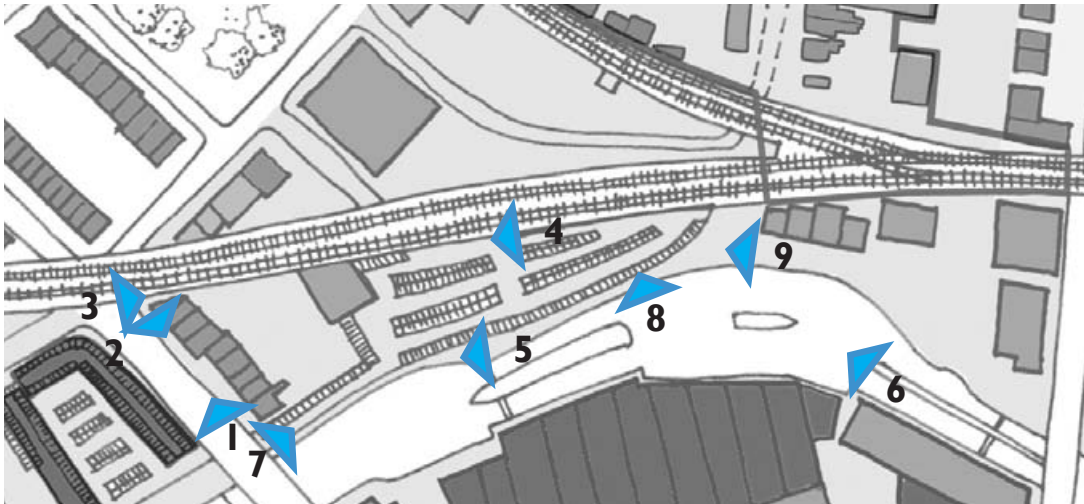


2.0 Location

2.1 Area A Context



- ①

The existing buildings along Chalk Farm Road provide entrances at street level to market spaces
- ②

Small temporary market structures occupy No. 9 Chalk Farm Road. Between these and the viaduct is an opening to the market beyond.
- ③

Market entrance at street level off Chalk Farm Road, adjacent to the viaduct, ramps down into the market.
- ④

Looking up towards Chalk Farm Road entrance between the viaduct and market stalls, the route ramps upwards with a steady level change.
- ⑤

The towpath narrows as it approaches Hampstead Road bridge. Food stalls open onto the canal and are accessed both from the canal and Chalk Farm Road.
- ⑥

The towpath widens at the basin of the canal and ramps up towards Hawley lock. At an upper level the viaduct runs the length of Area A.
- ⑦

Just past the listed Hampstead Road bridge, an abutment separates market from towpath. A large planter houses 2 trees offering shade and greenery.
- ⑧

Moving east towards Kentish Town Lock, the market and towpath are separated by fencing. Temporary market stalls are single storey timber huts.
- ⑨

Detail of canal bank with market and viaduct beyond at upper level.



1 - No.1-8 Chalk Farm Road; towards Chalk Farm



2 - No.9 Chalk Farm Road; towards Camden



3 - Market Entrance



4 - Ramp from entrance, along viaduct



5 - Towpath, looking towards the rear of Chalk Farm Road



6 - Camden Market across canal



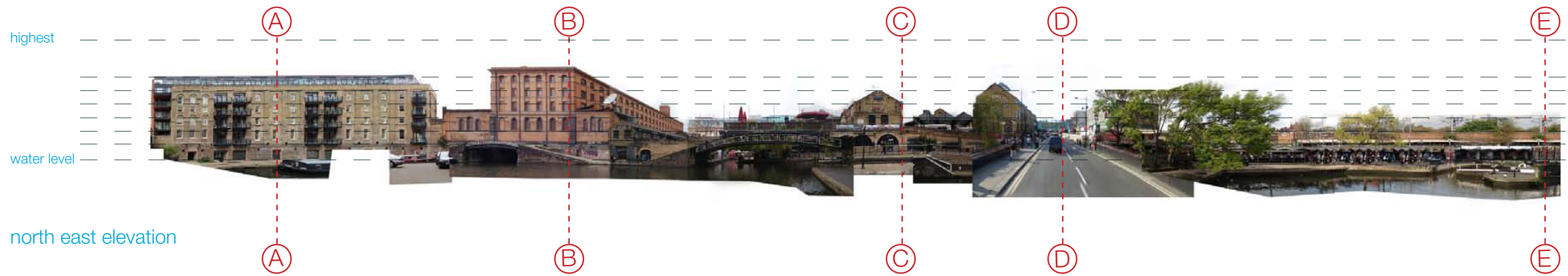
7 - Camden Market from towpath



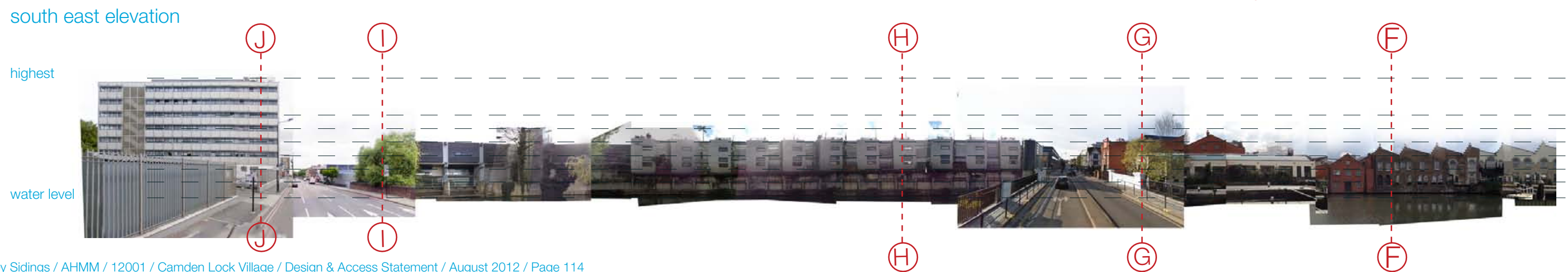
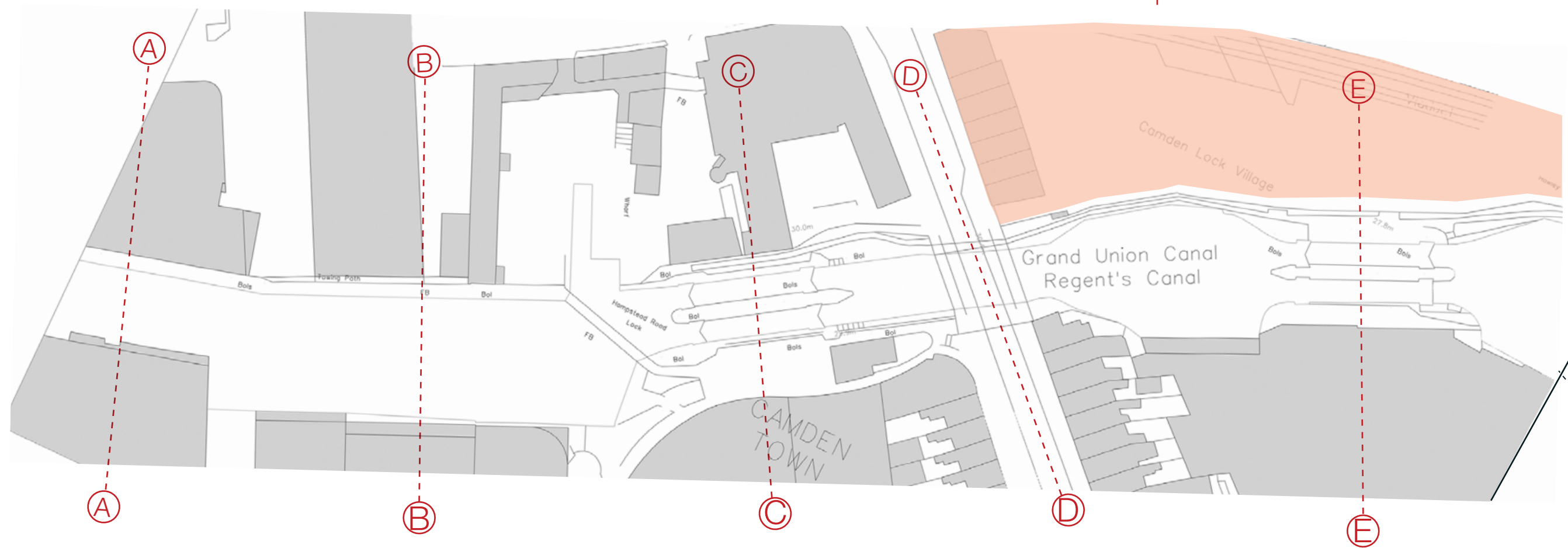
8 - Camden Market from canal



9 - Camden Market from canal

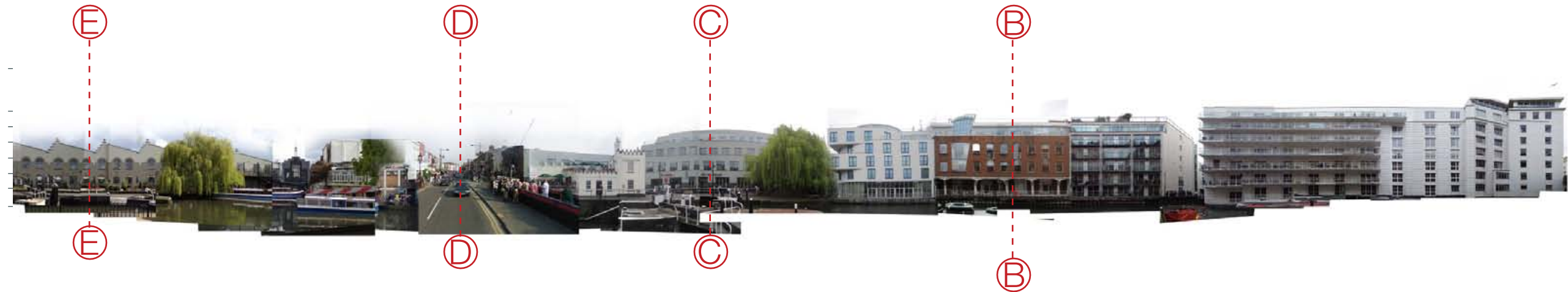
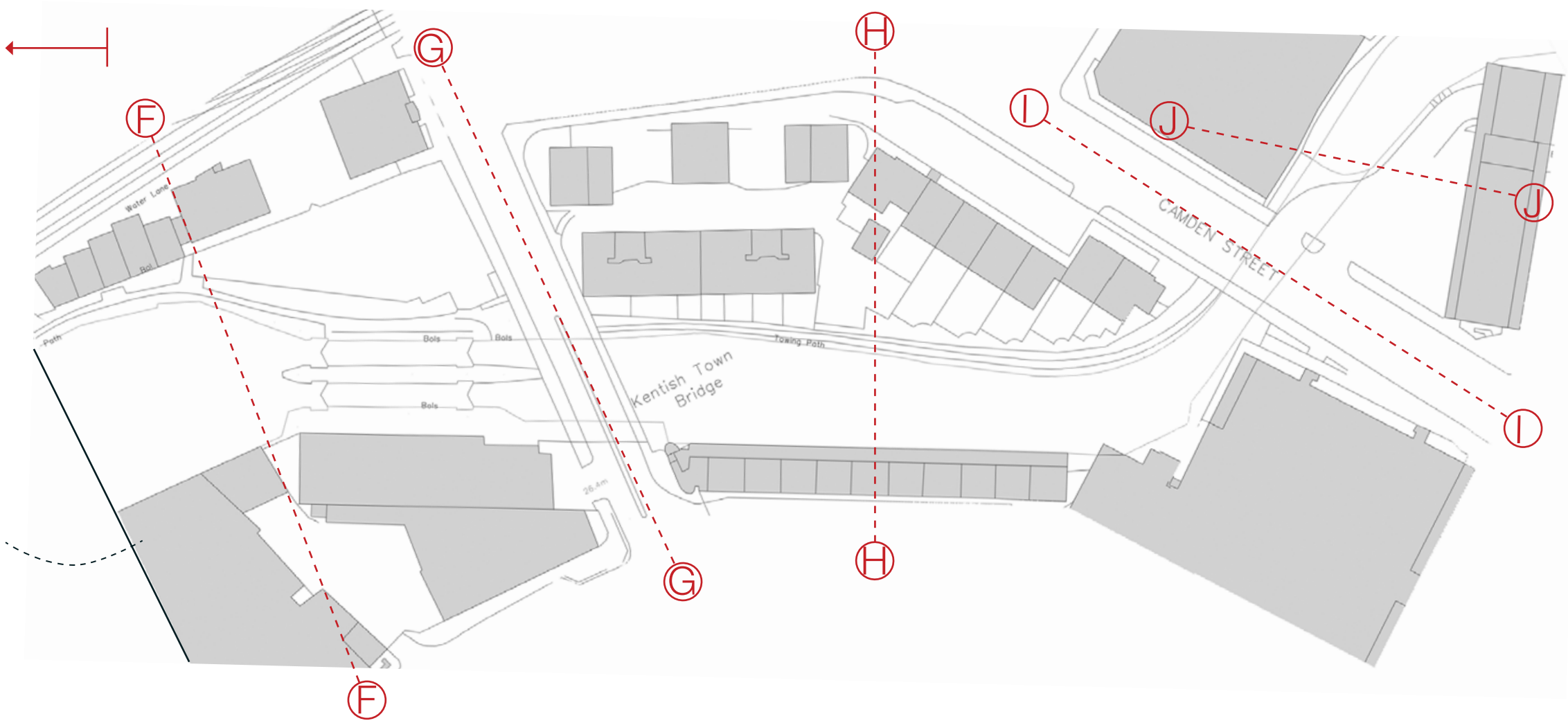
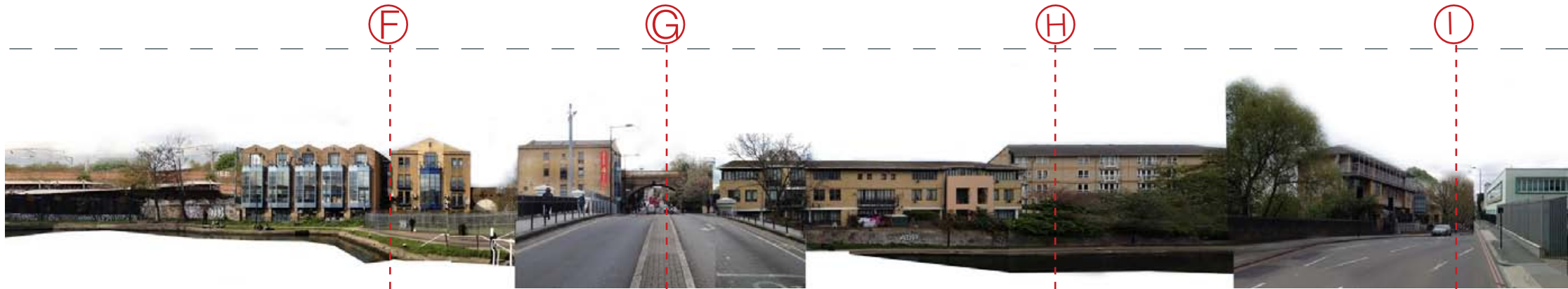
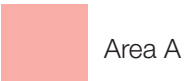


← Area A →



2.0 Location
2.2 Area A Context

This study stitches together the elevation on either side of the Regent's Canal surrounding Area A. It demonstrates the diversity of building types, forms and heights and how these engage with the Canal and towpath.



