

# KINGSTON TRIANGLE - OVERVIEW



PROPOSED ARIAL VIEW - CONCEPT

## INTRODUCTION:

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 and stimulate local economic growth, celebrate local heritage and culture, promote inclusivity and address commitments to climate change challenges.



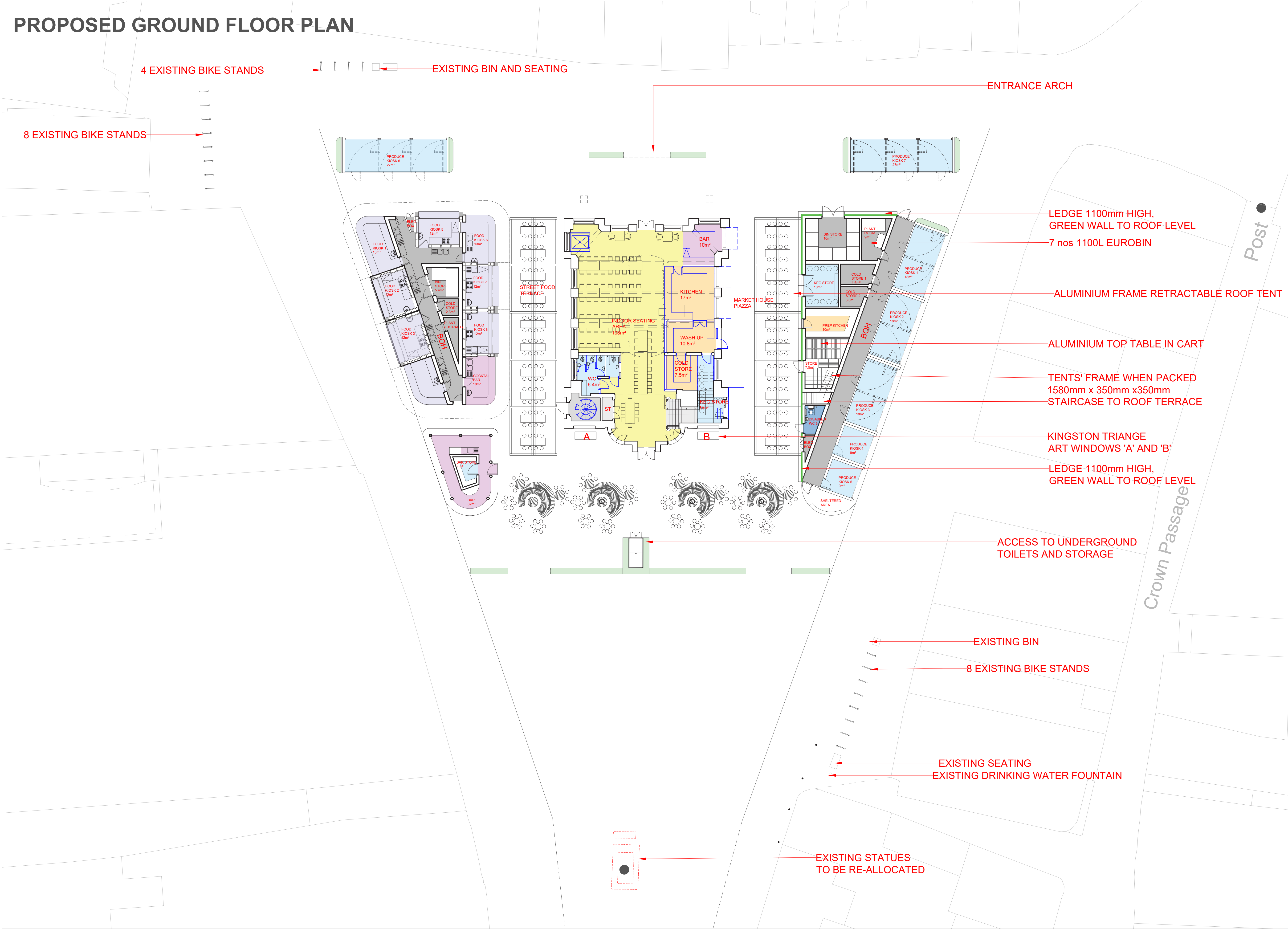
CURRENT CONDITION - WITHOUT FORMALITY



EXISTING MARKET TRADERS IN TEMPORARY TENTS



PROPOSED GROUND FLOOR PLAN



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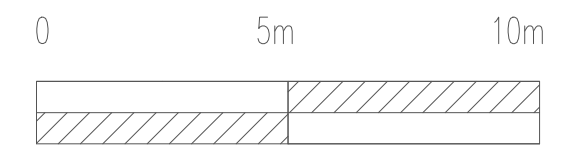
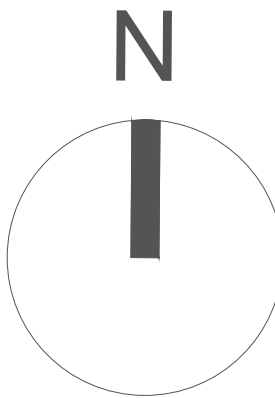
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PROPOSED

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
Architects	ZAP Architecture 365 High Street, London, E15 4QZ T: 020 37614996 E: info@zaparchitecture.com

Project Code	Drawing Number	Rev.
2418	152	C
Date	06.06.2025	Scale 1:300 at A3



# KINGSTON ANCIENT MARKET - Constantly evolving



## 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 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 as 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.





KINGSTON ANCIENT MARKET - PROPOSED FLEXIBLE SQUARE SPACE





KINGSTON TRIANGLE - PROPOSED OUTDOOR SEATING





KINGSTON TRIANGLE - PROPSOED OUTDOOR SEATING





KINGSTON TRIANGLE - PROPOSED RAISED TERRACE





KINGSTON TRIANGLE - PROPOSED OUTDOOR SEATING



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



KINGSTON TRIANGLE - PROPOSED DAILY MARKET STALLS



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 MARKET HOUSE - PROPOSED GROUND FLOOR





KINGSTON MARKET HOUSE - PROPOSED FIRST FLOOR





## A photograph of a room with green walls and a large arched doorway. The room is cluttered with various items, including a blue armchair, a red patterned armchair, a table with books and papers, and a large window on the left. A small table in the foreground holds a basket and some papers.

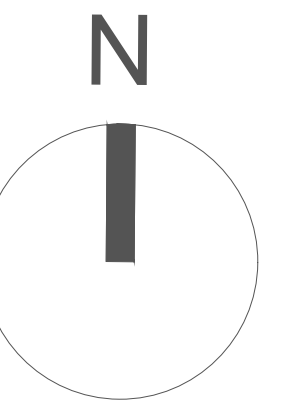
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## PLANNING

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