
4.0 Design Response



4.1 Masterplan Principles

4.1.1 ACCESS & CONNECTIVITY

The adjacent diagram highlights connections to the wider context and key points of access to the site.

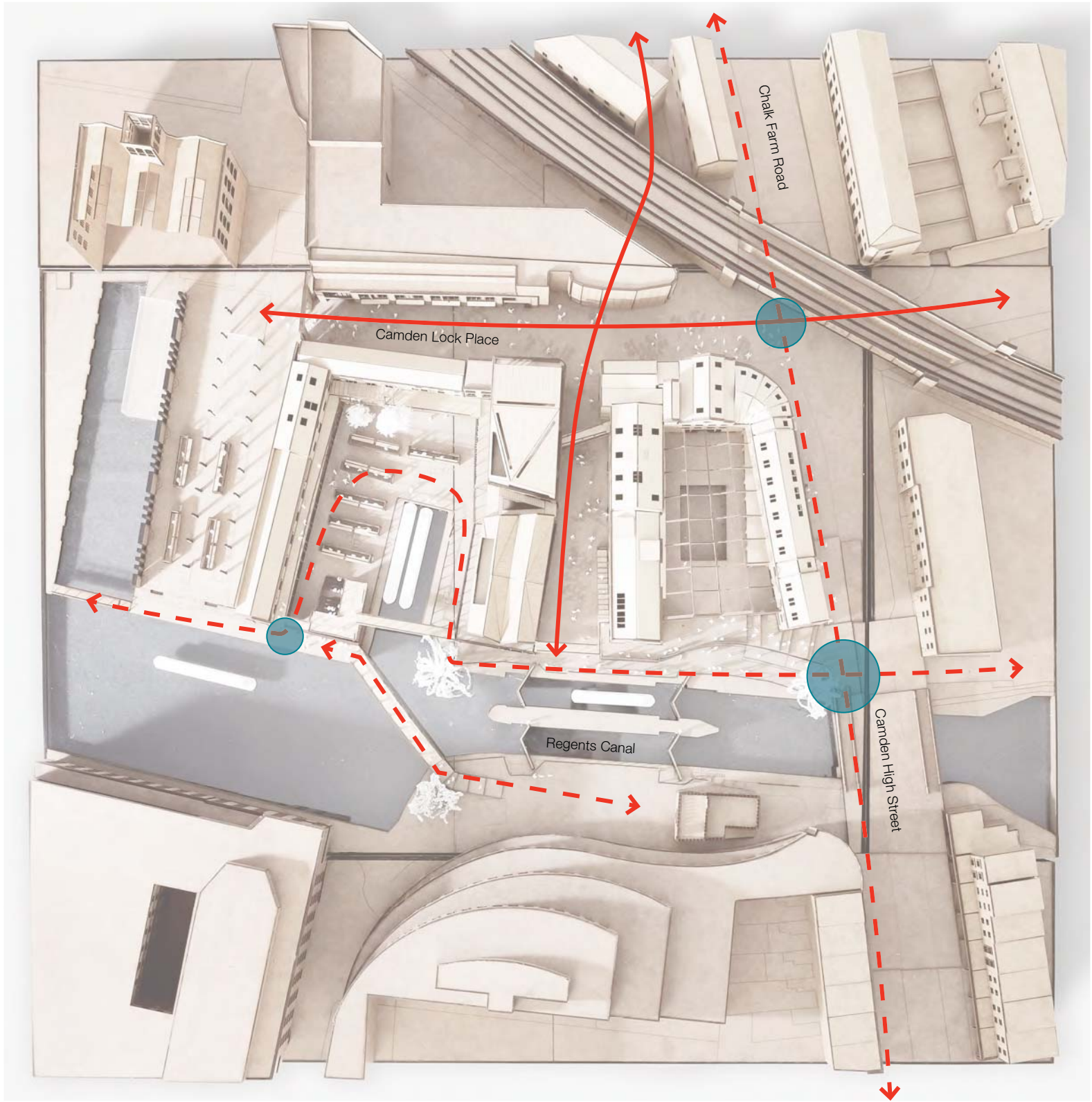
The dashed lines highlight the principle connections to the site. Pedestrian connections run along the north and south towpaths of the Regent's Canal. These routes run east from Primrose Hill and west from Kings Cross. The Roving Bridge provides an alternative route along tow path than navigating the market.

The primary vehicular access route is to the east of the site along Camden High Street and Chalk Farm Road. At present the road bridge is heavily congested and is a point of tension between vehicles and pedestrians. The emerging plans to pedestrianise this area as part of the wider redevelopment of Camden Town will significantly improve the character of this area.

The points of access to the site remain as the existing condition. From the north bank of the tow path, pedestrians access the market though an opening in the wall on the south-west corner of the site.

Most visitors to Camden Lock Market arrive at the south-east corner of the site having walked up from Camden Town underground station. At this point pedestrians either walk up the ramp to the East Yard or continue to Camden Lock Place.

Camden Lock Place will be the primary point of access from where pedestrians filter into the site and disperse north or south into the markets. The proposed configuration clarifies the primary routes through this area with east to west connections now connecting properly to the East Vaults and Camden Lock Place. The reconfigured Middle Yard provides a much more legible route with visual permeability north to south between Camden Lock Place and the Regent's Canal.



