

burland

**Camden Market Roof
Design and Access Statement
October 2007**

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File Ref. 071024-CL89-2.01-Planning Design and Access Statement

Design

1.0 Introduction

This Design and Access Statement has been prepared in support of an outline planning application for the redevelopment of Buck Street Market in Camden Town, London NW1.

The purpose of this document is to provide a description of the design evolution and principles behind the proposal.

In April 2006, the architects Burland TM were commissioned by Atlantic Estates to design a permanent lightweight cover over Camden Market together with its rationalisation, modernisation, enhancement and expansion.

A key element of the design is a lightweight roof structure which has the potential for creating an iconic structure within one of London's major tourist and public attractions - Camden Lock.

This report has been produced using the Commission for Architecture and the Built Environment (CABE) Design and Access Statement framework.

2.0 Site

2.1 Site Location

The site is located in Camden Town centre, approximately 80 meters away from Camden Town Underground Station. It occupies an area of approximately 920 m². The land is surrounded by Buck Street to the North, Camden High Street to the West and Kentish Town Road to the East. A long un-built plot borders the site to the South.

2.2 Existing Site

The existing site known as Buck Street Market or Camden Market is out doors, with only flimsy temporary weather protection. It is one of the most basic markets on Camden, yet one of the busiest. The market stalls mainly sell clothing.

2.3 Surrounding Site Uses

The surrounding area is currently in multiple land ownerships and includes the following: Camden Town Underground Station, an electricity sub-station, an HSBC Bank branch, a night club, a church, a ventilation and access shaft to deep level tunnels (leased for storage), a building contractor storage yard and Camden Market. In addition, numerous mixed retail/commercial buildings (some with residential accommodation above) front both Kentish Town road and Camden High Street.

3.0 Previous Scheme

Alan Camp Architects were the architects for a previous scheme allowed on appeal and subsequently renewed. The proposal was for a Victorian styled steel structure with two floors. It incorporated a passenger lift, a goods lift and lavatories. A ramp was proposed for the back entrance from Buck Street. The main feature of this design was a glass roof bringing natural sunlight to the first floor.

4.0 Comparisons

4.1 Overall design

Nearly all of the original Victorian building frontages along Camden High Street are dominated by shop fronts. The unique nature of Camden Market and the alternative environment that it offers visitors to Camden is endorsed by its popularity. It is therefore appropriate to develop a proposal for Camden Market that enhances further the special experience that it already offers. The proposal aims to create a stronger sense of place on the existing site with the design of a roof over the market of a distinctive yet harmonious design character, embodying the image of a special and exciting destination: the market place. The site is unique due to its proximity to the Underground station and its strategic location between Camden High Street and Kentish Town Road and has the potential of promoting the reconnection between the two streets further North away from the extremely busy traffic junction with Parkway and Camden Road. Market places are dynamic, lively spaces for people offering large opportunities for social interaction and community building; they are highly valued places for Londoners for shopping and relaxation, and in great demand throughout London by visitors eager to interact with the city. The new scheme is far more open to the public than the old scheme and much more in tune with the existing site usage and atmosphere.

4.2 Natural lighting

Although Alan Camp's scheme provided natural light on the first floor, there was limited natural light on the ground floor. With the proposed scheme, sun light will filter through a translucent roof onto the mezzanine, as well as through a light well to the ground floor. Far more natural light will reach the market stalls, which is an important aspect in the promotion of clothing and other good that are sold there.

The new scheme allows natural light to filter, through a larger number of glazed openings orientated and arranged in a broader manner within the structure of the roof. The materials envisaged will also provide superior natural light reflection, drawing more natural light later in the day, thereby reducing the need to rely on artificial lighting.

4.3 Circulation

The new scheme is much more open than the previously consented scheme. More inviting and much less restrictive, it encourages visitors to explore the area beneath the roof and venture deeper into the market if they wish. Visibility is a key factor for shoppers, visitors and market stall holders alike. Inside the market, stalls will be arranged in a linear manner to promote a comfortable circulation and orientation. The main circulation corridor will run perpendicular to Camden High Street to promote views deep into the market floor. Both, the permitted and proposed schemes have similar circulation plans, with 1200mm wide pathways.

5.0 Camden Town Conservation Area

The site is located within a Conservation Area designated by the London Borough of Camden. This Conservation Area is defined as an area warranting preservation or enhancement of its contribution to the locality. There are no listed buildings on the site. In addition, the site is not located within any strategic viewing corridors, wider setting consultation areas or the background consultation area of St Paul's Cathedral and the Palace of Westminster. Buildings in the proximity of the site were largely replaced around 1900-1910. According to the Camden Town Conservation Area statement, the redevelopment around Camden Town Underground station at that time, is considered to completely break with the modest state of the early development, with the resulting buildings being both higher and bulkier. The buildings on and around the site reflect various versions of late Victorian revival architecture, some with imported Italian and French features.

In general, the existing buildings are different from the character of the Conservation Area either because of their height or the materials used (or both). In addition, the shops on Camden High Street, including those on the site, are influenced by market activities, many with open fronted shops extending into forecourts.

6.0 Design Concept

6.1 Design Brief

- An exciting unusual external roof and structure providing permanent cover from the weather.
- An enhancement of efficiency and amenities for the market stall owners and customers.