3.0 Heritage Issues

3.1 Chalk Farm Road



Chalk Farm Road Existing Elevation

The group of buildings along Chalk Farm Road are considered “buildings which make a positive contribution” to the character of the Conservation Area, according to the Conservation Area Statement, Regent’s Canal (2001). Unfortunately, the whole group was severely effected by the 2008 blaze. Both buildings located closer to the railway viaduct, Nos. 7-8 and 9 Chalk Farm Road, were demolished on the 12th February 2008 due to irreparable damage.

The remaining buildings, No.1-6 Chalk Farm Road, suffered complete loss of roofs and rear elevation extension at ground floor plus severe loss of internal floors and partitions as well as façade features.



Chalk Farm Road Existing

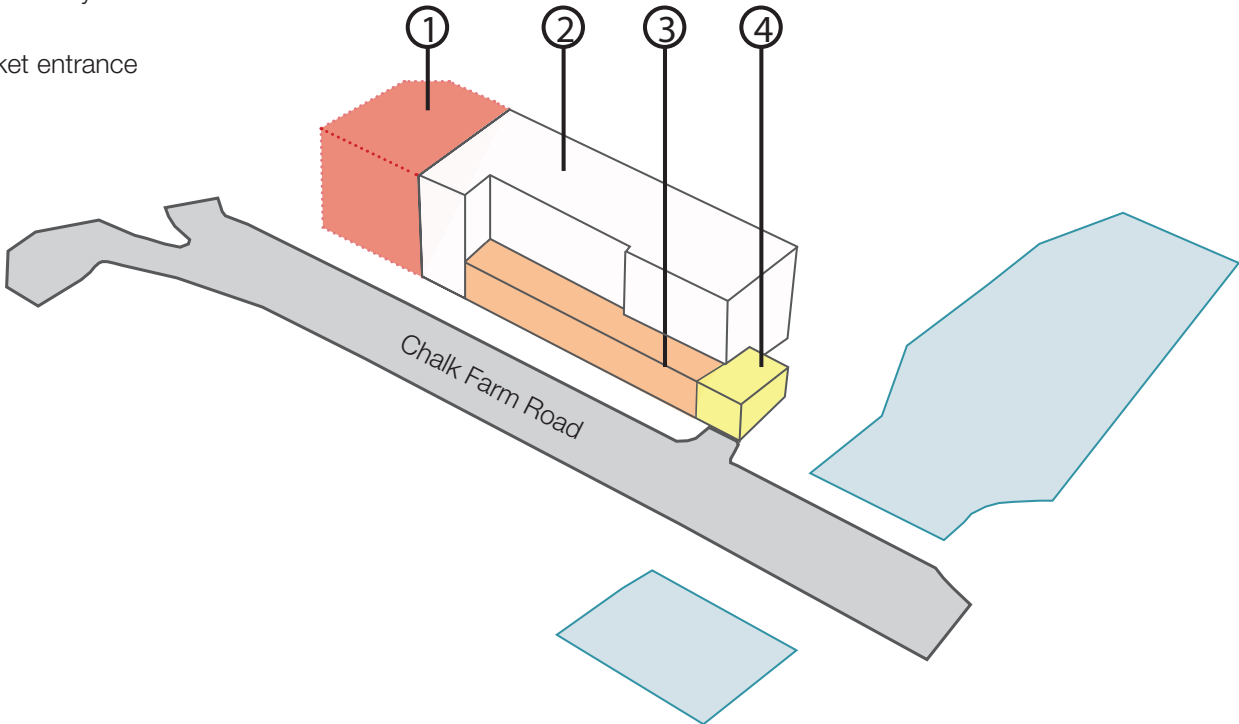
3.0 Heritage Issues
3.1 Chalk Farm Road



Chalk Farm Road Existing

- ① No.7-8 Chalk Farm Road destroyed by fire
- ② No.1-6 Chalk Farm Road (Maket Retail)
- ③ Additional ground storey market retail extension
- ④ Infill single storey market stall
- ⑤ Current single storey market stalls
- ⑥ Current Market entrance

For further information on the Chalk Farm Road buildings please refer to the Stephen Levrant Heritage report along with the proposal for these buildings as described in chapter 7.9 of section 6 - Area A of this report.



Camden Market Fire, 2008



Camden Market Fire, 2008



Camden Market - current view, No.6 Chalk Farm Road in foreground



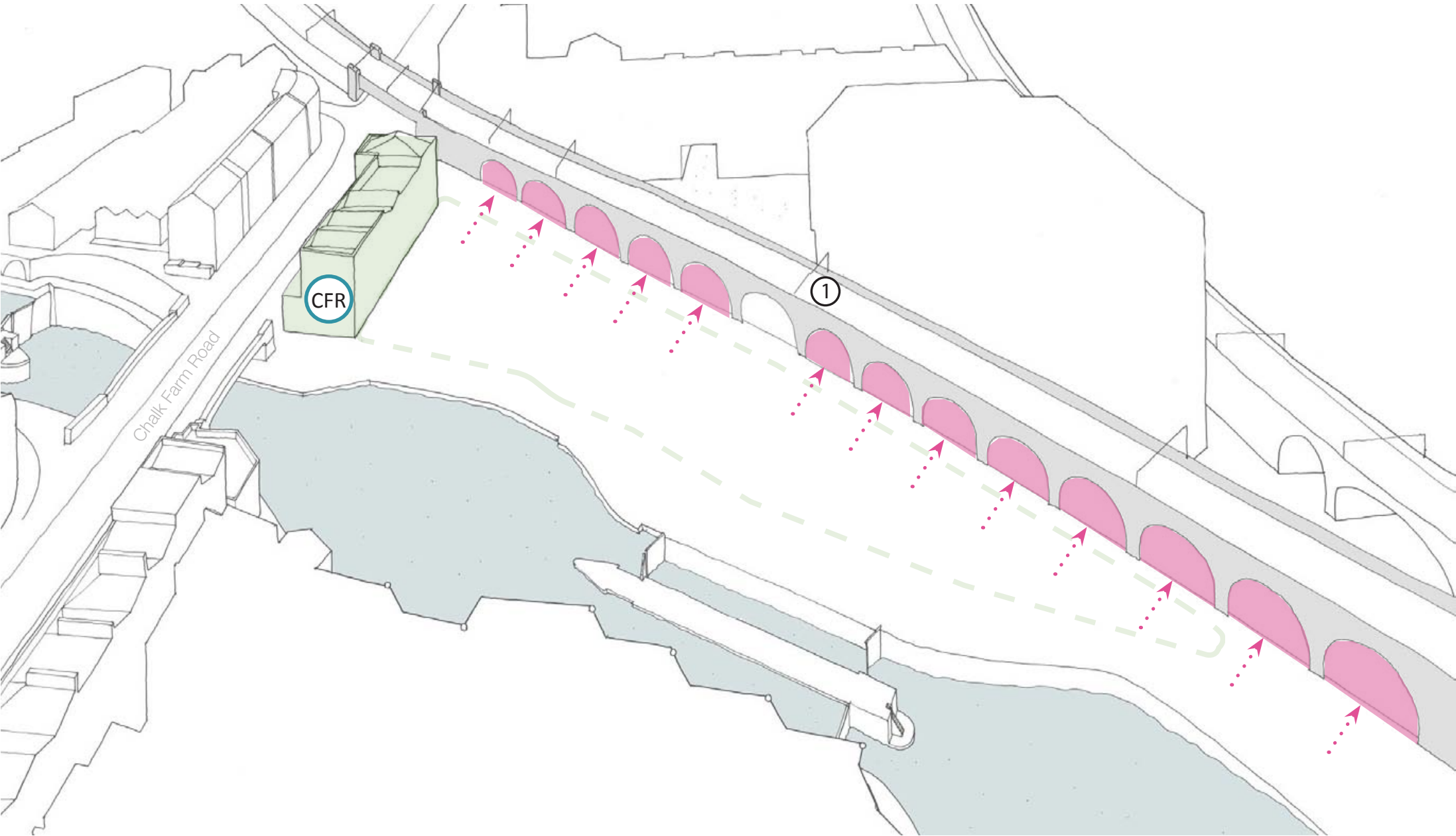
View of corner of No.1 Chalk Farm Road from Hampstead Road Bridge

3.0

Conservation & Heritage

3.2

Viaduct Arches



Site A: Sketch of arches

- ① Viaduct
- CFR Existing Chalk Farm Road Terrace buildings
- Notional Market Building Zone
- Viaduct Arches occupied by retail



Existing viaduct arches

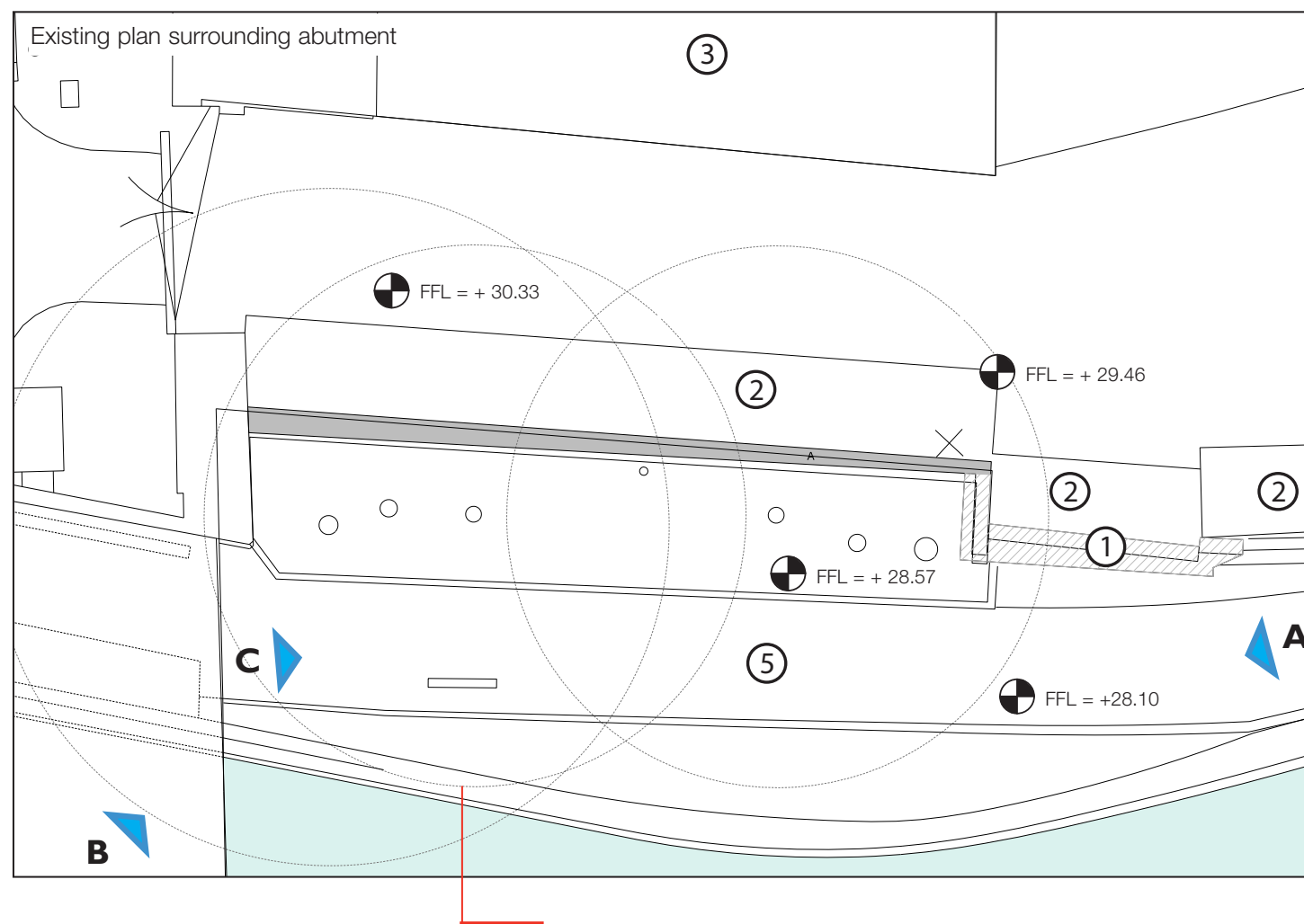
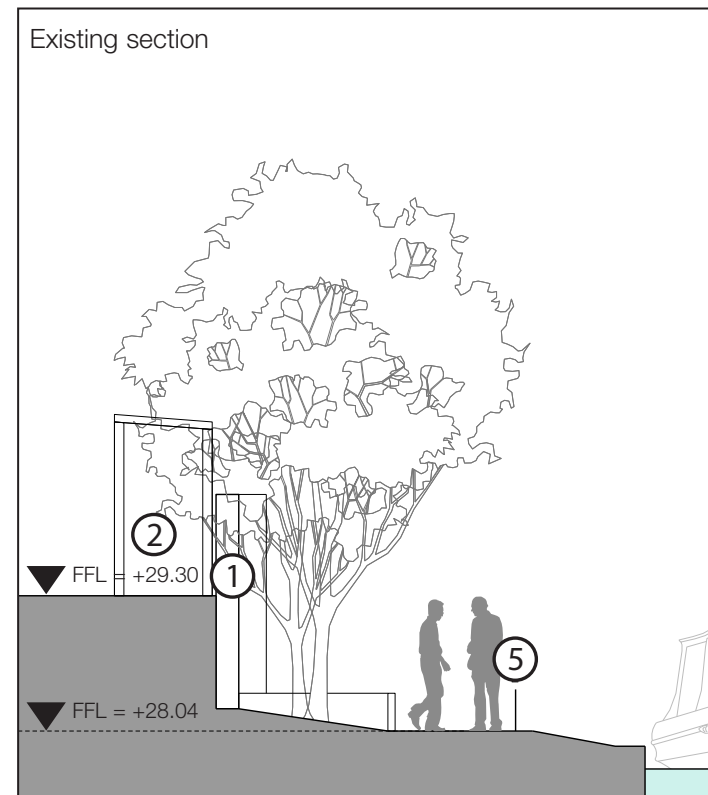
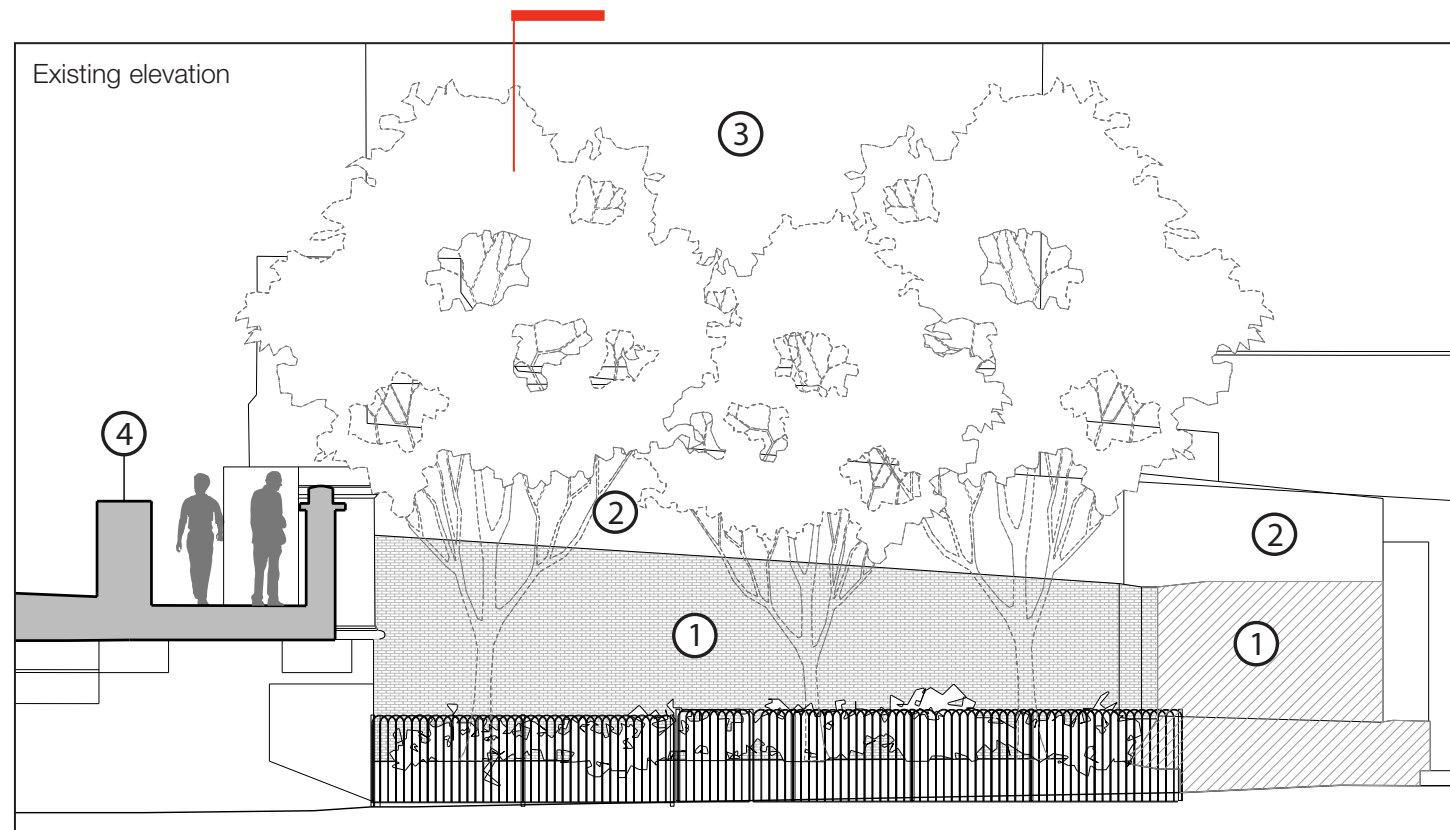