Access and connections diagram

- Site access point
- Primary route into site
- Secondary route around site

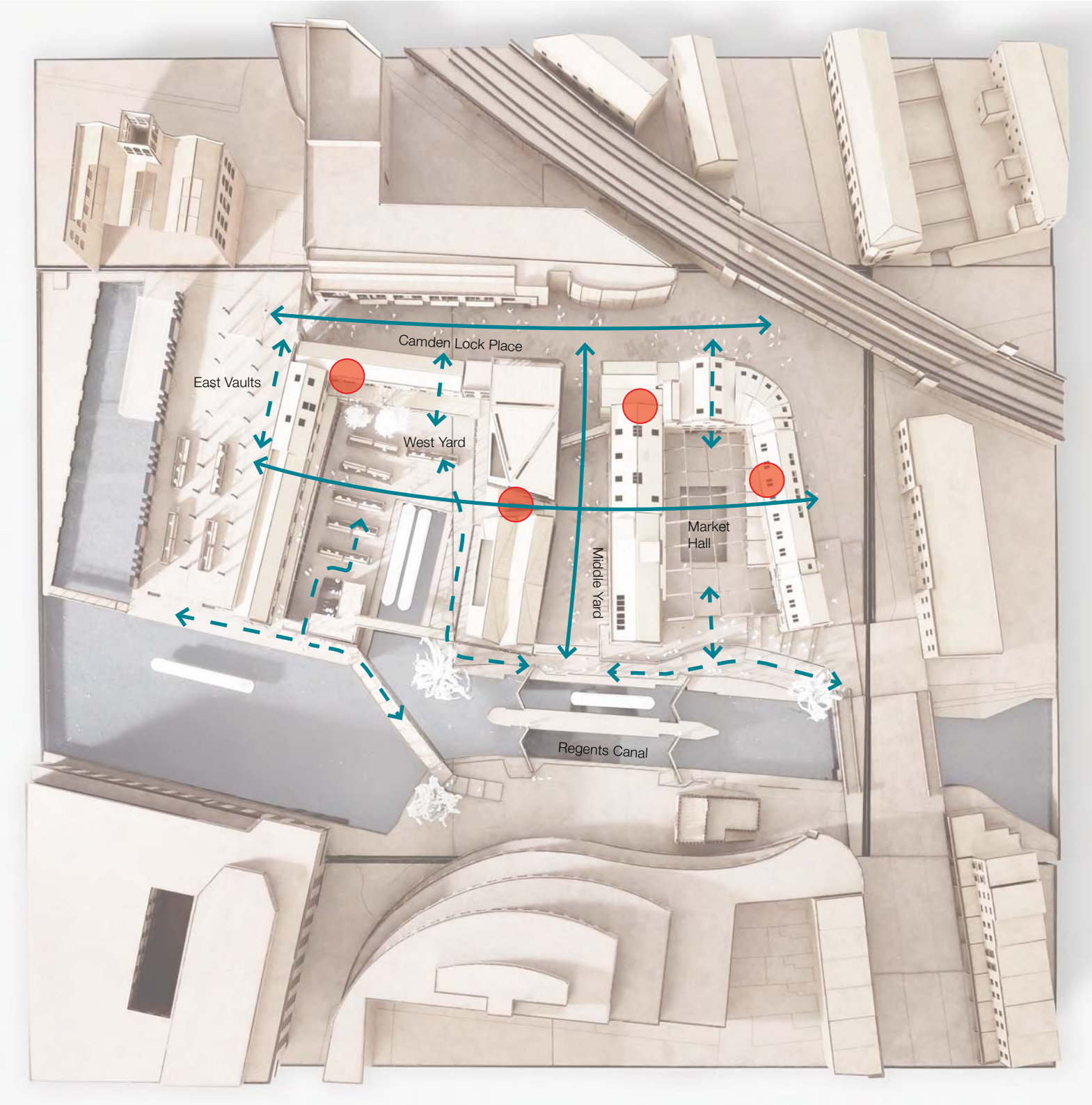
4.1 Masterplan Principles




4.1.2 MOVEMENT, LEVELS & ACCESSIBILITY - LOWER GROUND LEVEL

The existing market is severely compromised when it comes to providing access for all. In addition to level changes, the historic granite setts make access through the yards very difficult for anyone with mobility difficulties.

The proposed layout has been designed to provide clear routes for movement through the site. In addition, significant changes are proposed to the lower ground floor plane to avoid the need for stepped access. This includes raising the levels of Middle Yard to meet level access requirements.

A new fully accessible entrance to the east side of Market Hall allows for access to an east - west route through the site to the East Vaults. Historic setts will be lifted and relaid at levels suitable for level access. In addition larger granite slabs will be laid to provide a suitable surface for wheelchair users to navigate the site.



-  Vertical circulation
-  Horizontal circulation (primary)
-  Horizontal circulation (secondary)

Lower ground floor proposed movement diagram

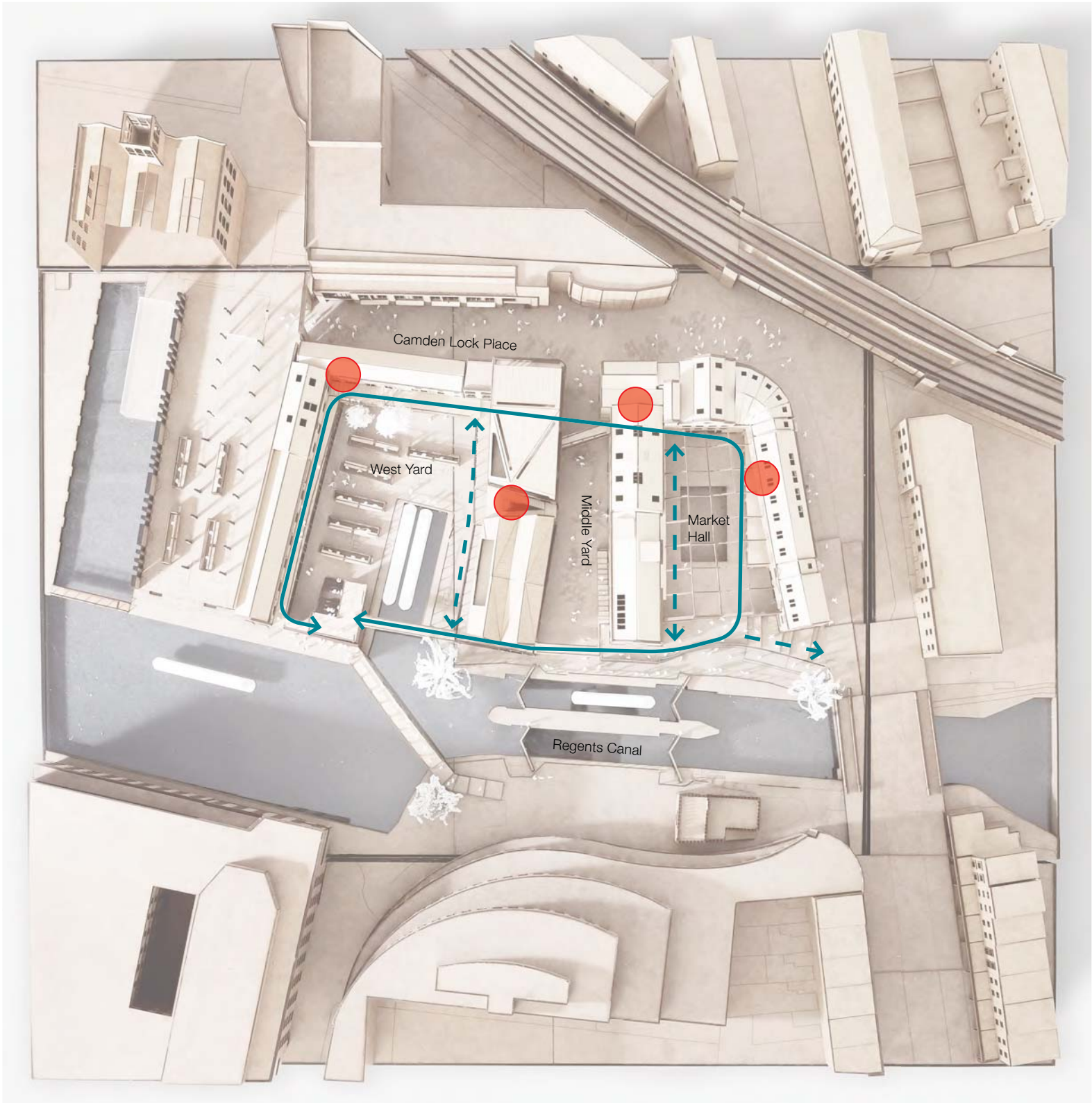
4.1 Masterplan Principles

4.1.2 MOVEMENT, LEVELS & ACCESSIBILITY - UPPER GROUND LEVEL

At the upper ground floor, a continuous route has been created between the existing and new build elements of the scheme. This is facilitated by bridges across Middle Yard and also from the new Middle Yard Building across to the new pavilion building to the south west corner of West Yard.

Access between the lower ground and upper ground floors is provided by a number of fully accessible lifts to facilitate vertical circulation.

Further details on the access strategy are providing in Section 8.0.



- Vertical circulation
- Horizontal circulation (primary)
- Horizontal circulation (secondary)

