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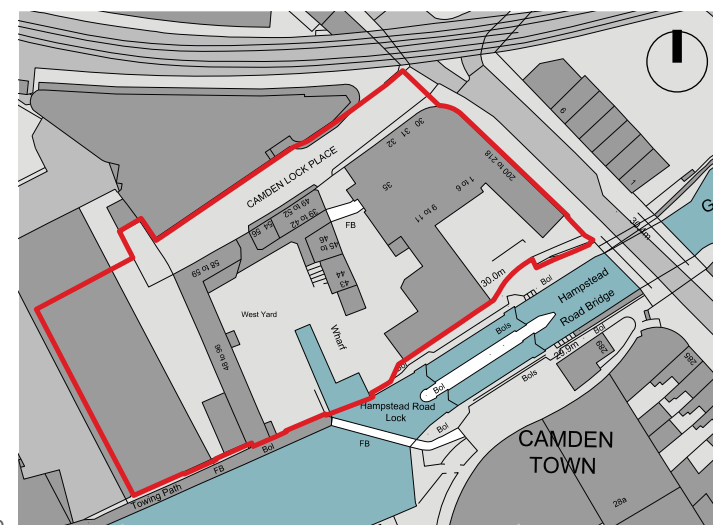
## 2.0 The Site





Stables Market    Interchange Building    Camden Lock Market    Hawley Wharf    Camden Town Underground Station    Camden Road Overground Station

- Conservation Area
- Development Site



OS Site Location Map

## 2.1 Site Location & Context

The site is known as Camden Lock Market and measures 0.723ha. It forms an integral part of the larger Camden Market as one of five popular markets, including; Stables Market, the Canal Market (Hawley Wharf – currently being redeveloped), Inverness Street and Union Street Market at Buck Street. The Electric Market, a weekend indoor market at the Electric Ballroom, was formerly the sixth area of the market but this has now closed.

Camden Lock Market lies within the Grade II Regent's Canal Conservation Area, Sub Area One (Camden Lock) and contains the listed Interchange Building as well as a number of buildings that are considered to make a 'positive' contribution to the Conservation Area.

The southern border is formed in its entirety by the Regent's Canal towpath, with Camden High Street/Chalk Farm Road forming the eastern boundary, and Camden Lock Place forming the site's northern boundary. The western boundary is formed by (and includes) the Dead Dog Basin and the East Vaults of the Grade II Listed Interchange Building, which straddles and encloses the basin.

The eastern edge of the site is situated within a protected view corridor that stretches from Parliament Hill Fields to Westminster Palace. As such, this part of the site is particularly sensitive to any significantly increased heights.

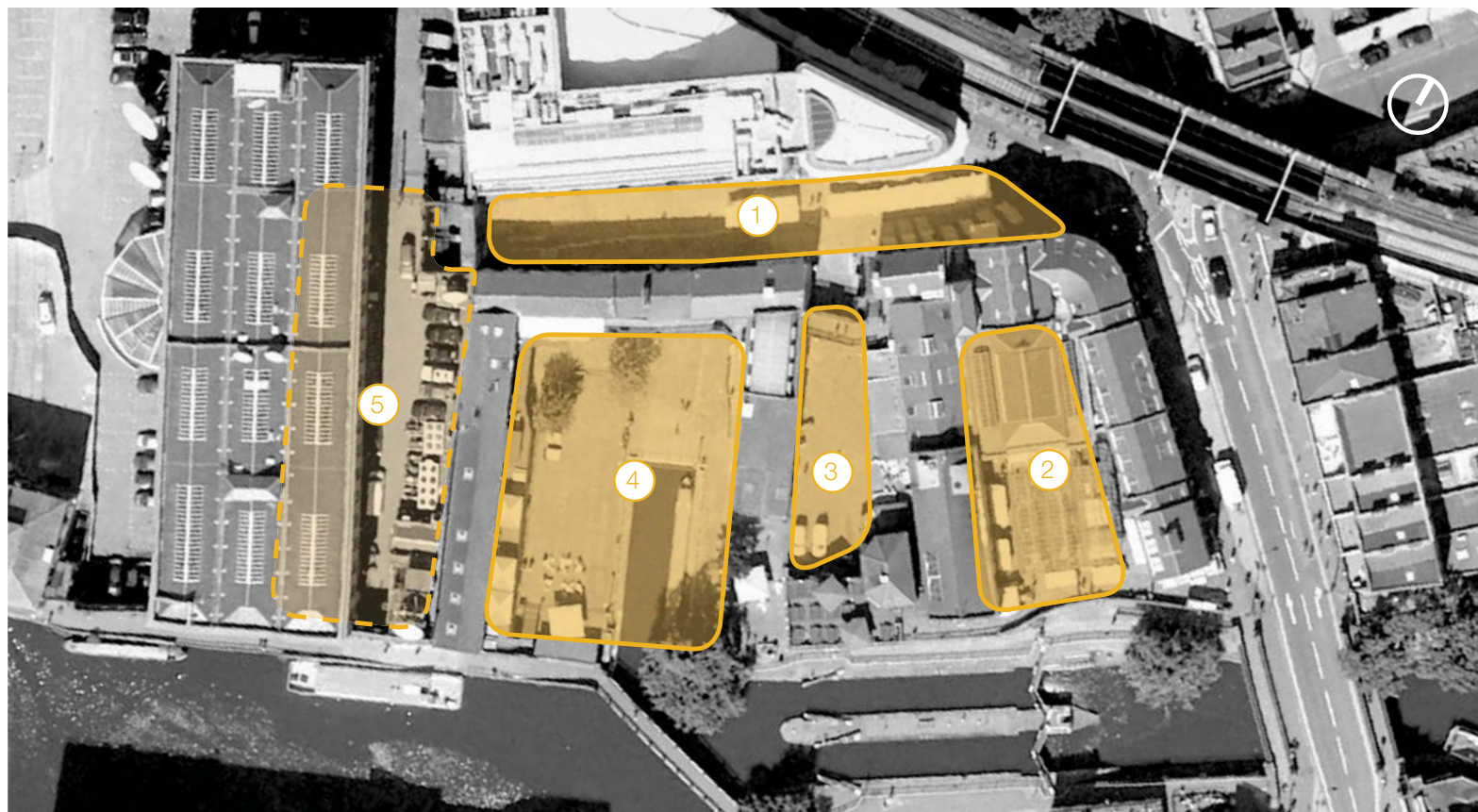
The site is well served by public transport including some 11 bus routes within a five minute walk. The site has a PTAL rating of 6a. The nearest underground station is Camden Town, approximately 350m to the south east and is served by the Northern Line. Camden Road Station, located approximately 450m east of the site, provides access to the London Overground network.