6.2 Design Options

Initially, two options were considered :

1. A low profile system or modular roof following the established pattern of the market stalls.
 - This option promoted the use of ETFE panels similar to the Eden Project and the Bio Munich Stadium. The latter uses a system of projection and coloured "gas" to change the colour of the elevations of the stadium depended on the teams in the match.



2. A large span roof making a “big” visual statement.

We looked at a subset of options for this :

- A) A “mast & cable” was discussed, as space to the back would greatly reduce the area of cover.
- B) “Arched roof”. Preferred by the client this was looked at against the modular option.

6.3 Preferred Option

The client opted for the big statement :

- It provided additional space (and income) to finance the design consultation to a high standard.
- Creates flexibility
- The most exciting image

6.4 Initial Review with Camden

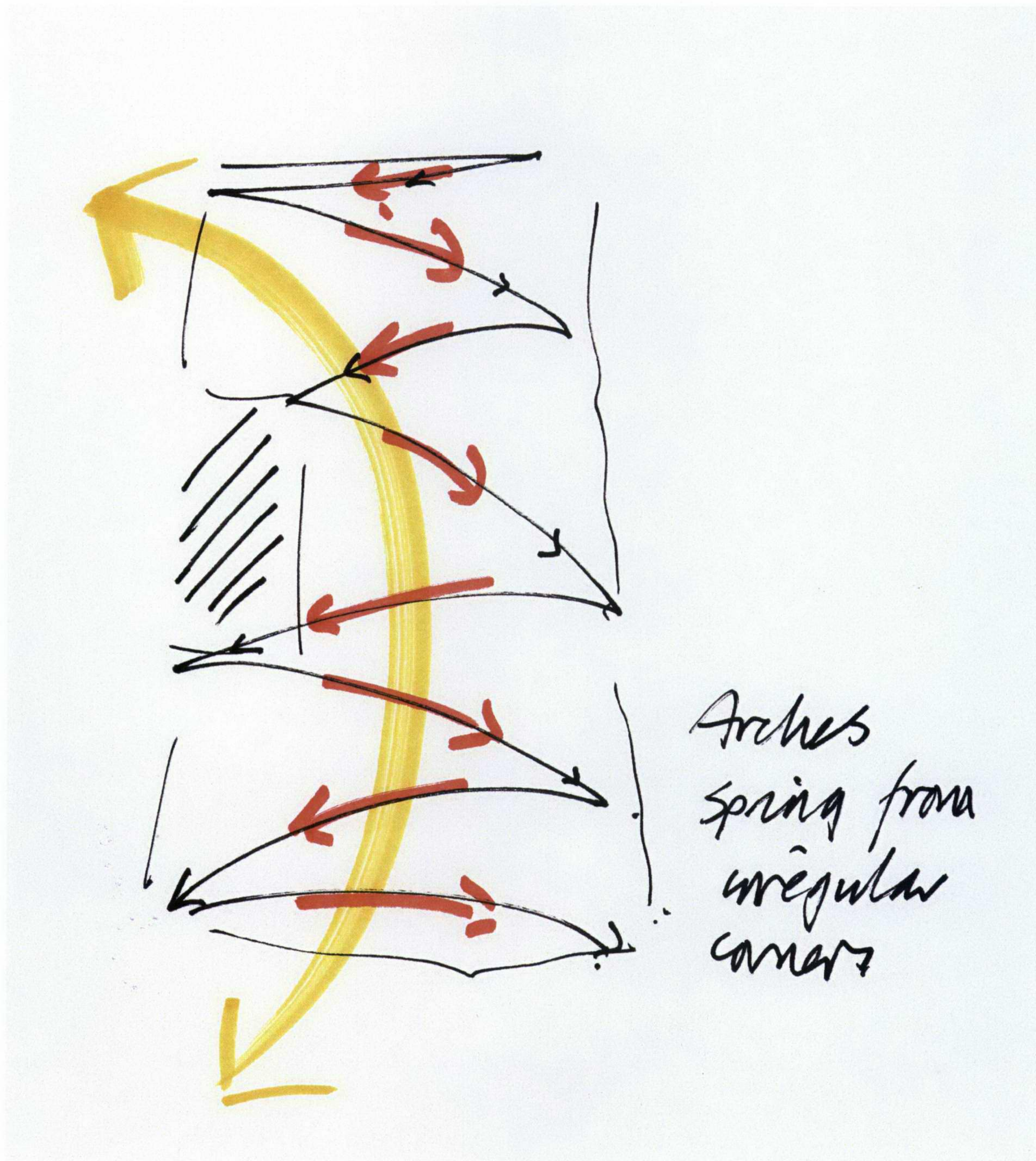
This feedback from the Council was divided into three threads :

1. Camden market is low key, has a tatty and down a heel charm; a big structure could detract from this and needs to be handled sensitively both in scale and in detail.
2. The “big structure”, albeit modern, is in the tradition of a market roof and combined with the ETFE and projection ideas could be very exciting. However, several aspects should be incorporated :
 - a) A break in the roof to create a courtyard in the centre of the scheme.
 - b) The roof should not exceed the height of the adjacent buildings.

These comments have been incorporated in the planning submission.

