
Design & Access
Statement

August 2015

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0.1 Executive Summary

Castlehaven Row Ltd (the Applicant), part of Market Tech Holdings Ltd, purchased Camden Lock Market in October 2014. The Applicant has a vision to sensitively refurbish and improve the famous Camden Lock Market

The key objectives are to improve the existing historic buildings, to provide vibrant new market spaces and to improve access and routes through the Market. By doing this, the Market will be returned to its Arts and Crafts based roots, where making and selling on site are key to its character and appeal.

In recent years a number of improvements to the Market have been sustained. However such measures alone cannot address the physical constraints which detract from the experience of traders and visitors alike. The physical constraints are impeding further progress towards the transformation of the market in line with the applicants' vision of a market that appeals to locals, Londoners and tourists in equal measure and seeks to provide an environment which is accessible to all.

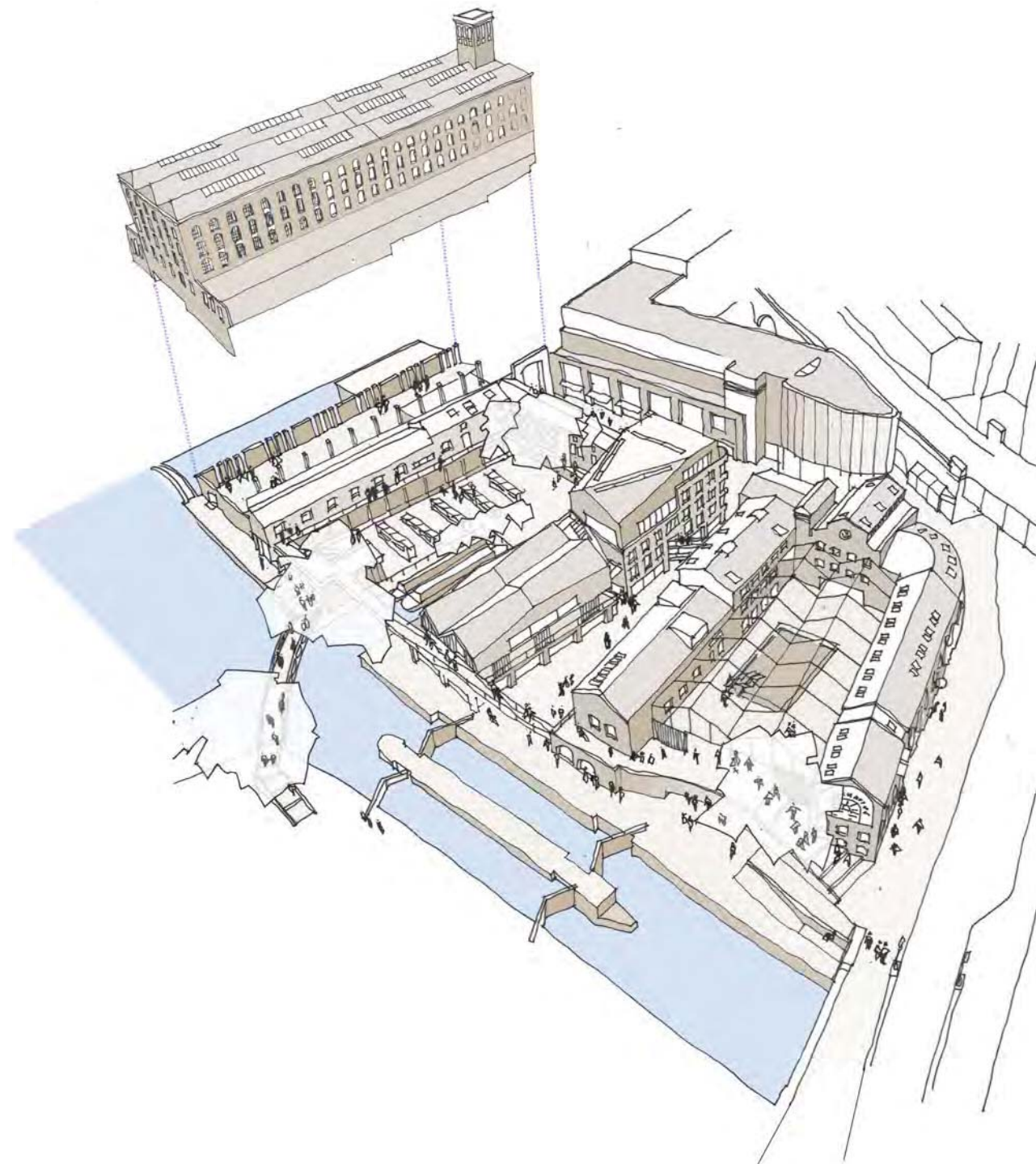
The proposal seeks to address these constraints and bring the following benefits:

