the corner down the slope of Hadden street, at the western edge the curved façade addresses the public space of The Green, and to the north, east Green provides a service lane for the site.



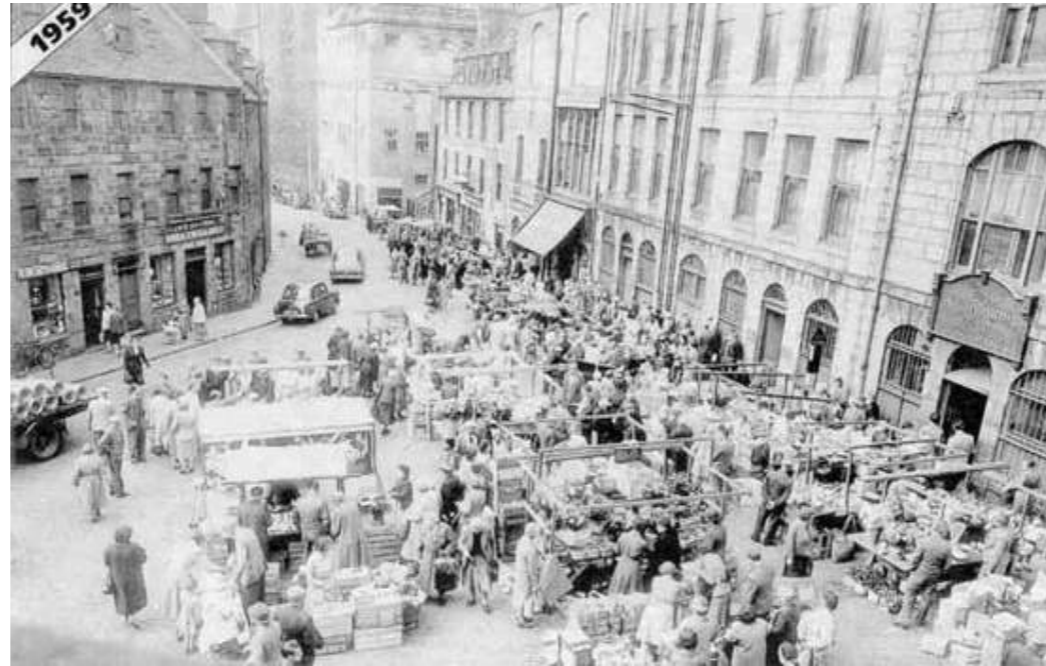
2.0 Contextual Analysis

2.2 Historic Context

The Green and its surroundings are amongst the oldest parts of the city and remain an important architectural and historical area, reminding us of Aberdeen's medieval urban origins and its 19th century expansion. It originally formed part of the main entrance to the city from the south until the construction of Union Street in the early 1800s. It nevertheless continued as an important city space with its open air market and trading areas surrounded by the tall buildings on Union Street to the north and industrial buildings like Haddens Mill on its south side.

The Green originally the area formed the entrance to the medieval town but its present plan shape dates from the construction of Union Street and Market Street in the early 1800s.

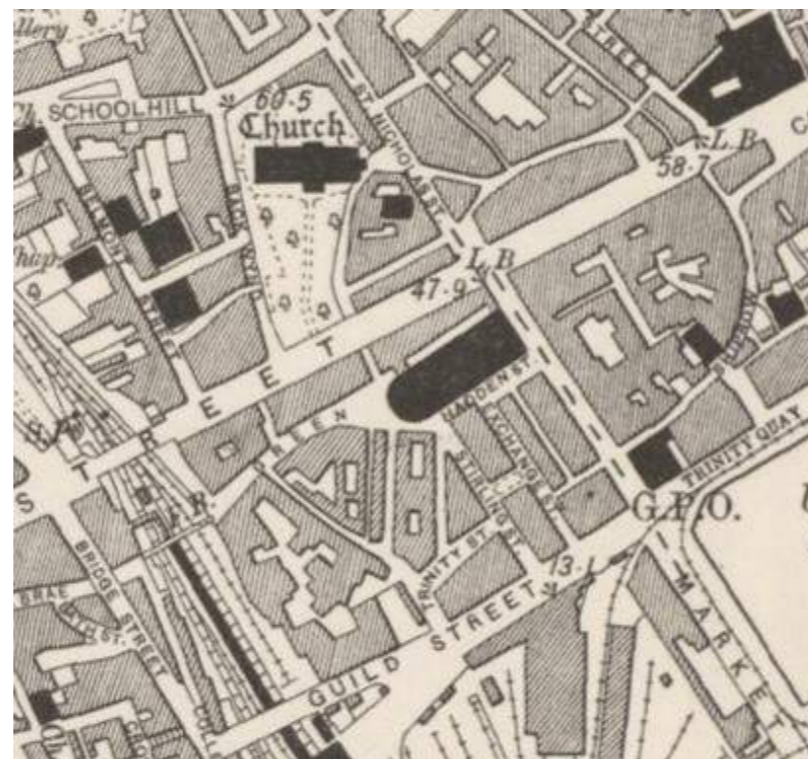
Archibald Simpson's New Market of 1842 was destroyed by a fire in 1882 and was rebuilt in 1892 with a wrought-iron roof and no clerestory; this is what Betjeman describes. "The arcaded interior of the bow-ended Market Hall was 320 feet long, with shops in the arcades at first floor level over-looking the vast interior space. The granite frontage onto Market Street was particularly impressive, in a style resembling that of early Egyptian Temples." Simpson's New Market was demolished in 1971 and was replaced by the present building.



The Green, Source: www.mcjazz.fs2.com/Green



Market Day in the Green, Source: www.thesilvercityvault.org.uk



OS Map 1888-1913, Source: National Library of Scotland



Image of the Market Hall 1840-1882 pre fire, Source <http://www.mcjazz.fs2.com/Market.htm>

2.0 Contextual Analysis

2.3 Site Description

Civic Spaces and Green Spaces

The Aberdeen Market site is centrally located with a direct relationship to civic space, The Green.

Addressing the balance between pedestrians and traffic and allowing permeability through the new building itself would help create a flexible, multi purpose civic space capable of hosting a variety of activities and hopefully restoring some of the areas former vibrancy.

Market Street provides an important link between the civic buildings and large green spaces on the north side of Union Street and the harbour and Union Square to the south. With its direct relationship to Market Street, this development has the potential to improve the streetscape and the experience of moving through the city centre.



■ Key Civic Buildings ■ Key Green Spaces ■ Key Civic Spaces ■ Key Routes ■ Existing Market Building

2.0 Contextual Analysis

2.3 Site Description

Active Frontages

Union Street currently provides the main street activity around the area of the market site. Market Street links across Union Street to the Bon Accord Centre and pedestrianised area of St. Nicolas Street which also all have active street frontages.

This diagram highlights that the lower levels surrounding the site to The Green and adjacent streets have some street frontage but significantly less than Market Street and Union Street. This is especially important given the new and reinstated north/ south pedestrian desire lines which have formed as a result of Union Square.

There is a clear opportunity with this development to improve the experience for pedestrians with new shop fronts, street art and cafes by creating a new hub of activity linking the levels.



2.0 Contextual Analysis

2.3 Site Description

Art and Culture

An important aim of this development is to contribute to the cultural offering of Aberdeen city centre.

The Green is an established destination, which has the potential to host a wide variety of events, exhibitions, markets and gatherings. Aberdeen Jazz Festival, Aberdeen Inspired and Nuart Aberdeen are just a few organisations and initiatives bringing art and activity to this part of the city.

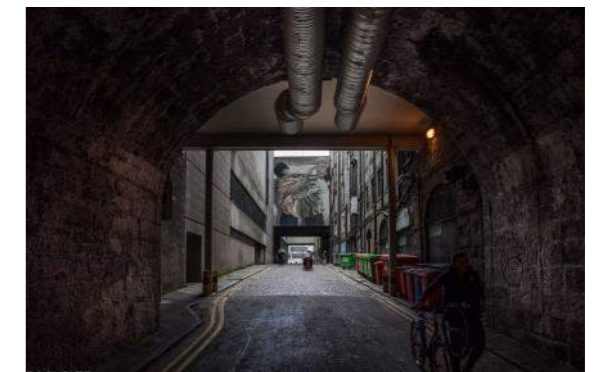
There are a number of opportunities to build on The Green's identity as a creative and cultural destination, with new spaces dedicated to art works, sculptures and public realm improvements. There is also an opportunity to create new retail spaces, which respect the established pattern of independent cafes, restaurants, hair dressers and shops for which The Green is fondly known and which distinguishes it from nearby shopping centres.



