

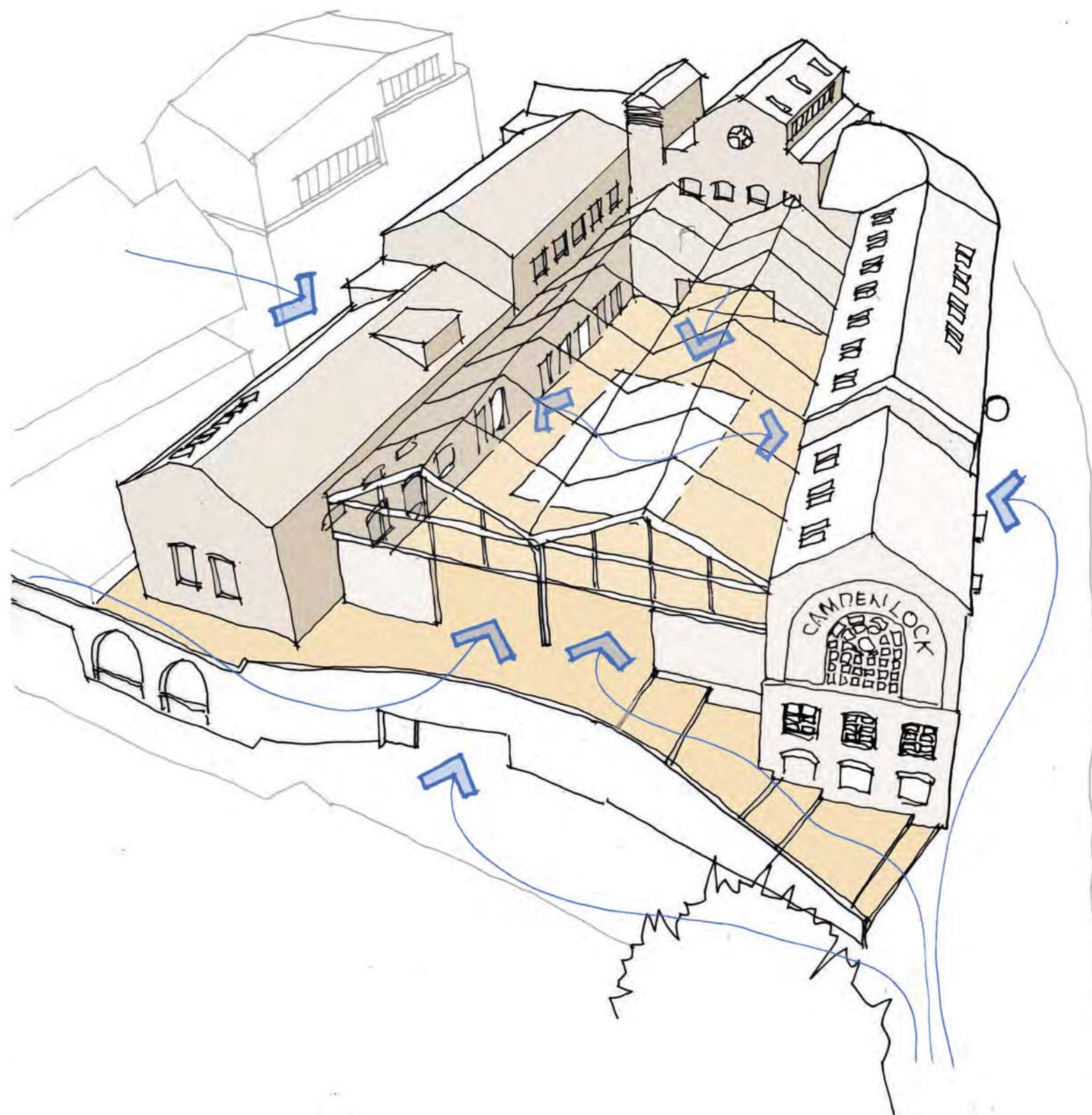


Market Bar
@
LOCK 17

ENTRANCE

ARTS

CRAFUS



4.4 Market Hall

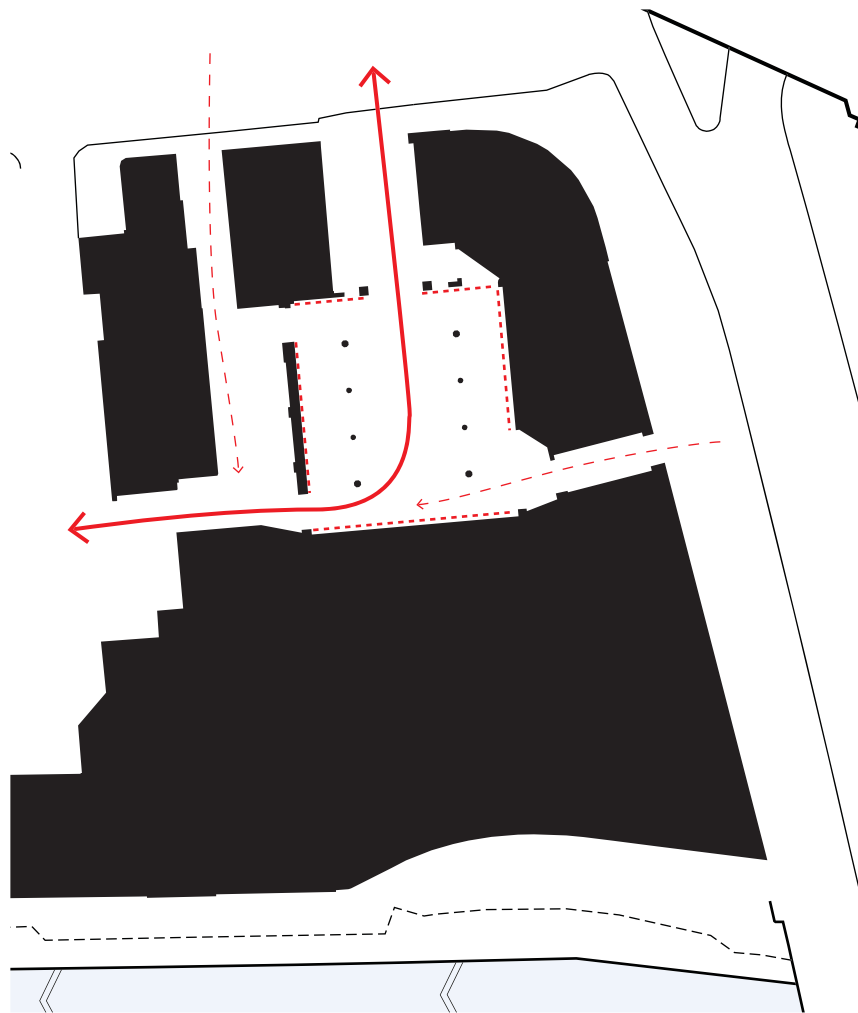
4.4.1 CHARACTER

The Market Hall Building, which dates back to the early 1990s encompasses the original Dingwall's Timber Yard Buildings. It now forms a strong horseshoe shaped building of three sided composition with positive contributing facades to both the internal and external streetscape.