Upper ground floor proposed movement diagram

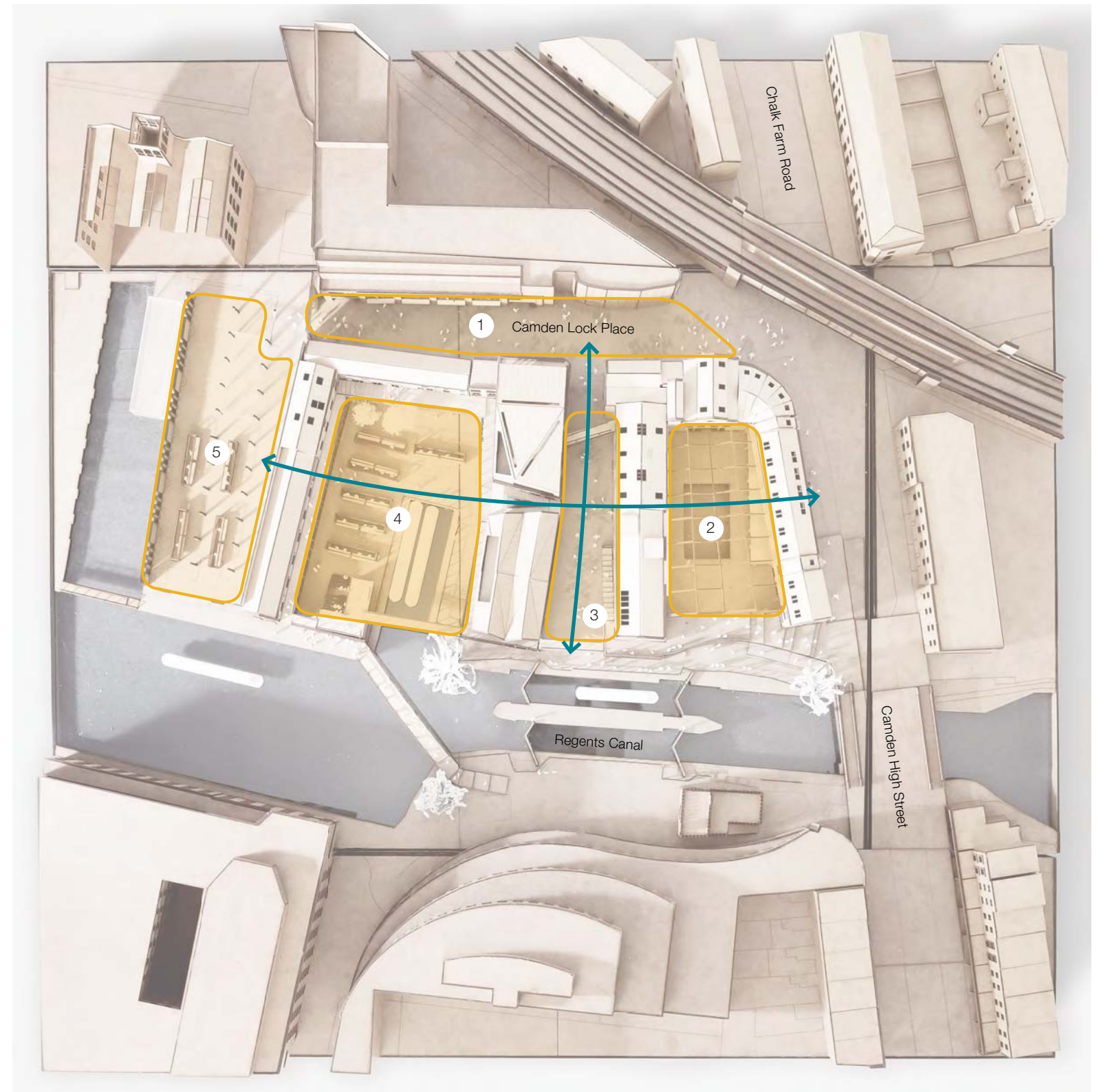
4.1 Masterplan Principles

4.1.3 LAYOUT - PUBLIC REALM

The proposed layout of public realm is driven by the historic layout of the basins and associated wharves. West Yard (4) is situated around the basin and is characterised as an open yard. The East Yard and Market Hall (2) buildings are defined by the now infilled basin. Whilst the basin is no longer visible it has informed the shape of the buildings around them and therefore the space between buildings.

Also important to the arrangement of spaces within the proposed scheme is the desire to make a proper visual connection between Camden Lock Place (1) and the canalside through Middle Yard (3). Equally, whilst the form of Camden Lock Place remains mostly unchanged, the space is repurposed with the route extended through the Interchange Arch and leading into the newly publicly accessible East Vaults (5). From here a new connection will provide a further connection into West Yard.

West Yard is differentiated from the East Yard and the Market Hall building by virtue of it being open to the elements. The Market Hall and East Yard becomes a covered space offering a different type of retail experience.