- Enhance the character of the existing Market
- Rediscover the Market's Arts and Crafts background
- Improve and enhance the public realm by improved permeability and legibility
- Create new accessible routes through the Market
- Reveal the hidden heritage of the site
- Create high quality buildings that compliment the existing use and character
- Make connections to the surrounding markets
- Improve facilities for traders and visitors
- Enhance safety and security around the site

A public realm driven masterplan for the Market is proposed. It is based upon retaining and enhancing the character of each individual area to provide a rich townscape experience and a strong sense of place.

The proposal seeks approval for a sensitive refurbishment programme and the provision of a vessel for further market activity and studio based workspaces with a new building on Middle Yard. This is done whilst respecting the character of the Conservation Area, the heritage setting and the surrounding Listed Buildings. In addition, the East Vaults and Dead Dog Basin are revealed for the first time to the public in over 100 years.

The improved trading conditions, a desire for a craft-focused retail offer, alongside improvements to the physical fabric, will secure the character of the Market for generations to come.



1.0 Introduction



1.1 Introduction to the Project

Camden Lock Market was purchased by Market Tech Holdings Limited from The Urban Market Company and the investment fund Brockton Capital LLP in October 2014. In December 2014, Castlehaven Row Limited (the Applicant), a subsidiary of Market Tech Holdings, appointed Piercy&Company (the Architect) to progress the work previously undertaken by the previous owners and John McAslan & Partners (JMP), their Architects.

The Applicant aspires to rejuvenate Camden Lock Market by returning the market to its cultural beginnings as an Arts & Crafts Market. Making and selling on site is central to its character, with the idea of ‘Made In Camden’ a key driver behind the improved retail offer and the type of products for sale.

In addition, the Applicant seeks to provide an environment where creativity is fostered and trade is supported as it grows. The proposals provide for a range of retail and studio workspaces that allow the market traders to start up and grow from strength to strength within the market, thereby retaining its essential character and improving quality.

With the surrounding markets now under a single ownership, the context of Camden Lock Market has changed for the better. There are now greater opportunities for improved legibility and connections between these once separate sites and enterprises.

With over 28 million visitors each year to the markets in Camden, the proposals seek to improve the market by enhancing the experience of the markets for all. The quality of offer and experience is driven by enhancing the public realm and improving accessibility and circulation routes for both visitors and locals alike, whilst retaining the unique character of the Market, which is of course what makes the Market such an attractive proposition in the first place.

1.2 Content of the Application

The Applicant is submitting a detailed planning application for the entire ‘site’ known as ‘Camden Lock Market’.

In conjunction with, but separate to this application, a Listed Building Consent Application for alterations to the East Vaults and Dead Dog Basin is to be submitted. These proposals fall within the red line boundary of this application. The Listed Building application will describe the works associated with these spaces and the interface with the Grade II Listed Interchange Building above them in greater detail.

A further planning application will follow shortly for proposed amendments to the Gilgamesh Building including a temporary canopy to Camden Lock Place associated with these works.

The detailed application for Camden Lock Market is accompanied by a set of application drawings and this document, the Design and Access Statement (DAS). In addition, there are further detailed technical reports listed below that support the application, of which the key findings are summarised in this document.

- Heritage Statement and Townscape Statement
- Planning Statement and Application Summary Statement
- Market Management Plan
- Sustainability Assessment
- Energy Assessment
- Noise and Vibration Report
- Financial Viability Appraisal
- Transport Assessment
- Construction Management Plan
- Servicing / Waste Management Plan
- Air Quality Assessment
- Statement of Community Involvement
- Basement Impact Assessment
- Retail and Economic Assessment
- Arboricultural Report
- Historic Environment Assessment

1.3 Structure of the Document

The Design and Access Statement (DAS) has been prepared having regard to guidance published by the Commission for Architecture and the Built Environment (CABE) and legislation described in The Town and Country Planning (Development Management Procedure) (England) Order 2013.

The DAS describes the refurbishment and new build works across the site, including the development context, the layout, distribution of uses, size, scale and massing of proposals, along with a description of public realm improvements. It also contains a detailed access statement. The DAS is structured as follows:

Section 1.0 provides an introduction to the planning application and the scope of the project, the development team and Design and Access Statement.

Section 2.0 provides a detailed description of the site, its uses, buildings and spaces together with its historical setting and characteristics.