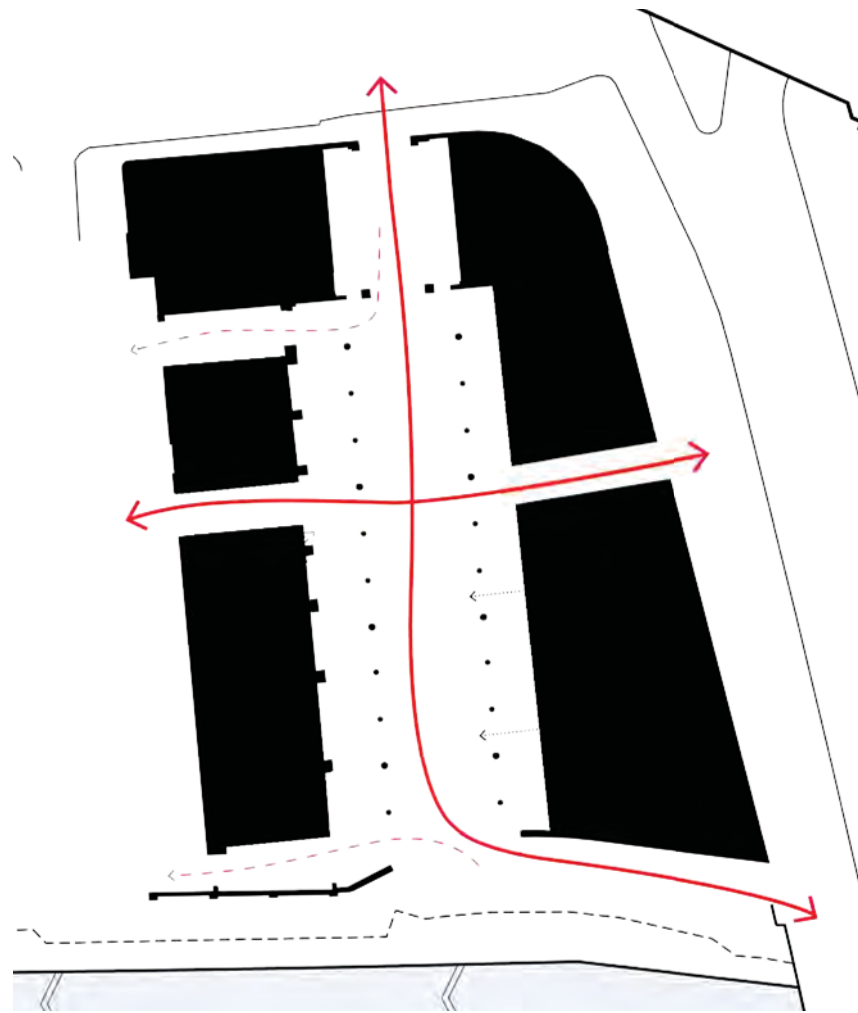
Inspired by the beautiful Victorian sheds of Kings Cross and Gilbey Storage Yards of Camden the proposal seeks to remove the various different canopies and internal roof structures & facades of Market Hall and replace them with a lightweight and transparent new roof. The new roof will allow the form and character of the Market Hall inner buildings to be visible from the High Street and create a beautiful new covered market space.

Fully accessible routes are also proposed from the High Street and Lower Ground levels to make the Market Hall more permeable and legible. This includes a new entrance to the canalside towpath.

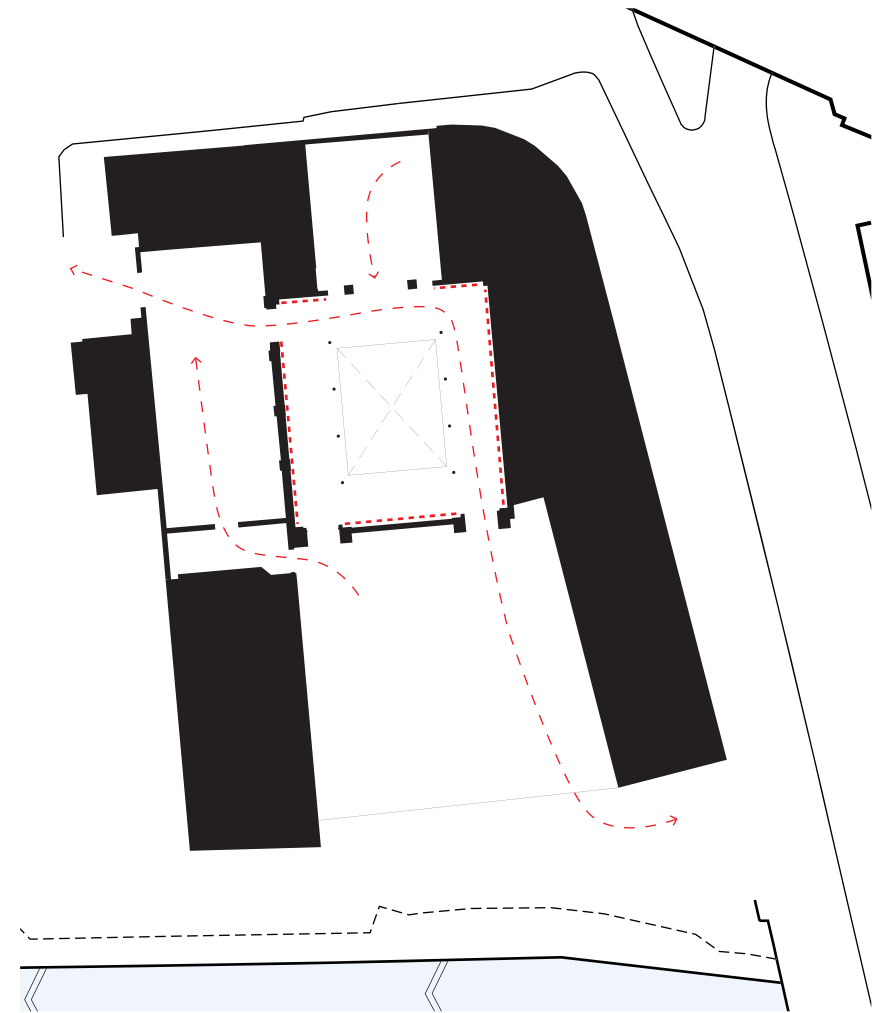




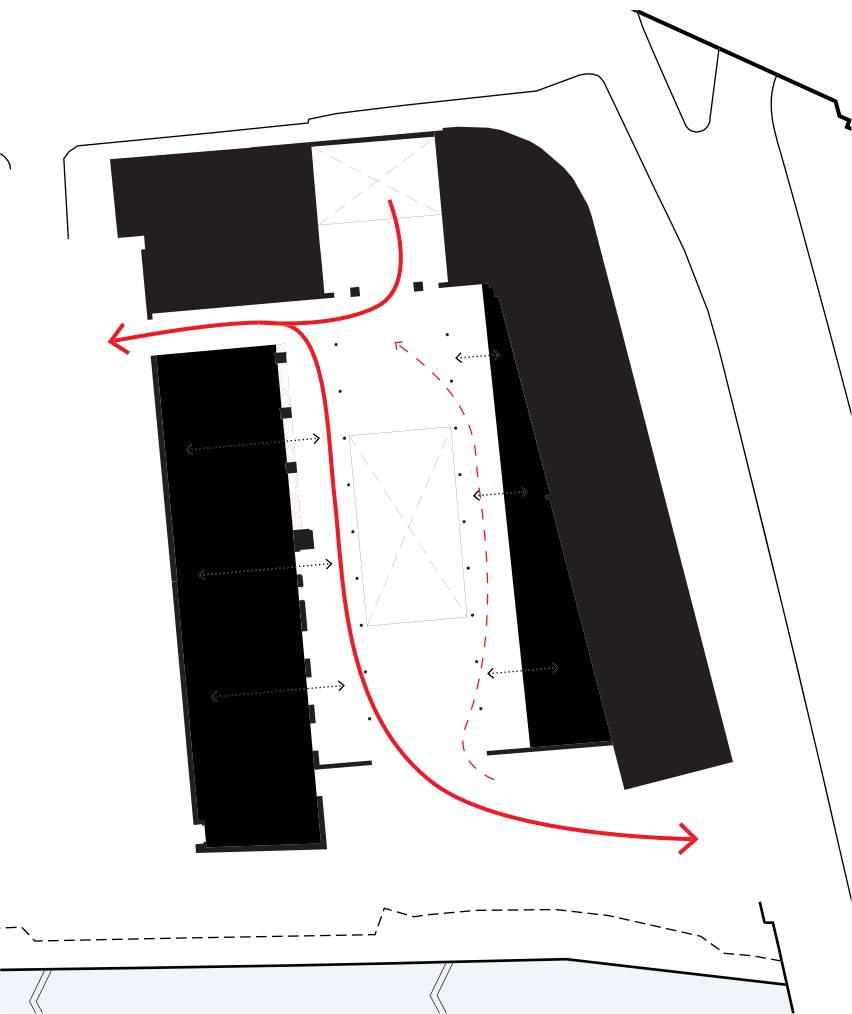
Existing ground floor level



Proposed lower ground floor level



Existing upper ground floor level



Proposed upper ground floor level

4.4 Market Hall

4.4.2 LAYOUT

The current environment is confused and congested in terms of legibility of routes. The proposal seeks to primarily improve circulation throughout the Market Hall building. This is achieved through the opening up of the ground floor space and the removal of the inner building and canopy at upper ground level.

