

2.0 CONTEXT

2.3 West Yard (Pre-2016)

Prior to September 2016, the West Yard site within Camden Lock Market contained 55 no. A5 stalls.

Without sufficient space planning or dedicated circulation routes, the West Yard was sporadic and ad-hoc by nature and construction.

Stalls were made from thin steel sections and pop-up tables, with fabric and lighting clipped onto the framework.

The West Yard suffered from poor circulation, high density and poor sanitization, without capitalising on opportunities for creating much needed public realm space.

This ad-hoc nature is one of Camden Market’s unique features, but ultimately became unsustainable for continued and constant use. In September 2016, the old stalls were replaced with 34 units offering high quality street food, transforming the site into a more legible and permeable layout.

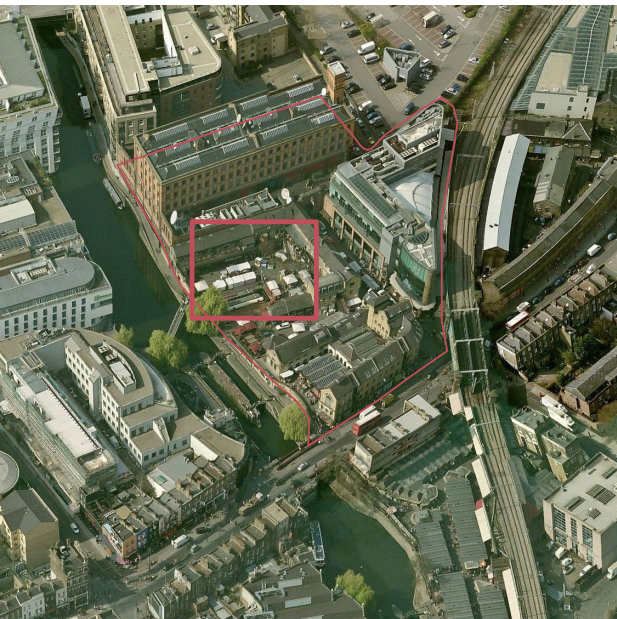
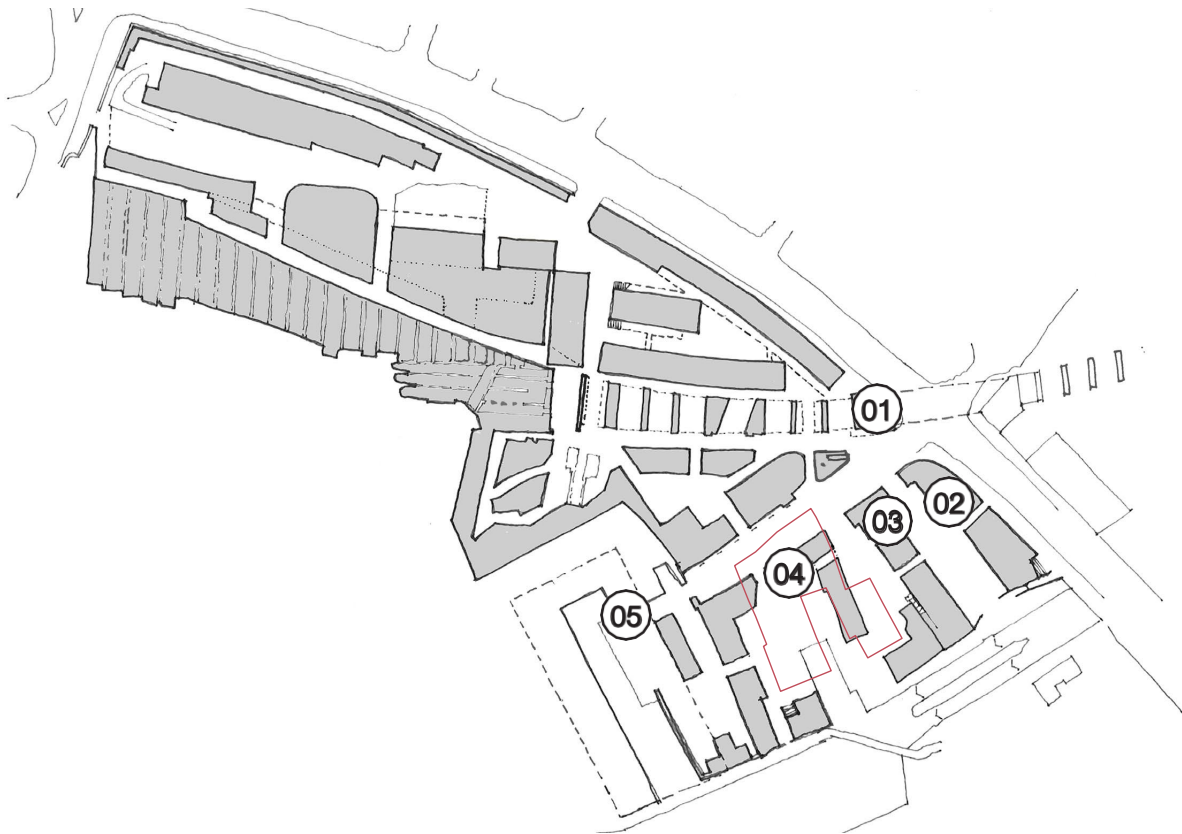