Section 3.0 presents the development context in which the application should be viewed. This includes an appraisal of the surrounding historic and cultural context by which the design of the proposed development has been informed.

Section 4.0 presents the masterplan principles on which the design is based and presents the placemaking strategy that is driven by the key character areas of the Market and the resulting improvements to the public realm.

Section 5.0 explores the new build elements associated with Middle Yard in greater detail, explaining the concepts that informed the final design and material quality inherent in the proposals.

Section 6.0 presents a number of verified townscape views including CGIs.

Section 7.0 contains information of the technical details that have been accommodated within the scheme design, from site management and fire strategy to servicing and safety.

Section 8.0 comprises the Access Statement.

Section 9.0 summarises the proposals and forms a conclusion.

The appendices contain the detailed and indicative drawings accompanying this application.

1.4 The Applicant

The Applicant for the refurbishment and enhancement of Camden Lock Market is Castlehaven Row Limited, a subsidiary of Market Tech Holdings Limited.

Market Tech Holdings Limited purchased the famous Camden Lock Market in October 2014 from the Urban Market Company and the investment fund Brockton Capital. It also owns other Camden markets including the Stables Market to the north of the application site and Hawley Wharf, a major development site along the Regent's Canal to the east. Unifying these sites under single ownership represents a huge opportunity to significantly enhance and improve the existing market and its surroundings.

Castlehaven Row Limited has appointed local architecture practice Piercy&Company together with a very experienced and knowledgeable consultant team to work on the development proposals to sensitively refurbish and improve Camden Lock Market.

The scheme that has been put forward as part of this planning application is to improve the existing historic buildings, to provide vibrant new market spaces and improve the access and routes through the market.

As part of the commitment to improving Camden Lock Market, the Applicant sets out below the following key pledges that together form the vision for the market:

- Make Camden Lock Market more relevant to the local residents and the working community
- Re-engage with a wider London audience
- Enhance the eclectic and attractive mix of small, niche, independent retailers
- Be a centre of local production and consumption – ‘making, doing, selling’
- Provide a range of occupancy offers – from pop-ups to market stalls to shop units
- Increase quality in everything we do, whilst maintaining the diversity of the offer
- Enrich and grow the food and drink, and leisure offer, thereby also enhancing the evening offer
- Inspire the formation of a hub for creative enterprise and cultural industries
- Expand on our engagement with local charities and organisations
- Encourage people to come and enjoy Camden Lock Market for its cultural diversity and retail integrity

1.5 The Project Team

Together with Piercy&Company (the Architect), the following professional consultants have also provided input into the design and production of the planning application:

- Planning consultant – Gerald Eve
- Public consultation – London Communications Agency
- Access Consultant – Arup Accessible Environments & Mik Scarlett
- Transport and Servicing/Waste Management Plan – Arup
- Sustainability and Energy strategy – Hoare Lea
- M+E Engineering – Hoare Lea
- Noise and Vibration Report – Hoare Lea
- Air Quality Assessment – Waterman
- Heritage, Townscape and Visual Impact – Heritage Architecture
- Construction Management Plan – MACE
- Basement Impact Assessment – CGL
- Retail and economic assessment – RPS Group
- Arboricultural report – AECOM Environment
- Archaeology – MOLA