This removal of existing fabric creates a more legible, flexible and accessible space whilst also revealing the inner facades of the Market Hall buildings.

A new lightweight steel and glass canopy, taking inspiration from the original Gilbey Storage Yards, increases the available free space and makes for a much better market setting filled with natural light.

The main entrance from Camden Lock Place is retained but now with direct connectivity through to the canalside. A stronger east-west connection is established, linking in with the greater site wide accessible route through to the East Vaults.

This enlarged and covered space can be opened up or closed according to time and function.



Three bays



Two lightweight trusses



4.4 Market Hall

4.4.3 FORM AND MASSING

The scale and form of the new covered space is designed to be complimentary to the existing buildings adjacent. A design study and series of physical models tested various arrangements for the truss roof form.

SINGLE BAY

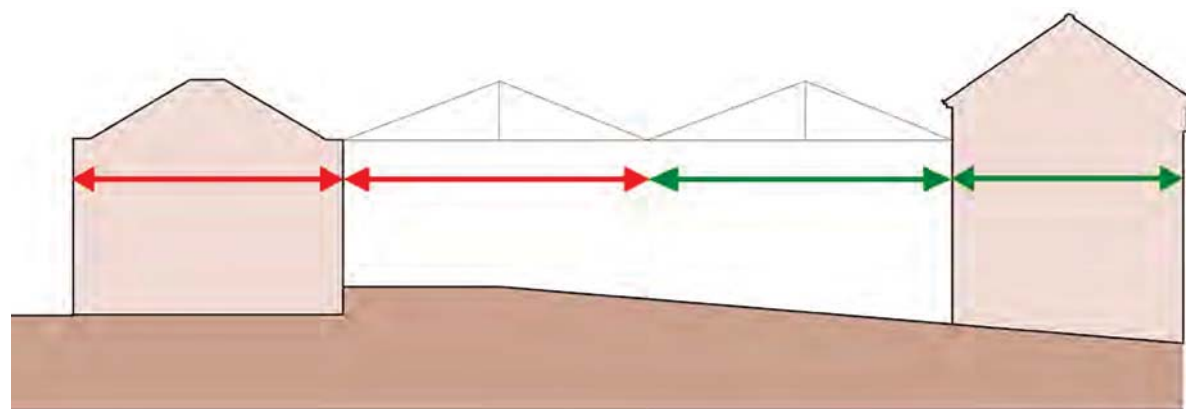
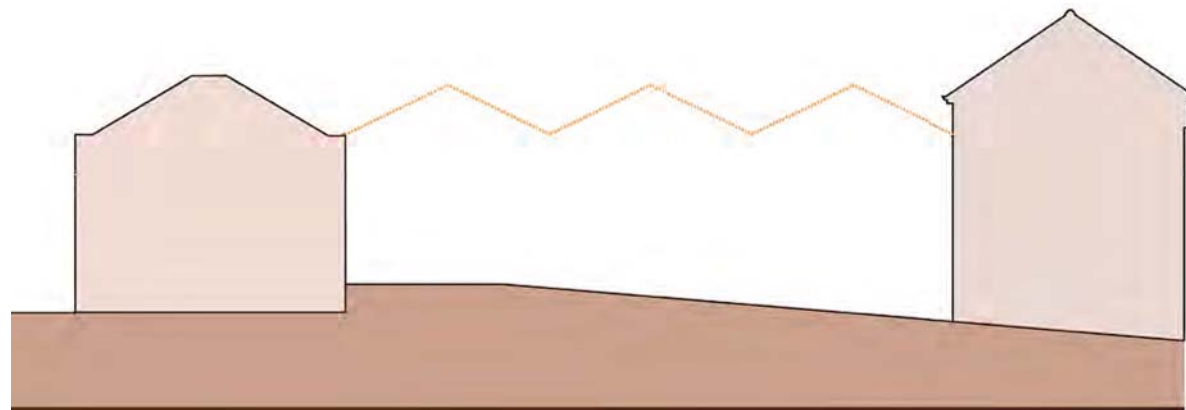
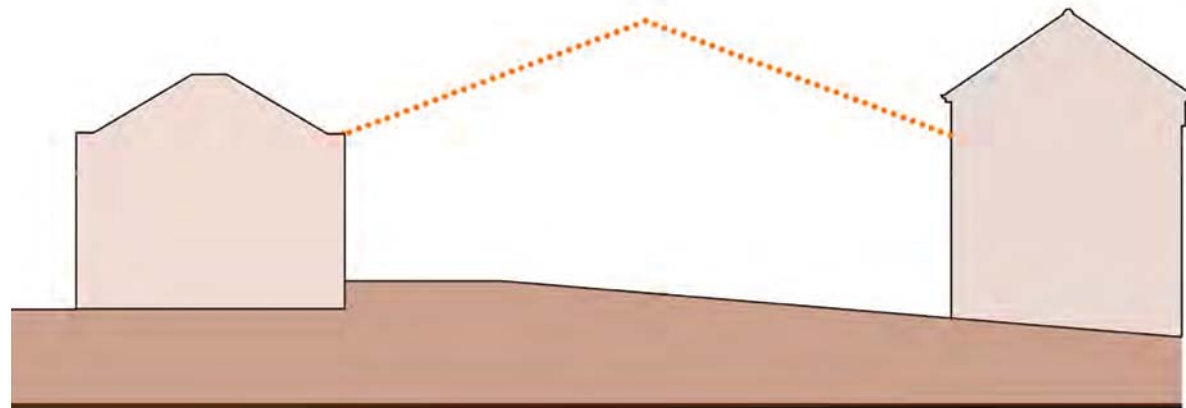
One continuous span across the market hall allows for a flexible market space but will inevitably require more imposing trusses, overpowering the existing market hall wings. The large gable end also sits uncomfortably between the two gable ends of the horse shoe Market Hall building when viewed from the canal side.

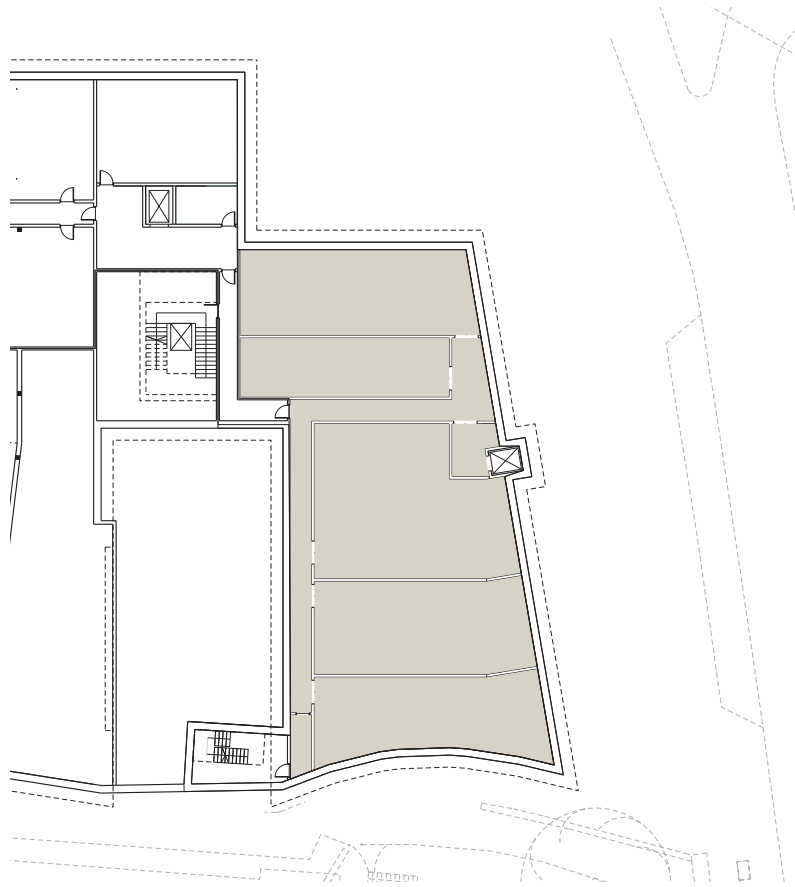
THREE BAYS

Working to similar proportions of the existing external canopy with three pitched bay profiles was also felt to be over powering to the internal environment.