Existing viaduct arches

The existing railway viaduct arches are open, active and an essential characteristic of the site. Some arches are divided into 2 units and/or sometimes have a mezzanine level. Activity and produce spills onto the ramped route that falls from East to West.

3.0 Heritage Issues

3.3 Abutment



Adjacent to the terrace buildings of Chalk Farm Road a brick abutment supports the lateral pressure of the Hampstead Road Bridge span.

A fenced planter housing 2 mature trees separates the abutment from the towpath. The abutment also forms an informal balustrade to the ramp that leads from Chalk Farm Road to the market stalls at towpath level.

The bridge is grade II listed and the abutment is an attachment, and therefore also listed. For more information please refer to the Heritage Assessment document.

KEY

- ① Existing brick wall
- ② Existing stalls
- ③ Chalk Farm Road building
- ④ Chalk Farm Road bridge
- ⑤ Towpath



A - View facing West towards Hampstead Road Bridge



B - View of abutment, trees and towpath from bridge



C - View onto Camden Market from the Bridge

4.0 Design Evolution

4.1 Previous Scheme



1. Appearance: View of the previous scheme from the canal, showing the 'Canal Space' and brick arch facade system
(source: Camden Lock Village: Design and Access Statement, Make Architects)

Design development of the Area A market buildings began by undertaking a thorough analysis of the planning history of the site and the design strategies used in the previous application. Major consideration has been given to the reasons for the rejection of the previous planning application, refused at planning committee in March 2012. These considerations have been reviewed to ensure that the new proposal meets the specific local requirements for the site and benefits all user groups.

The three primary reasons for the refusal of the previous scheme are as follows:

- 1. Appearance
- 2. Circulation
- 3. Openness of 'Canal Space'

These factors have been addressed and rectified in the design strategies of our new proposal.

1. Appearance

"The proposed Area A market building by virtue of its design and detail, would harm the character and appearance of the Regents Canal Conservation Area"
(source: FDN 2011 4932 Full PP - Decision Notice)

The previous design of the market buildings attempted to celebrate the industrial heritage of the site through the use of a structural brick arch facade system imitating the railway viaduct to the north of the site. This was believed to be harmful to the character and appearance of the local conservation area.

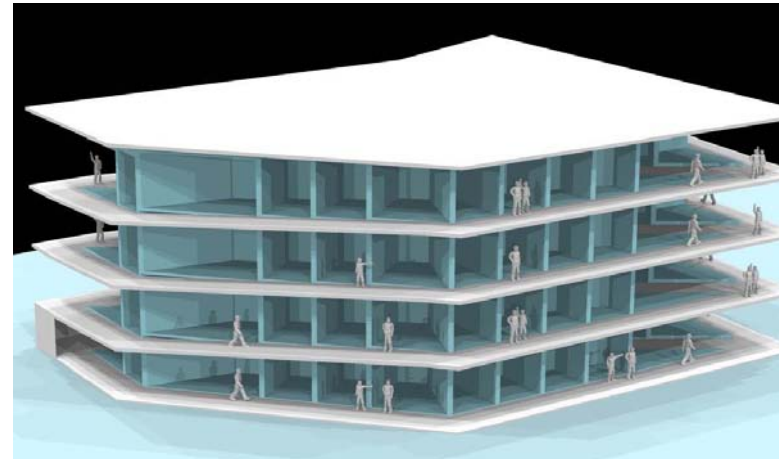
4.0 Design Evolution

4.1 Previous Scheme

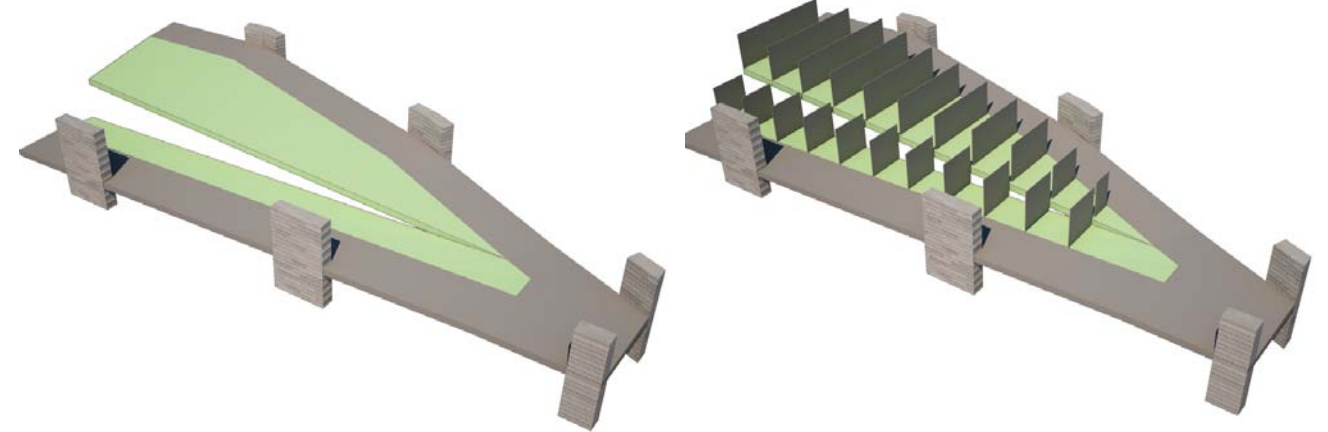
2. Circulation

The previous scheme proposed the use of 'gently rising gradient walkways' that spiral the market units and slope upwards to encourage visitors to circulate through the buildings.

It was felt, however, that this approach was complicated and confusing for pedestrians. Furthermore it limited future flexibility in the use of the space.



Concept: spiralling 'gradient walkways' encircle the Canal Market buildings, following the market retail units up through the structure



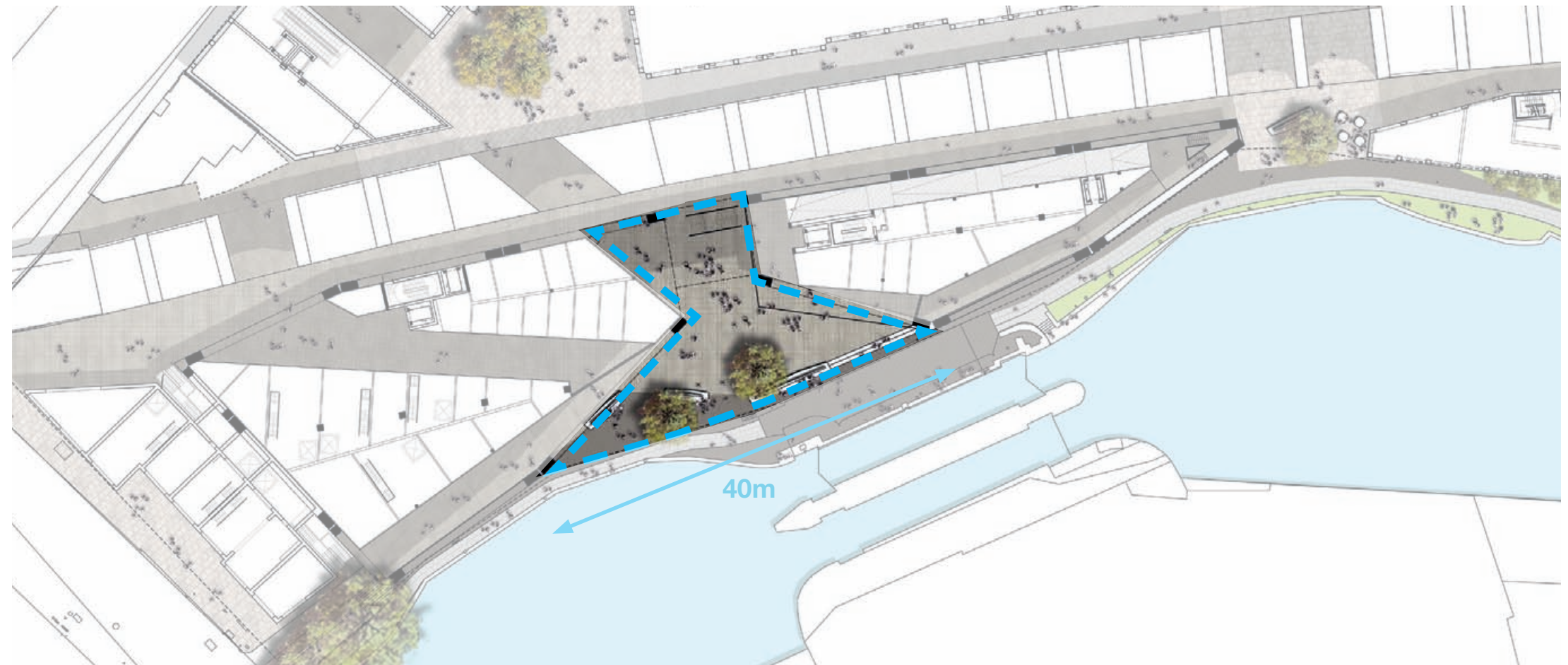
The 'gradient walkways' and the retail units 'slope' up through the buildings

2. Circulation: Images showing the complicated circulation strategy of the previous scheme (source: Camden Lock Village: Design and Access Statement, Make Architects)

3. Openness of 'Canal Space'

The previous 'Canal Space' was designed as a key meeting point of the main pedestrian routes around the buildings as well as the major vertical circulation point for the upper retail spaces. It was described as having 'strong visual connections to the towpath and engaged generously with the canal' (MAKE).

It is understood, however, that the 'Regent's Canal Conservation Advisory Committee' and local residents groups believed this may result in an overspilling of market units onto the edges of the canal. This could have a potentially negative impact on the use of the canal towpath.



3. Openness of the 'Canal Space': Layout of the previous scheme, showing the size and openness of the 'Canal Space' (source: Camden Lock Village: Design and Access Statement, Make Architects)

4.0 Design Evolution

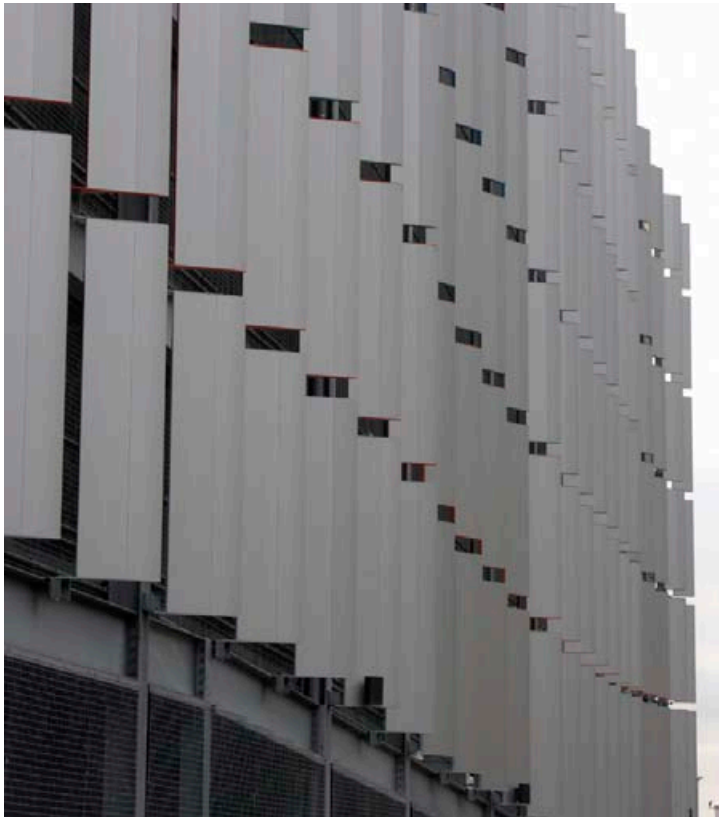
4.2 Current scheme development

The underlying premise driving the facade design was for those within the market to benefit from views out over the canal and those outside to be presented with a unified face to the building. The proposal therefore sought to develop a screen that was permeable to varying degrees.