Source: On The Grid



Source: Jazz Times



Source: Ian Cox 2018, <https://2018.nuartaberdeen.co.uk/>



Source: You Tube, Guarana Street Band



Source: Mood of Collapse Blogspot



Source: Ian Cox 2018, <https://2018.nuartaberdeen.co.uk/>



Source: Kenny's Music



Source: Aberdeen Carpe Diem Events



Source: Café 52 On The Green

2.0 Contextual Analysis

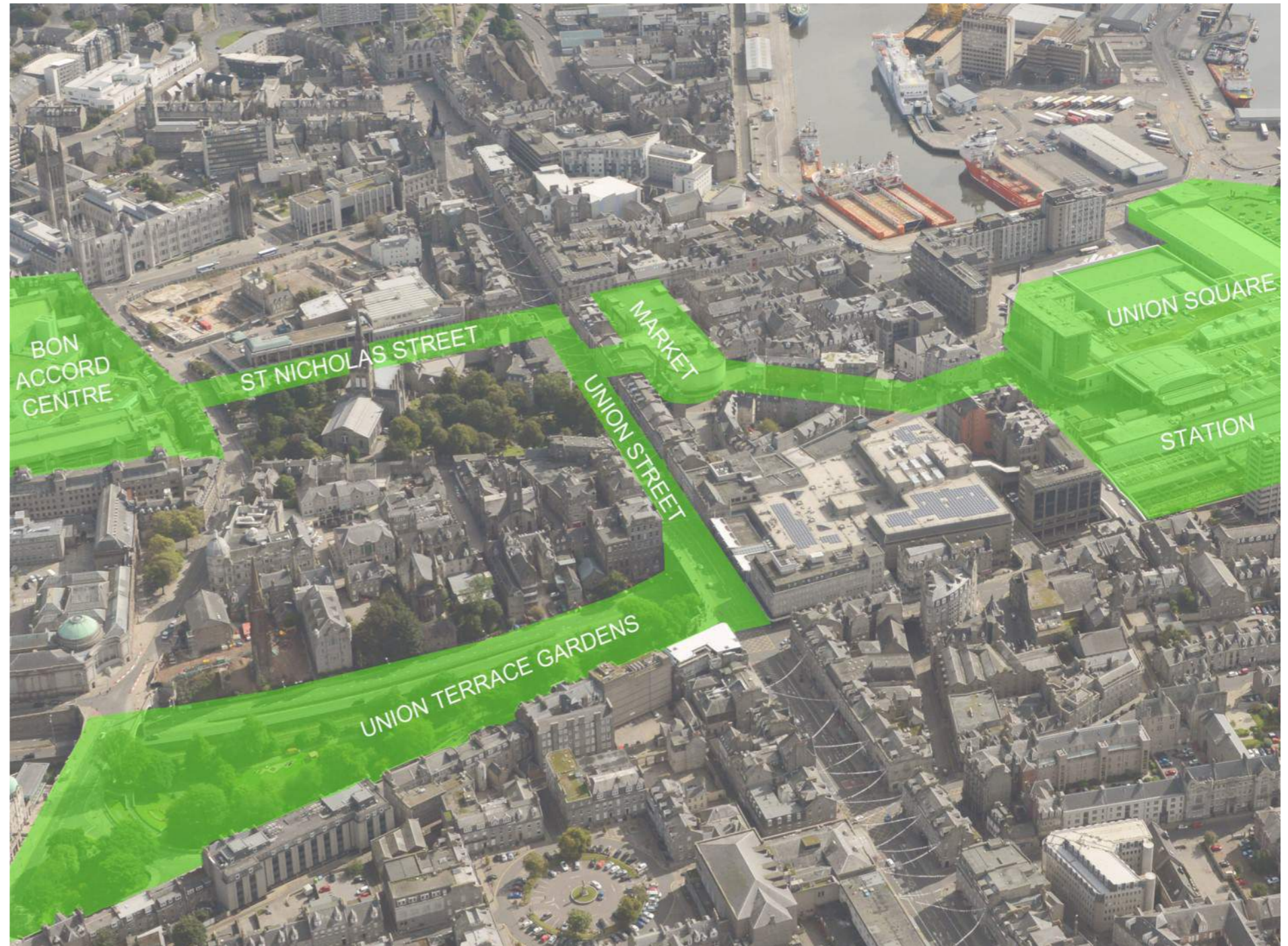
2.4 Connectivity

Connecting People and the City

By looking at the existing movement patterns and activity within the city centre it is apparent that the strategic location of the site presents a significant opportunity to better connect key elements and movement within the city.

The proposed market building, which better addresses The Green and the new Union Street Central pedestrianised zone - one of the most significant interventions of Spaces for People - will form part of the key journey between the North and South of the city. The proposal will create a more pleasant, safe and accessible experience for pedestrians.

Permanent development of Union Street Central could further enhance the high-quality public realm present in this proposal and presents the opportunity to reimagine Union Street as a destination rather than a through route.



2.0 Contextual Analysis

2.4 Connectivity

Connectivity

Correction Wynd and Carnegies Brae remain the historic routes to the north connecting the Green with Netherkirkgate, the Bon Accord Centre and Marischal Square, passing below Union Street and Market Street. To the south Carmelite Street and Lane, Exchequer Street and Lane, Stirling Street and Martins Lane all connect the Green to Union Square, the railway station and harbour. These historic links highlight the Greens status as the hub of a network of connecting routes both vehicular and pedestrian in the heart of the city.

Streetscape and resurfacing works over recent years in the area has helped improve the quality of the environment but there still remains significant opportunities to transform The Green into a meaningful and useful city centre space.

Market Street is a major transport route and is an unattractive environment for the pedestrian. Traffic noise, fumes and low amenity frontages discourage pedestrian movement even though this is a main link from Union Street. There is an opportunity to address these issues by creating a space along this frontage, which allows a respite from the road.

Careful handling of the corner with Hadden Street could encourage pedestrian movement from Market Street to the Green and the surrounding streets and improve the wider connectivity between Union Street and the station precinct.