Cycle parking facilities are located on a number of the side streets near the site, including Castlehaven Road opposite the site's eastern edge. A long stand of hire bikes is also located on Castlehaven Road within close proximity to the site.





Built form around basins



Public realm between buildings

## 2.2 Site Overview

The Camden Lock Market site was originally a site associated with the transport infrastructure of the late Industrial Revolution and Canal Age. Before the site was used as a market, it was predominantly used for light industry and storage yards with its most significant use as Dingwall's Timber Yard.

The existing built fabric is defined by two horse shoe shaped ranges of buildings that are formed around two historic wharves and basins.

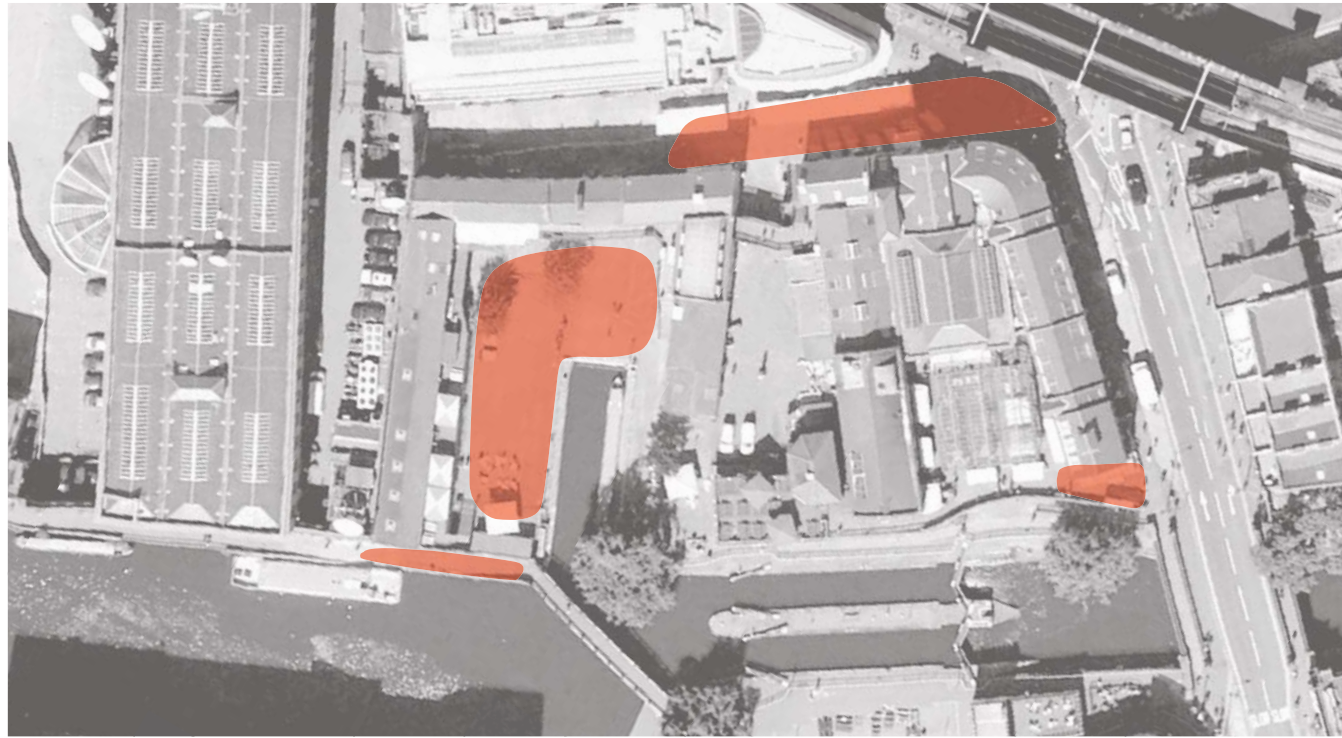
The western range of buildings (A) is formed around what was known as Purfleet Wharf. The buildings that define the western edge of this basin are the oldest on site and are arguably of the most significant heritage value after the Grade II Listed Interchange Building. The masonry buildings are of two and three storeys and are currently used as flexible market retail space.