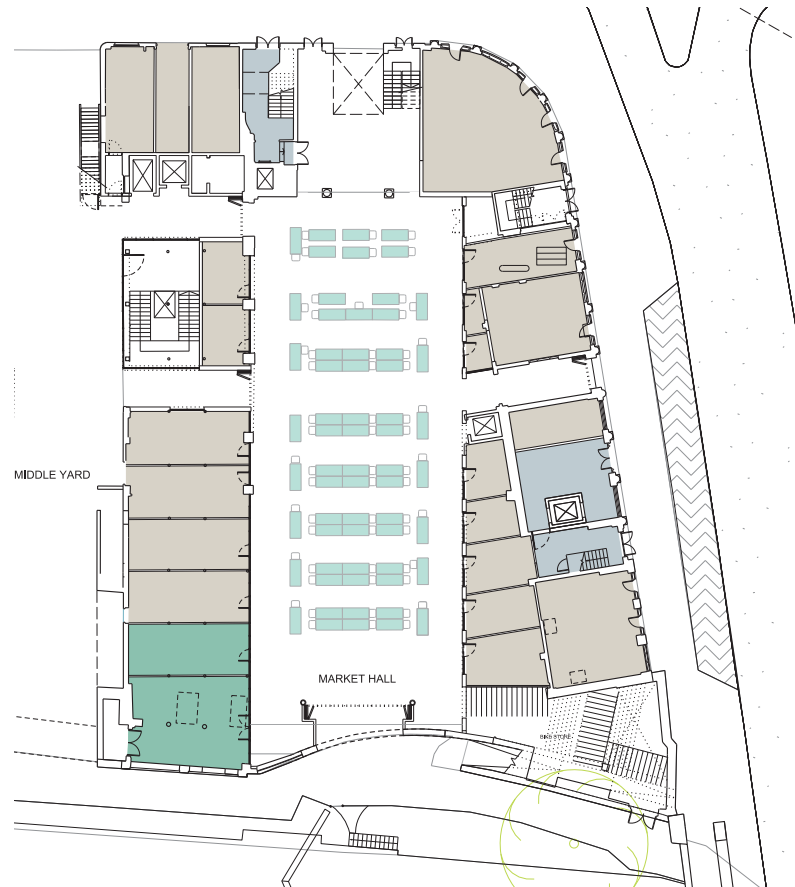
TWO BAYS

A more refined structure formed of two bays simplifies the structure allowing more natural light to enter the space and increasing legibility of the existing buildings surrounding the hall. The width of the bays are also more complimentary to the scale of the gable ends either side of the hall.

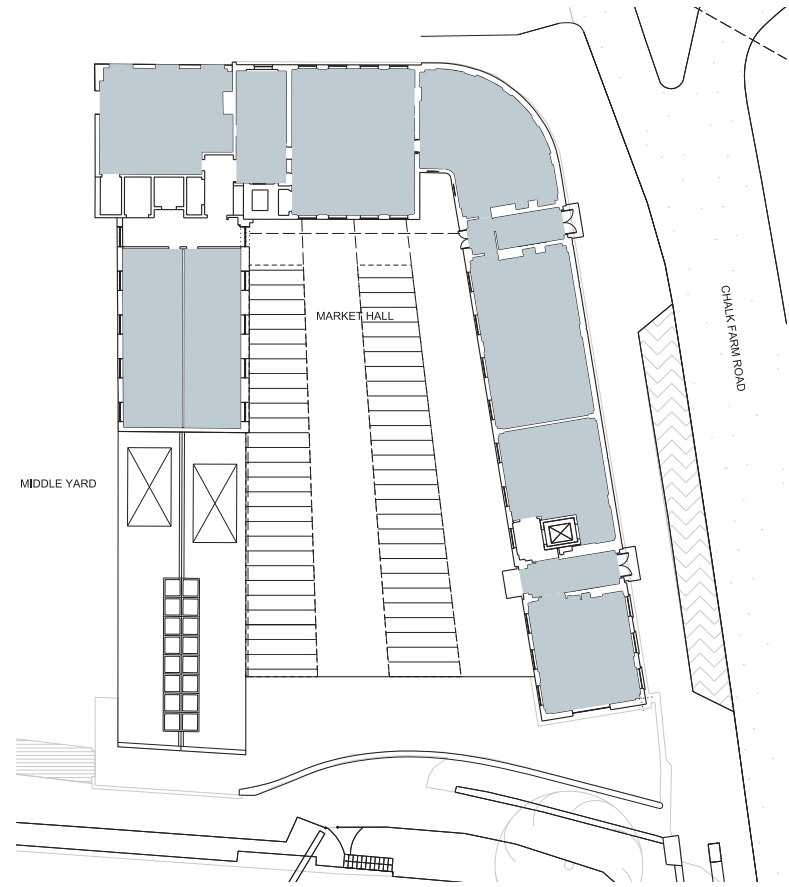




Proposed basement level



Proposed ground floor level



Proposed second floor level

4.4 Market Hall

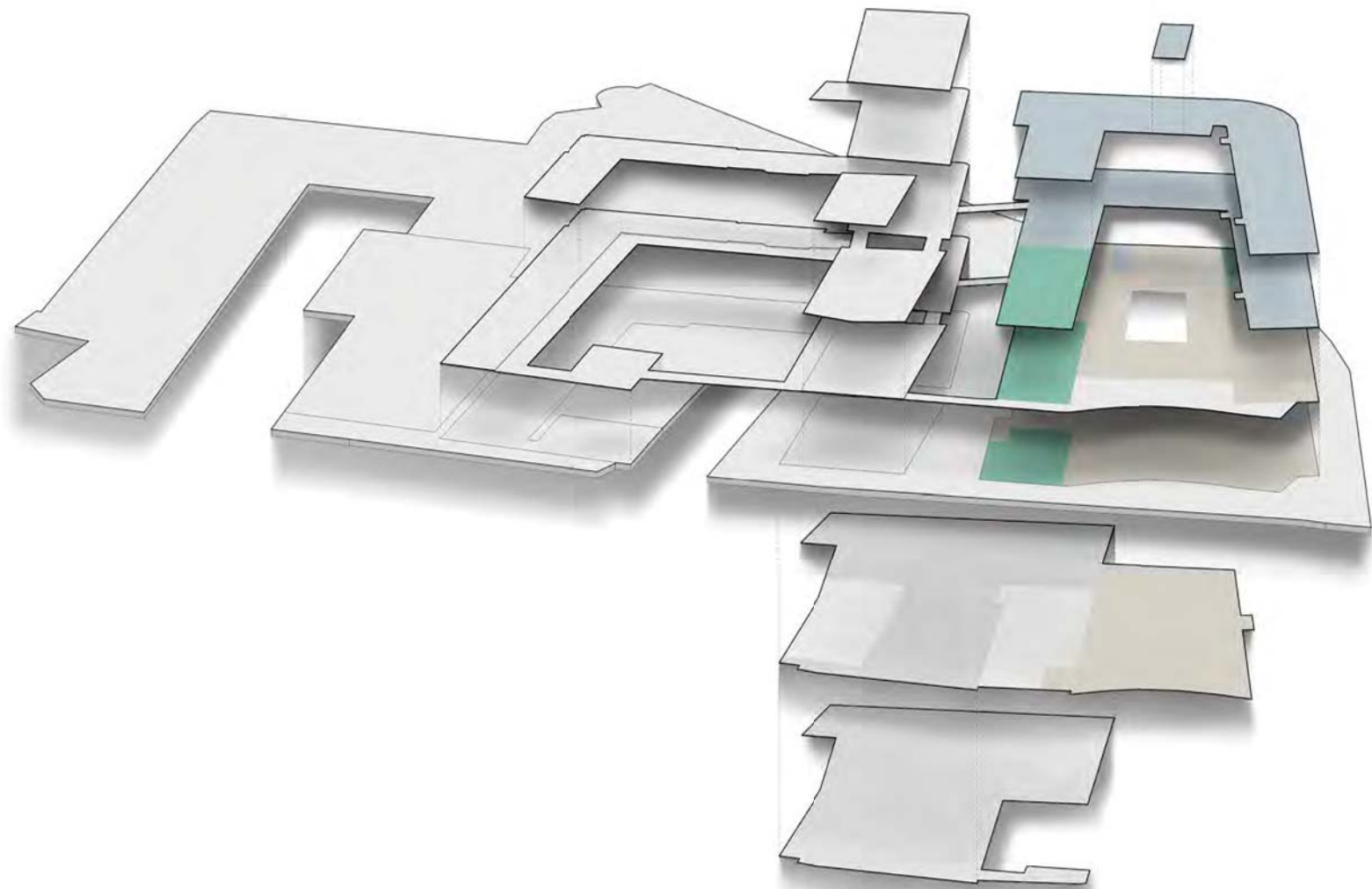
4.4.4 USES

The proposed scheme increases the capacity of the enclosed market hall at both ground and upper ground level allowing for a much greater and more accessible trading area.