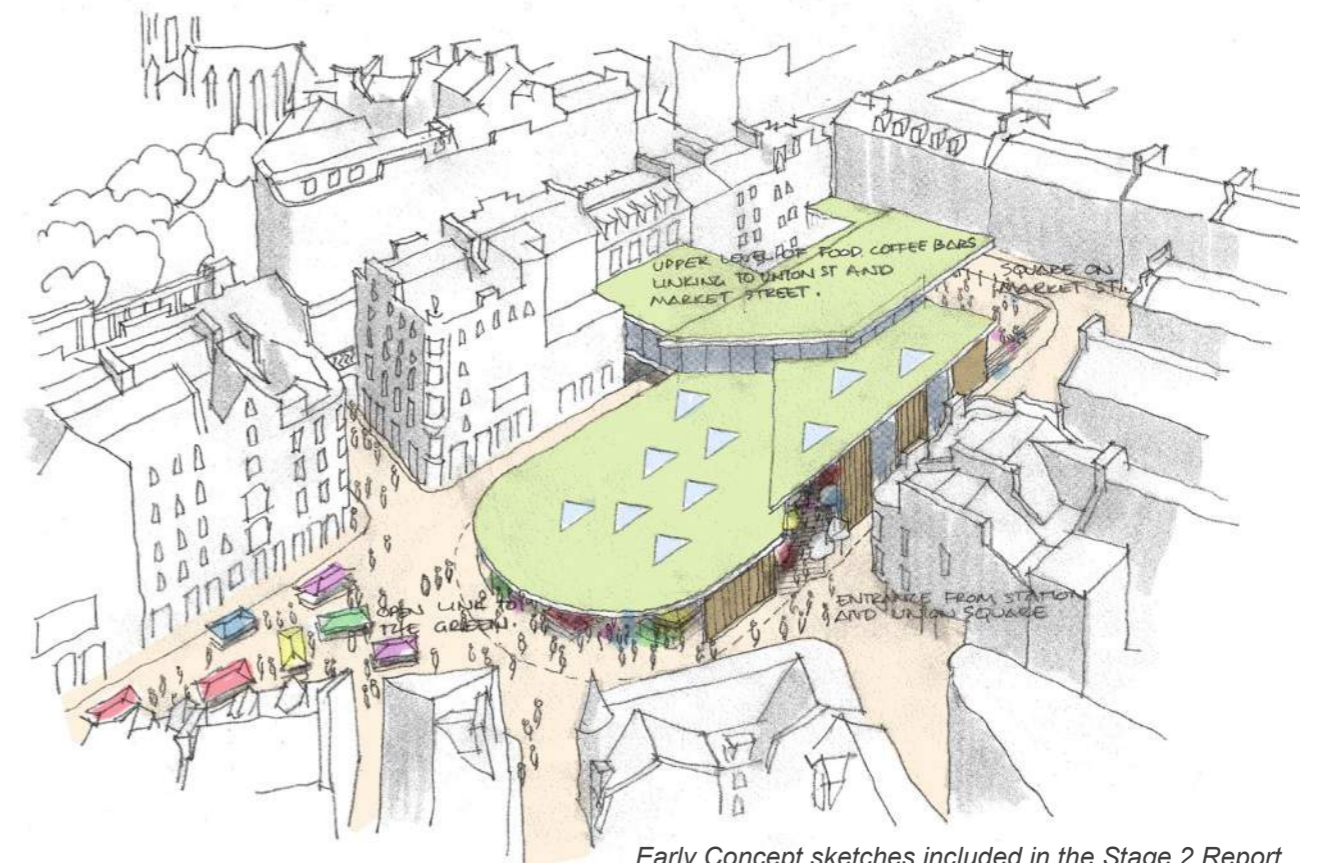
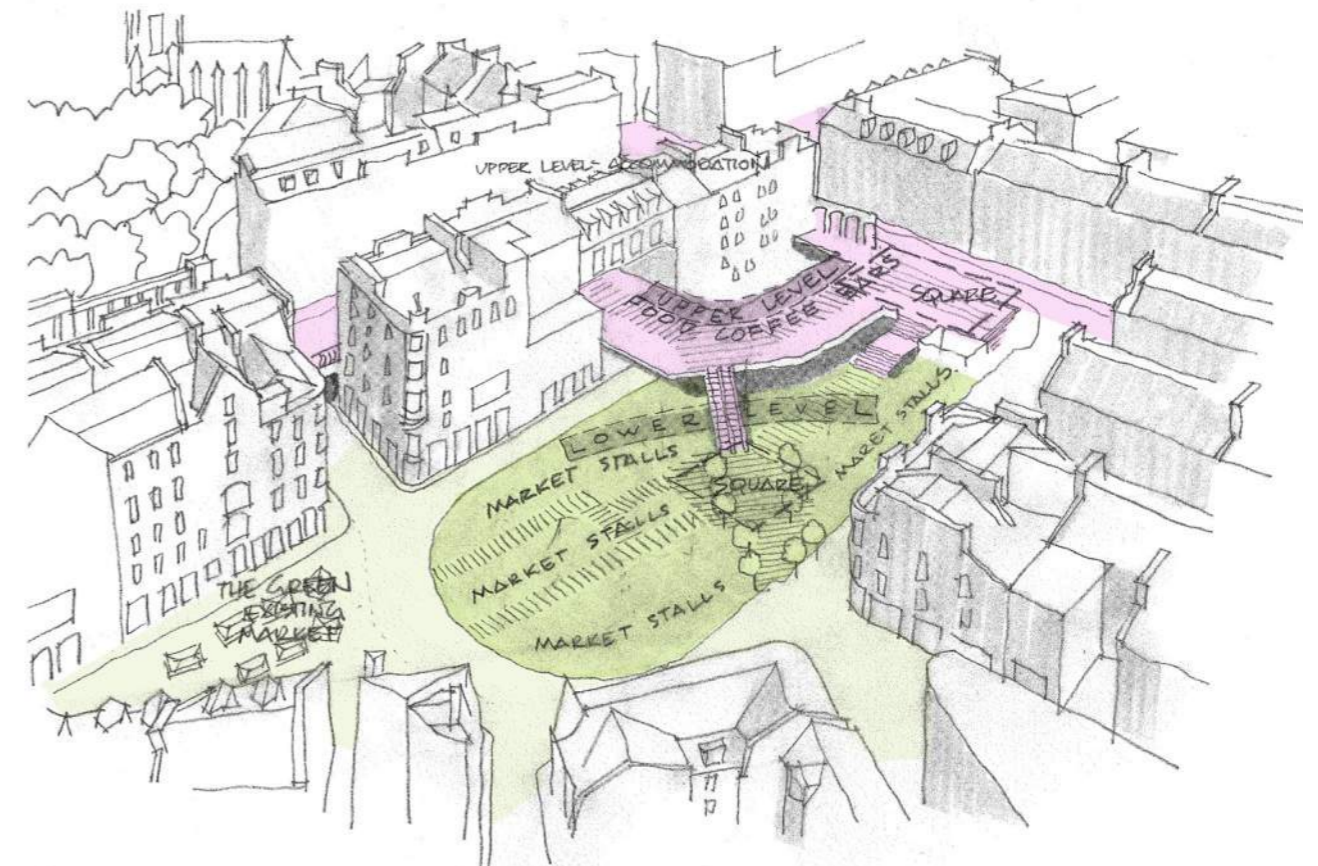
3.0 Design Proposals

3.0 Design Proposals

3.1 Concept Development

Key Project Aims:

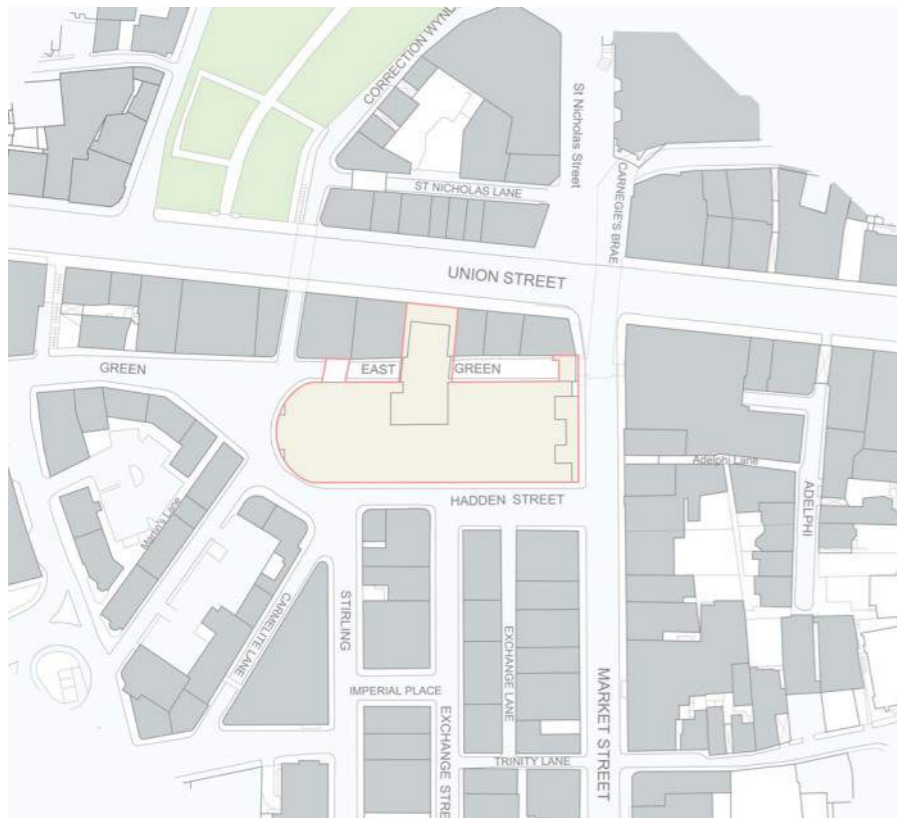
- To recreate The Green and the Market as a vibrant, lively, colourful destination space in the centre of the city.
- To create a market hall that expands and compliments the existing public space in The Green.
- To create an upper level with active frontages to and entered from Union Street and Market Street. This level will contain food and drink outlets and an event space.
- To create upper floors on Union Street to enhance the frontage and accommodate opportunity space. The glazed frontages and open plan layouts will allow strong visual connections with Union Street.
- To create easy, clear and safe pedestrian links across and through the site to provide the links from Union Street ,St Nicholas, Bon Accord and Marischal Square to Union Square and the Bus and Train Stations.
- To create a pedestrian “hub” in the city centre; a sheltered, versatile, gathering place able to accommodate daily markets and special events.



Early Concept sketches included in the Stage 2 Report

3.0 Design Proposals

3.2 Concept Development—Process



- Existing Buildings
- Existing Green Space
- Extent of Market site

The grain of the surrounding buildings shows the market site extending into the frontage of Union Street and surrounded on all sides by roads at varying levels.



- Existing Buildings
- Existing Green Space
- Extent of Market site
- Existing and proposed potential public space

The potential for pedestrian connections to public space by way of pedestrianised routes is illustrated above. Union Street, The Green and St Nicholas Street all have pedestrianised zones.



- Existing Buildings
- Existing Green Space
- Extent of Market site
- Existing and proposed potential public space
- Existing Routes between Union Street & The Station

Existing pedestrian routes connecting Union Street down to the bus and train station and Union Square shopping centre.