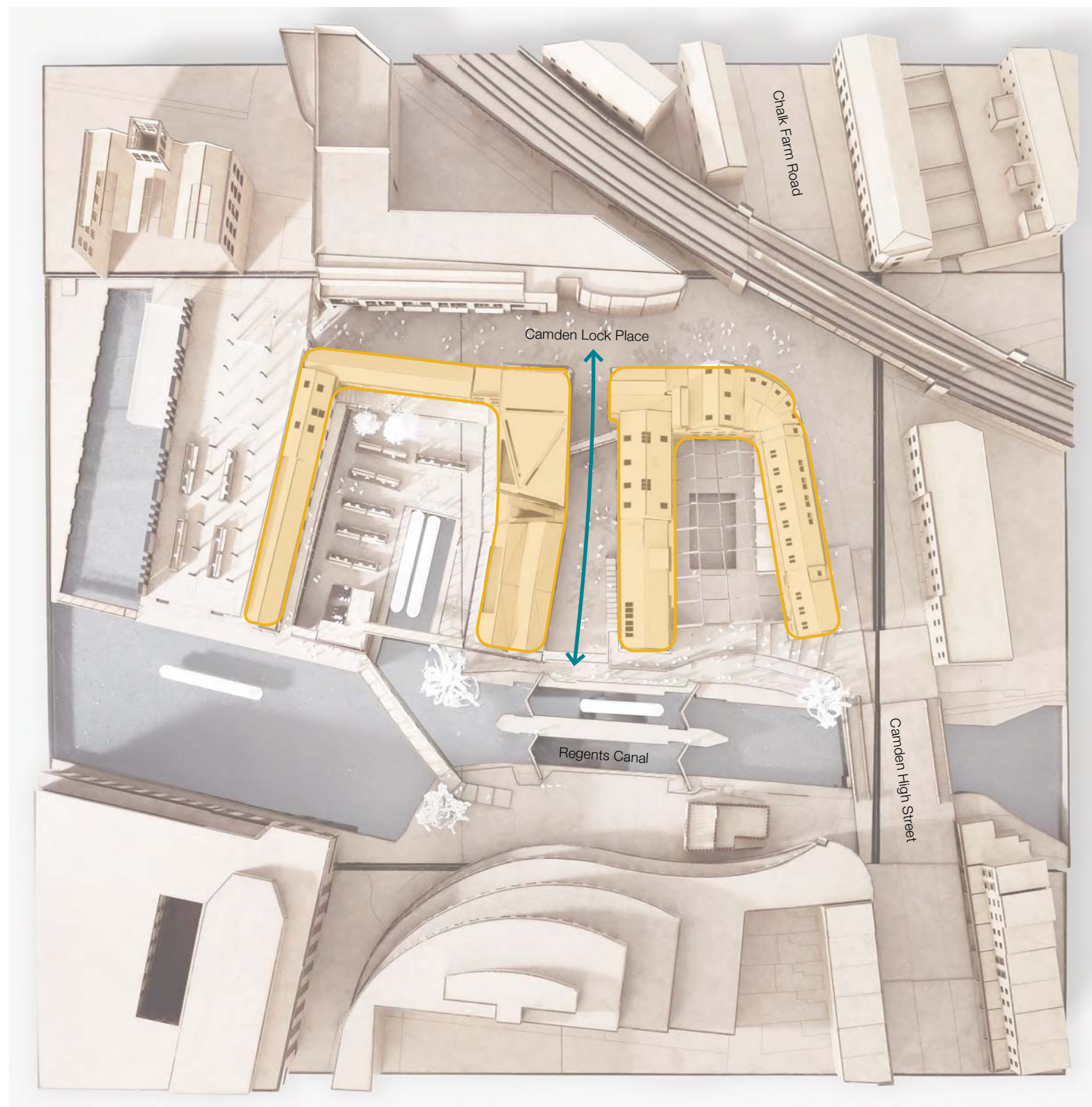


Key public realm character areas diagram

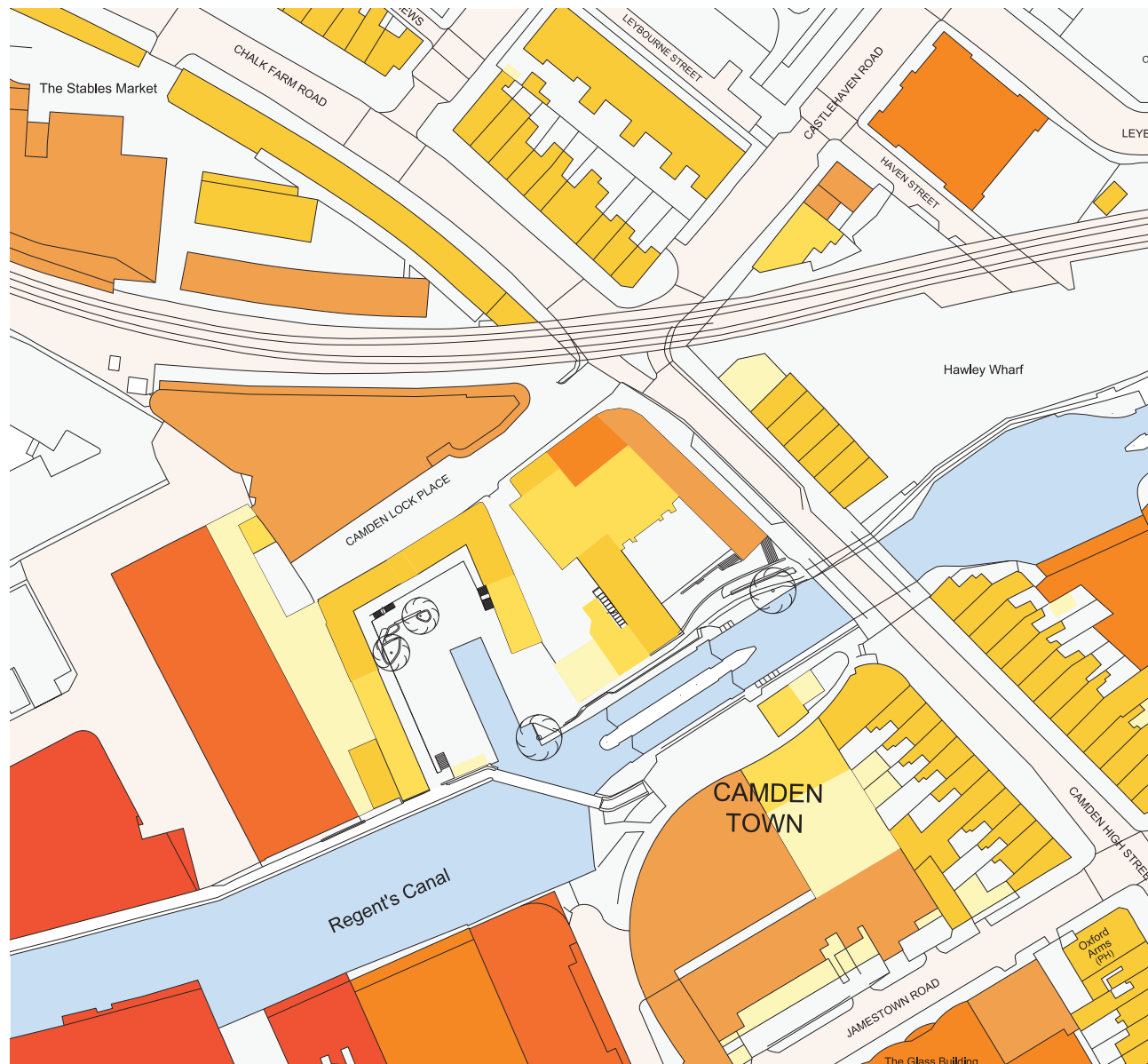
4.1 Masterplan Principles

4.1.4 LAYOUT - BUILDINGS

The proposed layout of buildings also reinforces the historic grain of the basins. The new Middle Yard Building encloses the eastern edge of West Yard to complete a horseshoe of buildings situated around the basin. The layout of buildings creates a clear physical and visual link between Camden Lock Place and the canalside.



Key urban grain diagram



Existing building heights



Proposed building heights



4.1 Masterplan Principles

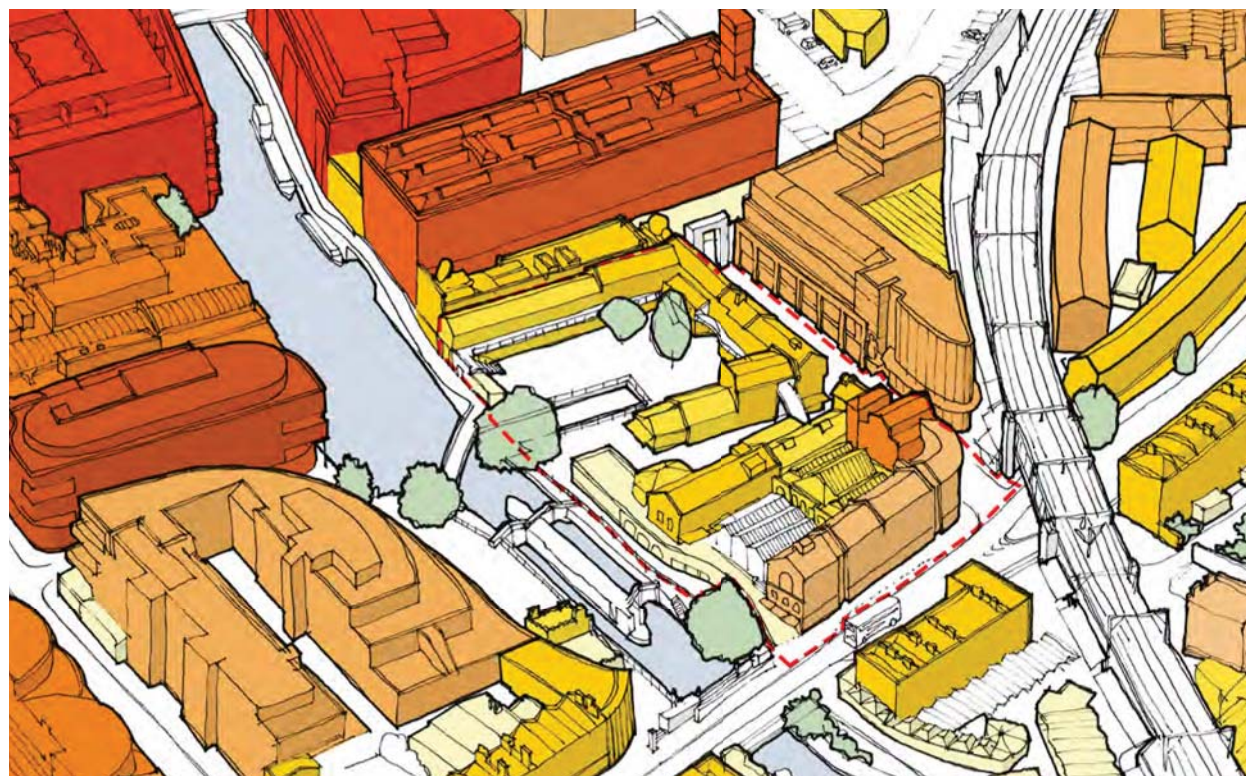
4.1.5 FORM & MASSING OVERVIEW

As discussed in Section 3.0 the primary streets around the site are characterised by smaller, more domestic scale, three and four storey buildings with retail frontage at ground floor level. However along the canal the buildings are typically of much greater scale. This includes the Interchange Building. It is the largest building in the immediate context and from a townscape perspective it is critical that this building of such historic value continues to dominate the character of the area.