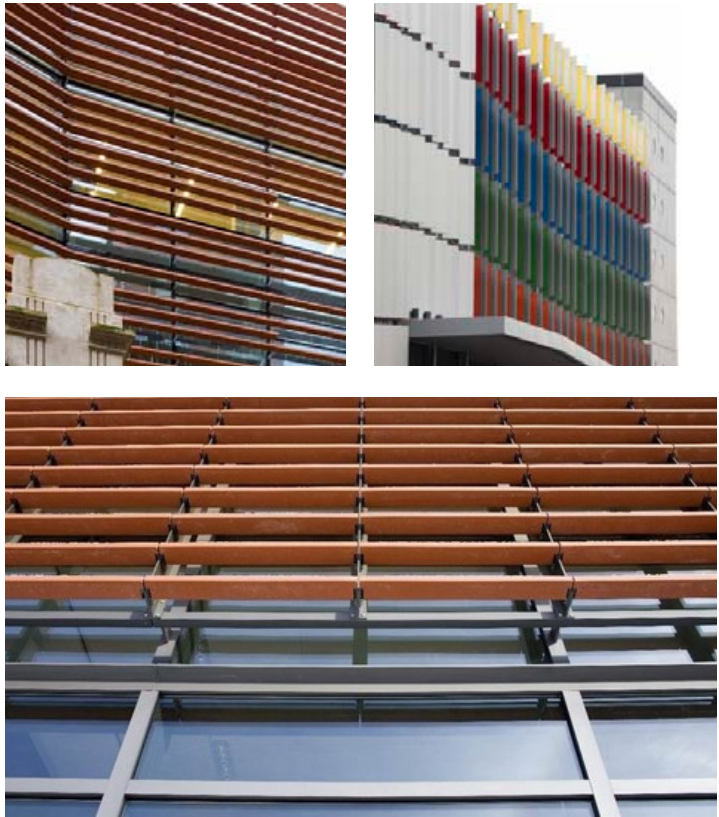


Early design studies, such as those presented here considered the orientation of the screen, the degree of openness as well as rhythm and variation within the façade and building overall.

Alternative materials such as aluminium and terracotta were also tested, along with colour. As the design developed research indicated that these materials might have associations which do not reinforce the idea of a market. Conversely, timber proved to be a material capable of fulfilling the screen requirements whilst also comfortably nestling within the industrial canal-side material context.



Vertical aluminium screening precedent



Horizontal terracotta screen precedents



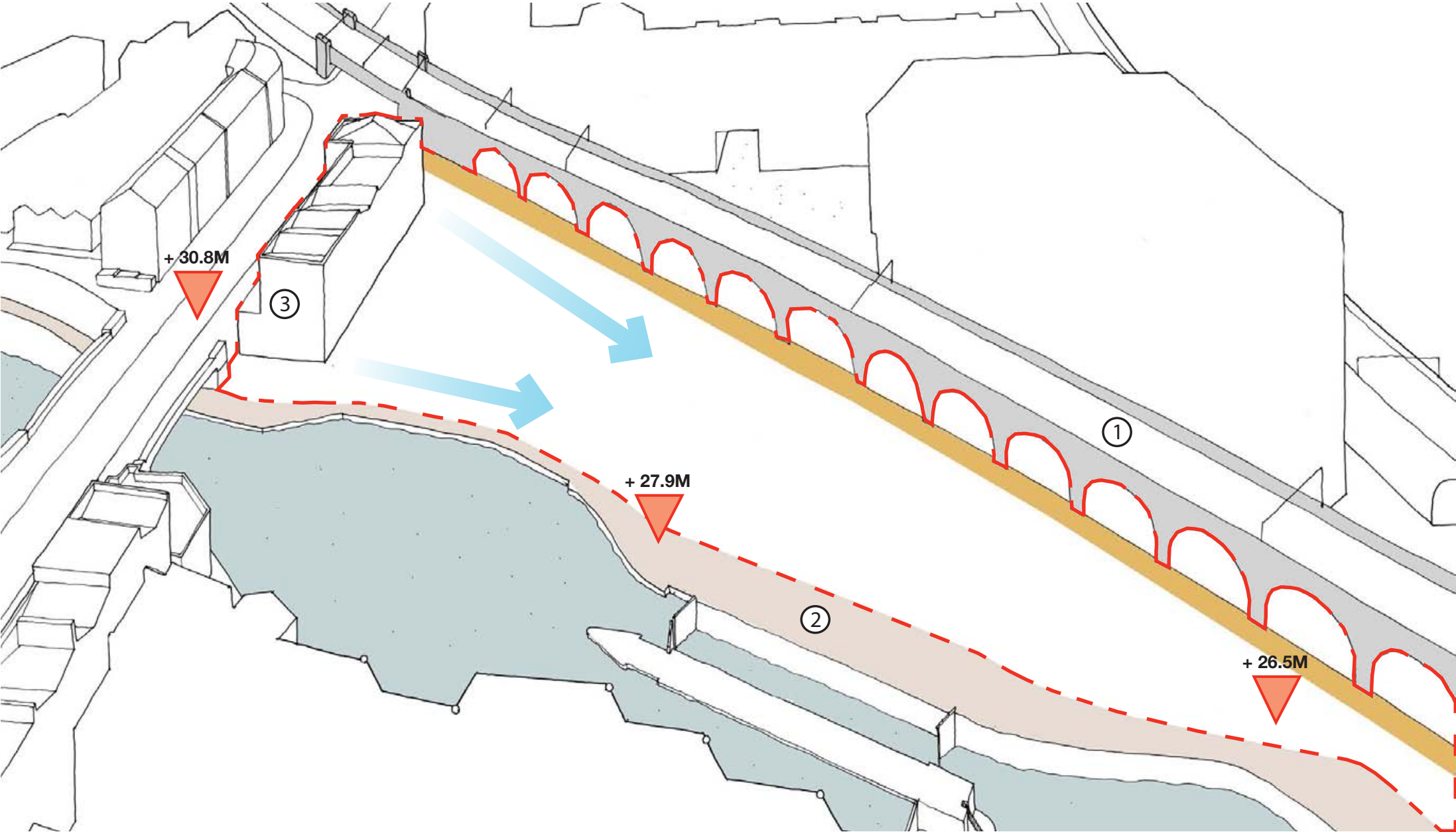
Timber screen precedent

5.0

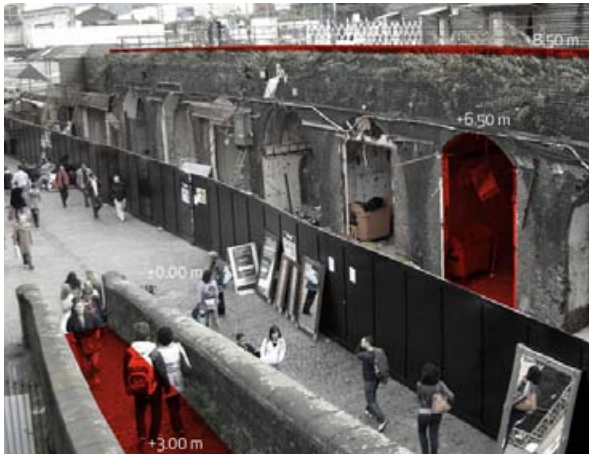
Key Design Moves

5.1

Site



Site A: Overview



The multiple levels on these photographs demonstrate how pedestrians move between floors, around the existing markets in an adhoc manner. This contributes to the unique character of the Camden markets and sets a precedent for multi-level market retail.

5.0 Key Design Moves

5.2 Masterplan: Routes & Spaces

Routes both along the towpath and the East-West axis are punctuated by open spaces such as the proposed Market Space and the Arches Space.



Site A



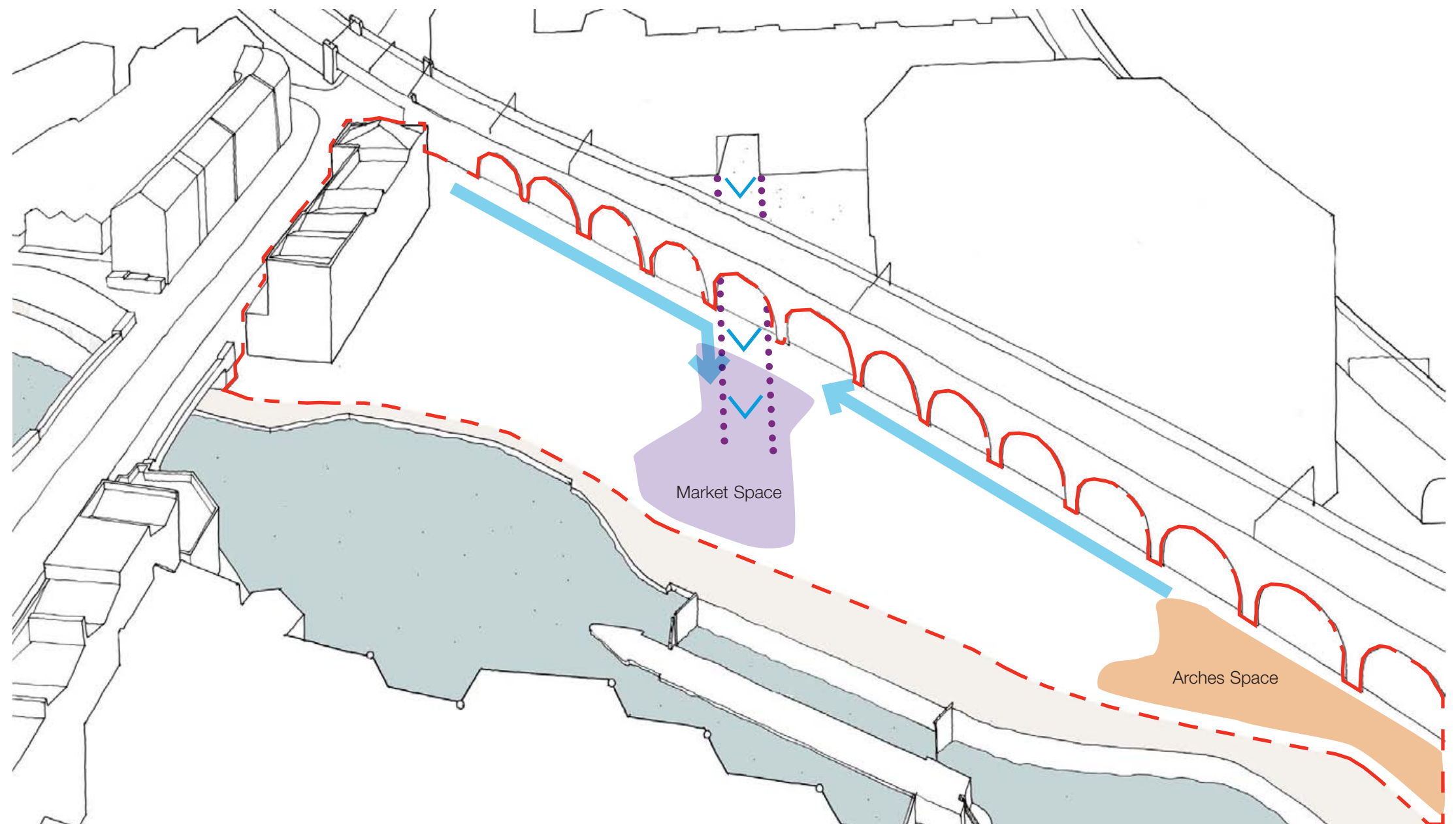
Pedestrian Flow, ramping down from
Chalk Farm Road



Regent's Canal towpath



Existing Pedestrian Connection to be retained
and to provide vehicular access for Canal &
River Trust London maintenance to canal



Site A: Overview

5.0 Key Design Moves

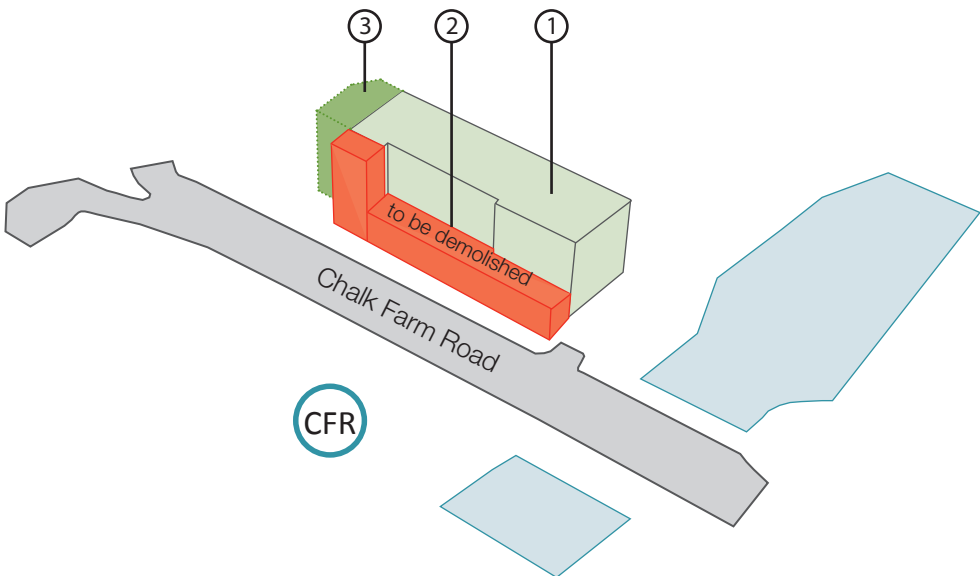
5.3 3 buildings

The proposal is broken into 3 buildings thereby reducing the massing of one continuous volume, offering increased frontage and creating public amenity spaces in-between.



Site A: 3 buildings

- Market Building Zone
- Buildings (3no.)
- Circulation zones
- Regent's Canal Towpath
- Buildings set back from the towpath, increasing the width of the towpath and providing further amenity. Varies between 0.5 - 4.5m
- A1 Building A1 - New Market Building (notional zone)
- A2 Building A2 - New Market Building (notional zone)
- CFR Existing Chalk Farm Roading Terrace buildings



- 1 Chalk Farm Road building to be retained and refurbished.
- 2 Widening of Chalk Farm Road pavement by removing existing shop front extensions.
- 3 Completing the Chalk Farm road terrace by partially re-instating No. 7-8 destroyed by the fire.