3.0 Design Proposals

3.2 Concept Development—Process



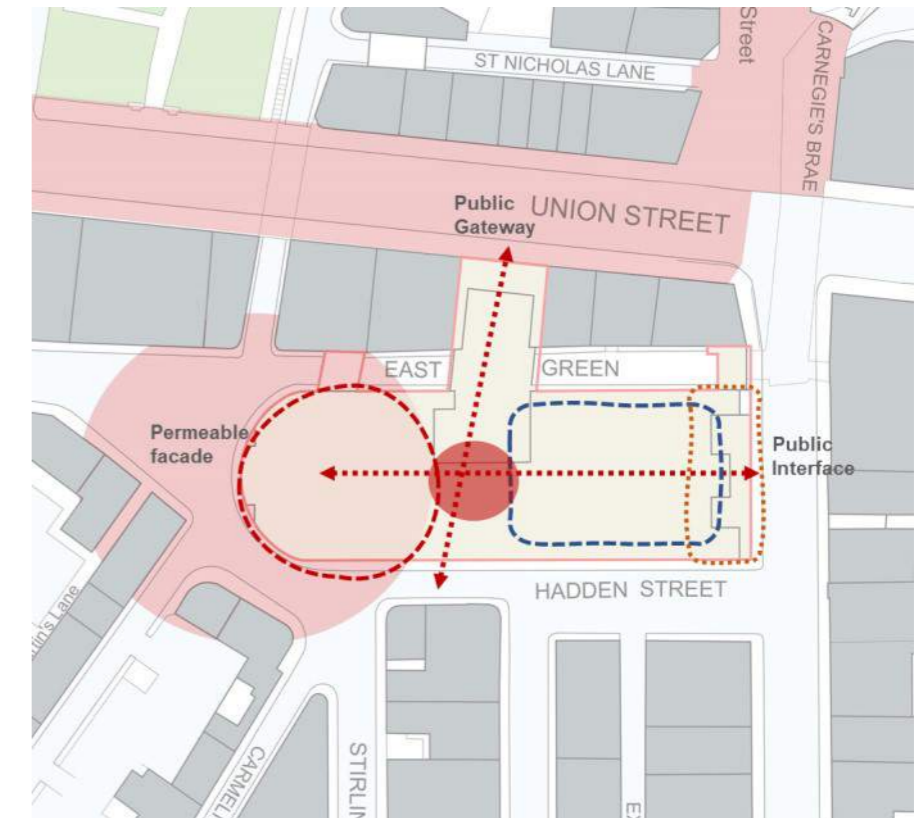
- Existing Buildings
- Existing Green Space
- Extent of Market site
- Existing and proposed potential public space
- Existing Routes between Union Street & The Station
- New connections

New connections through the building which link Union Street to Market Street and The Green can be created. These will provide a direct, accessible access route to link down to the station and channel pedestrian traffic through the market.



- New connections
- Flexible open air covered market stalls linking to the Green
- Indoor covered food hall and events area

The proximity of the pedestrianised area of The Green and its existing activities make it an ideal location for the outdoor market. This flexible space will open out and connect with the wider streetscape to allow expansion of the activities. The enclosed food hall is located to the east to create a street frontage onto Market Street.

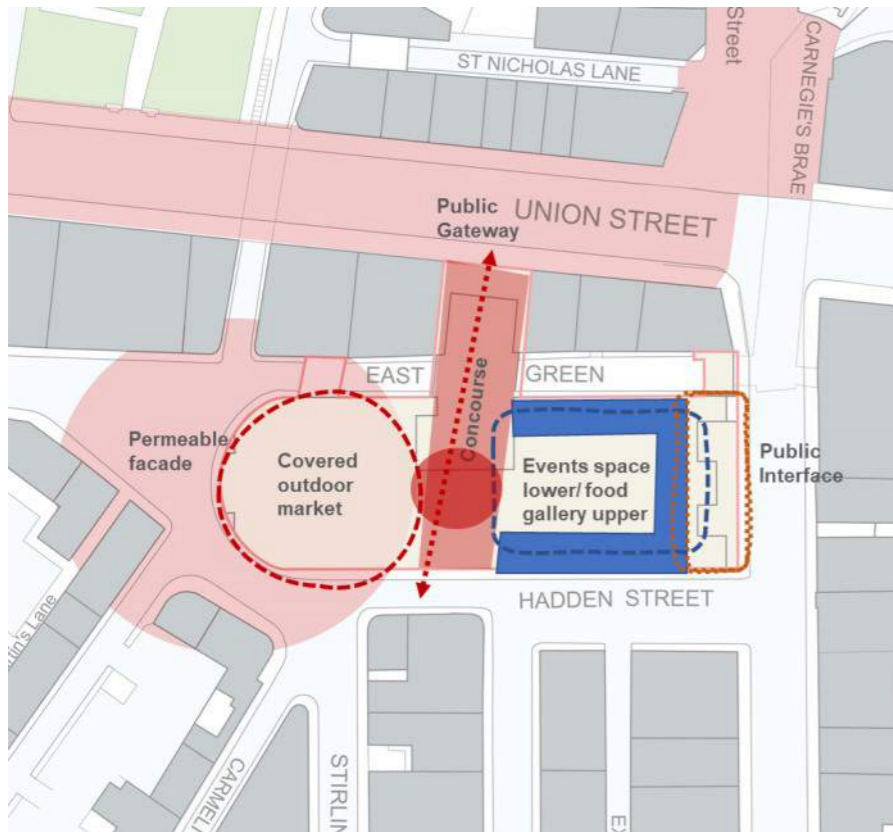


- New connections
- Flexible open air covered market stalls linking to the Green
- Indoor covered food hall and events area
- Interchange, movement between levels

A natural intersection hub is formed where the routes between Union Street and Market Street intersect on the way to The Green. The main change in levels will be incorporated at this point.