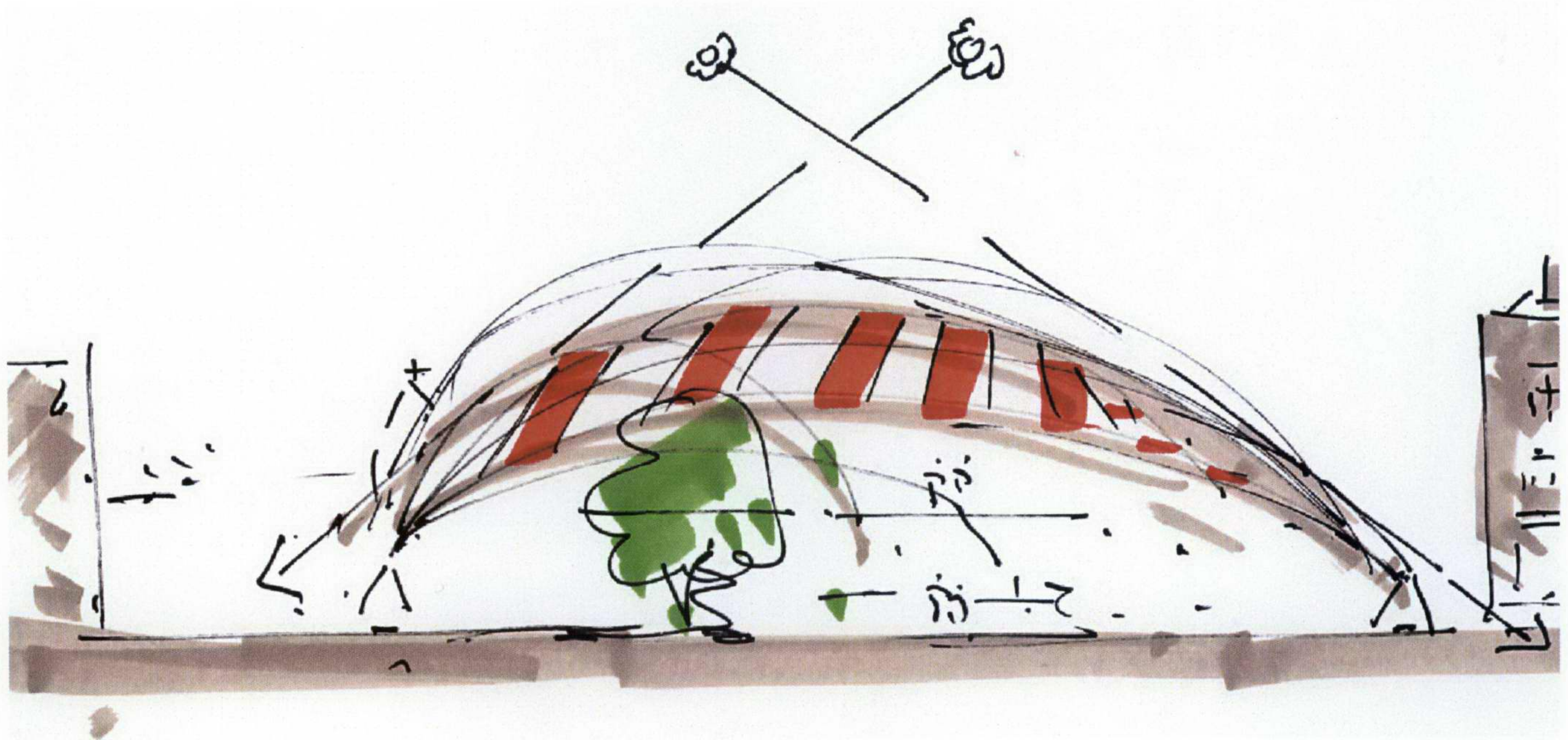
6.5 Structure and Form

- 6.5.1 The structural arches leap from corner to corner of the irregular site to imply a kind of aerial expression of the zigzag experiences of random market shopping.



- 6.5.2 The structure is panellized into square ETFE foils and triangular GRP solid areas. These alternate on either side of each main span.
- 6.5.3 The reflective roof surface creates a dynamic and lively indoor market atmosphere and a semi-outdoor experience. The market itself consists of a ground level and a mezzanine level. There is lavatory accommodation on the East side of the mezzanine level. Two light wells projected from the pattern of the roof provide light for the ground floor.

- 6.5.4 The arches spring from head height giving a very low scale at the corners and on the northern boundary. This allows light to be reflected onto the adjacent building and onto the pavement.



6.6 Egress / Ingress and circulation

- 6.6.1 The public can access through the three entrances on each side of the perimeter along Buck Street and Camden High Street.

6.6.2 Internal Circulation

Circulation is determined by the location of the market stalls.

Horizontal: market stalls are in rows with a circulation corridor of 1.2 meters wide.

Vertical: two fire escape staircases, an up and down escalator and a lift provide access to the mezzanine level.