In addition, the existing retail units along the eastern edge benefit from additional space provided by the new basement level. It is envisaged that these below ground spaces may facilitate use as workshop and studio spaces connected directly to the retail units above.

The Market Hall retains its predominantly retail use class, in contrast to the continued food focused offering within the West Yard.

The upper levels from second to third floor would accommodate office and studio space with the intention of providing on site location of small craft and design businesses based within the market to expand. This means that design studios, workshops and retail space are all accommodated together in one building.

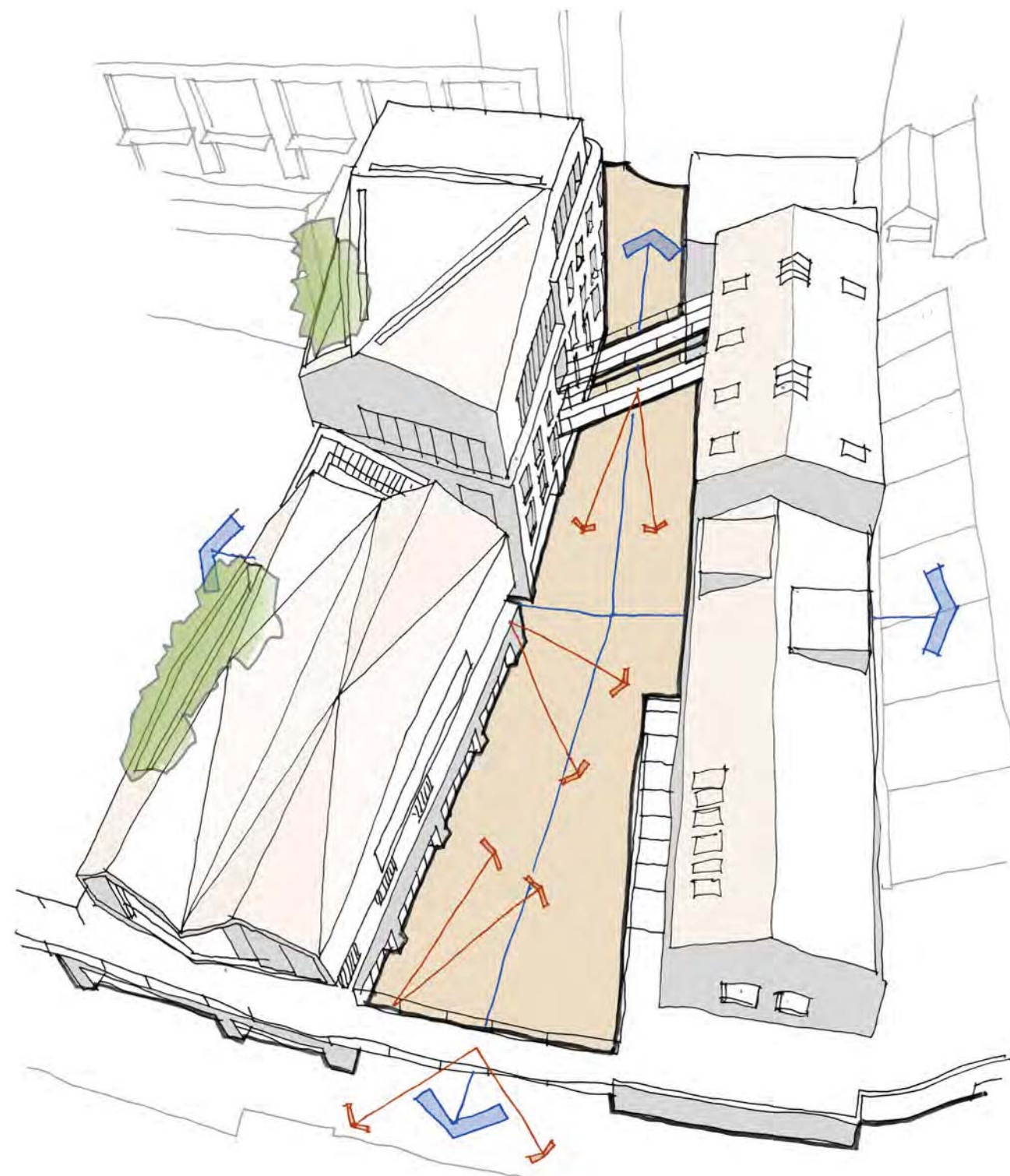


Proposed use class key:

- 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







4.5 Middle Yard

4.5.1 CHARACTER

The proposal seeks to open up Middle Yard from Camden Lock Place to provide a direct link to the Regent's Canal.

Like much of Camden, the Middle Yard is layered with activity and theatre. The yard level will be a lively lane with shops and small food stalls. The upper ground floor will house a large open food hall and the top level of the canal building will accommodate a restaurant with fantastic panoramic views over the canal basin.

Running from the High Street a new east-west fully accessible route will cross Middle Yard from the Market Hall, to connect through West Yard and across to the East Vaults beneath the Interchange Building.

