

CAMDEN MARKET

CAMDEN LOCK MARKET

West Yard Market Stalls Design & Access Statement (DAS)

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1.0 INTRODUCTION

1.1 DAS Overview

This application seeks planning consent for the temporary retention of the market stalls in Camden Lock Market West Yard. The site is within the Regent's Canal Conservation Area.

Planning Consent ref: 2022/1244/P allowed for a 18 months retention of 30 market stalls approved under ref: 2017/2378/P. The original 2017 application allowed the temporary installation of 34 market stalls for a period of five years or until 12th June 2022. The temporary market stalls have been in use throughout the approved and extended time period and have been a great success in driving footfall to this location, supporting our independent tenants and contributing to the character and function of this part of the Camden Town Centre and the wider market ecosystem.

A new application to revitalise the West Yard including the sensitive refurbishment of the Listed Grade II East Vaults and Dead Dog Basin, and the temporary installation of an observation wheel was recommended for approval subject to s106 agreement at Planning Committee on 08/06/2023. However, the observation wheel project has subsequently been paused whilst we explore options to more holistically redevelop the wider Camden Lock Market site and Interchange building in line with the Camden Market Vision and Asset Strategy.

In order to maintain the vibrancy and activity that the temporary market stalls deliver at the site until the wider proposals are ready, the Applicant is now seeking planning permission to retain the stalls for a further 3 year period until June 2028. The design and number of the temporary units is unchanged from the existing permission.



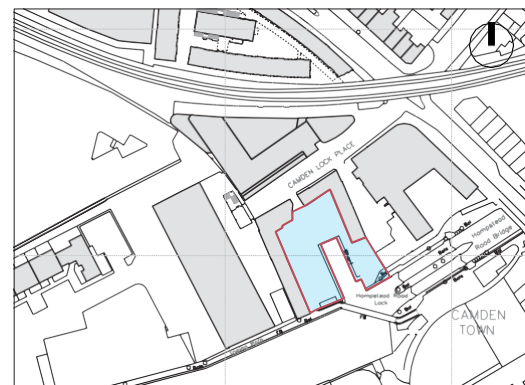
2.0 CONTEXT

2.1 Site Location

The site is located within Camden Lock Market. The site area is 1142m² and is adjacent to the Interchange Building which itself is opposite Regent's Canal and accessed from Camden Lock Place.

Camden Lock Market forms an integral part of the larger Camden Market as one of five popular markets, including the Stables Market, Hawley Wharf (formerly known as the Canal Market), Inverness Street and Union Street Market now known as Buck Street Market. The Electric Market, a weekend indoor market at the Electric Ballroom, was formerly the sixth area of the market but this has now closed.

The application site, West Yard, is within the Regent's Canal Conservation area, next to the Grade II Listed Interchange Building, and the Grade II Listed structures of the Hamstead Lock and Roving Bridge. Buildings along the north boundary of the site, along Camden Lock Place, are considered positive contributors.



Site location plan (nts)



Morrisons
Stables Market
Interchange Building
WEST YARD
Camden Lock Market
Hawley Wharf

- Regent's Canal Conservation Area
- Development Site
- West Yard Market

2.0 CONTEXT

2.2 Future Development

Over recent years, a series of planning applications have been progressed as part of a wider framework for the Camden Lock area, and in particular the West Yard and East Vaults. Whilst these consents are successful in their own right, last year's CLM and Interchange pre-application scheme considers a more comprehensive approach to the Markets as a whole, aligning more closely with our 2023 Camden Market Vision and Asset Strategy.

The latest proposals build on the best parts of the previous consents in 2016 and 2023 to create a holistic vision for the sustainable growth in the market. A vision that can tackle the key business challenges that Market faces using our history, our identity, and our people as its foundation. A vision that will re-establish Camden Market, and by proxy Camden Town, as a leading destination for culture and leisure in London and responsibly supporting the night time economy.

As part of this wider CLM and Interchange redevelopment, the applicant proposes to replace the current temporary West Yard Stalls with more suitable permanent units that will be more in keeping with their surroundings.