Pre-September 2016, 55 no. stalls within the West Yard site.

2.0 CONTEXT

2.4 Character of the West Yard

The West Yard is one of Camden Market’s most popular public realms, representing the biggest concentration of hot food trade after the introduction of the independent food market in September 2016. The stalls are set against a multi-level historic backdrop, enclosed on three sides by 2-storey brick buildings, and the Regent’s Canal to the southern border. A first-floor open walkway provides the public with views over the market roovescape.



- Lock Market Character Areas
- 01. Camden Lock Place
 - 02. Market Hall
 - 03. Middle Yard
 - 04. West Yard**
 - 05. East Vaults

(right) West Yard, industrial context



3.0 DESIGN RESPONSE

3.1 As Approved (2016) Layout

The existing layout released the bottle-neck to the north-east entrance with the removal of two units and replacing them to the east side of West Yard. This has allowed for better flow of pedestrians, accessing West Yard from the canal towpath.

The rearrangement of the planter to the north of the site also improved the circulation by allowing more open pavement with the public realm.



Model showing as approved layout



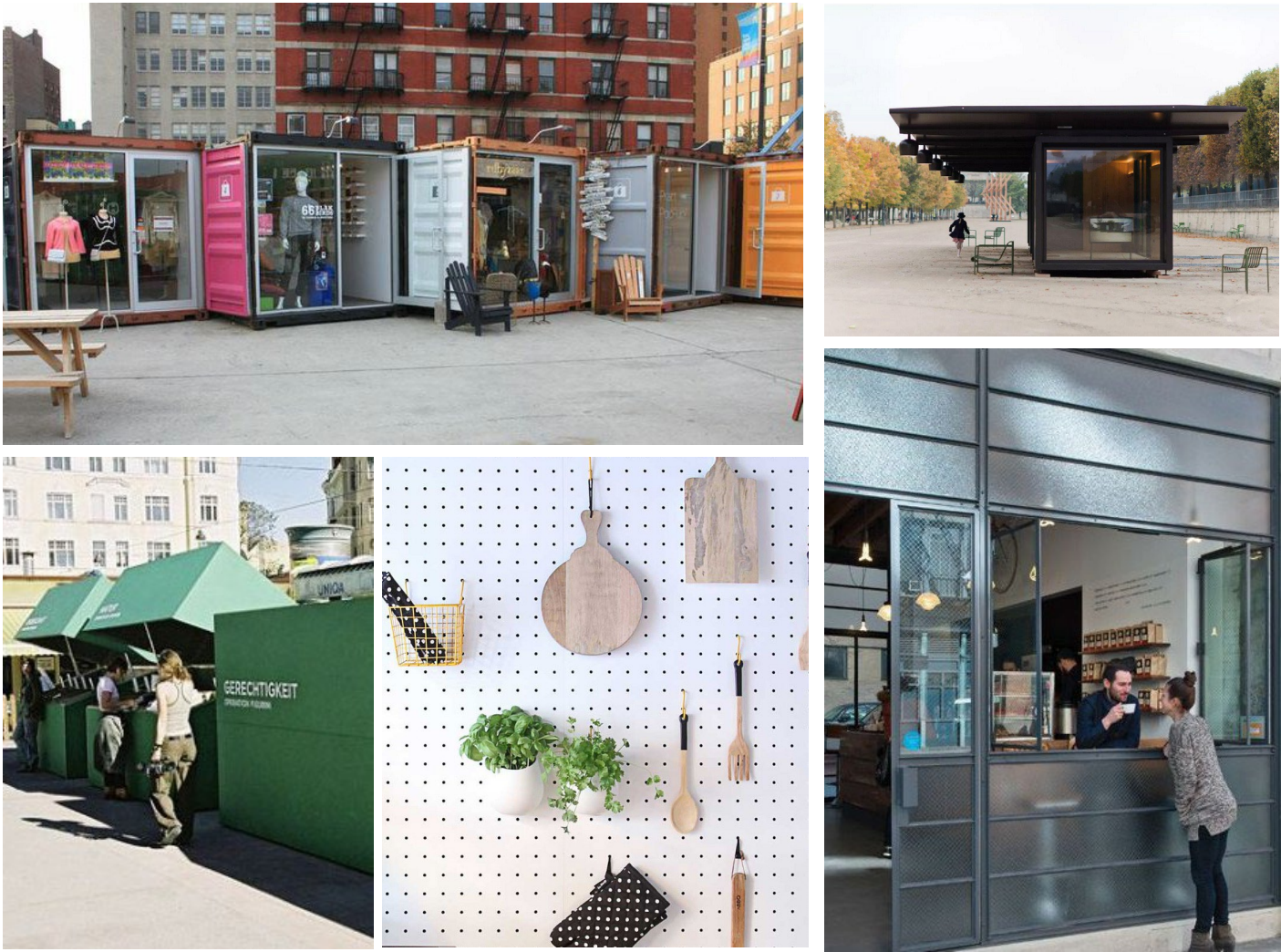
As approved layout (34 units)

3.0 DESIGN RESPONSE

3.2 Design Approach

The design for the food units was approached from the core principles of providing a robust, simple and ultimately functional module. The architecture sought inspiration from ‘temporary’ aesthetic in relation to establishing a ‘light-touch’ to the historic fabric of the site with a small palette of materials that complement and enhance both the visitor and operator’s experience.

The images to the right were used as precedent examples of ideas for materiality, form and scale, exploring how materials such as steel can interface with brick and timber.



Design inspiration & references

3.0 DESIGN RESPONSE

3.3 Approved Layout (2022)

The approved layout shows 30 units, removing four units (as indicated) from the original configuration. This application seeks a new temporary permission to retain these 30 units for further 18-months following the expiration of the current permission 2022/1244/P on 31st December 2023.

The application for the new temporary permission would therefore be for the next 18-months starting January 2024 to June 2025 for the reduced total of 30 units.