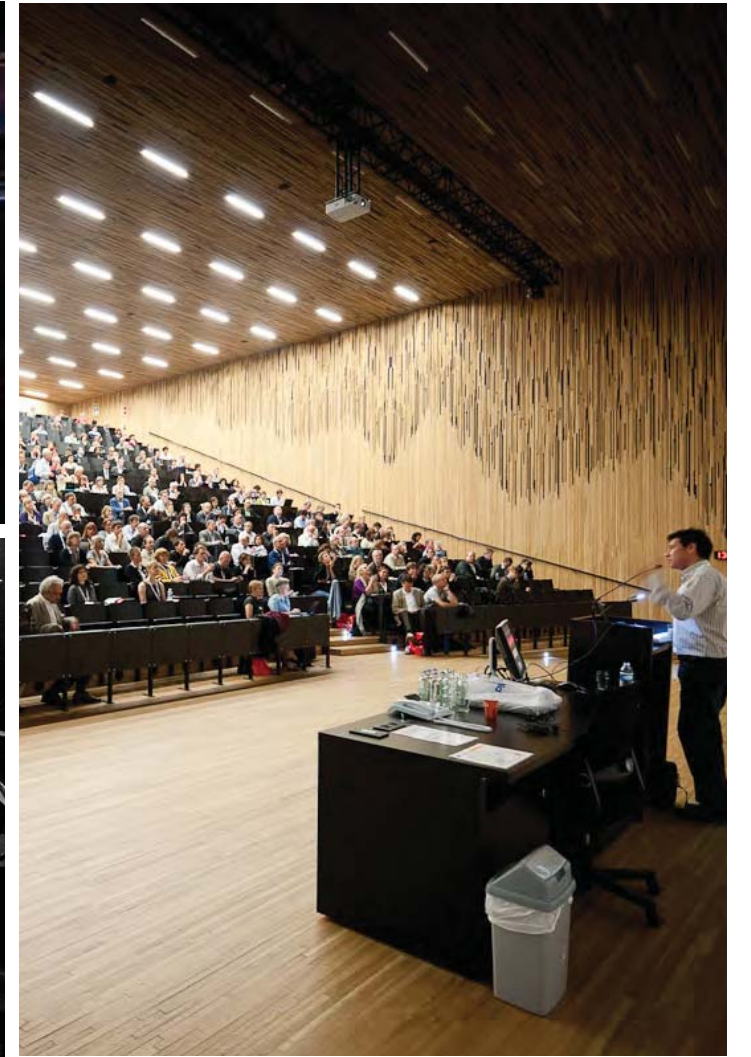
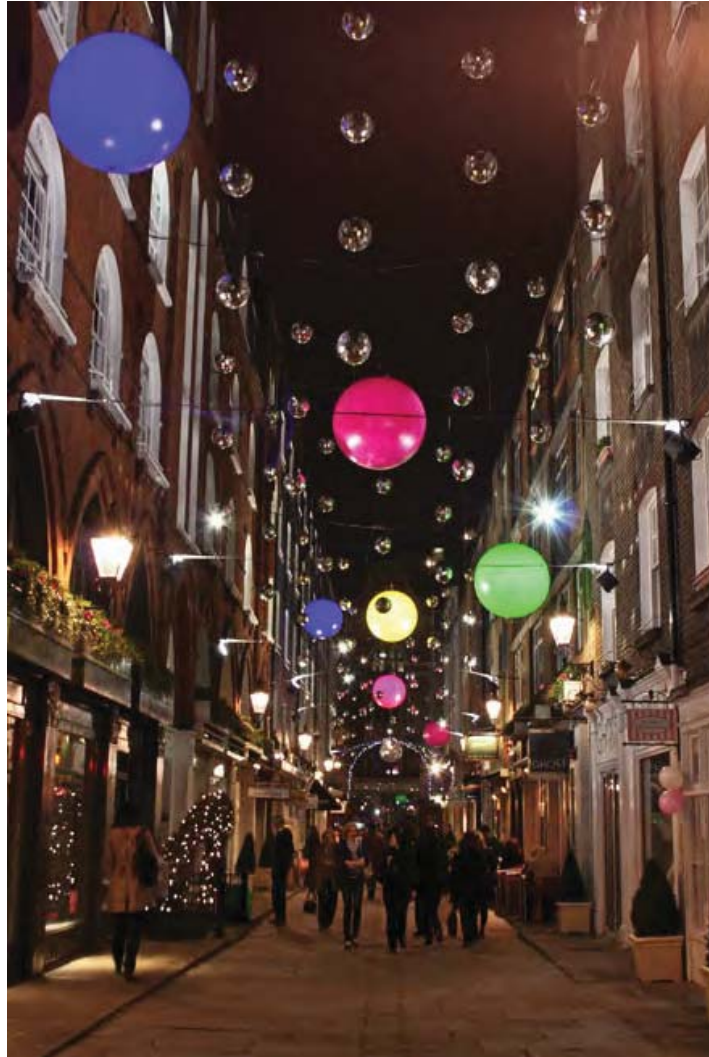
The reorganisation of Middle Yard will not only enhance the openness of the space but also strengthen the individual character.

Below the Middle Yard there will be a new venue for culture, music and gathering. This will be a purpose built venue with improved acoustics for a range of activities. Access into the basement would always be via Middle Yard so the hierarchical importance of this space for circulation is increased, creating a more vibrant space.

The lower ground floor retail offer would encapsulate Camden Lock Market's commitment to support creative entrepreneurs who can grow their businesses in these units and develop an ongoing reputation for cutting edge trends.

In the open market food hall, traders will be able to prepare, cook and serve daily fresh produce, reflecting Camden Lock's multi-cultural community with an offering of global cuisine.

The restaurant of Middle Yard Building has been designed to sit comfortably within the historic setting of the canalside. It will offer the public a new perspective on the Hampstead Lock infrastructure as well as providing views into Middle and West Yards and beyond.



4.5 Middle Yard

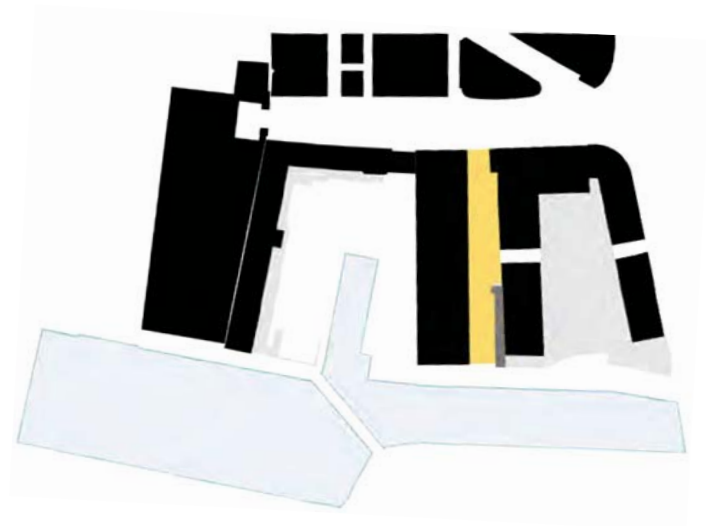
4.5.1 CHARACTER

The Middle Yard is envisaged to be a formal but intimate retail environment, clear and ordered in terms of orientation and accessibility, with a direct visual connection from Camden Lock Place to Regent's Canal.

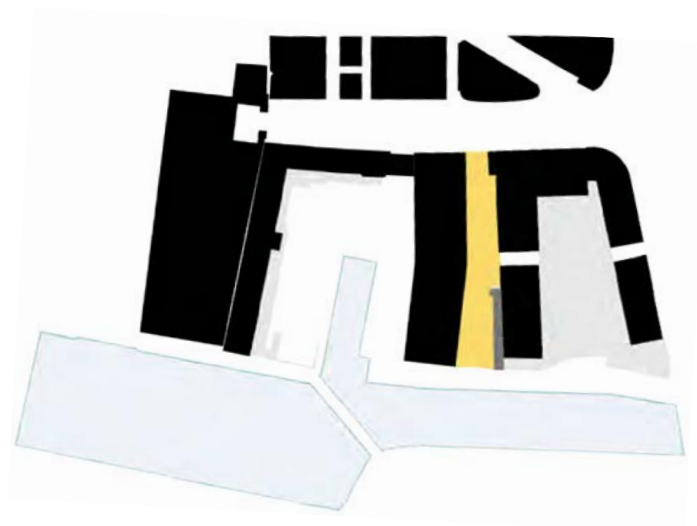
The existing historic horse stair will be retained maintaining an important heritage asset within the site, to which the new building addresses through its orientation and positioning. The historic character is further maintained with the retention and relaying of historic granite setts that are laid in conjunction with new accessible routes.

With the location of the main entrance to the new basement entertainment venue situated on Middle Yard, the space will be occupied with activity into the evening hours.