6.7 Security

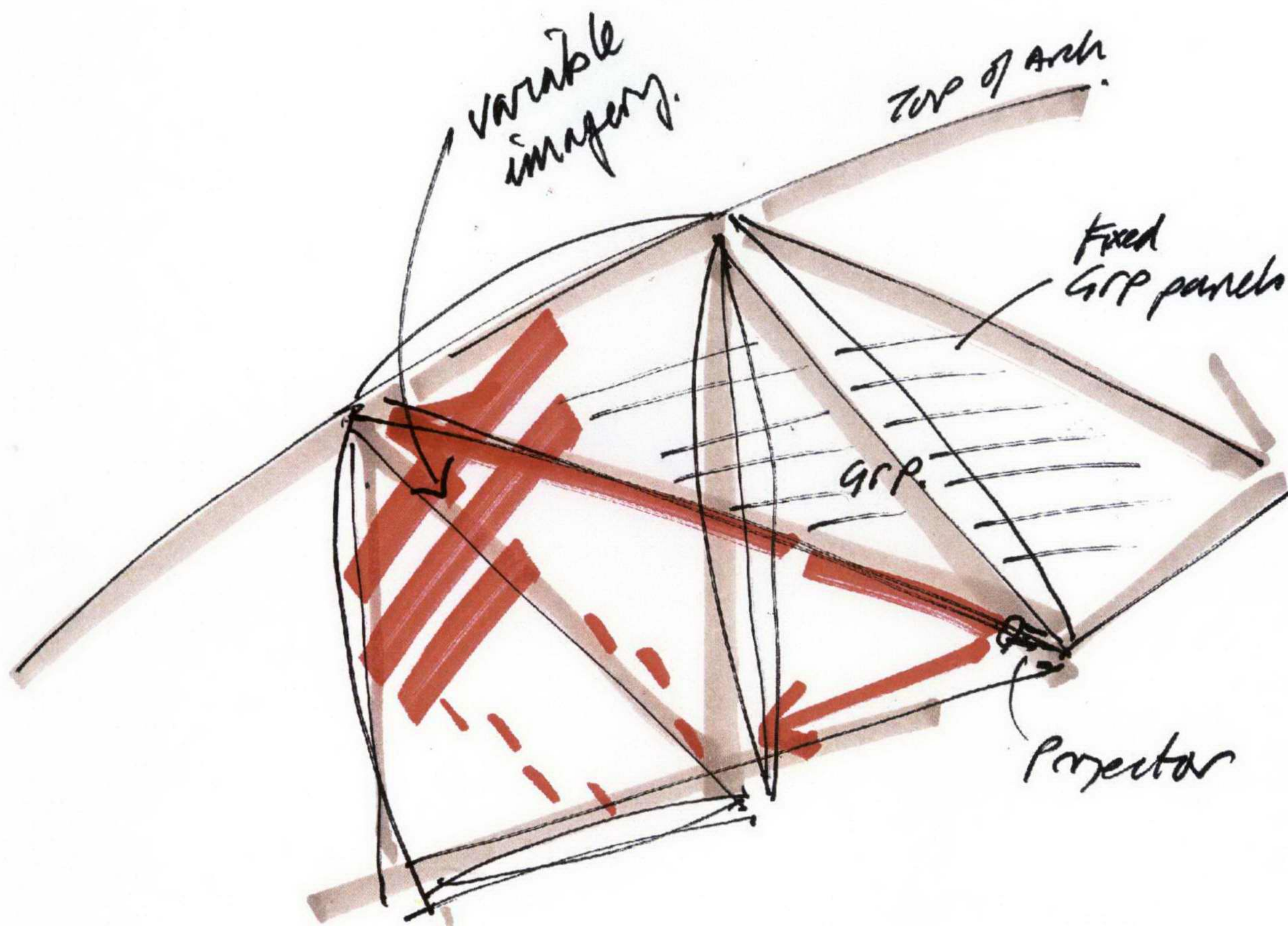
The site is enclosed by fences from the edge of the roof canopy to ground. Entrances can be locked by roll up gates. The Market Manager will be responsible for securing the site. A balustrade consisting of transparent and solid elements will provide protection for users.

6.8 Structure

Hollow steel tubes forming arch trusses span the market. The span length varies from 16m to 30m. The arch trusses rest on ball and socket joints at their bases. Each arch has 3 points of support; they are secured by square pyramid concrete footings.

6.9 Materials

- Roof:
ETFE (Ethylene-Tetrafluoroethylene) on the transparent parts;
GRP (Glass Reinforced Plastic) on the reflective parts.
Although the roof appears overall as a curved arched roof, the roof covering materials will be flat. The triangular pattern weaving between the hollow steel tubes provides the geometry to create the curvature of the roof whilst using flat triangular sheets of ETFE and GRP.
- Mezzanine:
The balustrade will consist of toughened glass and triangular elements with a matt steel handrail.
- Ground:
Concrete footings will support the arches. Flooring will be the original repaired.



Foiltec were consulted about the possibilities. Below is an excerpt from their web site. (www.vector-foiltec.com)