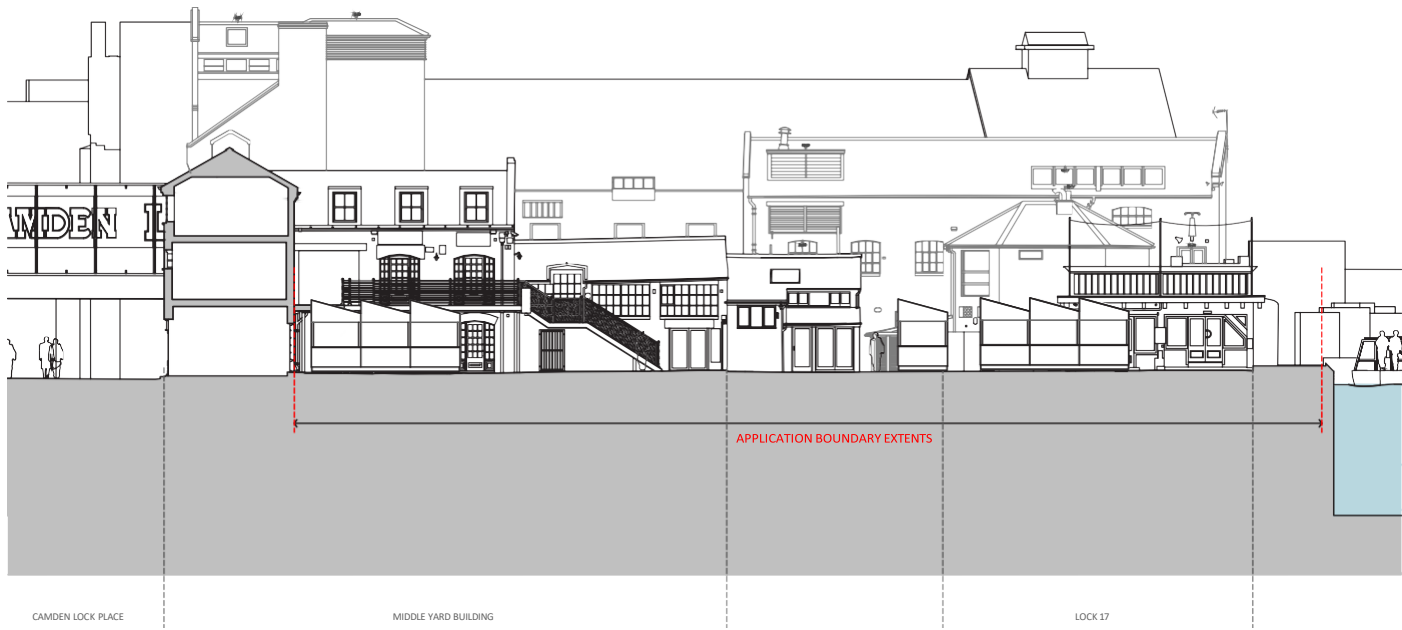
Design and location of other units does not vary with the exception of the omission of four units towards the Canal Basin.

The omission of the four units improved the circulation within the West Yard as this removed the bottle-neck pathways around the Canal Basin and the East shopfronts. Subsequently, mitigating tight pedestrian pathways near the Canal Basin and improving the queue system around. Generally, the circulation is smoother allowing improved visitor experience.



3.0 DESIGN RESPONSE

3.4 Existing and Proposed Elevation



Existing and Proposed elevation (30 units)

3.0 DESIGN RESPONSE

3.5 Unit Design

The design of units remains unchanged; the existing units will be retained with four of them fully removed reducing the total number of units to 30. The design of the existing units was carried out by Piercy & Co and followed the following principles:

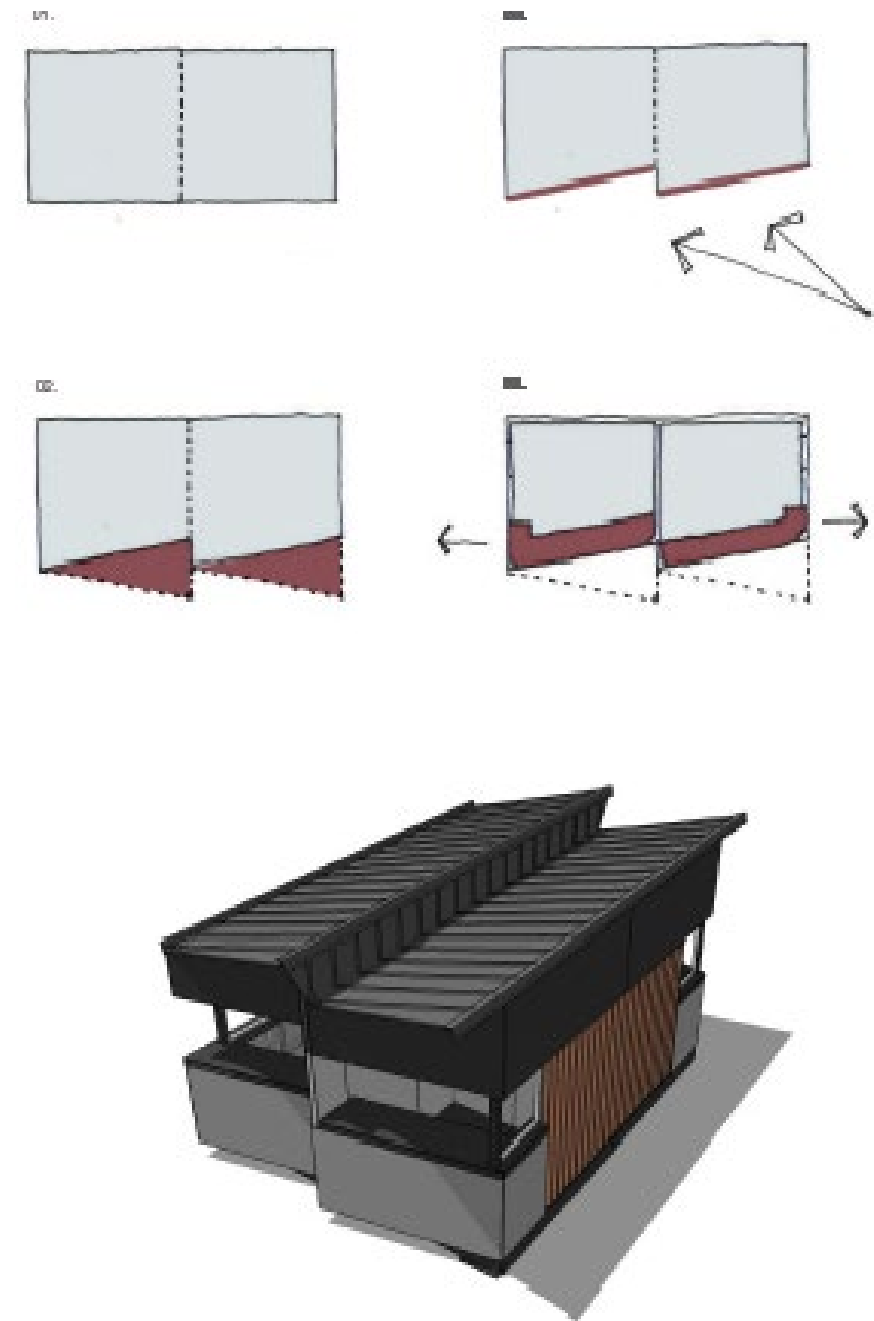
3.4.1 Frontage Articulation

The repeated ‘modular’ design of the stalls presents an opportunity to improve the more common ‘oblique’ view of the frontage, by ‘cranking’ each unit towards the dominant angle. This serves to animate the facades; maximising frontage and signage views, whilst giving additional canopy cover for tenants.

- Baseline scheme. Each module consists of 2 nr. 2x2m units. Modules can be combined by rotation or mirroring, either back-to-back or side-by-side. (The proposed layout outlined in this DAS does not alter the existing design and dimensions of the units.)
- Angled frontage responds to pedestrian movement promoting clearer views of the stalls from oblique angles. (The proposed layout outlined in this DAS does not alter the existing frontage of the units. The reduction in the number of units will also improve the visibility to the adjacent units and views around the West Yard.
- Roof extends to create additional cover for areas of service. (The proposed layout outlined in this DAS does not alter the as approved extents of roof.)
- End units gain additional counter-top service to the sides, maximising functionality and permeating corners. This is particularly important to avoid the reading of ‘box’ modules. (The proposed layout outlined in this DAS does not alter the existing design of the units.)