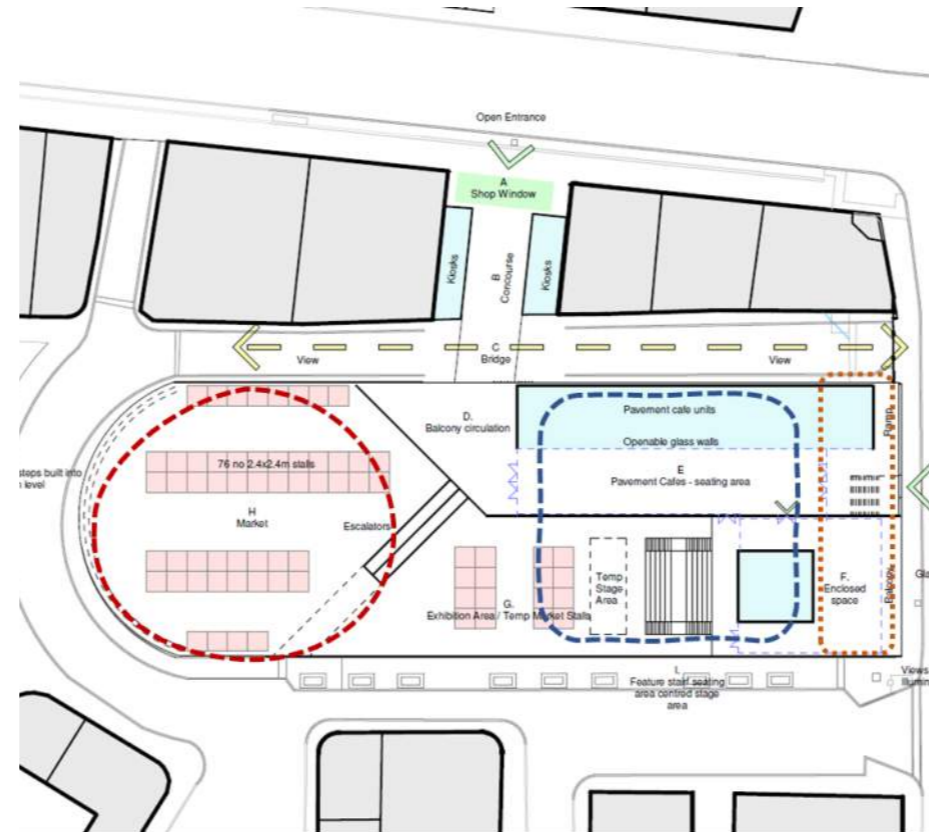
3.0 Design Proposals

3.2 Concept Development—Process



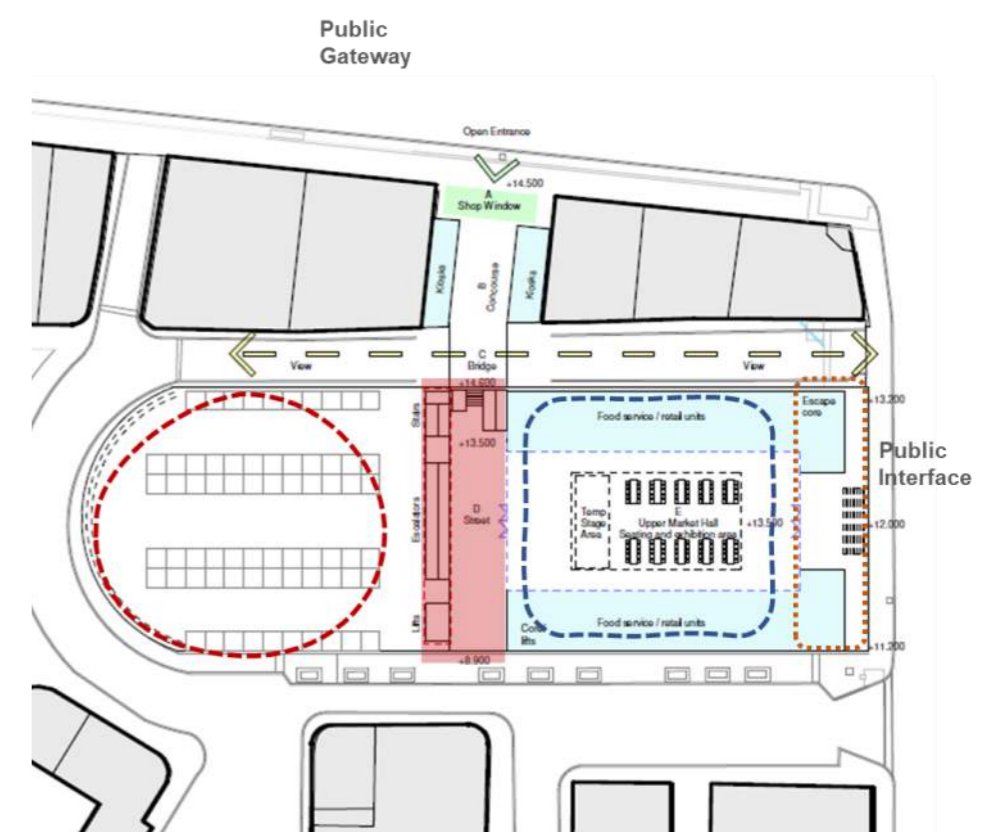
Updated concept development diagram

The Union Street entrance will form a **public gateway** into the new market development and an open route through linking to The Green. The façade entrance to the food hall will be a **public interface** onto Market Street and provide street frontage and activity.



Updated concept overlaid onto Stage 2 plan

The Stage 2 plans indicated an open market hall that ran the length of Hadden Street. On studying precedent layouts and sizes for similar food halls, it was realised the floor space and unit numbers should be increased. The enclosure around the food hall also dictate that the events space be included within the heated area.



Updated plan in line with the concept development

The plan is revised to show a food hall over two levels, enclosing an events space at its centre. A clear pedestrian route encompassing the main level change is shown at the transition between the external market space and the internal food hall.

3.0 Design Proposals

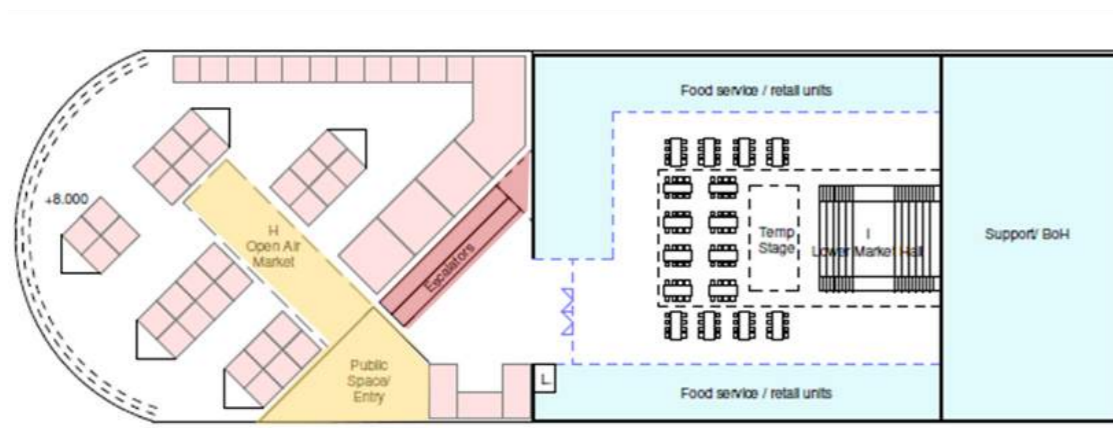
3.2 Accommodation Relationships

Developed Concept Floorplans

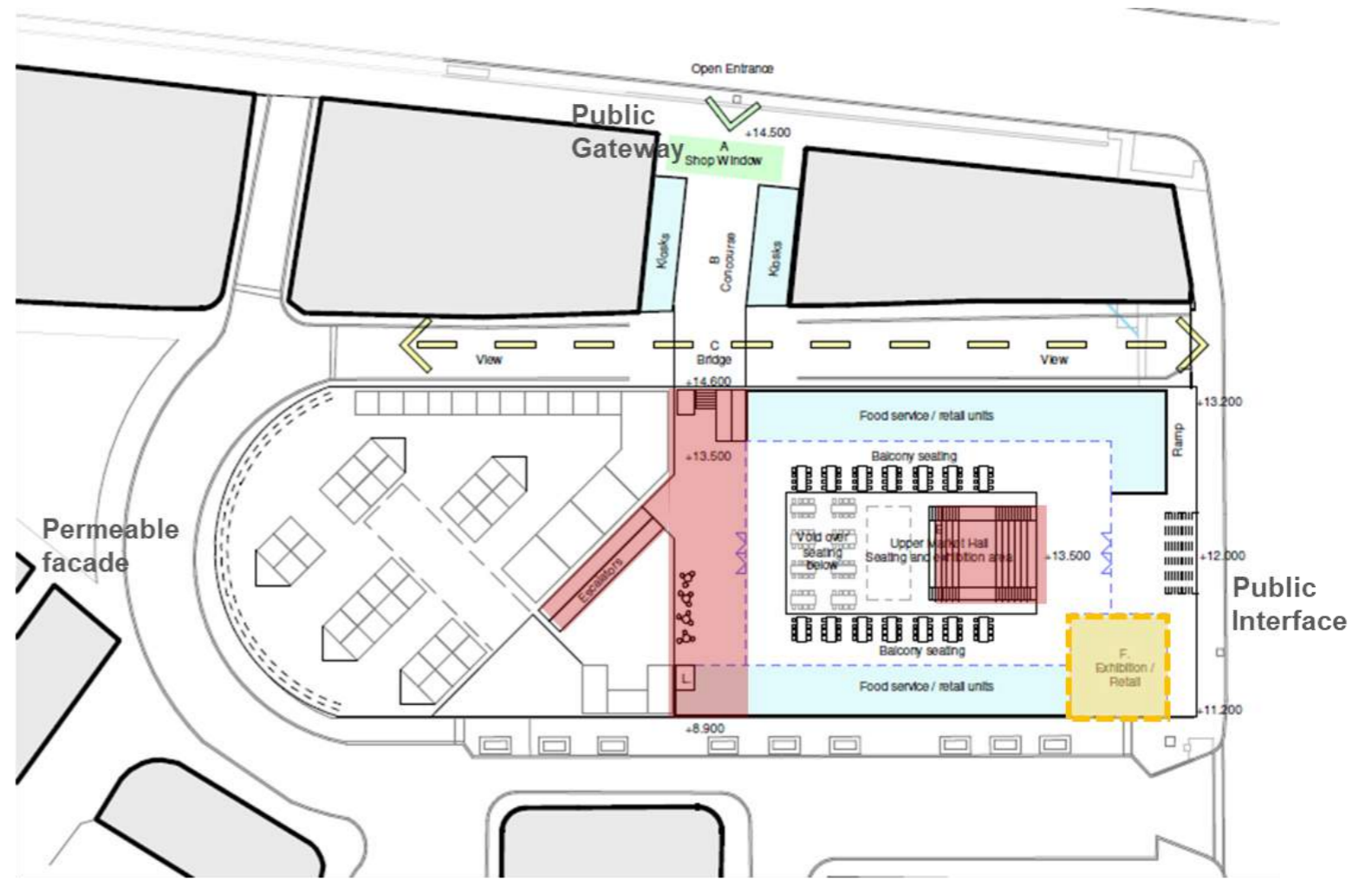
The main pedestrian route shows an escalator to transition between the levels. This will arrive at an entrance point from Hadden Street into the lower market.