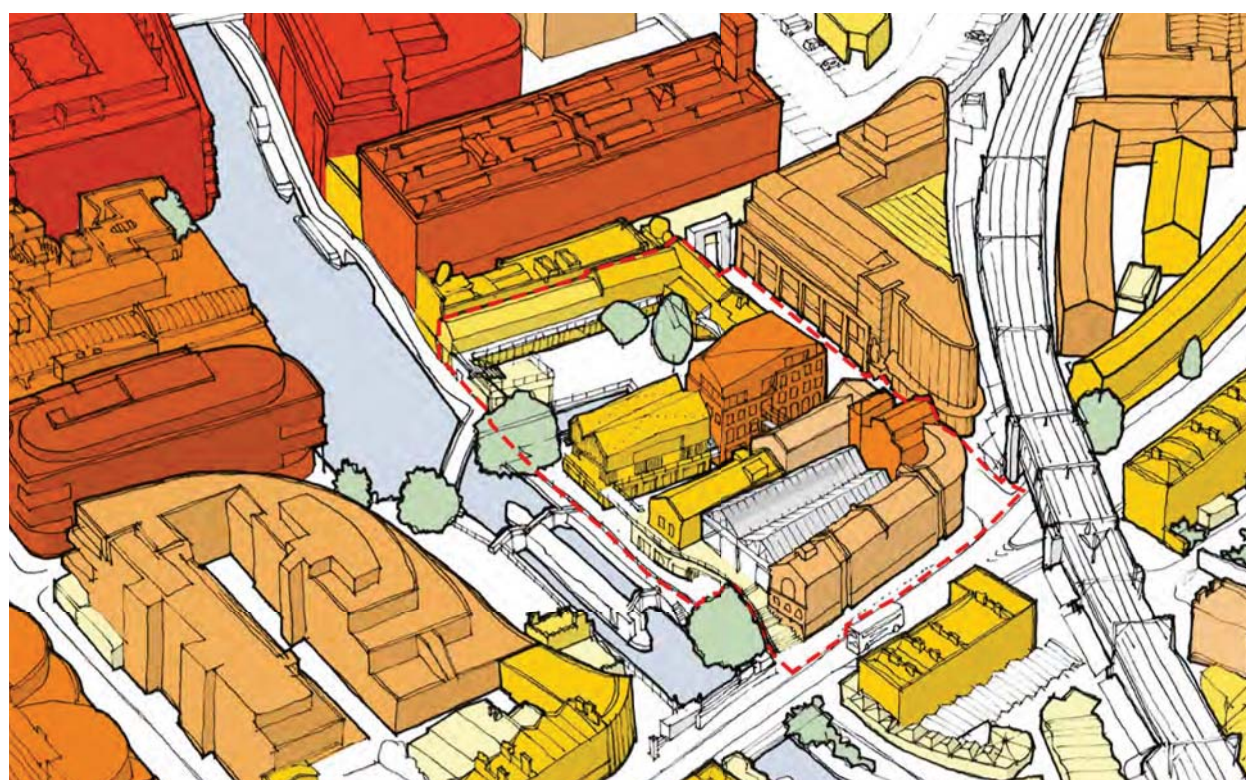
The Gilgamesh Building and existing Market Hall define the suitable height of buildings along Camden Lock Place at a maximum five storeys. The existing gabled end buildings, that define the setting of the Regent's Canal, are three and four storeys. The proposed Middle Yard Building fronting the canal therefore steps down in comparable terms to the scale of the buildings adjacent.

The new Middle Yard Building that fronts Camden Lock Place has been expressed as a four storey building with a fifth storey set back to mediate the transition between the Market Hall Buildings and those of West Yard. The Middle Yard Building facing the canal is expressed as a three storey element with a gable end and pitched roofs.

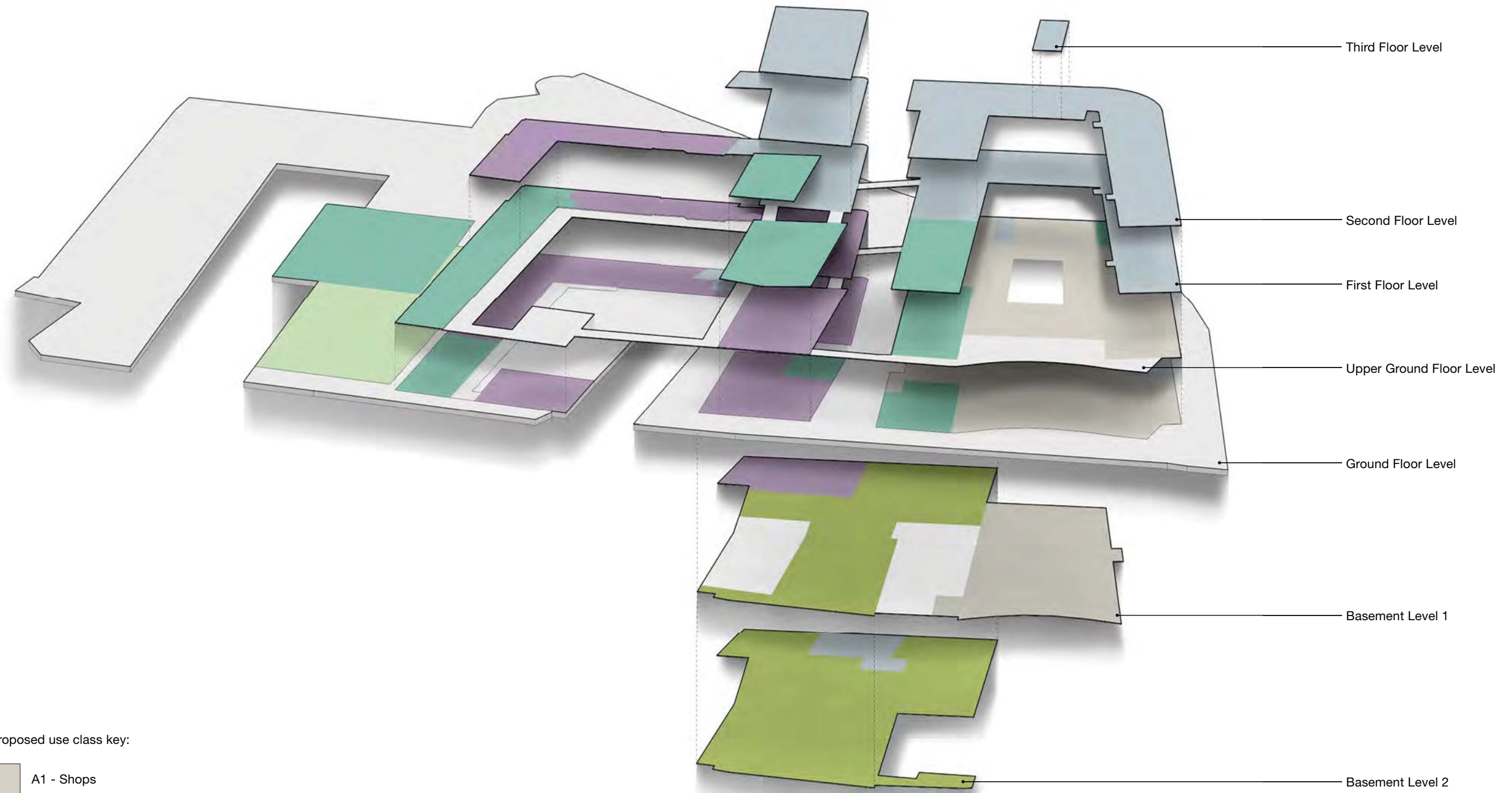
Further details on the form and massing of the Middle Yard Building is presented in Section 5.0.