5.0 Key Design Moves

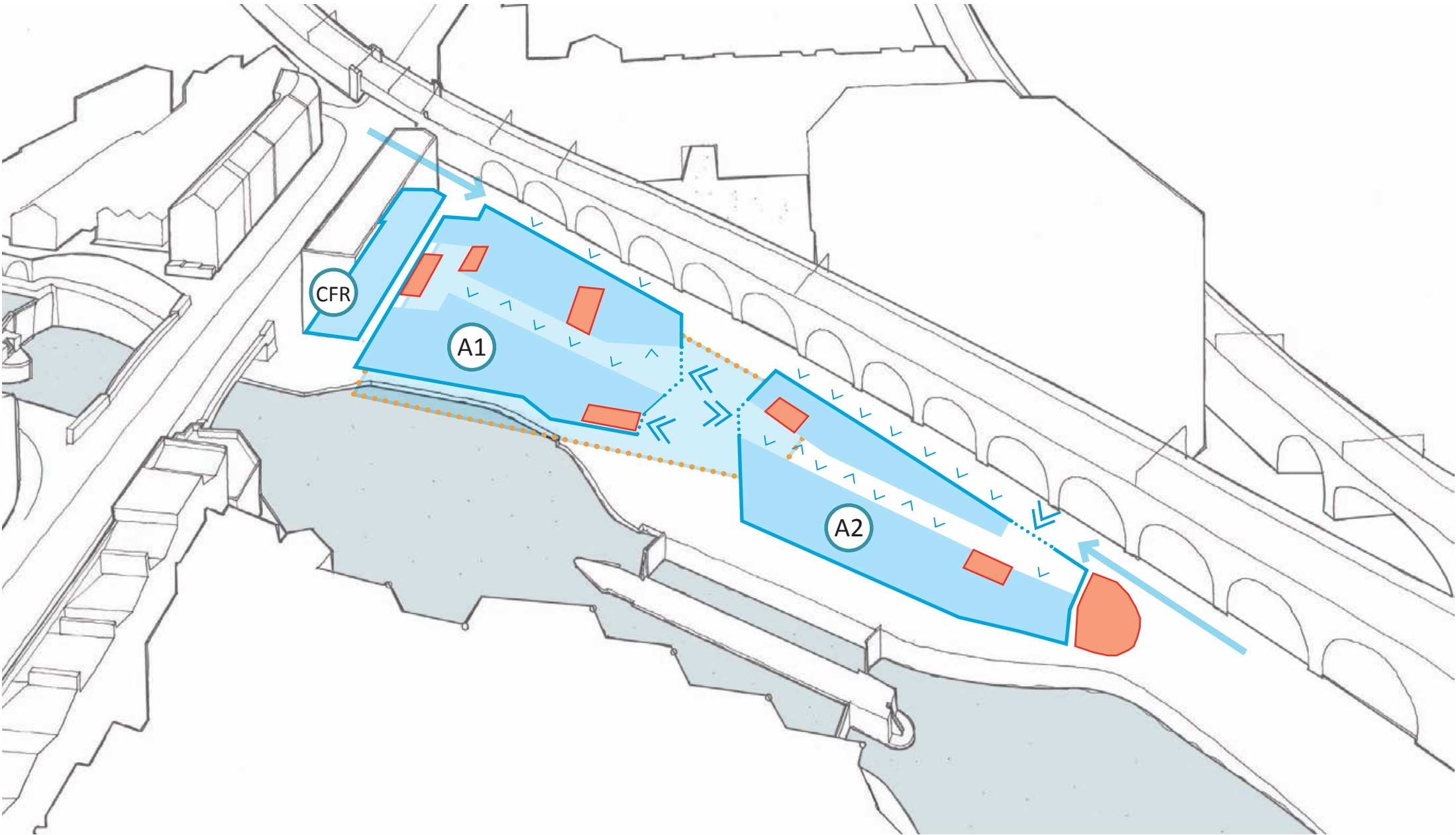
5.4 Lower ground market & basement

Central to the design of the market buildings is the aspiration for open market stalls that front onto circulation routes. Units will be simply and robustly fitted out in the spirit of a market building.

Lower Ground Floor: Multiple entrance points as well as abundant frontages along the viaduct route and market space encourages entry into both A1 & A2 market buildings.

Basement: Some retail units will require more space, for example second hand clothing stalls that hold a large amount of stock. These units could benefit from a larger basement space accessed from a ground floor unit. In addition WCs are housed in the extended basement of A1.

- >> Market entrance points at lower ground
- > Retail unit entrance points off external or internal circulation.
- ← Pedestrian Flow
- Lower ground footprint & market zones
- Basement market & WCs
- Circulation Zones



Site A: Overview - Lower Ground and Basement



Existing Open air market stalls



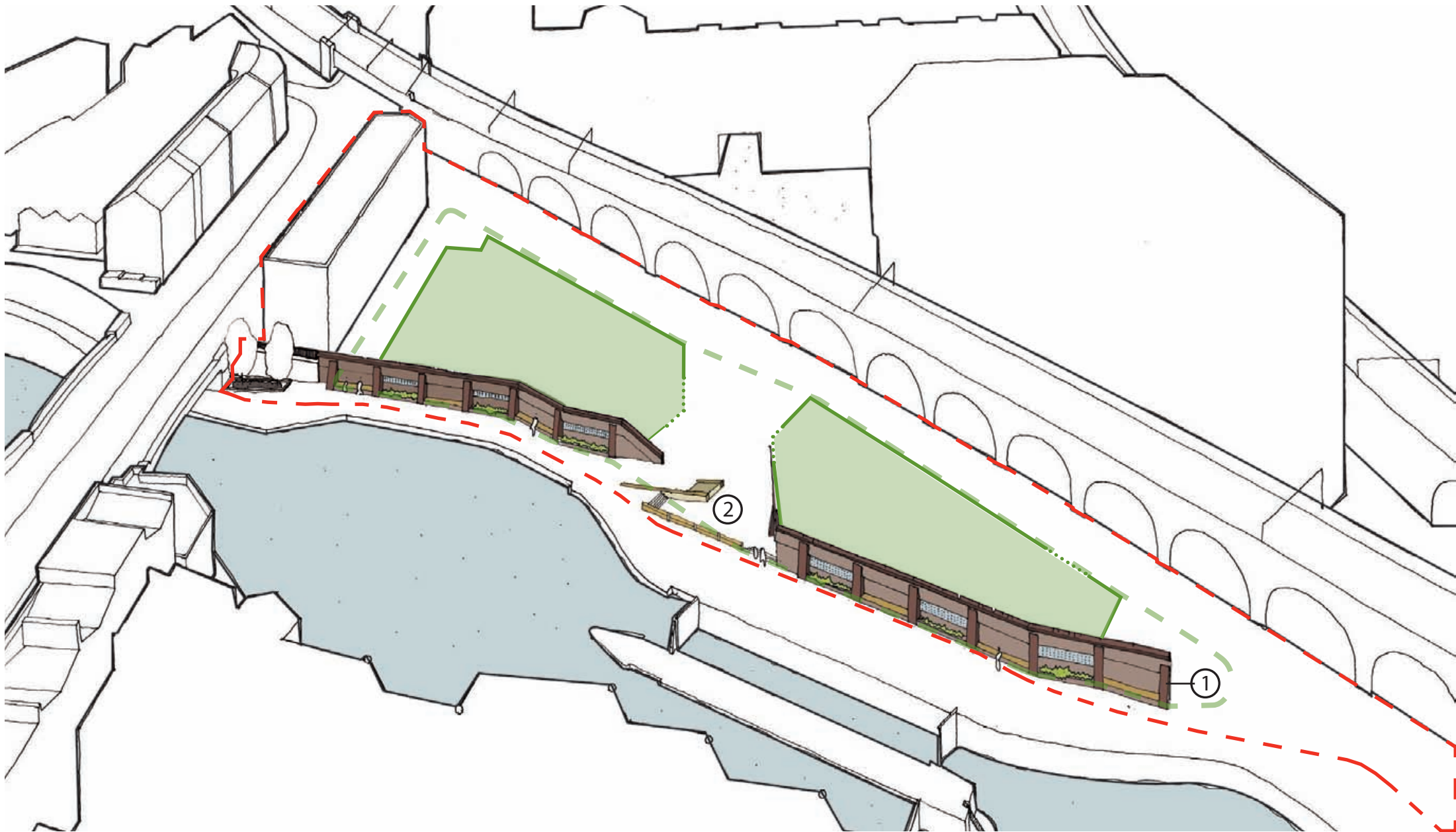
Existing Open air market stalls



Existing Open air market stalls within the boundary of Area A

5.0 Key Design Moves

5.5 Base: Wall to Canal



Site A Overview: Base: Wall to Canal

The character of the towpath tends to be quieter than the street network above or indeed the market bustle, therefore this proposal reinforces the separation between market and towpath by means of a hard edge. The structure and materials of this base make reference to the industrial heritage of the conservation area.

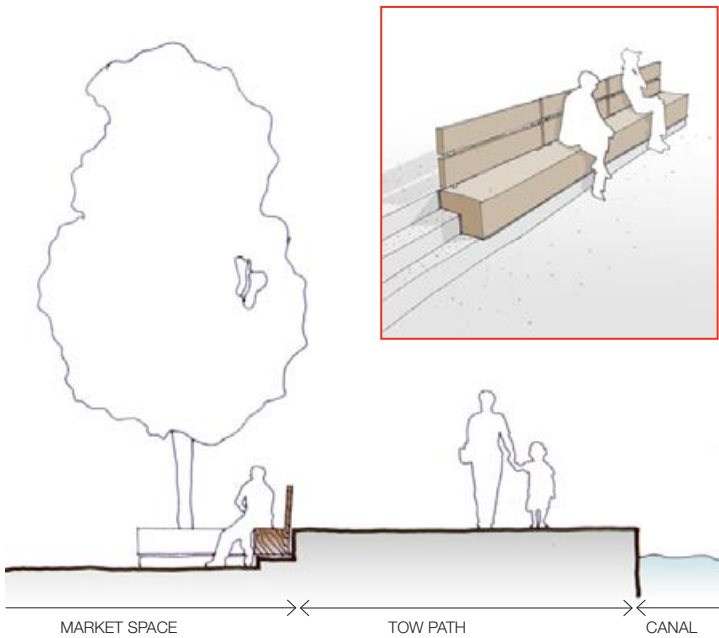
This buffer allows pedestrians and cyclists to pass freely through Camden Lock, respecting the intended canal role whilst allowing market goers to share the enjoyment of the canal by opening it to the public at the Market Space. At this threshold point seating and low walls divide the Market Space from the towpath. (see below)

The seating that divides the space from the towpath faces inwards towards the Market Space. The level change will both discourage pedestrian movement onto the towpath and reduce the visual impact of the Market Space on the canal.

① Brick base at Lower Ground to Building A1 & A2

② Threshold between Market Space & towpath

Market Space Site boundary



Section showing Market Space relationship with canal towpath



Towppath & Base, Camden Lock, London



Buttresses & piers



Towpath & Base, Camden Lock, London

5.0

Key Design Moves

5.6

Upper ground market

The site topography and resulting varied levels and entry points allow there to be two active ground floors within the Market proposal. At lower ground the market opens onto the Market Space and at upper ground the markets open onto terraces and bridges which are linked via bridges and offer views to the lower ground and Canal below.

- ①

New market entry point at upper ground
- ②

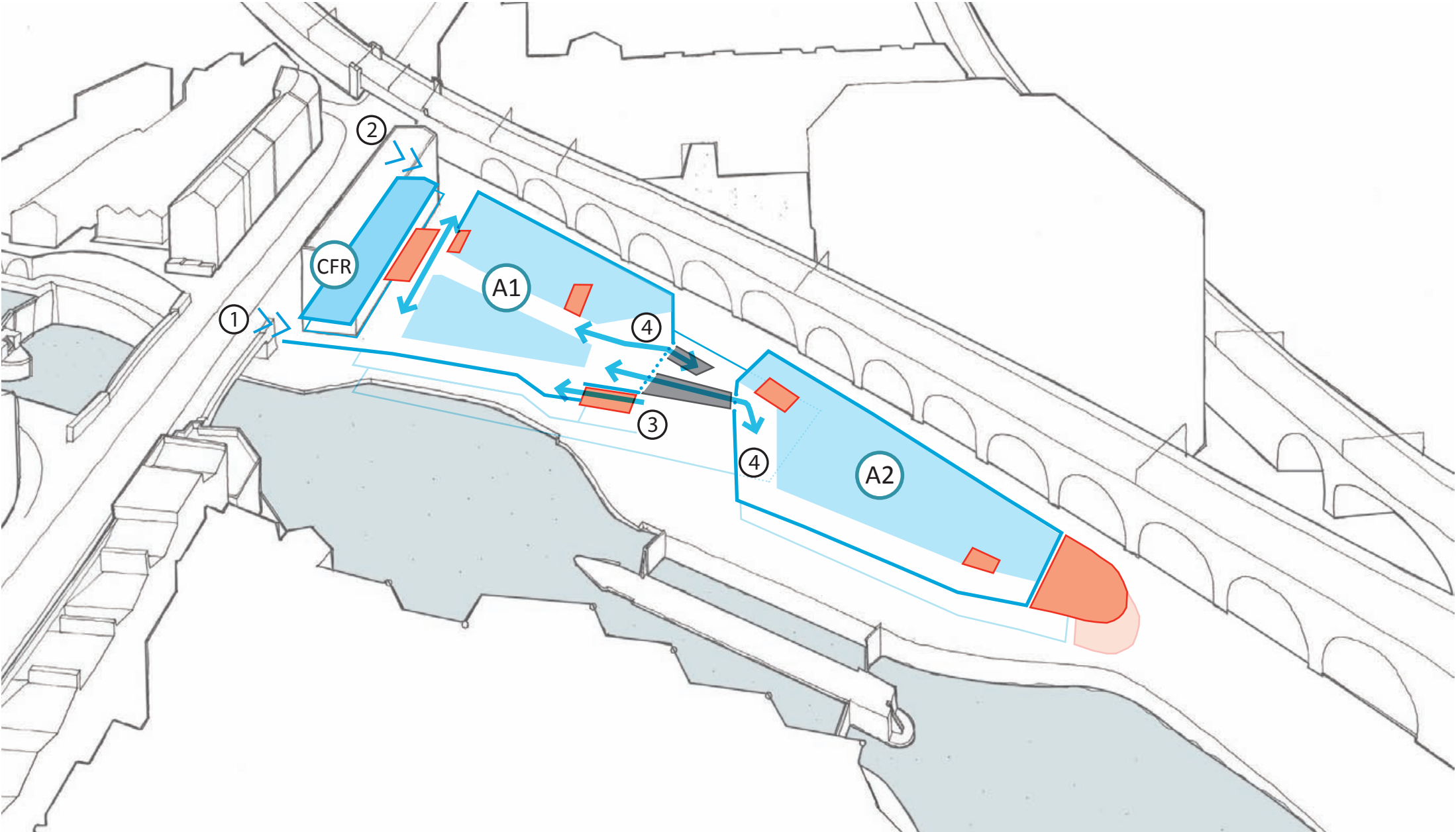
Existing market entry point at upper ground
- ③

A1 Market Building Entry point at lower ground
- ④

Market open spaces at upper ground overlook external market space below
- >>

Market entrance points at upper ground
- ←

Pedestrian flow within market
- Upper ground footprint & market zones
- Circulation zones
- Bridges & stair bridges