The events space is conceived as a Hellerup stair for assembly seating but also includes an accommodation stair to transition between the Market Street entrance and lower levels.

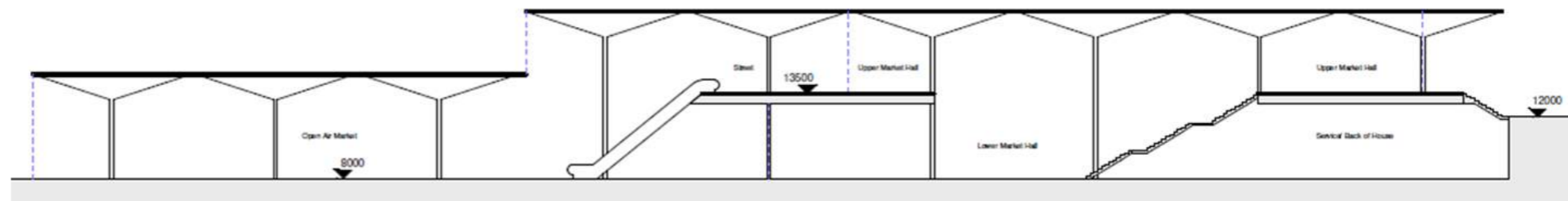
The corner to Hadden Street and Market street will have a feature unit to provide street activity on this key elevation.



The Green Level



Union Street / Market Street Level



3.0 Design Proposals

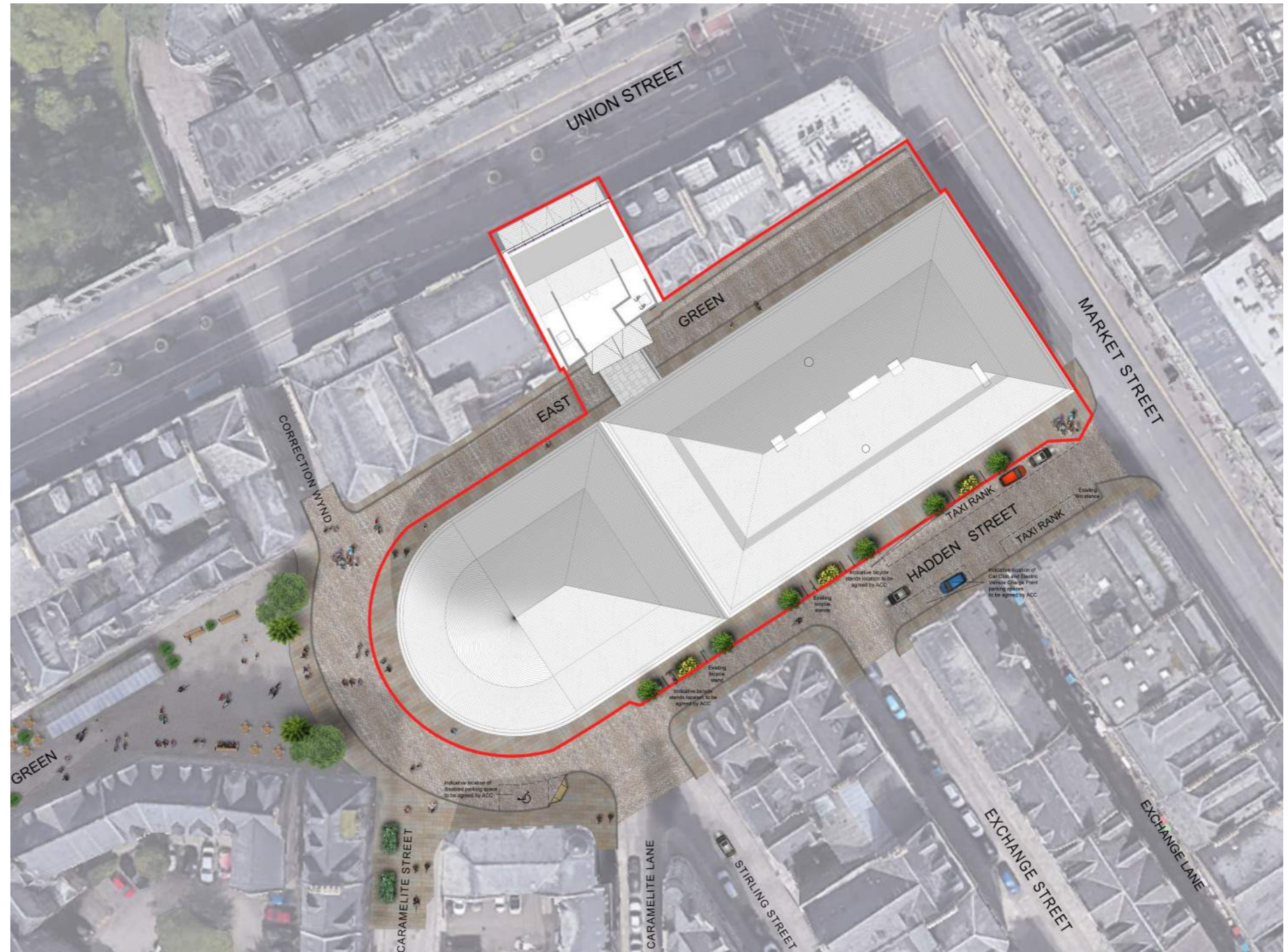
3.3 Floor Plans

Site Plan—Roof Plan

The roof plan highlights the massing of the building and the new bridging connection to Union Street, with various canopy forms to emphasise entrances and create visual interest.

Additional bicycle stands are proposed along Hadden Street between existing planters. A car club parking space, electric vehicle charging point and disabled parking space are also proposed along Hadden Street - the location of these spaces and bike stands are indicative and to be agreed by ACC.

This proposal will enhance the physical and visual links between The Green, Union Street, Union Terrace Gardens, Bon Accord Centre, Market Street and Union Square.