Existing Massing

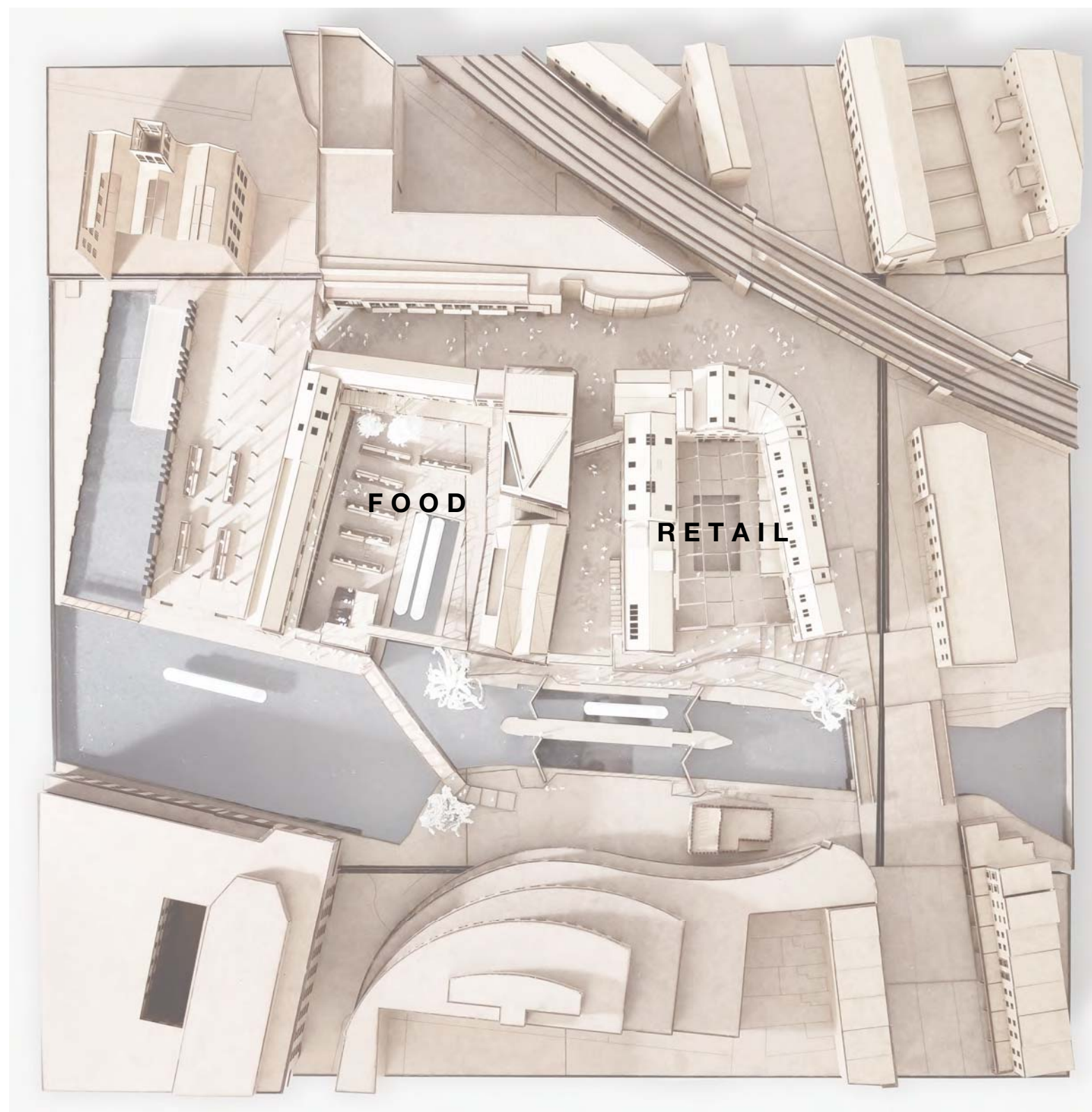


Proposed Massing



Proposed use class key:

- A1 - Shops
- A3 - Restaurants and cafés
- A1/A3/A4/A5 - Flexible market use
- B1 - Employment
- D1/D2 - Events/exhibition space
- D1/D2/A1/A5 - Flexible market use & events/exhibition space



Key use distribution diagram

4.1 Masterplan Principles

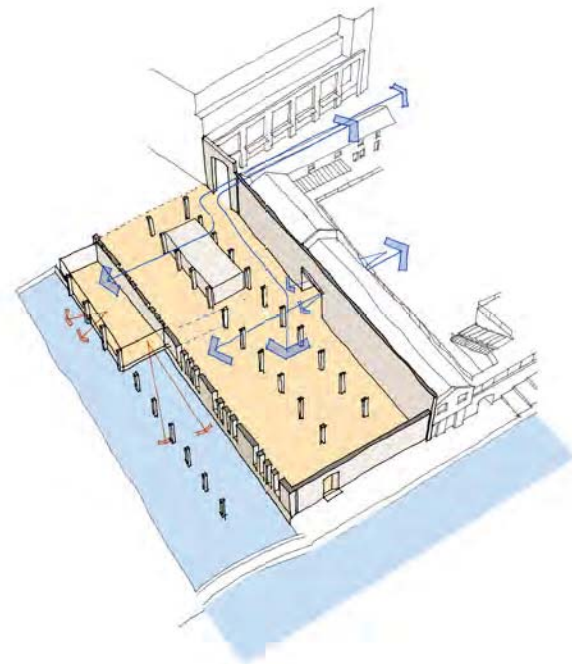
4.1.6 USES

Broadly speaking it is intended that generic market uses are distributed across the site to provide the market with the flexibility required to respond quickly to the changing commercial conditions of market trading.

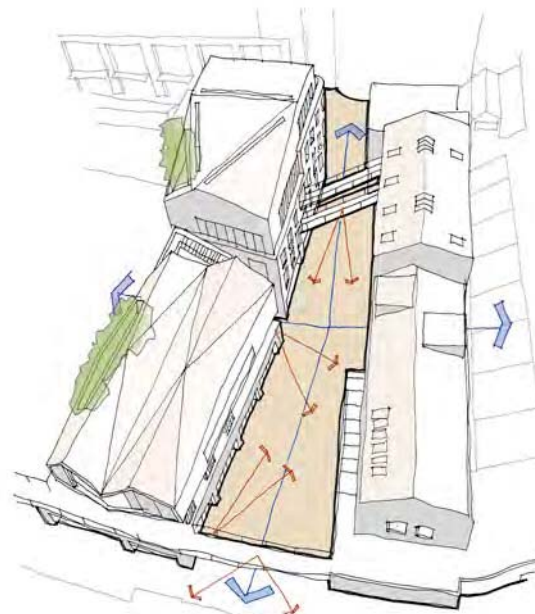
However it is intended that the Market Hall will continue to have an A1 Class retail use whilst trying to focus on an improved quality of offer, based upon local products made on site. The West Yard will continue to have a variety of uses but will be characterised by the food market.

Camden Lock Place and Middle Yard will remain flexible market areas holding some stalls but also allowing for specialist market events such as street parties, festivals, cinema and music based events.

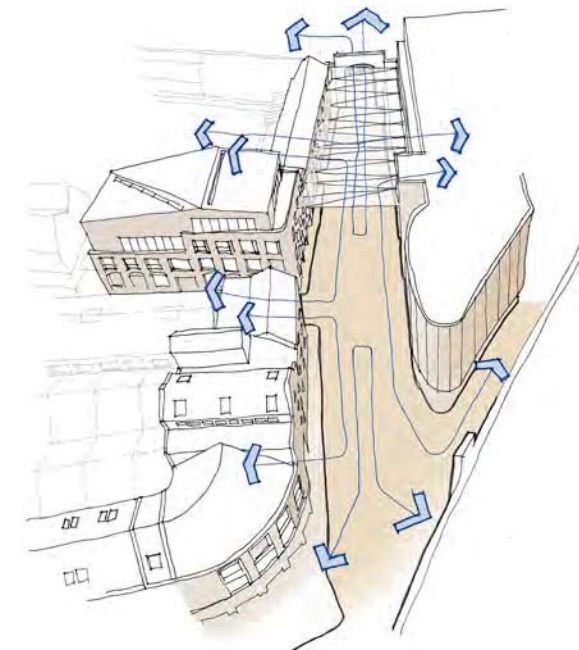
The East Vaults will house a restaurant and provide further flexible market space. It is intended that this space will provide an additional flexible market area at certain times but to also be used for exhibition and gallery space to allow for a greater cultural programme throughout the year.