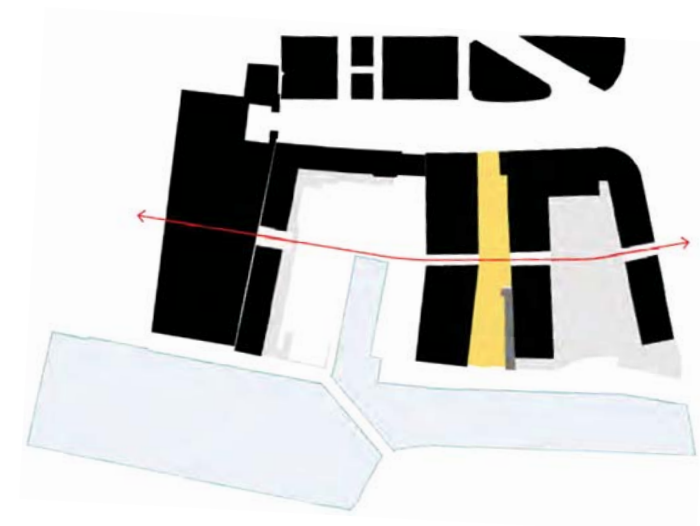




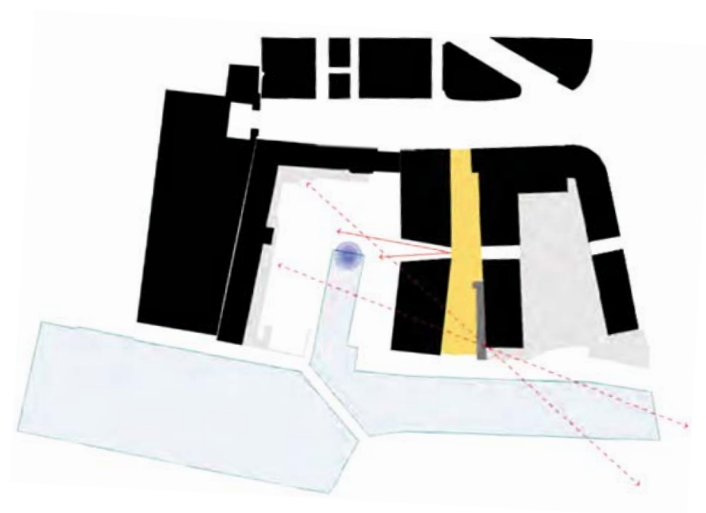
Parallel block



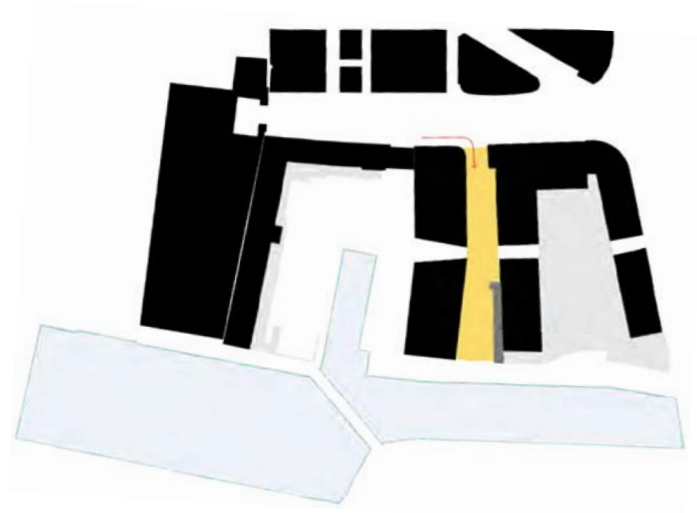
Fold to maintain width & horse stair



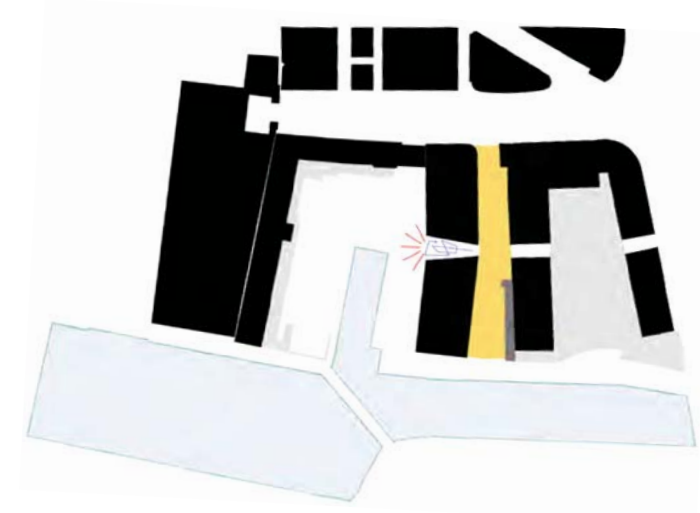
Two buildings



Completes yard perimeter & opens up views of the wharf from Middle Yard



Curve leads into Middle Yard



Central circulation stair in void

4.5 Middle Yard

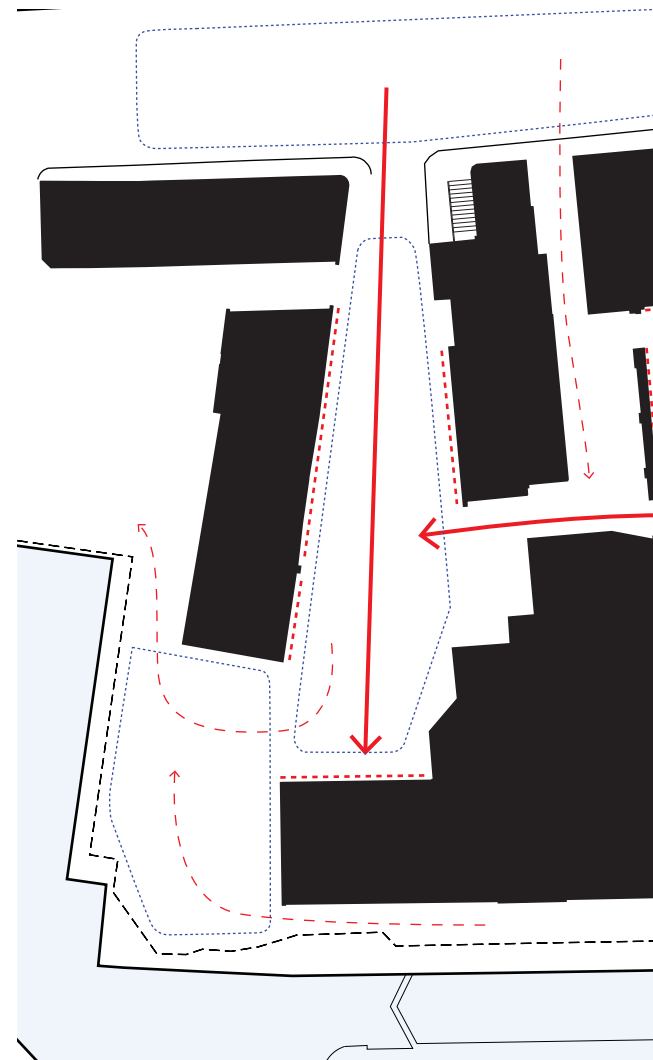
4.5.2 LAYOUT

The Middle Yard is formed by the replacement of an existing building with a new building to its western edge. The overall form and massing of which is discussed further in section 5.0.

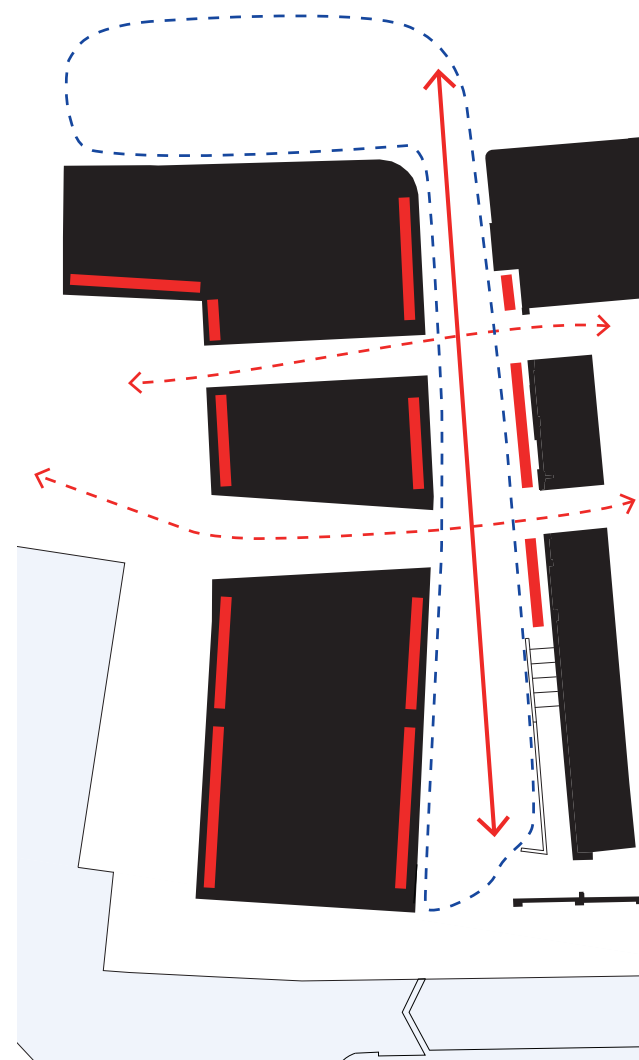
Horizontally, the spatial arrangement of Middle Yard has been developed in form and massing terms as a series of direct responses to a number of different conditions. First and foremost the existing Lock 17 bar terrace is removed to re-establish a clear visual and accessible route between Camden Lock Place and Regent's Canal.