3.4.2 Conceptual Form

Mock-up (model to right side). The existing units are kitted to suit the requirements of each tenant and will continue to do so.



Diagram, West Yard Market Stalls. 3.6 Frontage Articulation, 3.7 Conceptual Form. Camden Market West Yard Food Stalls Design & Access Statement (DAS). piercy & Co.

3.0 DESIGN RESPONSE

3.6 Material Palette

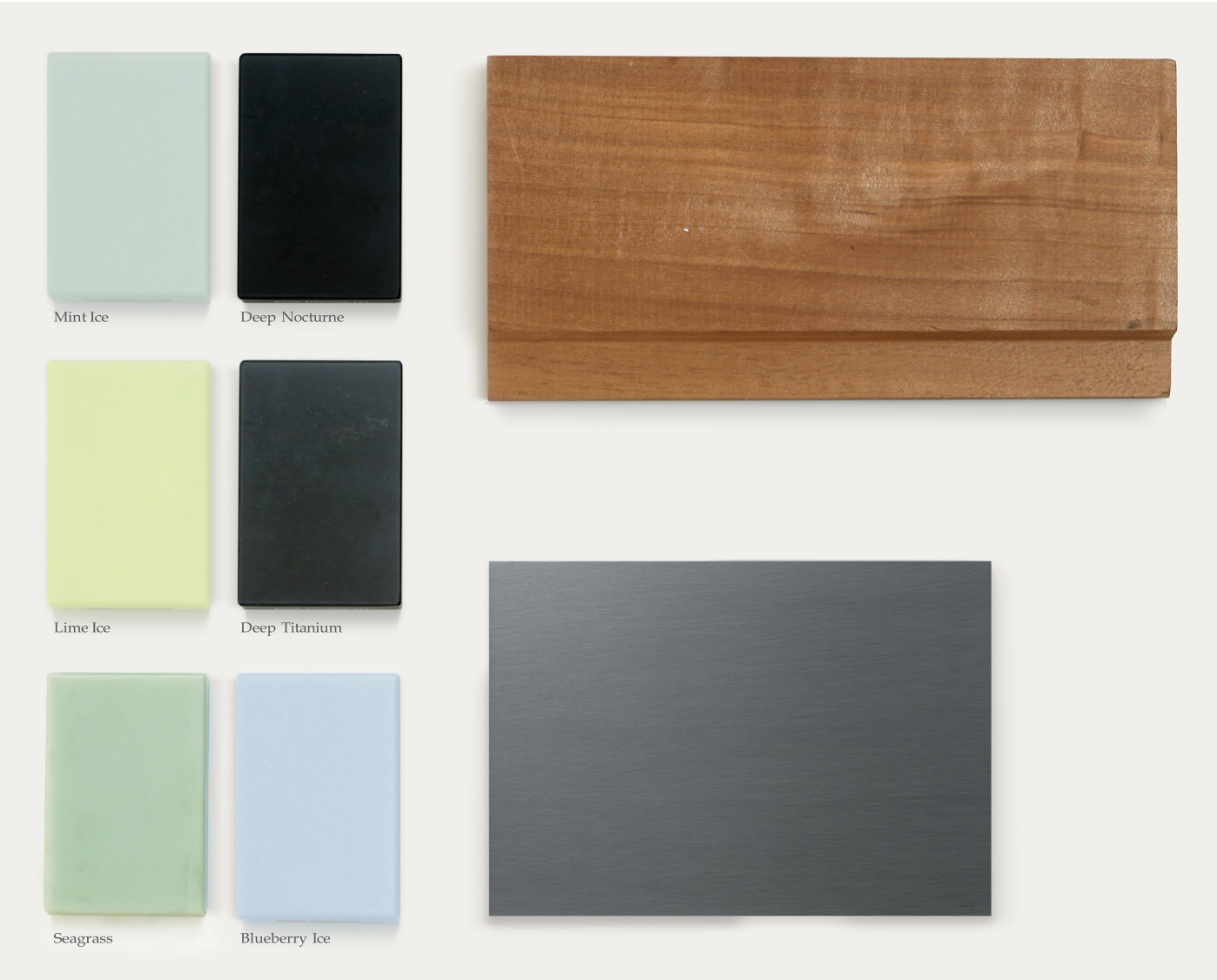
The material palette consists of light-weight durable materials which will be delivered to site as kit-of-parts. The structure is made of a light-weight RSJ system, pre-cut with integrated connections for fast assembly.