1.6 Piercy&Company

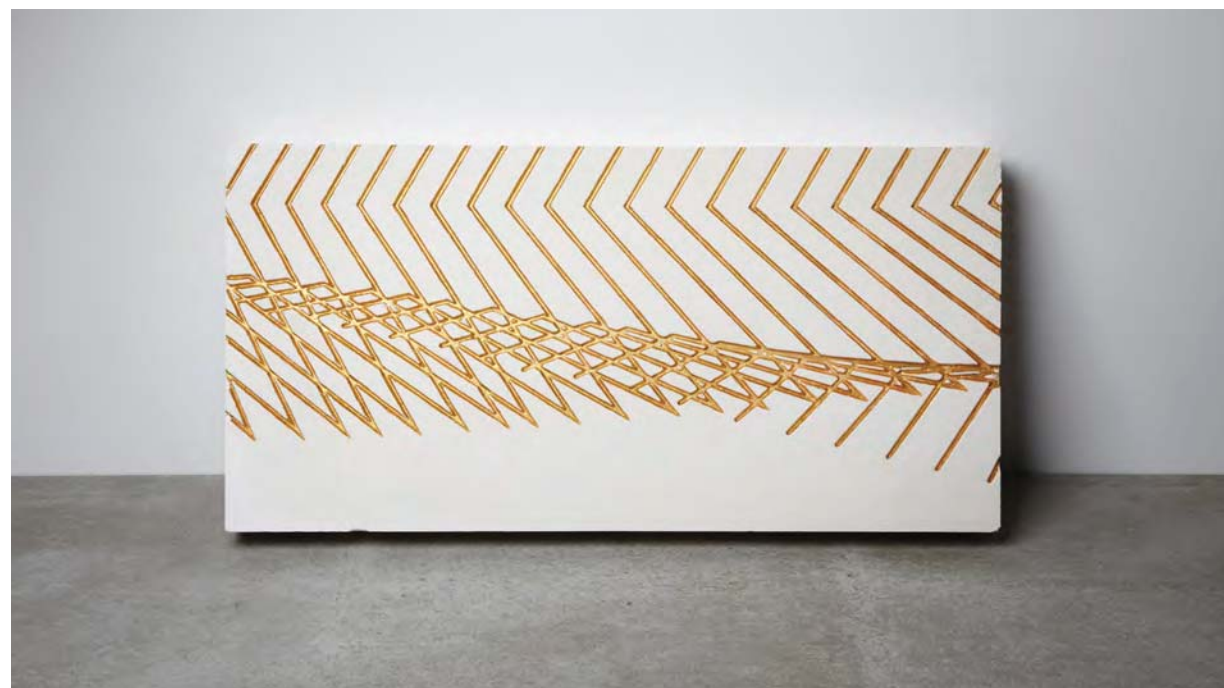
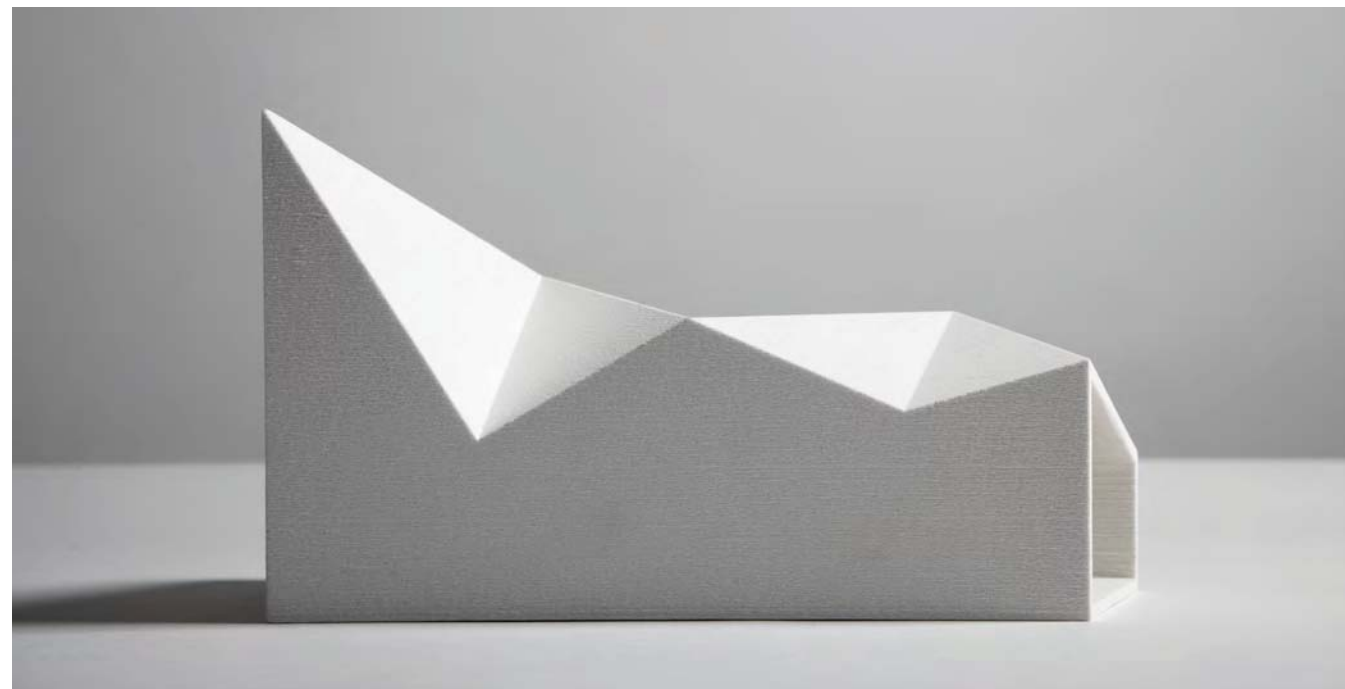
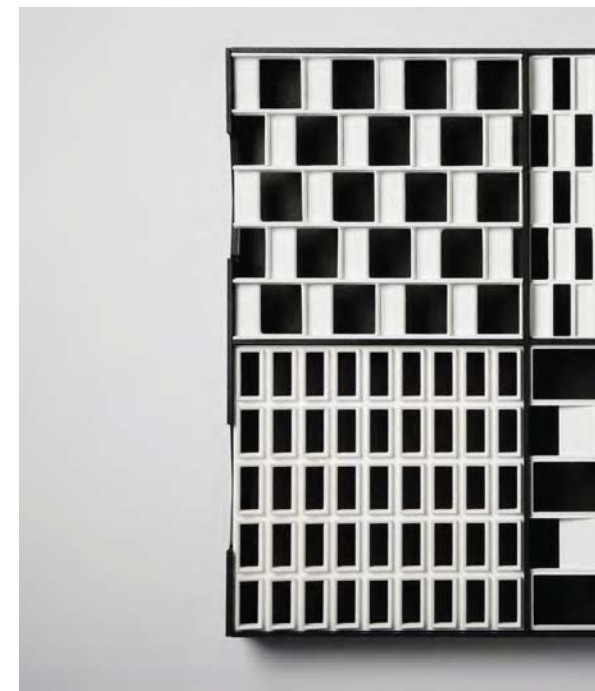
Piercy&Company (the Architect) was founded in 2001 and is part of a new generation of leading British architectural practices.