Secondly, the space is articulated in response to the heritage asset of the horse stair and to maintain adequate width for the route through to and from either end whilst maintaining an intensity to create an intimate street-like environment. Thirdly, the main east-west circulation route is maintained with breaks through from Market Hall into West Yard.

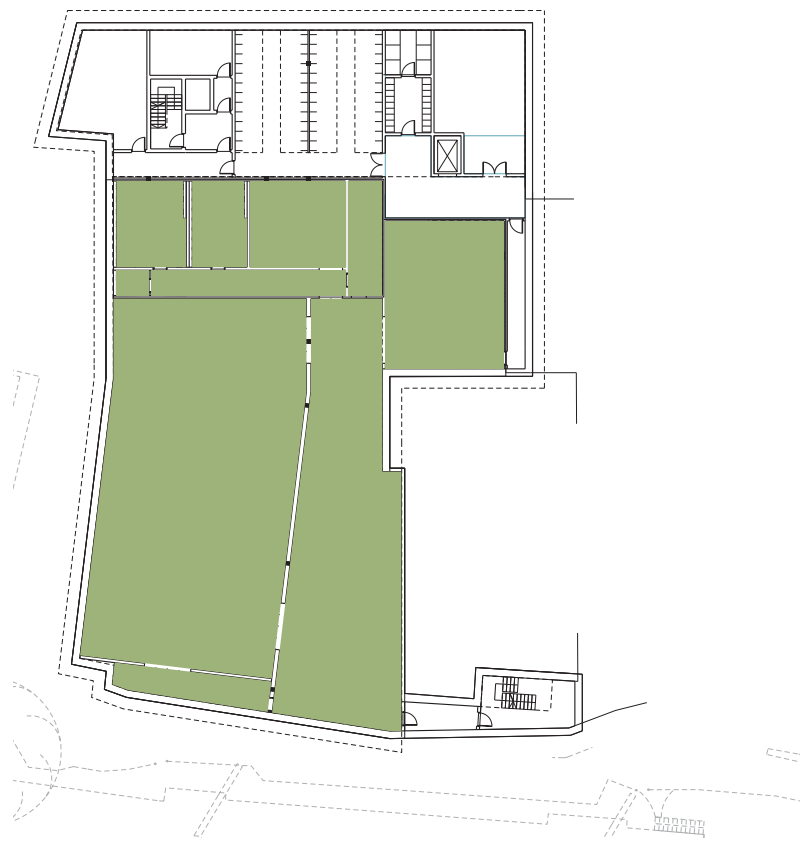
A number of successive refinements to the Middle Yard Building then helps to establish Middle Yard as an orientation and circulation space.



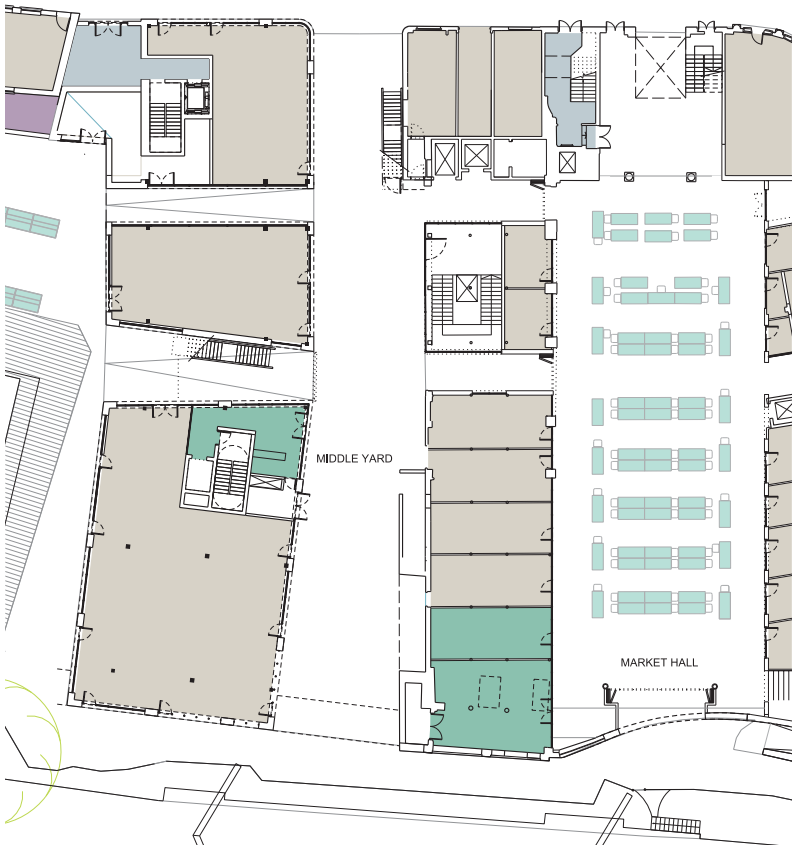
Existing



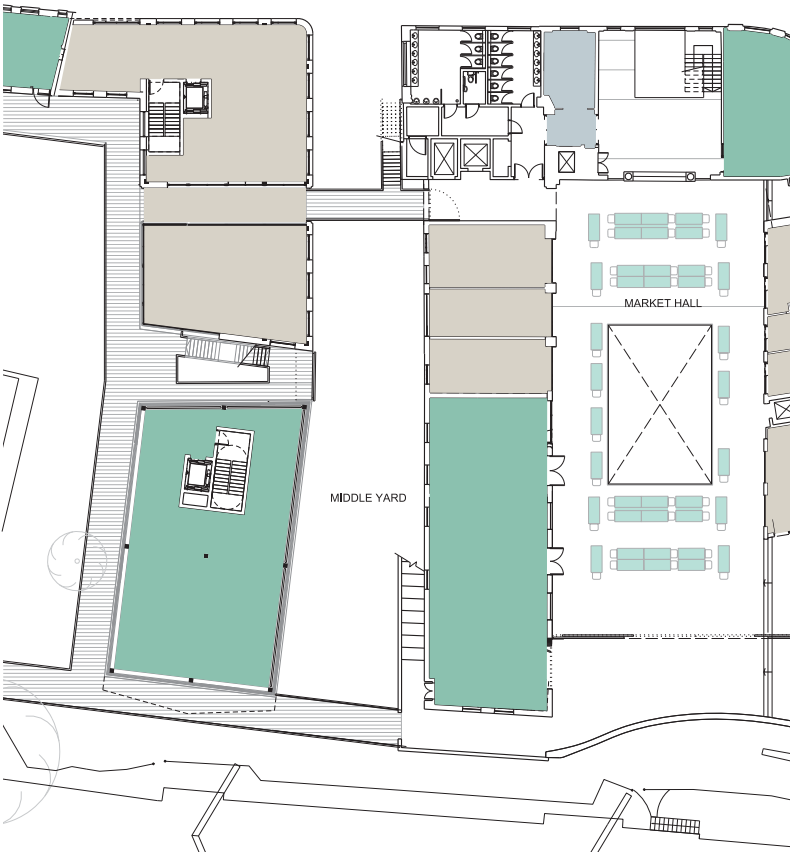
Proposed



Proposed basement level



Proposed ground floor level



Proposed upper ground floor level

4.5 Middle Yard

4.5.3 USES

The Middle Yard continues to function as a flexible space similar in character to Camden Lock Place. Operating as a transitional space between the clearly defined food and retail focused offerings either side in West Yard and Market Hall, the Middle Yard will include a mix of Class A1/A3/A4/A5 frontage at the ground floor level.

Upper levels accommodate Class B1 use envisioned to accommodate start-ups, studios and workshops associated with Camden Lock Market traders.

The proposed basement level accommodates a new flexible entertainment and assembly venue, allowing Camden Lock Market to retain its heritage as a music and entertainment venue whilst also allowing for business based lecture or exhibition events. The venue is accessed via a new entrance core on the Middle Yard close to the Camden Lock Place intersection.



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- A1 - Shops
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