The eastern range of buildings (B) were originally Dingwall's Timber Yard, which were significantly extended in the 1990's to form what is now known as the Market Hall. The East Yard and the music venue, Dingwalls (named after Dingwall's Timber Yard), sit above a previously infilled wharf. Section 3.1 further explains the changing historic context and layout of the site

Camden Lock Place (1), once known as Commercial Place, forms a street to the north of these ranges and was once the primary route along the northern edge of the tow path. The tow path followed this route to avoid the wharves but since the building of the Interchange Building in 1901 this route has been blocked off, leading to some of the congestion issues in the market today.

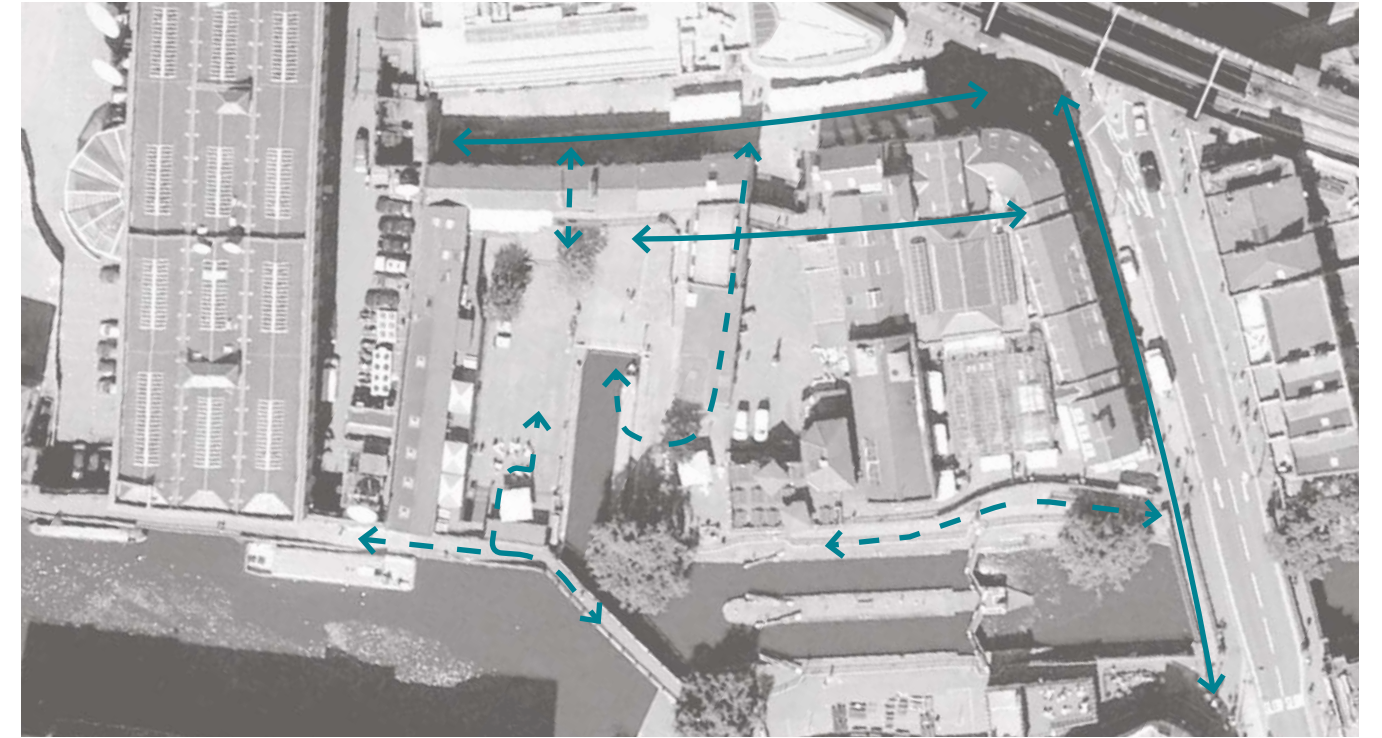
The public realm that weaves between buildings inherits its character from the historic storage yards. Today it forms West (4), Middle (3) and East Yards (2). They are hard landscaped, open spaces formed of original granite setts and later yorkstone slabs, and are used as areas for market stalls. The West Yard stalls are predominantly food orientated, whilst retail stalls in Middle and East Yards sells a range of 'craft' products of varying quality.