Site Plan—Roof Plan

3.0 Design Proposals

3.3 Floor Plans

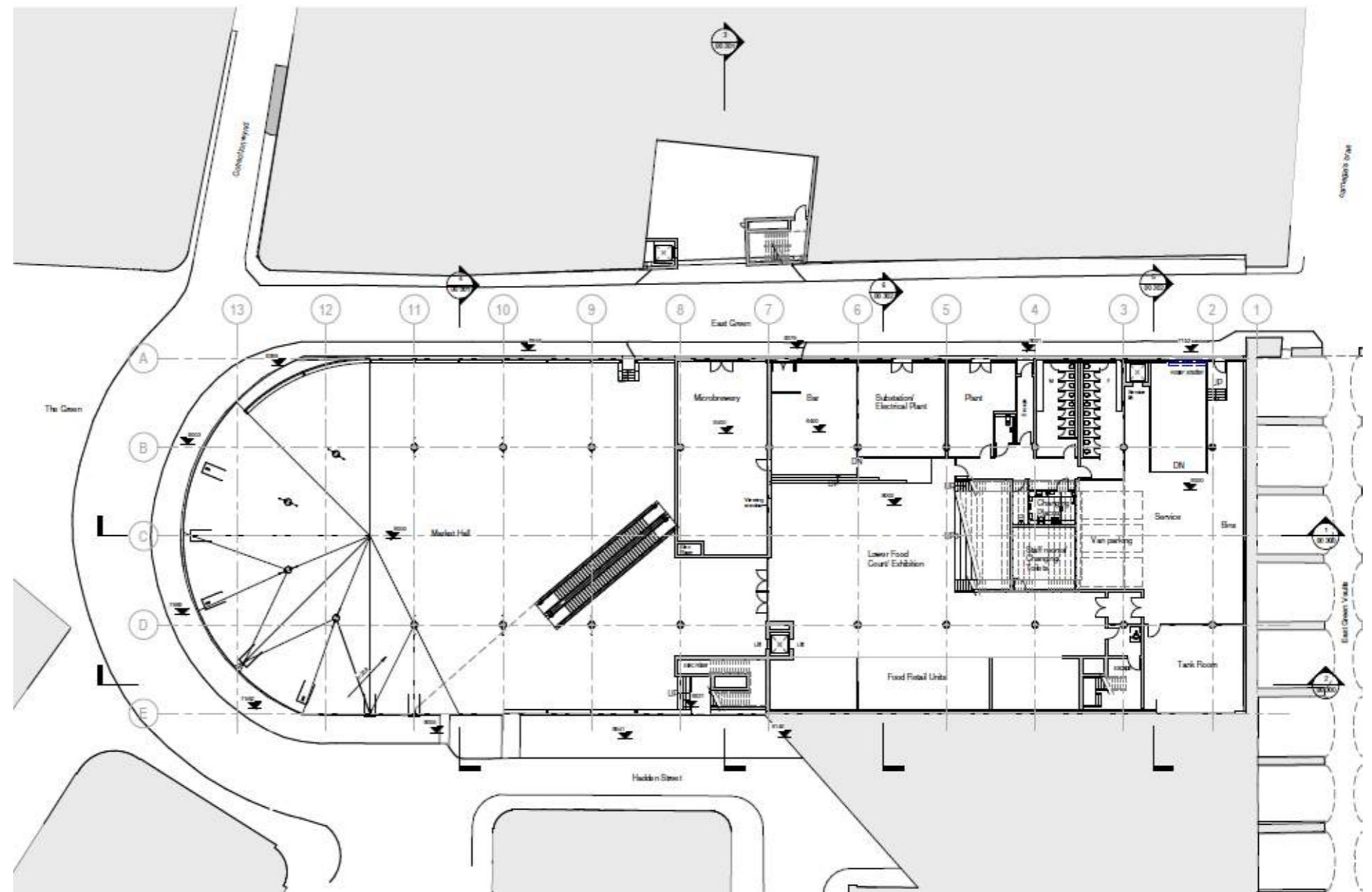
Level 0—The Green

The lowest level of the building will connect with the public space of The Green. An open market plaza, covered by a feature roof provides a flexible space for stall holders and events.

The market space leads into the lowest level of the enclosed food hall. This houses a potential microbrewery and bar and food units. In addition the service areas of the back of house such as toilets, office and storage. A changing places toilet is included at this level.

The service to the stalls is via East Green into a service area within the building. Bin storage is also proposed in this area.

A hellerup stair connects the lower level of the food court with the upper level mezzanine. The stair is designed to be used as social seating and assembly seating for informal events taking place on the lower floor.



Floor Plan—Level 0—The Green

3.0 Design Proposals

3.3 Floor Plans

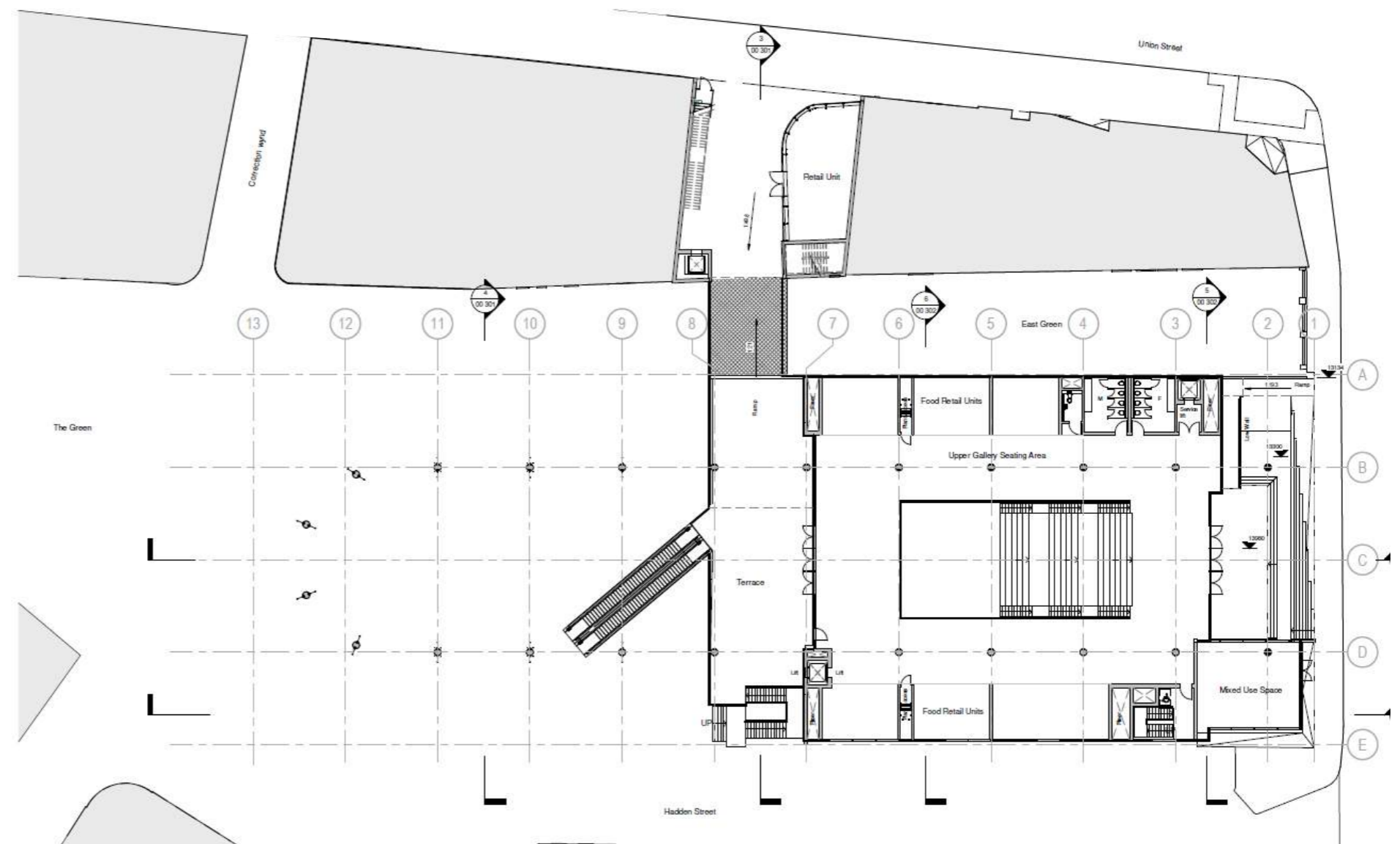
Level 1—Market Street & Union Street

Pedestrians will enter the building from Union Street through an open access point flanked by a new retail unit with frontage to Union Street.

A bridge link is formed over East Green with a gradual gradient to avoid steps or ramps. An external covered platform leads into the foodhall to the east or down to the open market via escalators to the west or a lift.

The upper level of the foodhall leads out to Market Street to form an impressive glazed entrance. A generous plaza deals with the changes of level and forms public space onto Market Street.

A corner unit sits at the junction of Hadden Street and Market Street, level with the pavement. This will be a feature unit, flexible in its operation and providing activity to the street in this location.



Floor Plan—Level 1—market Street & Union Street

3.0 Design Proposals

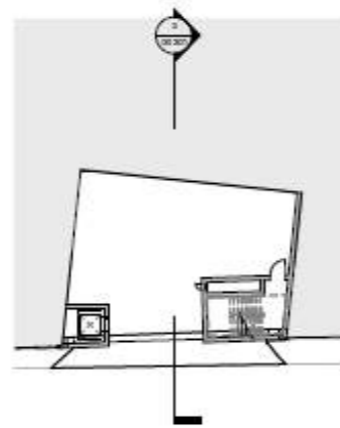
3.3 Floor Plans

91-92 Union Street

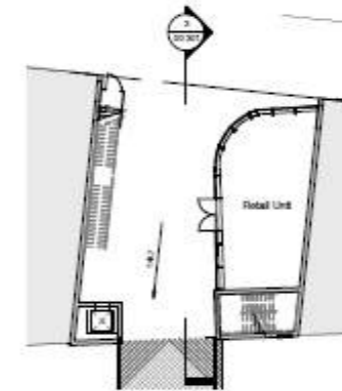
The building at 91-93 uses the existing structure from the former BHS building (refer to following page for sections). Two new stairs are formed along with a new lift to allow for a variety of uses.

There is an existing double height space at first floor level in the former BHS building which is retained with the structure extended to form a second floor mezzanine level. A new level is formed at the former roof level to create a third floor with roof terraces looking south over the city.

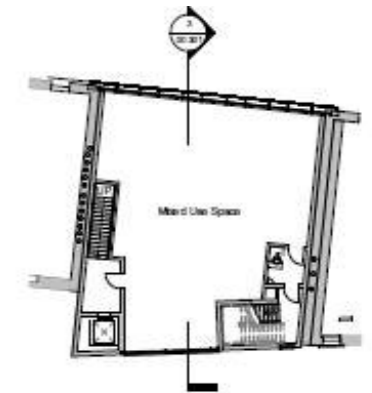
The escape stair and lift extend down to the level of East Green. This is open to the street in an undercroft under the building.