Solar Control and Variable Skins

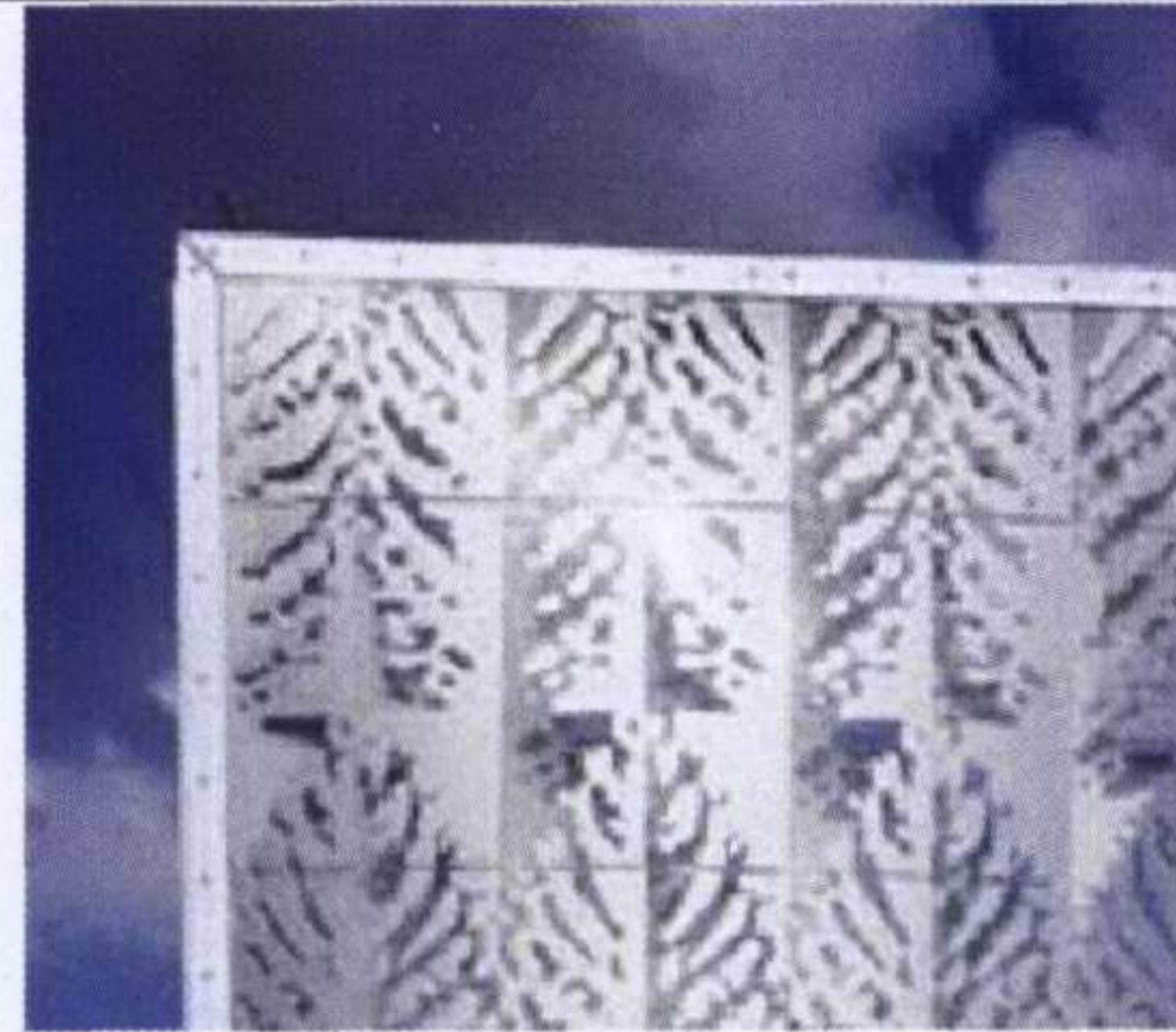
Texlon's multi-layered construction can be exploited to create climatic envelopes that sense their environments and change their insulation and solar transitivity as required.

By printing overlapping gestalt graphics on multiple layers and integrating the cushions with sophisticated pneumatics, we can move the different graphics together and apart from each other.

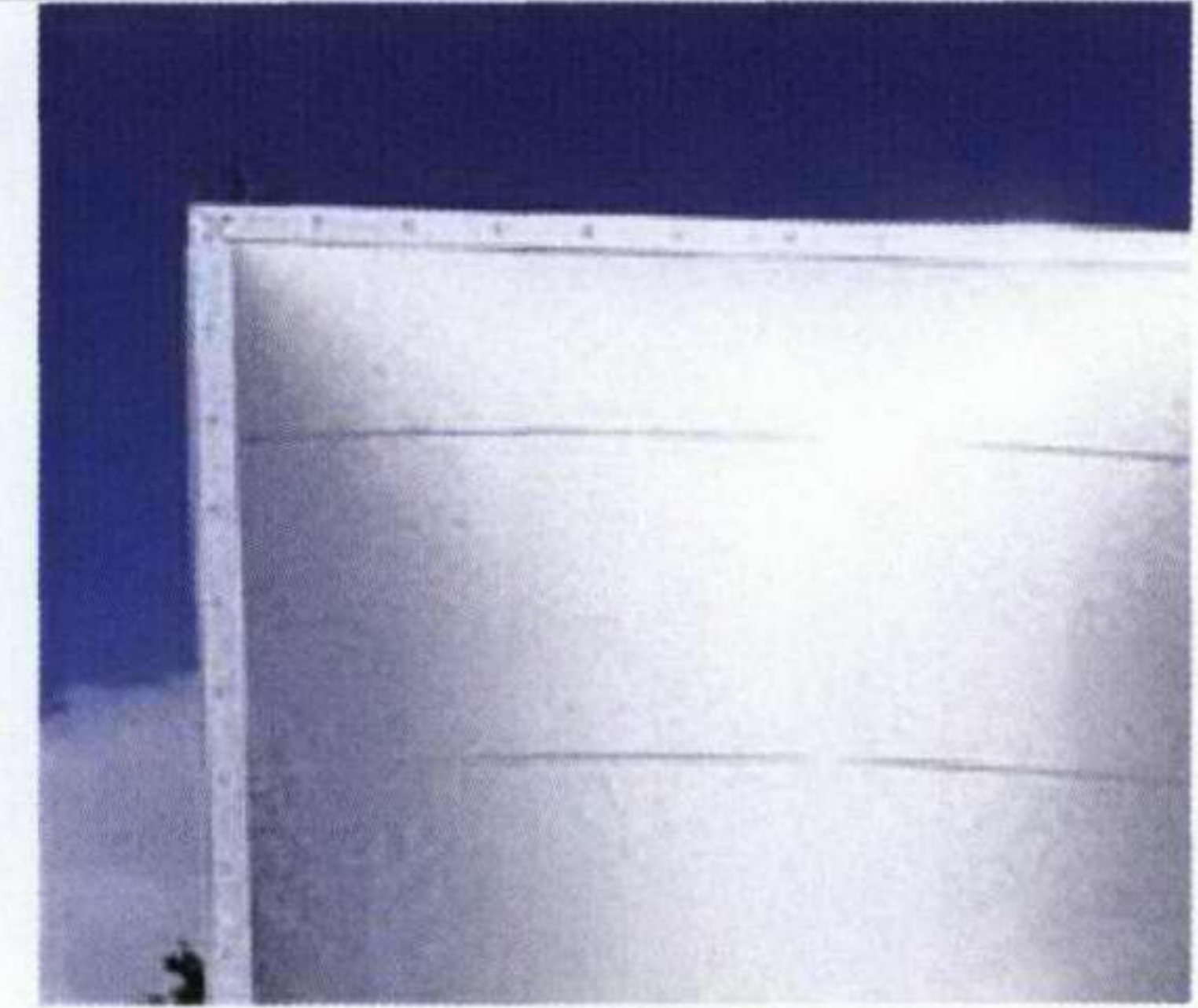
This enables us to vary both the amount of solar gain penetrating the building and the visual appearance of the envelope.