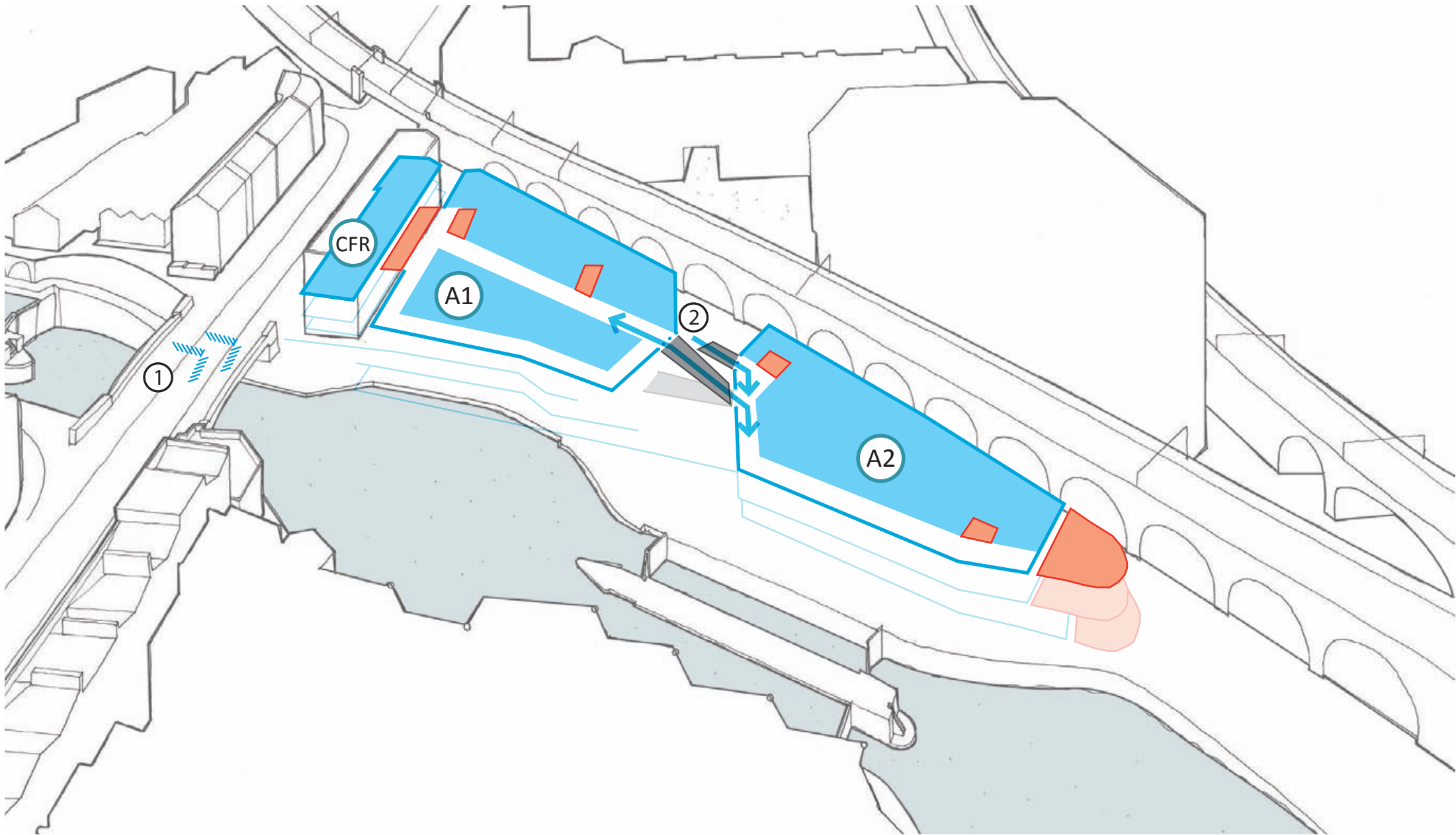


Site A Overview: Upper Ground

5.0 Key Design Moves

5.7 First floor market

Market retail spaces occupy the first floor of all 3 Area A buildings. The public are encouraged up to this level through dramatic stair bridges that link building A1 & A2 and views of these from the Chalk Farm Road bridge. Circulation is very much performative and central to the design and fluidity of the market buildings. The bridges allow users to benefit from views whilst also drawing the general public in.



Site A Overview: First Floor

- First floor footprint and market zones
- Circulation zones
- Bridges & stair bridges

- Views of the market building when approaching from Camden High Street.
- Pedestrian flow within market



Bridges, Butlers Wharf, London

- ① Attracting people to the market when viewed from the bridge.
- ② Encouraging market goes up to the first floor through the drama of linking bridges & stair bridges

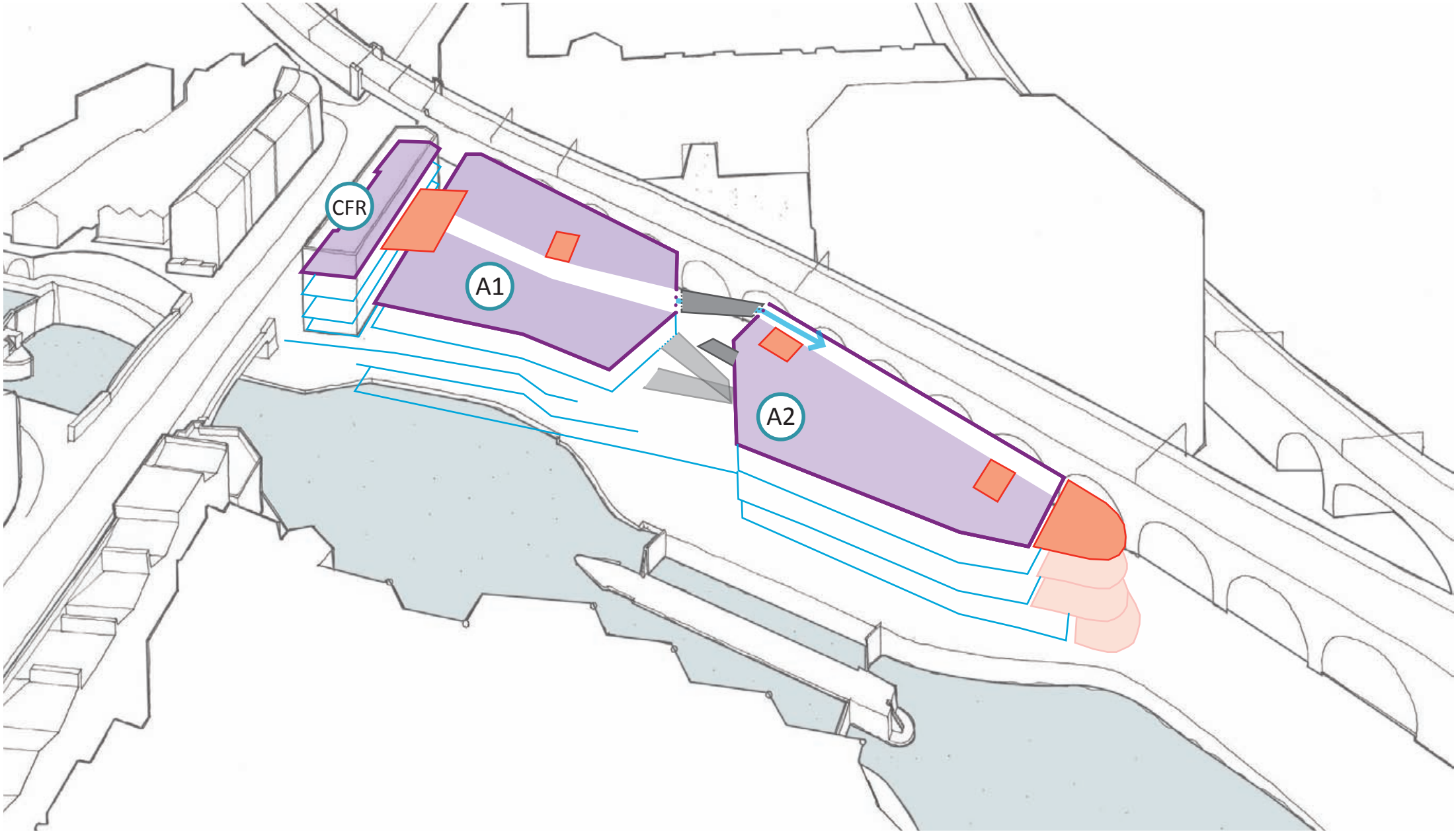
5.0 Key Design Moves

5.8 Second floor office & workshop

Buildings A1 & A2 are designed to be flexible and offer opportunities for mixed use at upper levels. The second floor houses offices and workshops that might sell their products in the markets below.

The public visiting the market will be welcome within the circulation routes at this level.

-  Pedestrian Flow within Market
-  Second floor Footprint & Office/workshop Zones
-  Circulation Zones
-  Bridges & Stair Bridges



Site A Overview: Second Floor



5.0 Key Design Moves

5.9 Middle: Screen

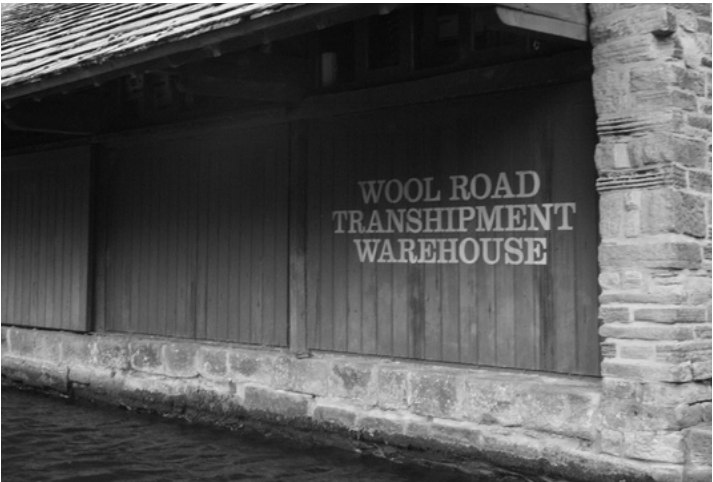
The screen echoes the lightweight industrial heritage that exists along Regent's Canal. It is designed to mediate the relationship between the market and the canal. A vertical screen provides views out to the canal from within the open market building.

Walking along the canal, the screen offers glimpses of the market trading within but hides much of the activity behind a single unified skin.

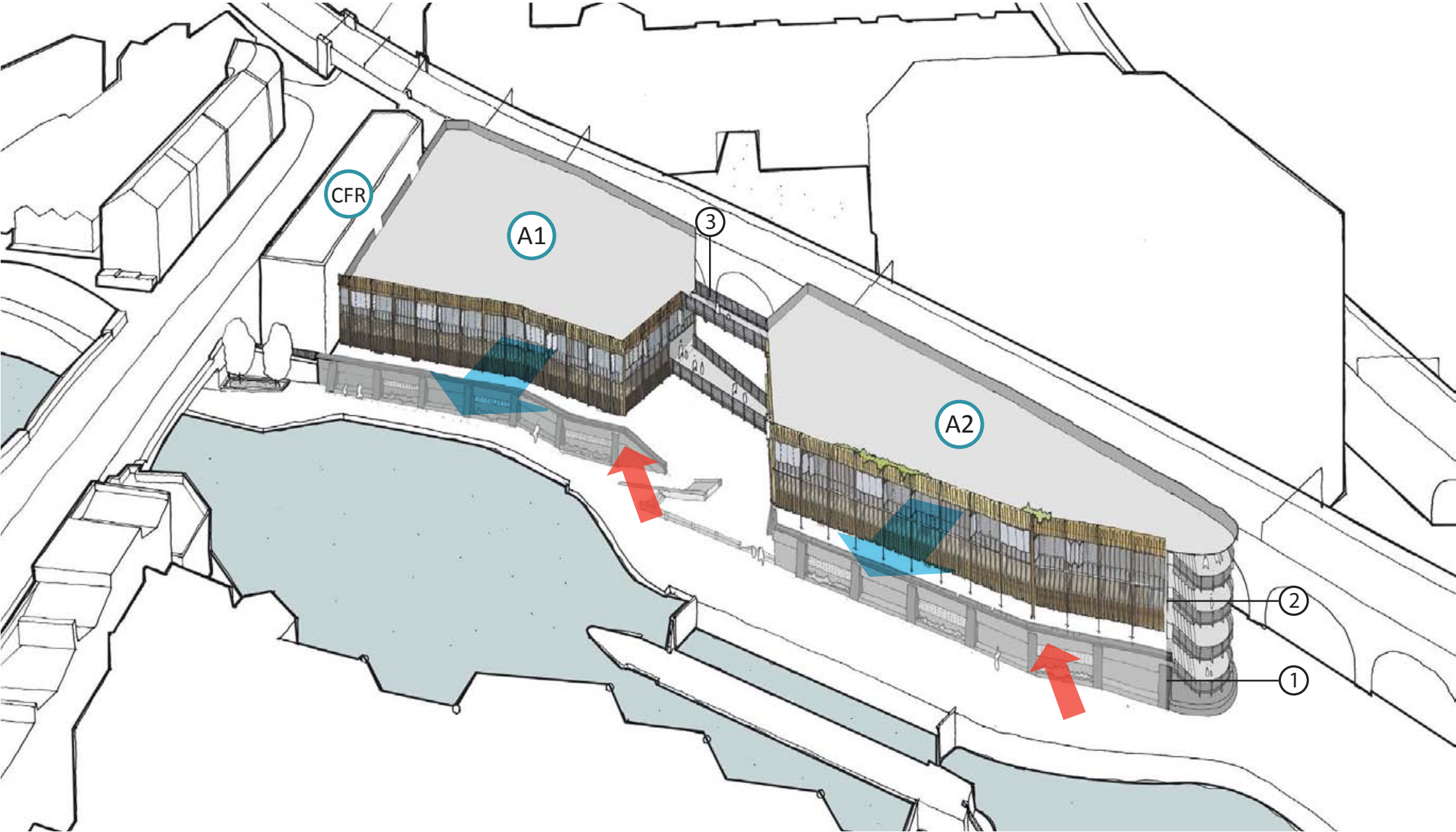
- ① Brick base at Lower Ground to Building A1 & A2
- ② Timber Screen at upper levels to Building A1 & A2
- ③ Linking Bridges between Building A1 & A2



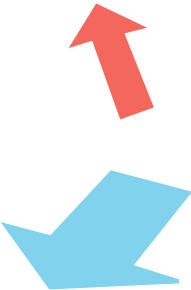
Lightweight timber screen, Paddington Basin, London



Timber canal side warehouse building with heavy base



Site A Overview: Middle - Screen



The timber screen obscures views from the towpath into the market at upper levels.

Screen offers clear views from within the market out onto canal and beyond.