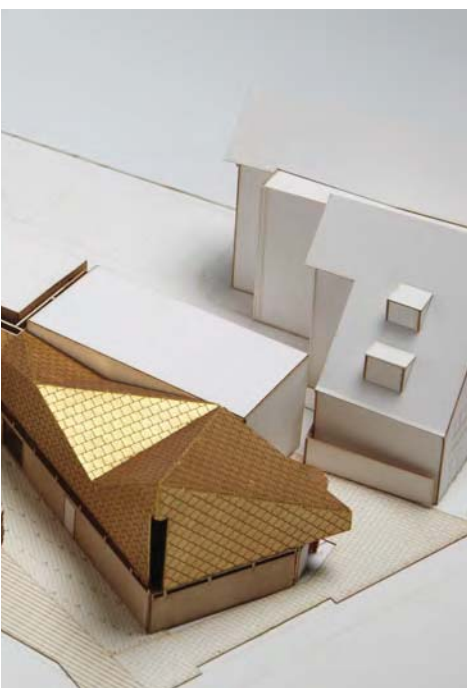
The studio has carved a reputation for carefully crafted contemporary residential, commercial and civic projects in sensitive historic environments. Influenced by the British Arts & Crafts tradition, Piercy&Company's buildings have a strong sense of materiality linked to the local. As well as looking to the past, the practice looks forward, engaging with new technologies and techniques in the exploration of more generous, expressive forms of architecture.

An emphasis on a direct response to the conditions of each site has led to a diverse portfolio. From the conversion of an 1802 Martello Tower into a private house, to the transformation of a tired 1960's office building into contemporary apartments on London's Oxford Street and the 21st century re-imagining of a Victorian warehouse for the Turnmill building in Clerkenwell; each project is shaped by a rigorous investigation of the particularities of people and place.

At the heart of the studio's ethos is the concept of 'designing through making'. A digital fabrication centre and the studio's own workshops provide a testing ground for new ideas, whilst collaborative relationships with artists and makers continually invigorate the studio.







1.7 Art, Craft & Technology

For Piercy & Company, the idea of reducing a design to its purest, most rational form has never really appealed. Material imperfections, happy accidents of the design process or traces of the maker can become the real beauty of the project.

Our work seeks a balance between Modernist ideals of pure space and light, and a more poetic form of architecture which has a sensibility towards texture, historic fabric, and place.

Often we find ourselves negotiating, and embracing, complex relationships between new and old techniques to arrive at buildings that are generous in detail and strong in form.

We spend time carefully interweaving poetic and pragmatic considerations to create designs with narrative, integrity, and commercial clarity.

As a studio we have adopted digital production and custom fabrication as a way to be more experimental and expressive with the design process. We deliver projects in collaboration with a growing network of craftspeople, suppliers, fabricators and makers who share our curiosity and sense of experimentation.

The practice ethos directly aligns with the wider aspirations for returning Camden Lock Market to its Arts & Craft origins and continued goals of quality over volume.

“A great building must begin with the unmeasurable, must go through measurable means when it is being designed and in the end must be unmeasurable.”

Louis Kahn