Not only can this phenomenon be exploited to control the amount of solar transmission through the envelope, but it can also be used to vary the number of air chambers within a cushion, thereby changing its U value.

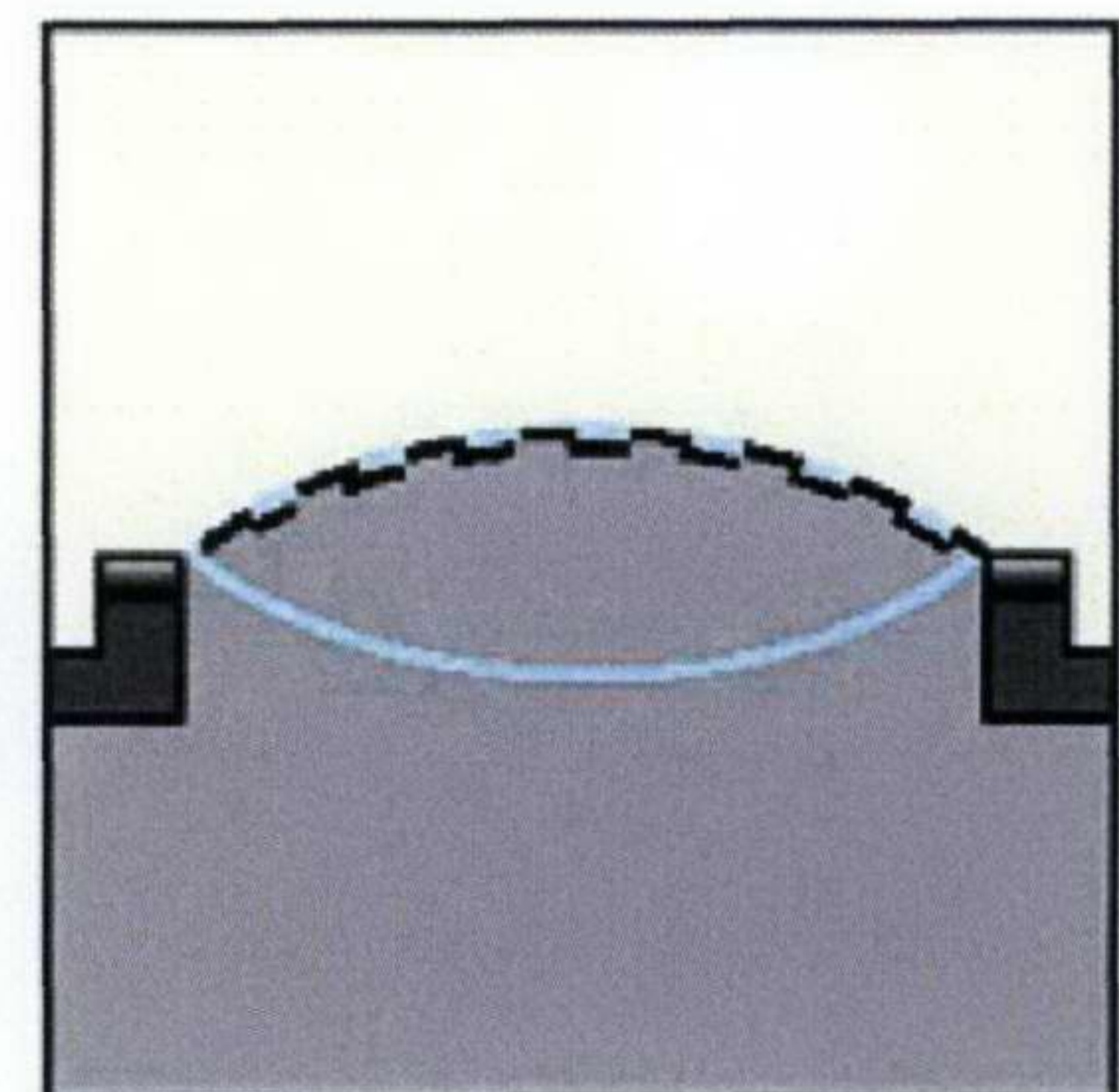
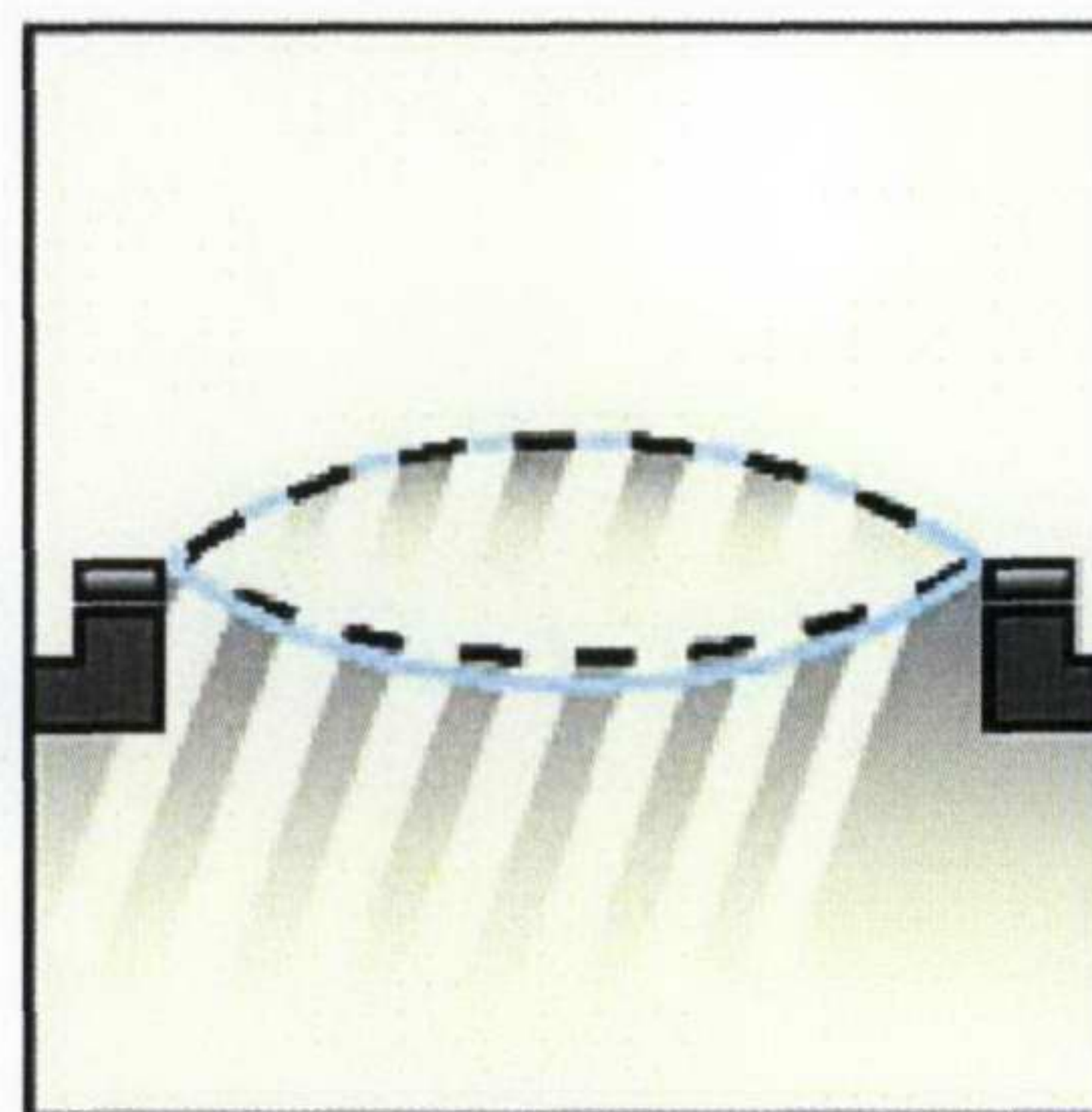
These unique properties enable designers to create buildings that are energy efficient, cost effective and visually responsive to changing climatic conditions



Solar Penetration



Solar Shading



Festo Headquarters, Esslingen, Germany



Kingsdale School.



Access

Access Philosophy

Camden Lock (London) Ltd. (CLLL) is fully committed to a policy of inclusion, equality and accessibility in the delivery of its services to members of the public and in the employment opportunities available to existing and future employees. CLLL recognises the diversity of individual abilities of its customers and tenants and wishes to ensure that any potential sources of discrimination are addressed in both the physical attributes of the buildings and spaces it uses and in the management practices and procedures it adopts.

1.0 Project Description

This Access Statement is in support of a planning application for the design and construction of a two storey open plan market hall with vaulted roof and mezzanine level. The market hall is located on the corner of Camden High Street and Buck Street. The purpose of the hall is to house market stall holders.

The report outlines the approach taken towards inclusive design and how this is reflected in the general arrangements of approaches, entrances, and common circulation areas, as well as addressing other considerations relevant at the planning stage.