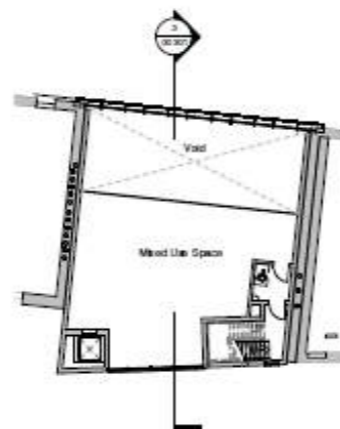
1 | 91-93 Union Street - Green Level
1:200



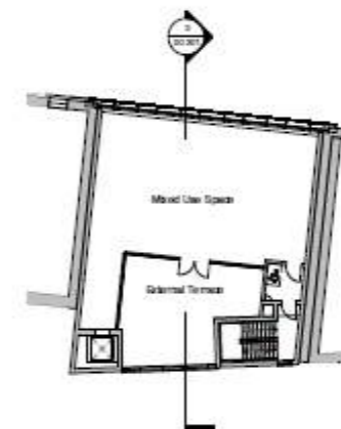
2 | 91-93 Union Street - Union Street Level
1:200



3 | 91-93 Union Street - Level 01
1:200



4 | 91-93 Union Street - Level 02
1:200



5 | 91-93 Union Street - Level 03
1:200



6 | 91-93 Union Street - Roof Level
1:200

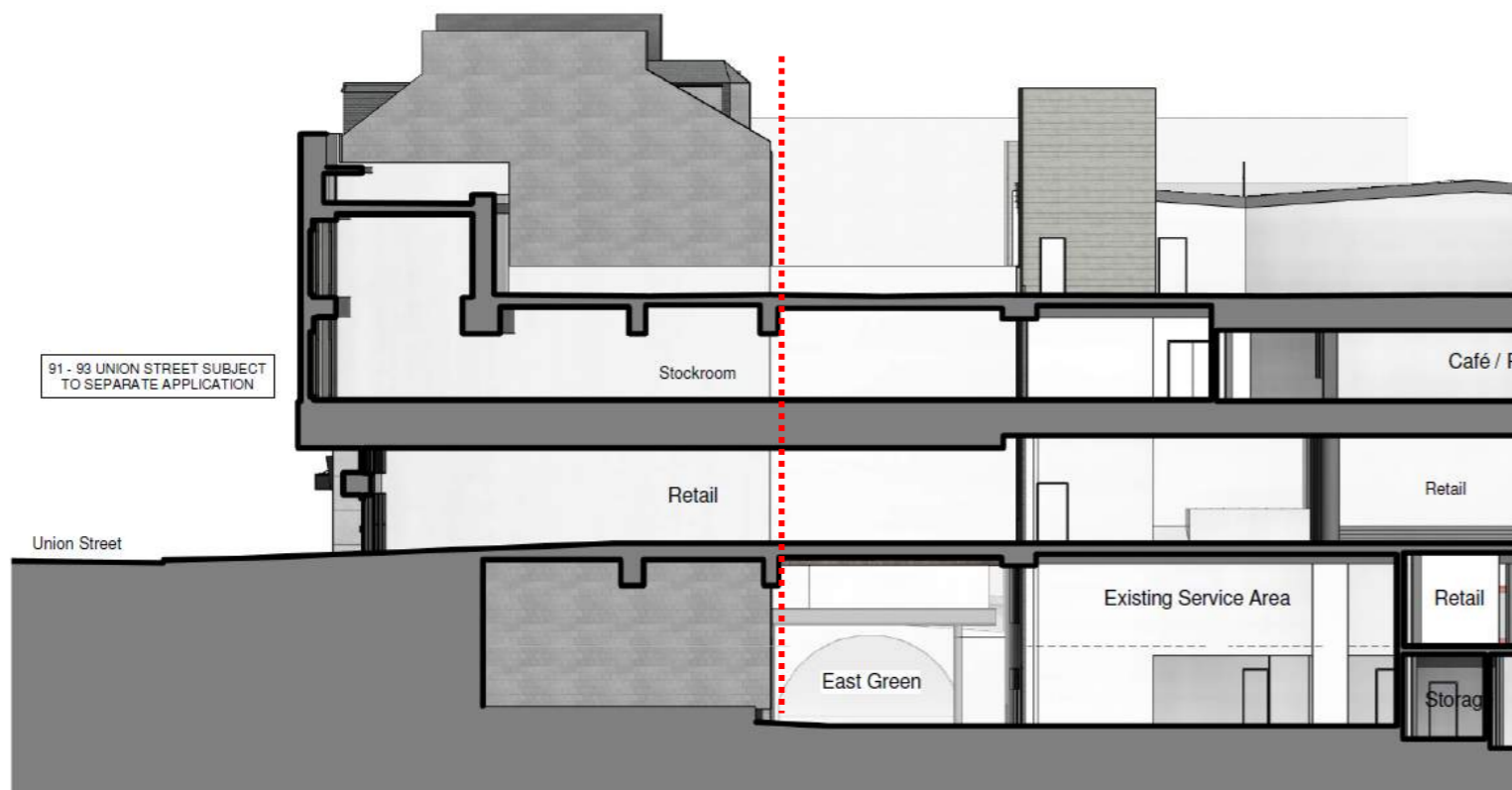
Floor Plans—91-93 Union Street

3.0 Design Proposals

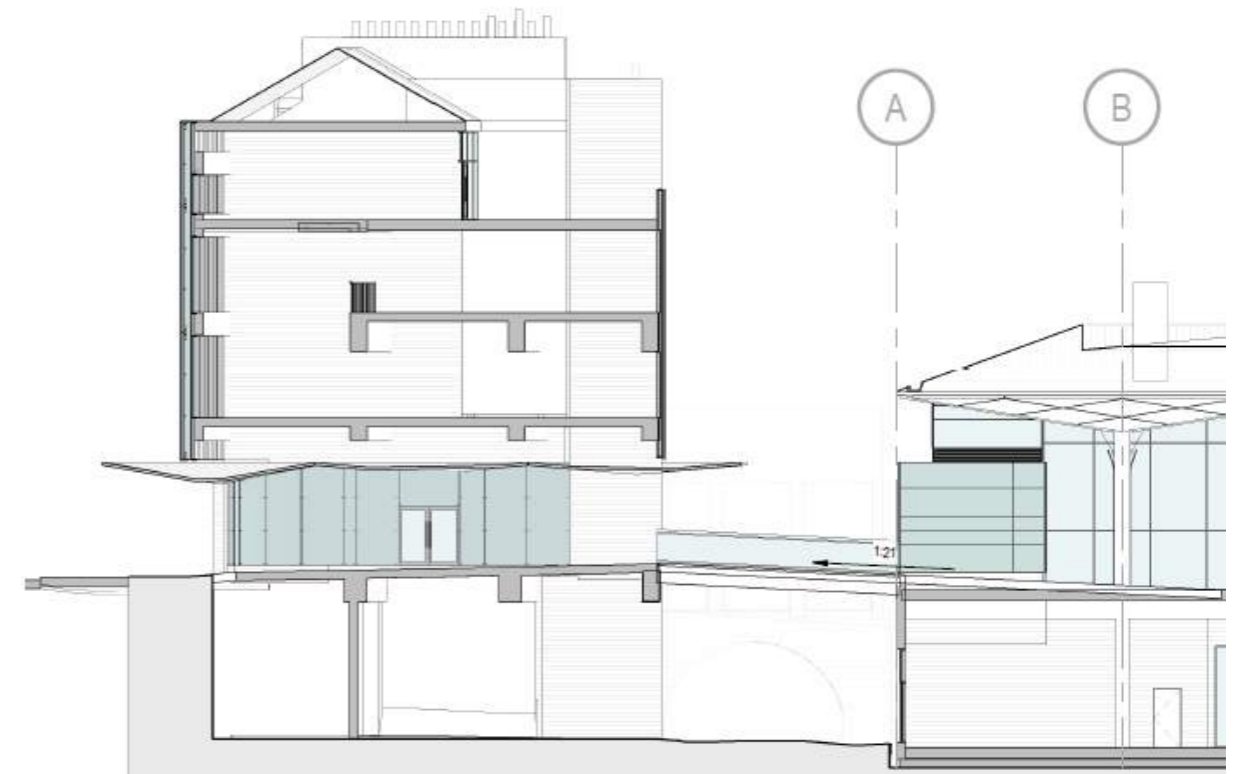
3.4 Sections

91-93 Union Street

As noted on the previous page, the structure is retained to the former BHS building up to the red line indicated below. New levels are formed to the second and third floors along with a new pitched roof and roof terrace,



Existing Section—91-93 Union Street



Proposed Section—91-93 Union Street