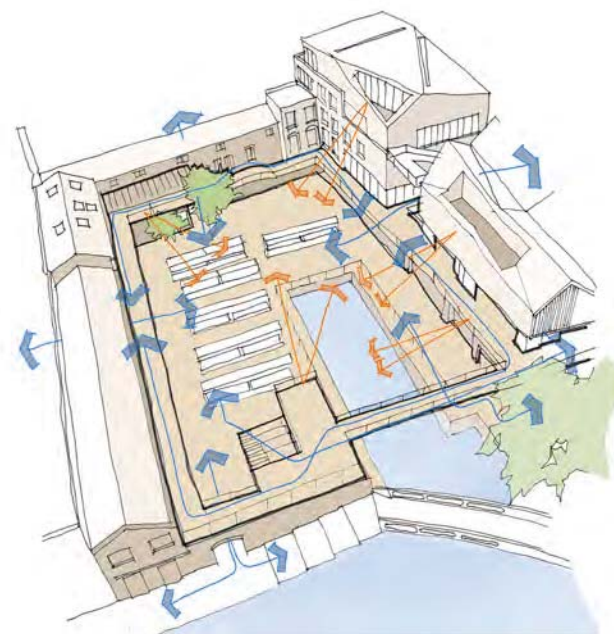
EAST VAULTS



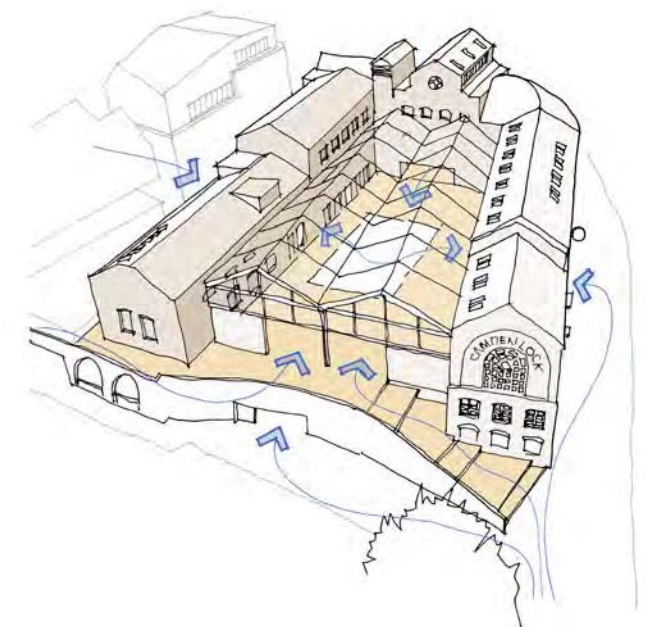
MIDDLE YARD



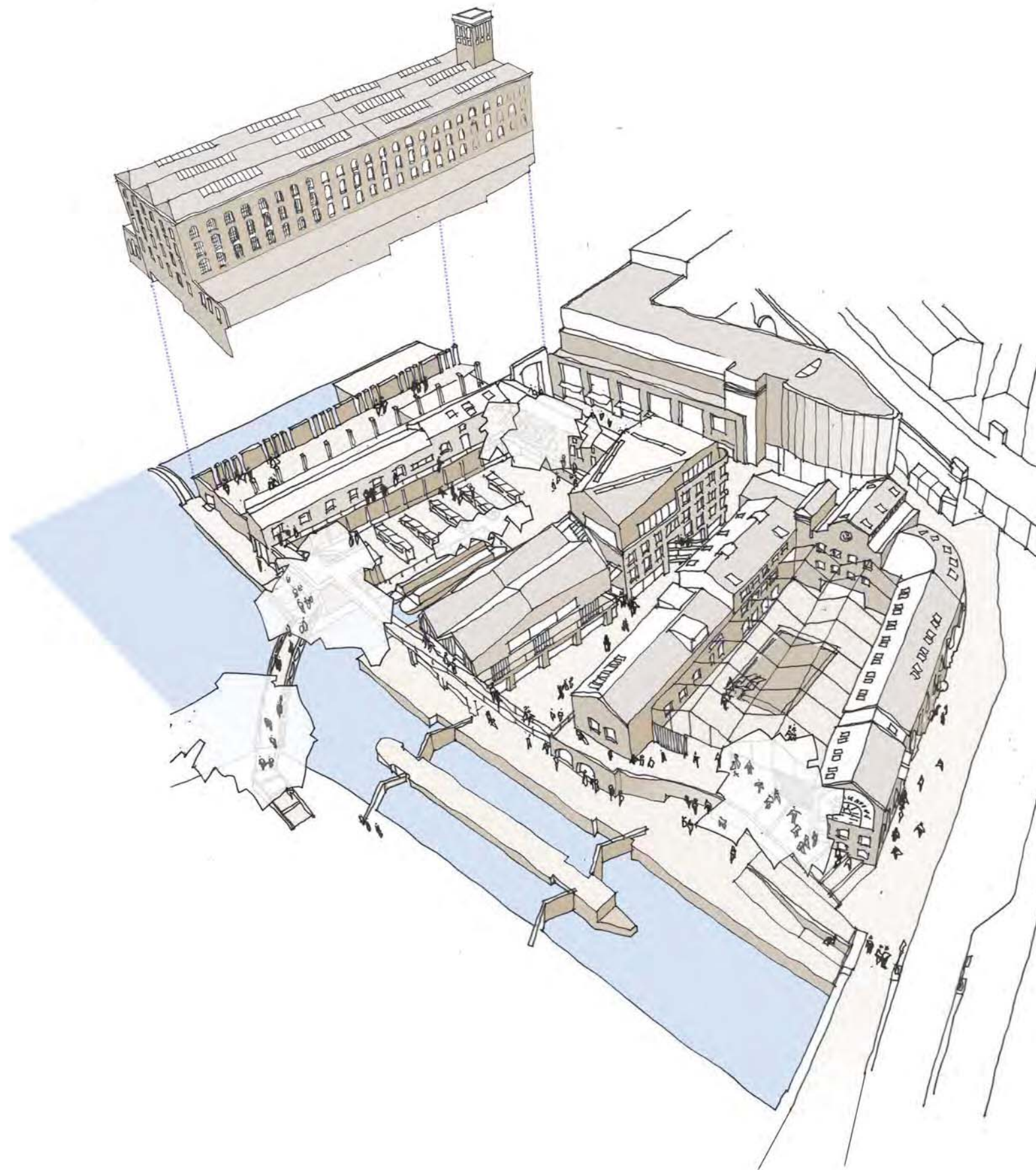
CAMDEN LOCK PLACE



WEST YARD



MARKET HALL



4.2 Placemaking Strategy - Character Areas

Rather than allowing the buildings to dominate the look and feel of the Market, the buildings are a product of designing the layout of the public realm first. By focusing on movement, circulation and access through the public realm, the buildings and spaces become a vessel for facilitating market activities first and foremost.

Once the masterplan principles were established and movement patterns and circulation defined, we have separated the public realm into individual character areas, which are defined in the following pages.

The five character areas are:

1. **CAMDEN LOCK PLACE**
2. **MARKET HALL**
3. **MIDDLE YARD**
4. **WEST YARD**
5. **DEAD DOG BASIN AND THE EAST VAULTS**

When areas of the public realm are given strong individual characters, and these are related to specific building typologies, be it the existing buildings of industrial heritage or the new build Market House typology (Middle Yard Building), a visually stimulating and contextual townscape is formed and places are made.