5.0 Key Design Moves

5.10 Top: Third floor

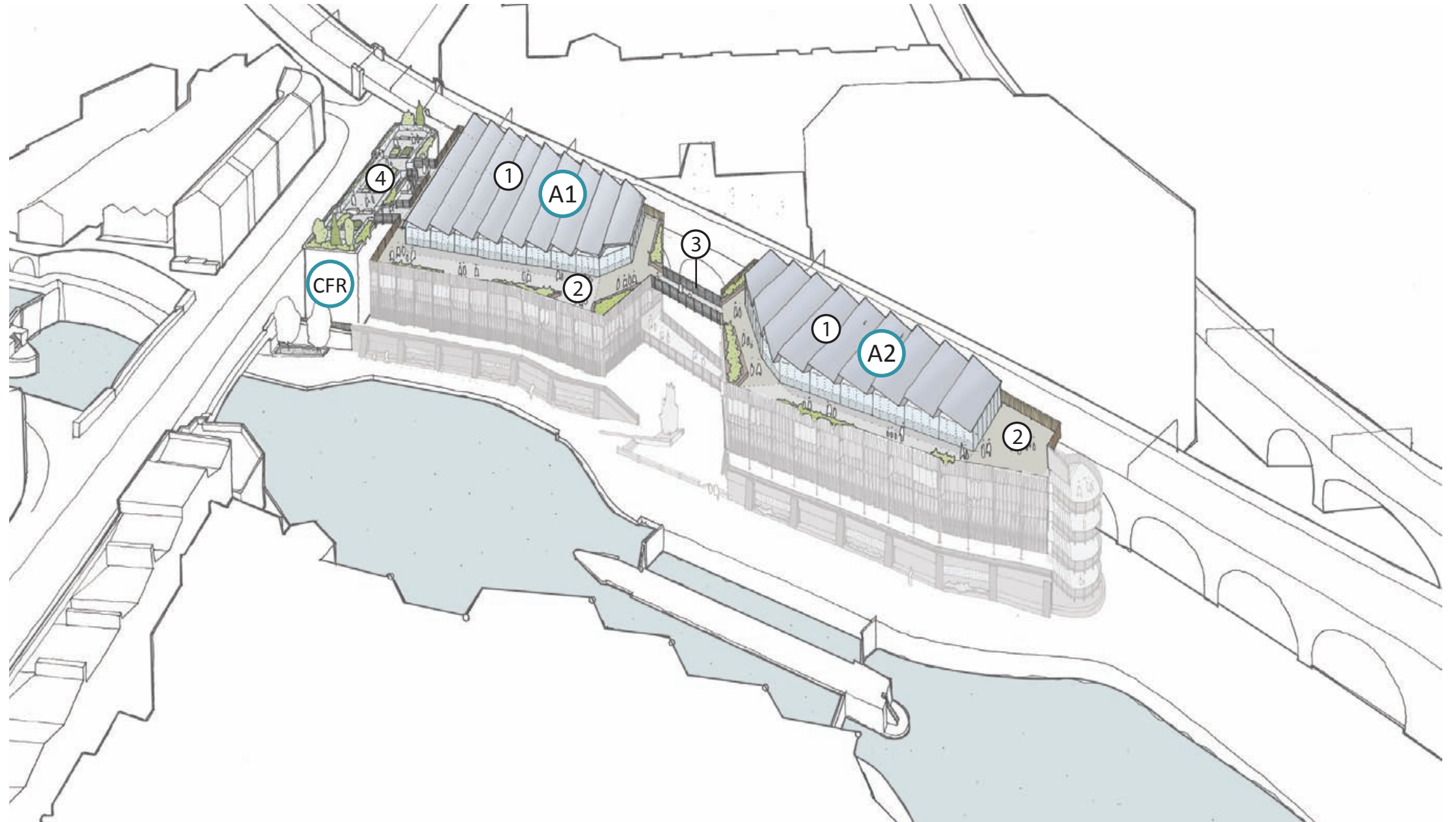
The roof profile references the local and wider context of pitches and stepped parapets along the edge of Regent's Canal. The third floor is set back from the screen and provides publicly accessible terraces with views out over the canal to the South.



City Roof Garden, London



Oxo Tower Rooftop Restaurant, London



Site A Overview: Top floor; Roof

- ① Restaurants at roof level to Building A1 & A2
- ② Terraces at roof level to Building A1 & A2 overlooking the canal and public spaces below
- ③ Linking Bridges between Building A1 & A2
- ④ Public roof terrace above Chalk Farm Road Buildings

5.0 Key Design Moves

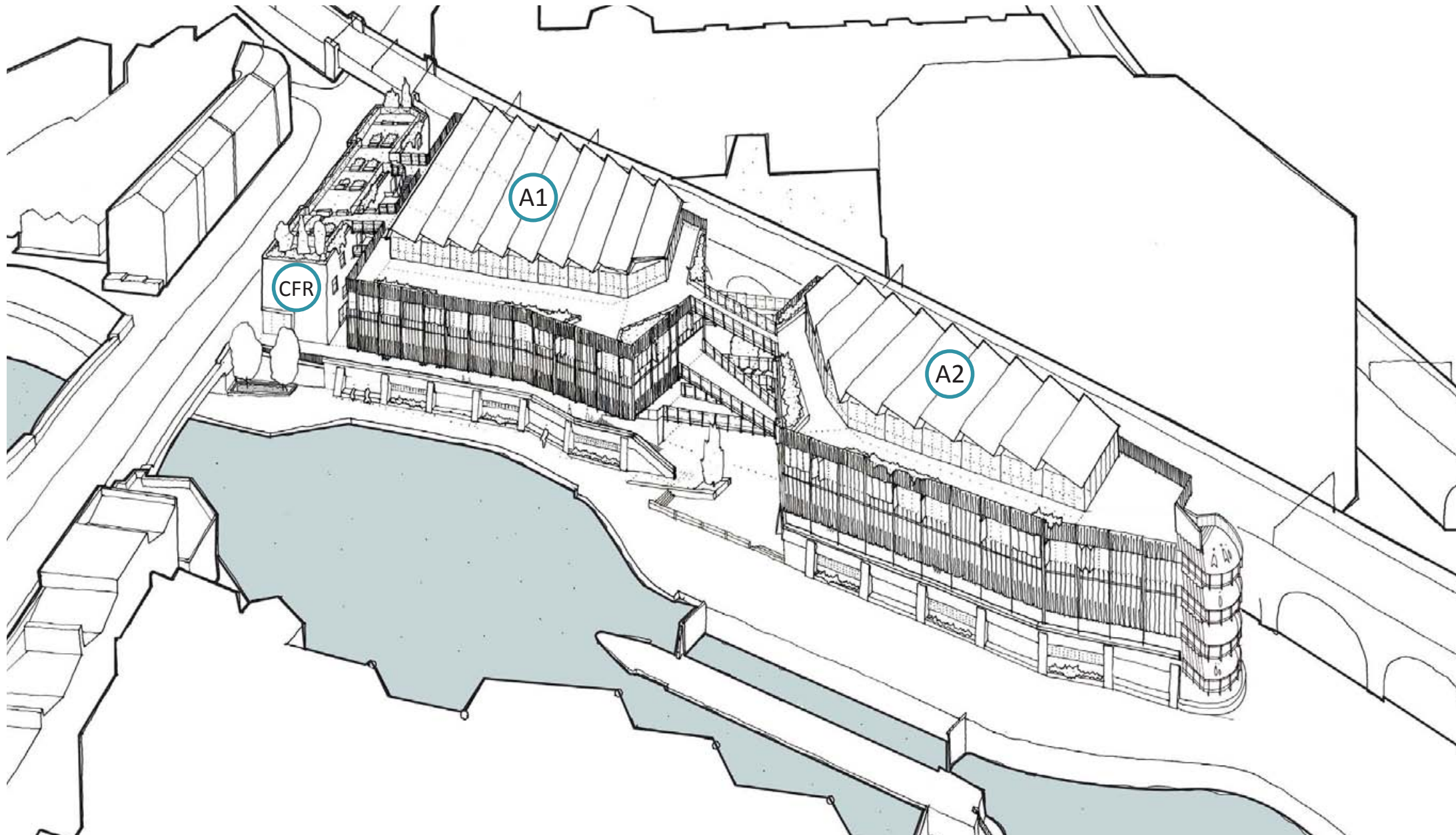
5.11 Heights & Massing

The height of the proposed buildings closely relates to the heights of the adjacent buildings around the periphery of the site.

Whilst A1 & A2 are in effect the same building, sharing uses, levels and architectural treatment, the separation of this volume into 2 separate buildings is an intentional move to reduce the overall site massing for Area A.

At Chalk Farm Road the main mass of the 4 storey market building (measured from canal level) matches the height of the 3 storey fire damaged No. 1-6 (measured from street level). A further 5th storey to building A1 & A2 is then set back from this level reducing any impact on the Regent's Canal Conservation Area.

Terraces on all 3 buildings, Chalk Farm Road, A1 & A2 have level access throughout and are accessible to the public via stair cores between Chalk Farm Road and building A1 and associated lifts.



Site A Overview: Proposal heights & massing

5.0 Key Design Moves

5.12 Proposal Overview

Three engaging and linked market buildings form the core of the Site A proposal. Their heights, form and materials are in keeping with the local context, and their function and circulation enhances the existing Camden town centre and Regent's Canal Conservation Area.

- A1

Building A1 - New Market Building
- A2

Building A2 - New Market Building
- CFR

Existing Chalk Farm Road terrace buildings
- 1

Restaurants at roof level to Building A1 & A2
- 2

Terraces at roof level to Building A1 & A2 overlooking the canal and public spaces below
- 3

Linking Bridges between Building A1 & A2
- 4

Public roof terrace above Chalk Farm Road Buildings
- 5

Timber Screen to market upper levels
- 6

Brick Base to lower market levels
- 7

Threshold between Market Space & towpath
- 8

Retained & refurbished Chalk Farm Road Terrace buildings



Site A Overview: Proposal

6.0

Scheme Description

6.1

Market Vision

The vision for Camden Lock Village market is to create a new and exciting leisure shopping attraction within Camden Town that is distinct, but complimentary, to the offer of Camden's existing markets. One which takes full advantage of the site's canal side setting by providing a unique and diverse mix of small units for Class A1, A3 and A5 purposes within a modern purpose built multi storey market building. It will serve as an attractive market destination catering for a different demographic group of visitors to those already visiting Camden Town.

The vision is to create a diverse retailing and leisure area in the form of a market, with a mix of exemplary independent and specialist traders, designers and crafts people. The market, consistent with some of London best and unique markets, will offer high quality bespoke retail, provided by a stimulating mix of traders selling homewares, furniture, hand crafted jewellery - an offer which is fundamentally different to the composition of existing markets within Camden Town.

For more information please refer to the Market Vision statement within the planning statement.



Antiques stall, Portobello market, London



Alex Monroe Jewellery Workshop, London



Alex Monroe Jewellery, London



Coffee shop, London



Borough Market, London



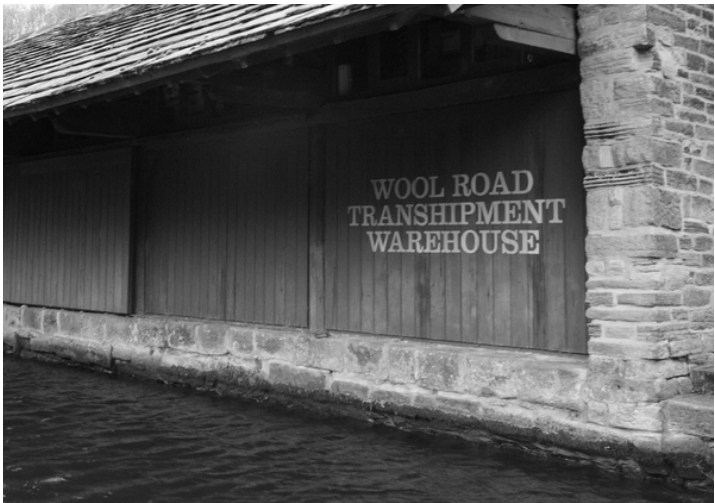
Silk stall, Spitalfields Market, London

LOCAL & HISTORICAL CONTEXT

CONTEMPORARY REFERENCES



Buttresses & piers



Timber canalside warehouse building with heavy base

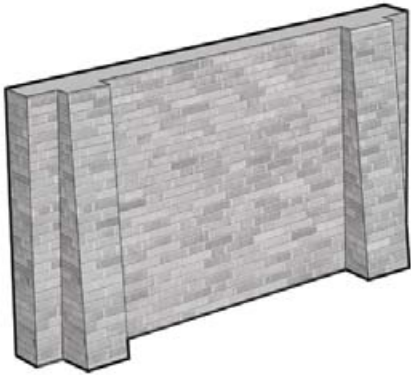


Brick bases with timber cladding above



CONCEPT

Solid Base



Brick buildings alongside Regent's Canal



Brick buildings Regent's Canal



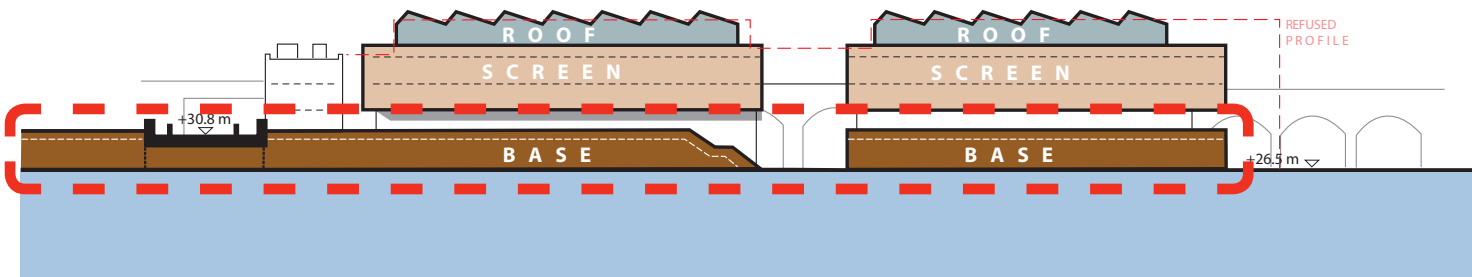
Brick Base with timber screen, S.Korea



The facade strategy of the market building is separated into three distinct elements. The building consists of a base, a middle and a roof.

Each element has its own materiality and appearance which create a different experience and character for the space behind or within.

The brick base forms a hard edge against the towpath, linking it to other industrial brick buildings along the canal and supporting the circulation above. It connects the upper ground entrance along Chalk Farm Road to the Market Space through an open circulation route.

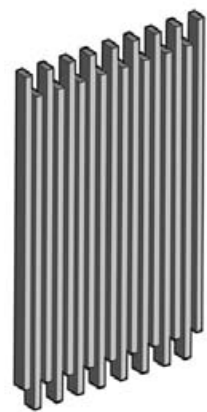


6.0 Scheme Description

6.3 Middle - Screen

CONCEPT

Timber Screen



The most significant component of the 3 tier building skin is the screen that rises above the brick base on the south elevation and drops down, almost touching ground level to the north elevation along the viaduct.

Its permeability, in the form of vertical timbers or perforated screens allows light and air to travel freely into the market spaces. The lightness of the screen contrasts with the heaviness of the brick base helping separate upper market levels and towpath.