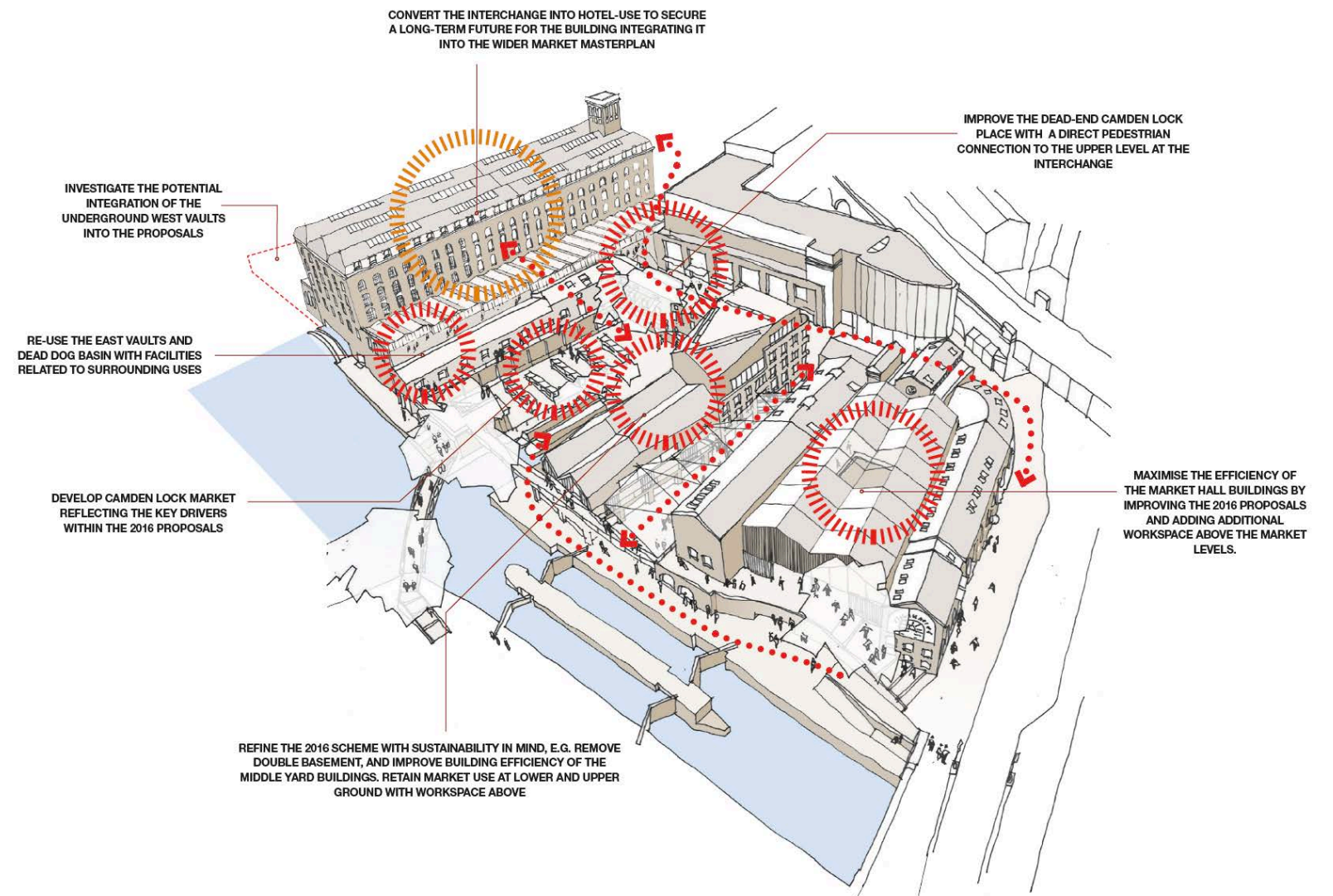


Image: CLM & Interchange July 2024 Pre-app