2.0 Occupiers and usage of the building

The building will be used as a canopy to cover market stall holders and will be open to the public. Market stall holders will be responsible for their own access arrangements.

3.0 Access Aims

The access aims of the development will be to meet the following as part of the design process:

- to maximise access to all parts of the development, its facilities and services for people who are visitors and members of staff regardless of disability;
- to ensure that wherever possible appropriate standards for accessibility are met at the outset as part of mainstream inclusive design;
- to meet requirements of Approved Document Part M of the Building Regulations 2004;
- to meet the aims of the Disability Discrimination Act 1995 (2005 as amended) (DDA);
- to follow where possible design guidance given in relevant British Standards, and other currently published good practice detailing the needs of disabled people; and
- to meet GLA and Local Authority access policies where relevant.

4.0 Deviation from accepted good practice – site constraints

There will be no deviations from accepted design guidance on the basis that this is a new building with flat land levels.

5.0 Consultation with professional agencies and/or user groups

The design team has consulted with a qualified NRCA Access Consultant in the absence of disabled staff forums; the site is new build, which will be subject to the usual planning process.

6.0 Ongoing management and maintenance of the premises

Access to the market will be dependent on the gates being opened/closed at the beginning and end of each day for stallholders. Evacuation will be managed by market maintenance team.

7.0 Design guidance followed and its application

The scheme has been primarily designed to Approved Document Part M (2004) standards. Approved Documents Part M and Part B are the only standards directly relevant to access. It is essential to understand that these standards require Building Control approval. The Regulations make clear that designs other than those shown in the document can be approved if they are justified as being equally or more effective. Approval confers acceptance that the building meets all reasonable standards in respect of physical access for disabled people with regard to the DDA.

Regulatory and good practice guidance is taken from:

Disability Discrimination Act 1995 (revised 2005), Office of the Deputy Prime Minister
 Approved Document Part M of the Building Regulations, 2004 edition, Office of the Deputy Prime Minister
 BS 8300:2001 (revised edition 2005). Design of Buildings and their approaches to meet the needs of disabled people, British Standards Institute
 BS5588: Part 8 - Fire precautions in the design, construction and use of buildings, code of practice for means of escape for disabled people, British Standards Institute
 See it Right, RNIB
 Inclusive Mobility, Department for Transport
 Introduction to the use of Tactile Paving Surfaces, Department for Transport
 Design and Access Statements – How to write, read and use them, CABI
 Sign Design Guide, JMU Access Partnership and Sign Design Society
 RNID guidance on induction loops
 Planning and Access for Disabled People, Office of the Deputy Prime Minister
 Code of Lighting, CIBSE
 Project Rainbow' colour and tonal contrast research, ICI Dulux, University of Reading and JMU Access Partnership
 Building Sight, RNIB
 Local government policies

8.0 Interpretation of Standards

Access standards are in a continuing state of development with no one authoritative document as a single source of reference. Instead several separately authored documents have to be referred to, inevitably revealing anomalies and contradictions.

Whilst frequently used documents such as Approved Document Part M 2004 and BS8300 "Design of buildings and their approaches to meet the needs of disabled people" provide general advice, other guidance, may be more specific.

9.0 Design proposals

9.1 Transport links

The site is situated a few doors away from Camden tube station and a large number of bus routes.

9.2 Pedestrian access

Pedestrian access into the site is flat with wide pavements and crossing points with dropped kerbs and tactile blister paving detailed to DfT guidance. There are large gates each measuring 3000mm wide with level thresholds, which are opened and closed for stallholders at the beginning of each day.

9.3 Car parking

There is on-street car parking for Blue Badge holders but Camden High Street itself is a designated TfL red route and therefore will not accommodate parking. The nearest public car park is further north of Kentish Town Road.

9.4 Entrances

There are three public entrances into the site plus two emergency exit doors for the fire escape stairs from the mezzanine. All will be detailed to Part M and Part B, where appropriate.

9.5 Horizontal circulation

The market is open plan with stalls at both ground and mezzanine levels. The mezzanine level is supported by 16 columns which will tonally contrast with their surroundings. The balustrade at mezzanine level will consist of toughened glass and metal sheet in triangular panels with a matt stainless steel handrail to ensure tonal contrast and minimise specular glare for people with sight loss. The mezzanine floor will be set back or cordoned off from the vaulted roof where floor-to-ceiling heights are below 2100mm.

9.6 Vertical circulation

Access to the mezzanine level will be either via the lift or escalators; there are also two escape stairs. The lift will be compliant with Part M whilst the escalators will have a tonal and tactile change of flooring to indicate their location to people with sight loss; the moving handrails will also have tactile and tonally contrasting indicators for the direction of travel. Both fire escape staircases will be detailed to Part M with tonally contrasting step nosings handrails and fire refuges.

9.7 Access to WCs

A unisex accessible WC and ambulant disabled WCs in the standard male and female WCs will be provided in line with Part M.

9.8 Signage

Signage will be provided at low level on the perimeter fencing for pedestrians and designed to have good tonal contrast using upper and lower case text and sans serif font in line with RNIB and the Sign Design Guide.

9.9 Emergency egress provision

There are two fire escape stairs proposed, each with a 900 x 1400mm fire refuge. As the mezzanine level is open plan and open air there will be easier access for fire crew to the balcony level.