LOCAL & HISTORICAL CONTEXT



Lightweight timber screen, Paddington Basin London



Canalside timber grain warehouse



CONTEMPORARY REFERENCES



Shading, awning, weathering



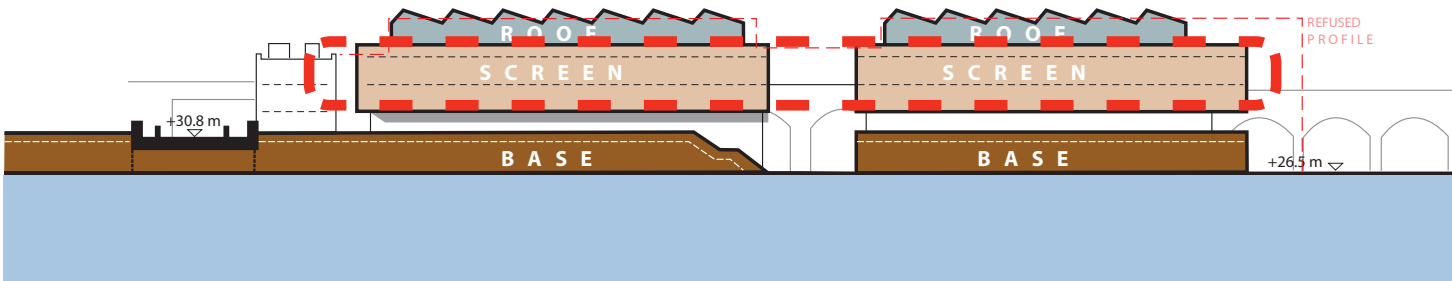
Timber screen adjacent to circulation route, W&C School, Bristol



Municipal Civic Centre Spain - timber screen offer views out



Timber screen adjacent to circulation route, W&C School, Bristol



Perforated screens with glazing behind, private residence, Richmond

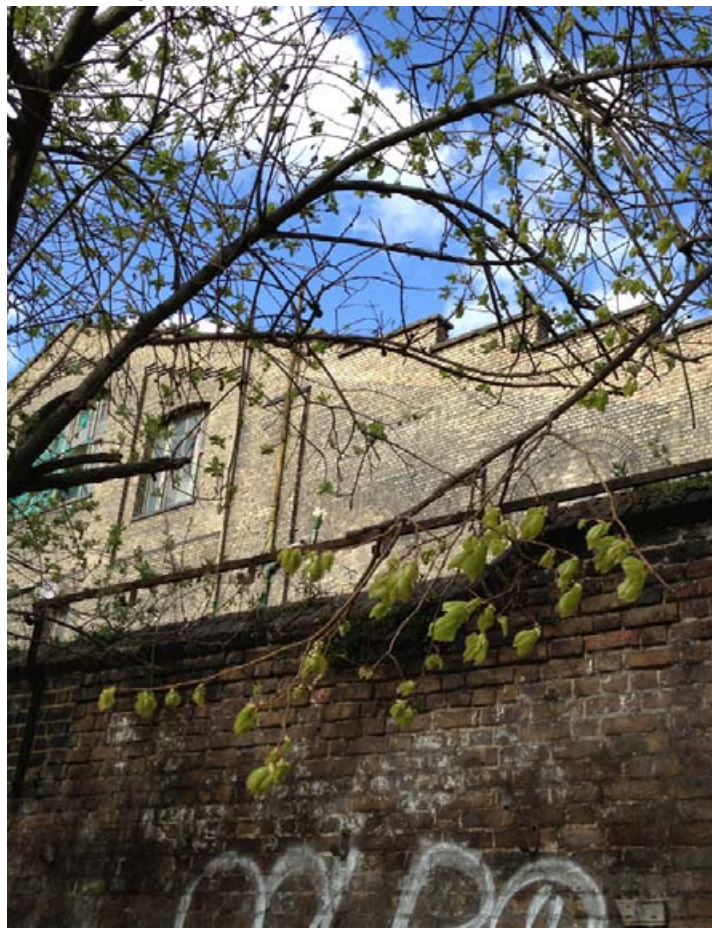
6.0 Scheme Description

6.4 Top - Profiled Roof

LOCAL & HISTORICAL CONTEXT CONTEMPORARY REFERENCES



TV-am Building, Camden Town, London



Stepped Parapets, Regent's Canal, London



Oxo Tower Rooftop Restaurant with views over the river



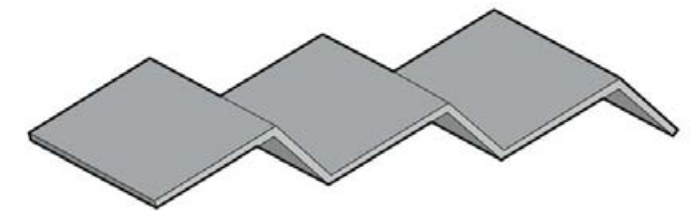
Aqua Kyoto's rooftop terrace overlooking Regent Street, London



Serpentine Cafe, Sky lights and expanses of glazing overlooking water.

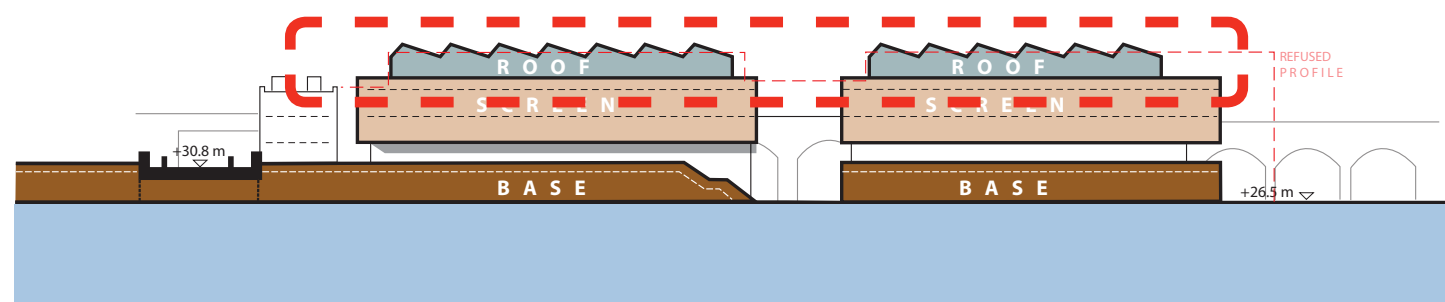
CONCEPT

Profiled Roof



The profiled roof and restaurant below are the third component that completes the skin and form of both Building A1 & A2. Unlike the screen, which is protective and offers brief glimpses across the canal, the roof space is largely glazed opening out to expansive southern views and generous terraces.

The roof profile references the industrial buildings across the canal and the open plan spaces within aspires to some of the fantastic restaurants and cafes of London.



6.0 Scheme Description

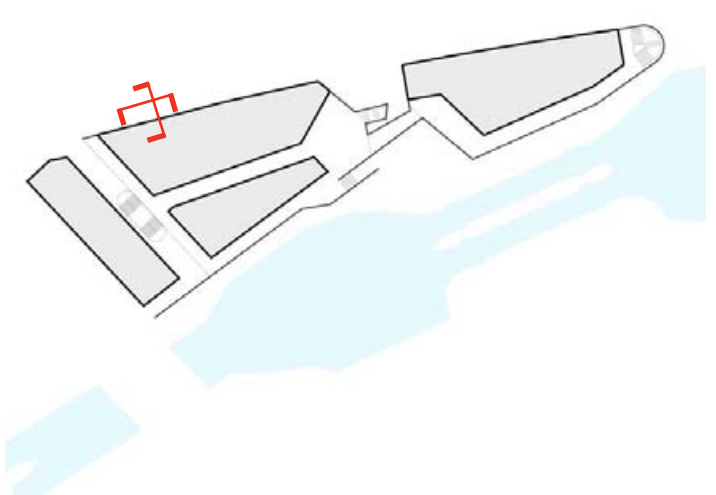
6.5 Facade - North

The timber screen that wraps building A1 & A2 provides a unified façade to the proposal that is both rich in depth and variation. It offers view out onto the canal from within and externally presents a cohesive elevation.

Three different timber dimensions create a hierarchy of primary, second and tertiary vertical elements that establish a rhythm to the façade. The primary elements extend the full length of the screen from level 01 to level 03, whilst the secondary and tertiary thinner elements are interrupted to suit the uses that they conceal. For instance, at level 03 all 3 timber sizes rise to form the balustrade to the restaurant terraces with a metal capping plate and with landscaping growing over and through the 100mm gaps. Conversely at upper ground, on the South façade the screen stops short to reveal the market goes circulating passed stalls.

On the North façade, the screen meets the perforated shutters at lower and upper ground which form the shop fronts along the viaducts. At entrance points, the screen jumps up to create a double storey entrance to retail units.

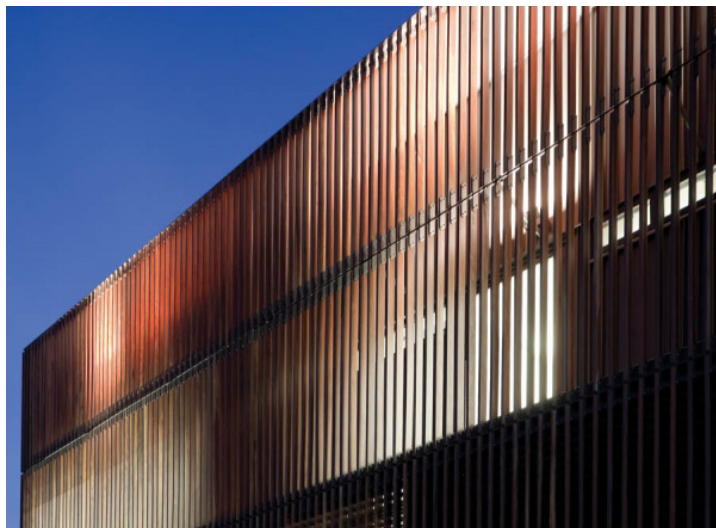
Behind or in line with the timber elements there may be perforated metal shutters, as is the case on the first floor, or glazing, as is the case on the second floor. A further layer of horizontal louvres offer shading. The result is a series of layers that vary according to the activity that they front.



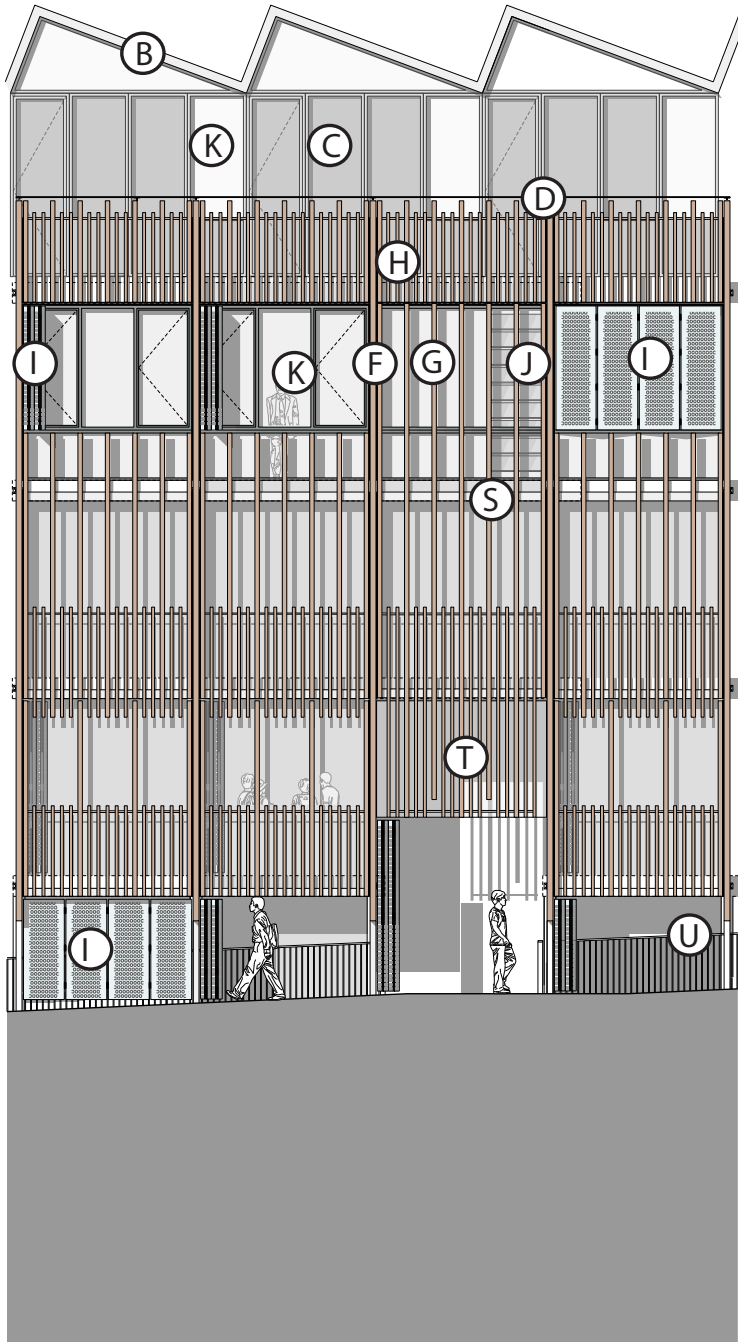
Key; Highlighting detailed section



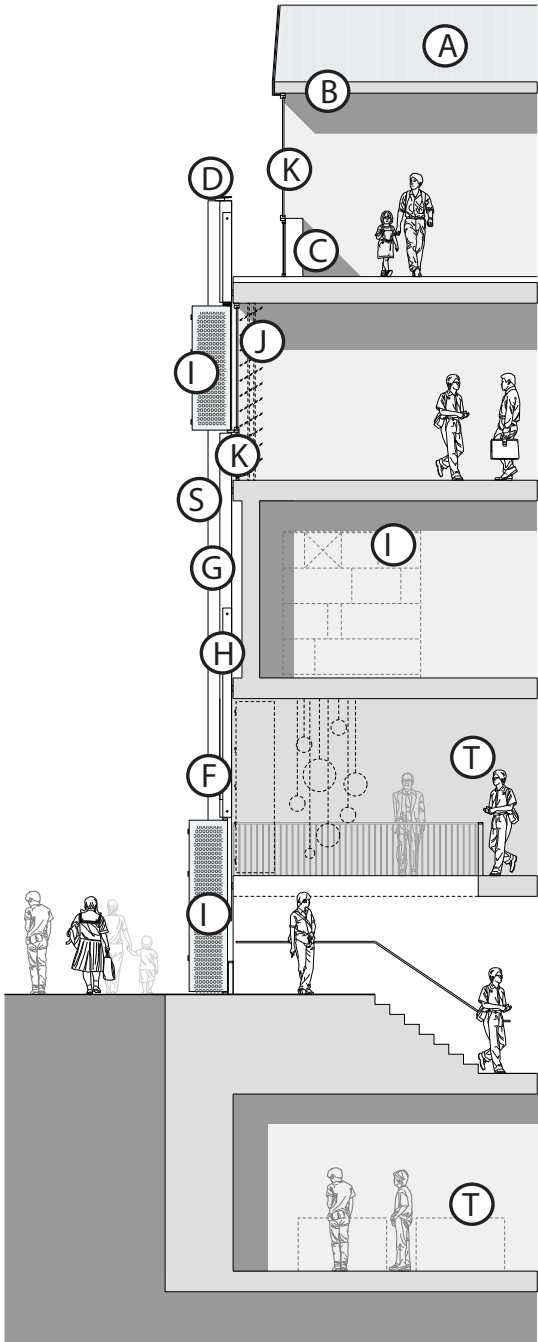
3d bay study: North elevation



Timber Screen Precedent



BUILDING A1 NORTH ELEVATION



BUILDING A1 NORTH SECTION

KEY

- | | | | |
|-------------------------|--------------------------|-------------------------|--------------------------------|
| (A) Metal roof | (F) Primary timber fins | (K) Glazing | (P) Timber seating |
| (B) Metal Fascia | (G) Secondary timber fin | (L) Metal rod | (Q) Planter |
| (C) Solid infil panel | (H) Tertiary timber fin | (M) Dark brick to base | (R) Metal ceiling W/ light |
| (D) Metal capping plate | (I) Metal shutters | (N) Light brick to base | (S) Metal plate to slab |
| (E) Bracket | (J) Glass louvres | (O) Critall windows | (T) Indicative retail fittings |