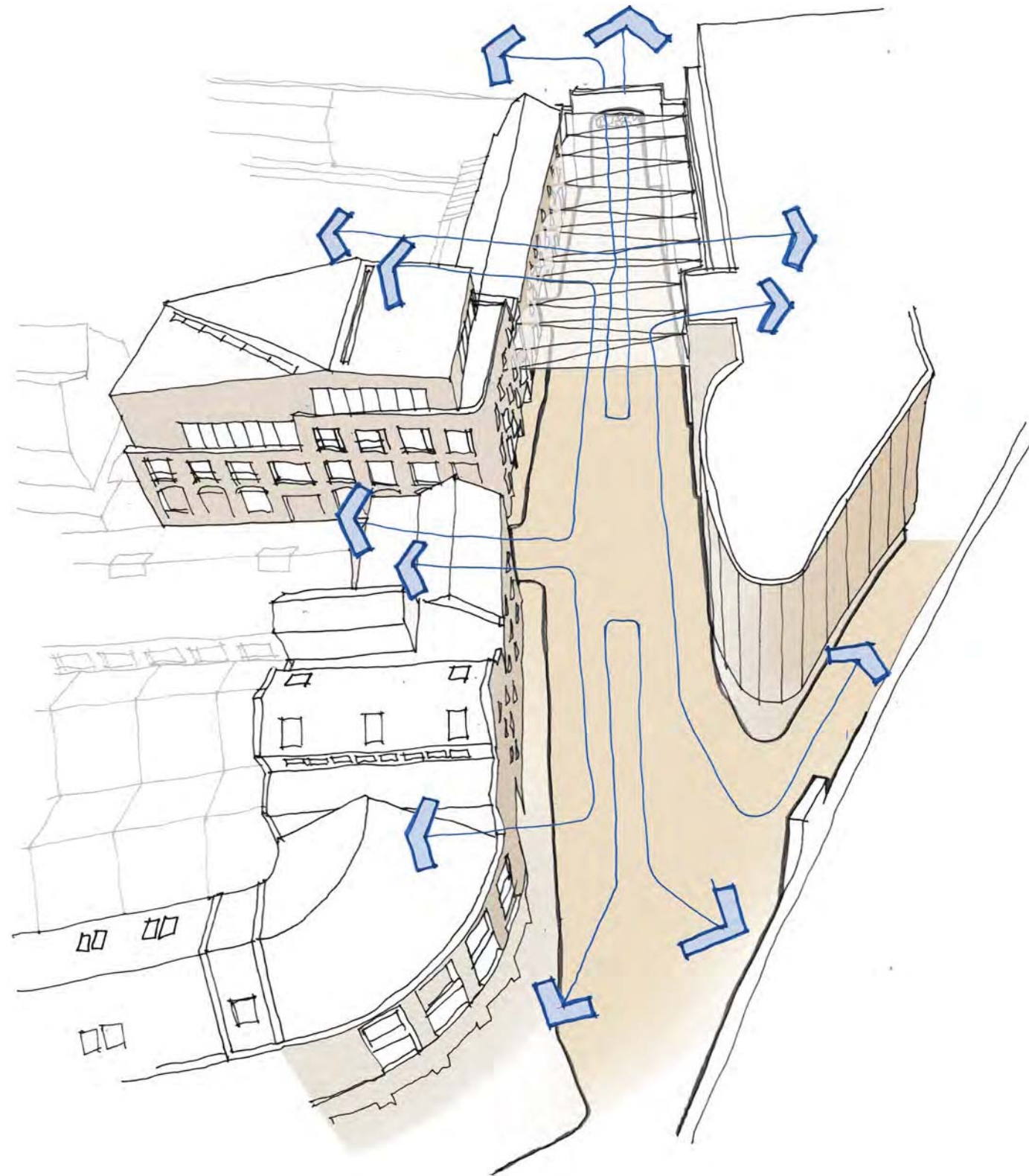


MARKET
HALL

HONEST

West Yard
Street Food
Market Hall
Market Hall

STAR



4.3 Camden Lock Place

4.3.1 CHARACTER

Camden Lock Place will be at the heart of the markets. A place where you can orientate yourself and discover the dramatically different characters of Stables Market to the north, Camden Lock Market to the south and the proposed opening up of the East Vaults and Dead Dog Basin at the western end of Camden Lock Place. In the way that Seven Dials in Covent Garden works to accept and then distribute people, Camden Lock Place will do this for the wider context of Camden Market.

It is intended that as well as providing a retail street with stalls, Camden Lock Place would be transformed for street festivals, performances and pop-up markets on special occasions throughout the year. This could be similar to the food festival held on Marylebone High Street every year.

Boutique shops and flexible market space will be housed within a new brick building at the junction between Middle Yard and Camden Lock Place. The brick building with punched windows reflects the character of Camden Lock Place with its older Victorian buildings to West Yard and the pastiche buildings of the Market Hall. The upper floors will provide employment space for Camden's growing creative and tech industries.

The planned retail character would include independent cheese shops, flower stands, cafes and a bike store as well as the current outlets that sit in synergy in this local friendly street. It is intended that this becomes a street for locals where you might pick up a cup of coffee, grab a bunch of flowers or purchase cheese and wine on your way home.

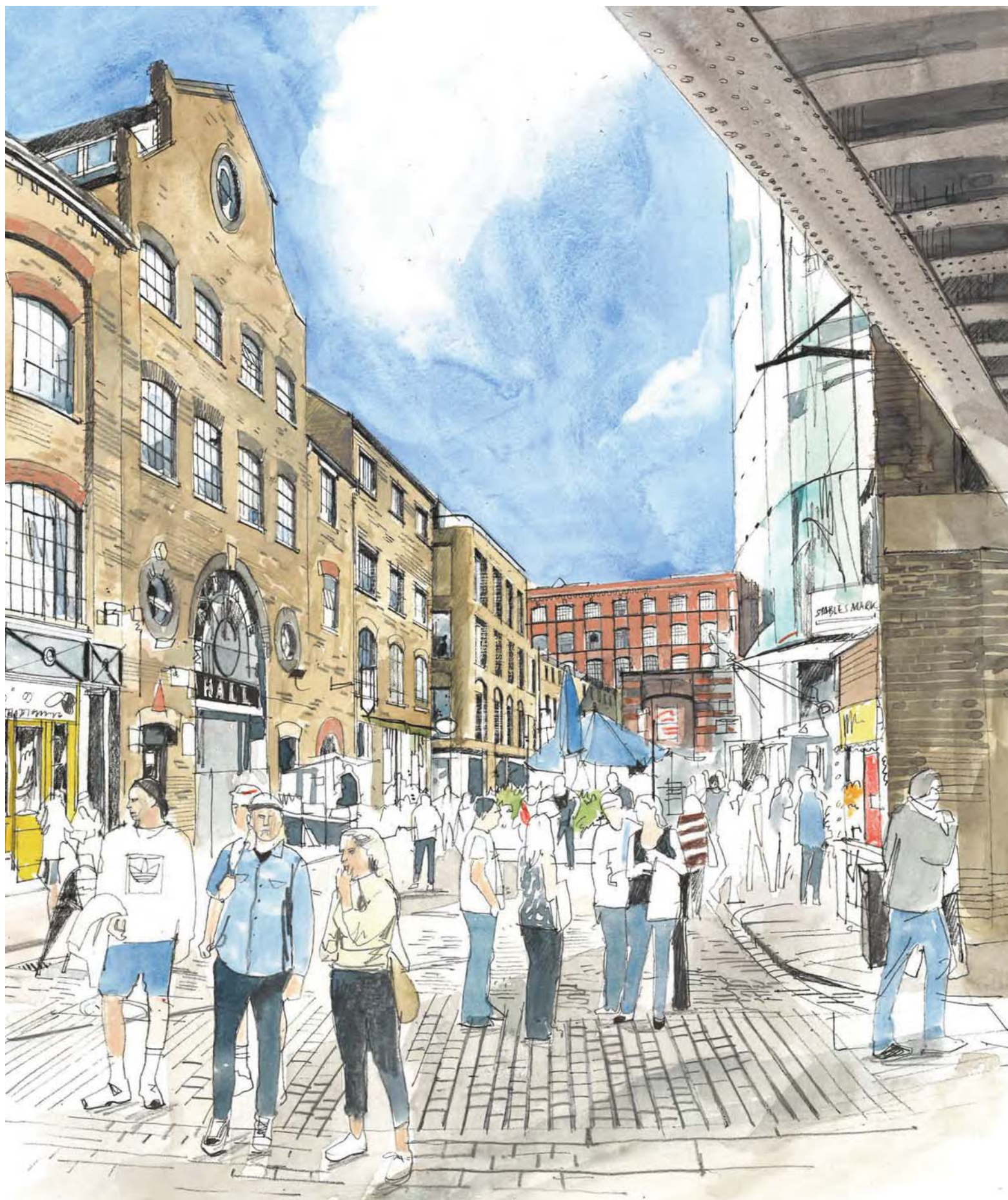




Camden Lock Place - Existing elevation



Camden Lock Place - Proposed elevation



4.3 Camden Lock Place

4.3.2 LAYOUT, FORM AND MASSING

Camden Lock Place is characterised by three, four and five storey buildings to the south and the five storey Gilgamesh Building to the north.

The existing buildings to the south are brick buildings with relatively small areas of glazing other than to main entrances. The window types are typically consistent for each floor level but vary in style vertically with each floor. There is a mix of windows with arched and flat heads, typically with a brick voussoirs or a simple soldier course. Round windows provide detail to the Market Hall but highlight it's lack of authenticity.

The Gilgamesh Building is comprised of mainly glass and aluminium cladding panels and sits a little uncomfortably amongst this relatively historic setting.

The Interchange Building is the largest building within the site and visually dominates the space. All the market buildings are therefore subservient. The Gilgamesh Building and the Market Hall provide the maximum parameters of height to the buildings that surround the space. As such the new Middle Yard Building follows this massing guide. However the building is expressed as a four storey brick building with a metal clad fifth storey that is expressed architecturally as a roof.

The weak north eastern corner of the Market Hall building is proposed to be extended by an additional storey. This helps with the horizontal transition and provides a visually interesting eaves line that varies along the length of Camden Lock Place.

The new building follows the grain of the historic facades and is expressed with punched windows that vary vertically up through the building. This is also done to express the changing functions behind the facade. For further details on the design of the Middle Yard Building, please refer to Section 5.0.