The external Corian cladding panels allows for a long-life span with a durable finish that is easy for maintenance and cleaning. Each panel can be replaced without any major works to the main structure.

The Corian colours shown on the image are a sample selection from the available range, providing the opportunity to add colour to the vibrancy to the facade. The proposed units retain the existing finishes.

The timber cladding to the side of the units offer a warmer tone and texture in contrast with the industrial materials.

The roof is made of pre-fabricated composite panels with a painted metal finish and are virtually maintenance-free.



Material palette, (left) DuPont Corian cladding in a range of colours, (top-right) profiled timber cladding & (bottom-right) painted metal roof panels.

3.0 DESIGN RESPONSE

3.7 Signage Strategy

The signage design encourages traders to express their personality and existing brands within the guidelines and spaces given. The guidelines give the market coherence, while the ability for the business to use their existing colour palette, fonts and logos will ensure the market remains a market - representative of the creative, DIY ethos of London street food today, and equally that of Camden Market.

Above counter signage consists of a 180x50cm area for traders to add their signage.

Below counter signage consists of a central 50x50cm space for traders to showcase their branding signage.



One of the Market Stall unit with respective trader signage and branding in display, photographed on 03.12.2021.

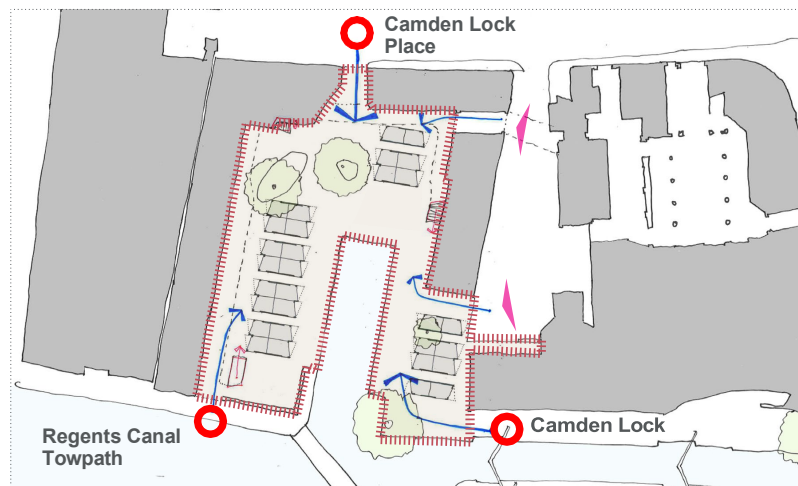
4.0 ACCESS

4.1 Access & Connectivity

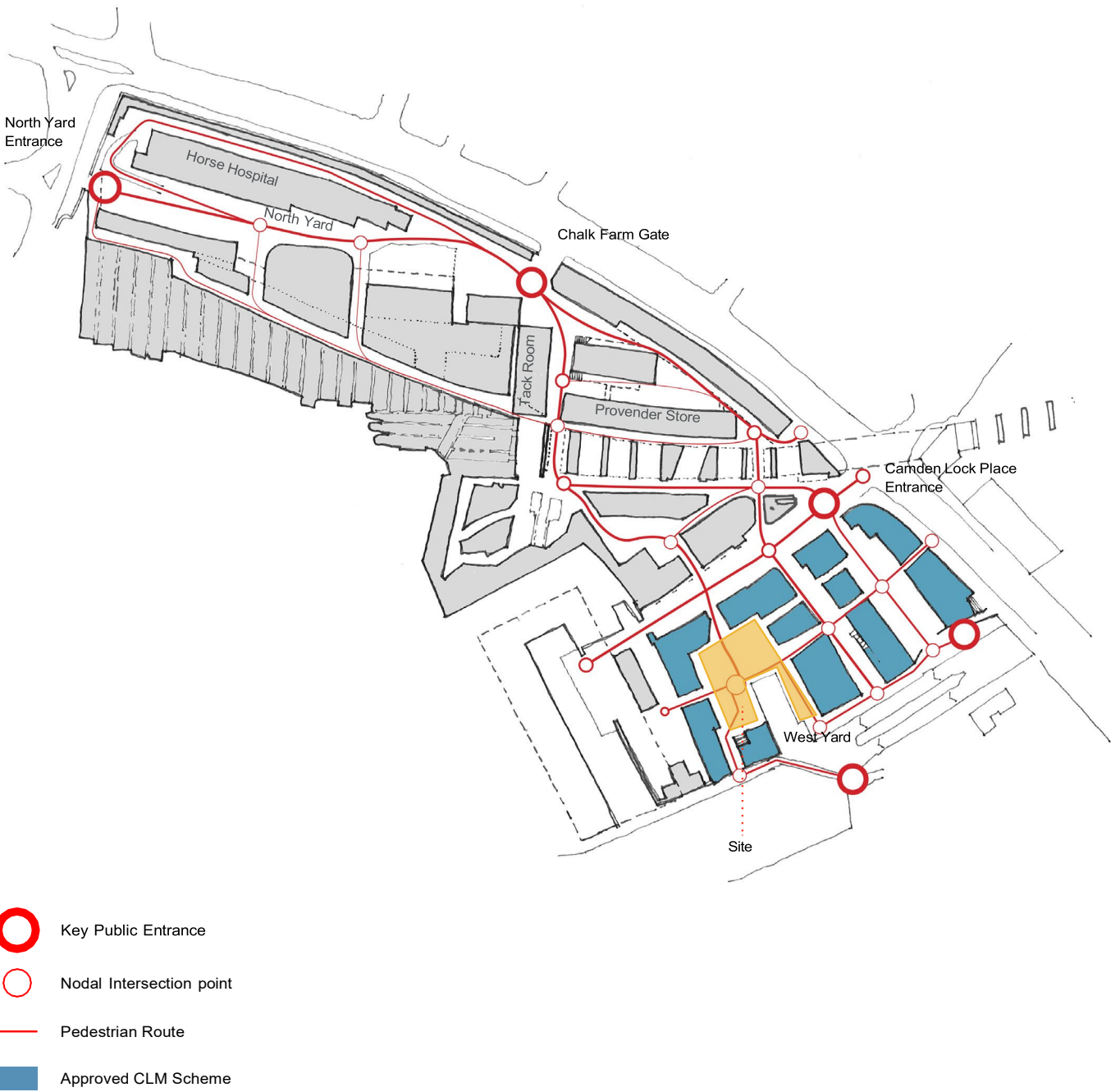
The adjacent diagram highlights connections to the wider context and key points of access to the site.

As indicated on the diagram, the existing stalls are set within close proximity to the Camden Lock, and a point of confluence for visitors moving through West Yard towards Camden Lock Place and the Stables Market.

Key access points and circulation are maintained throughout the site.



Main site access points



Accesss and connections diagram within context of consented Camden Lock Market Scheme (2015/4474/P).