The East Vaults (5) are situated beneath the Grade II Listed Interchange Building to the west of the site and adjacent to Dead Dog Basin with access via the 'dead end' of Camden Lock Place. This area is currently used as storage for the market and is inaccessible to the public.



Areas of congestion

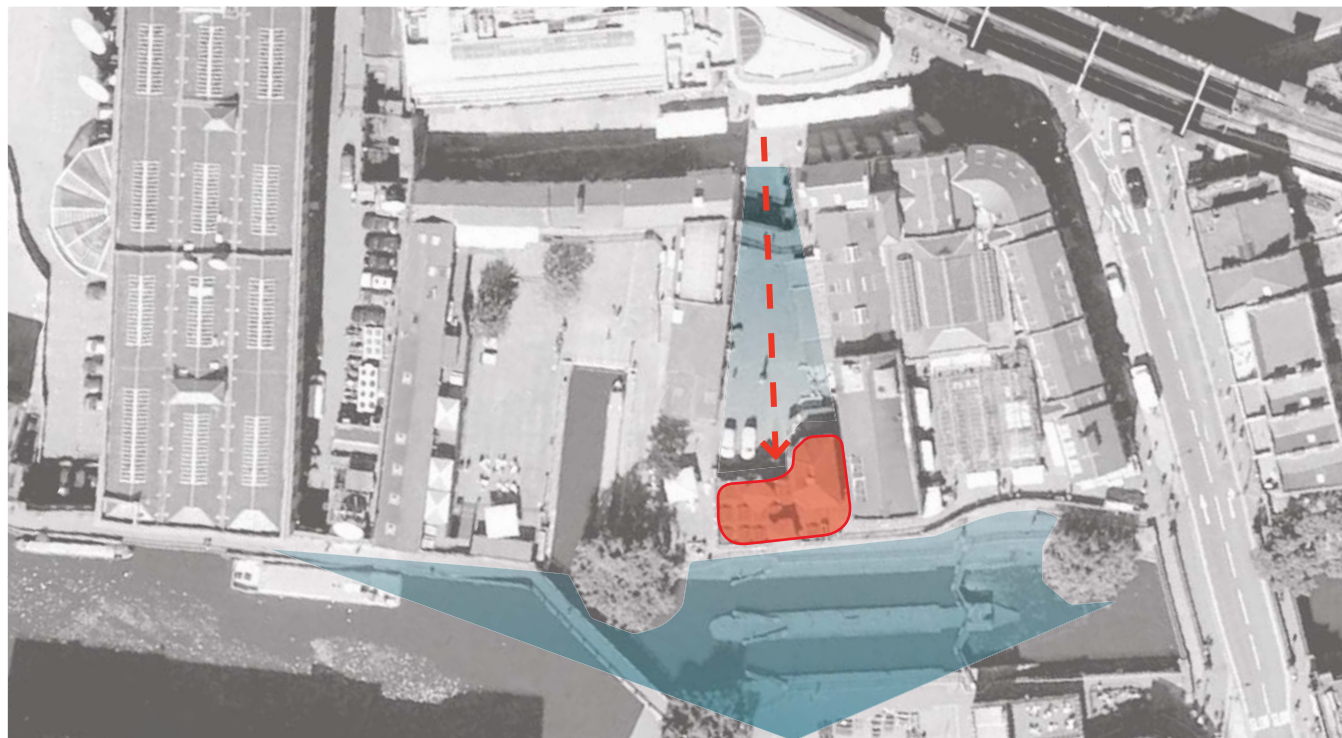
Points of congestion



Primary horizontal access routes into site

Horizontal access and movement

Secondary horizontal access routes around site

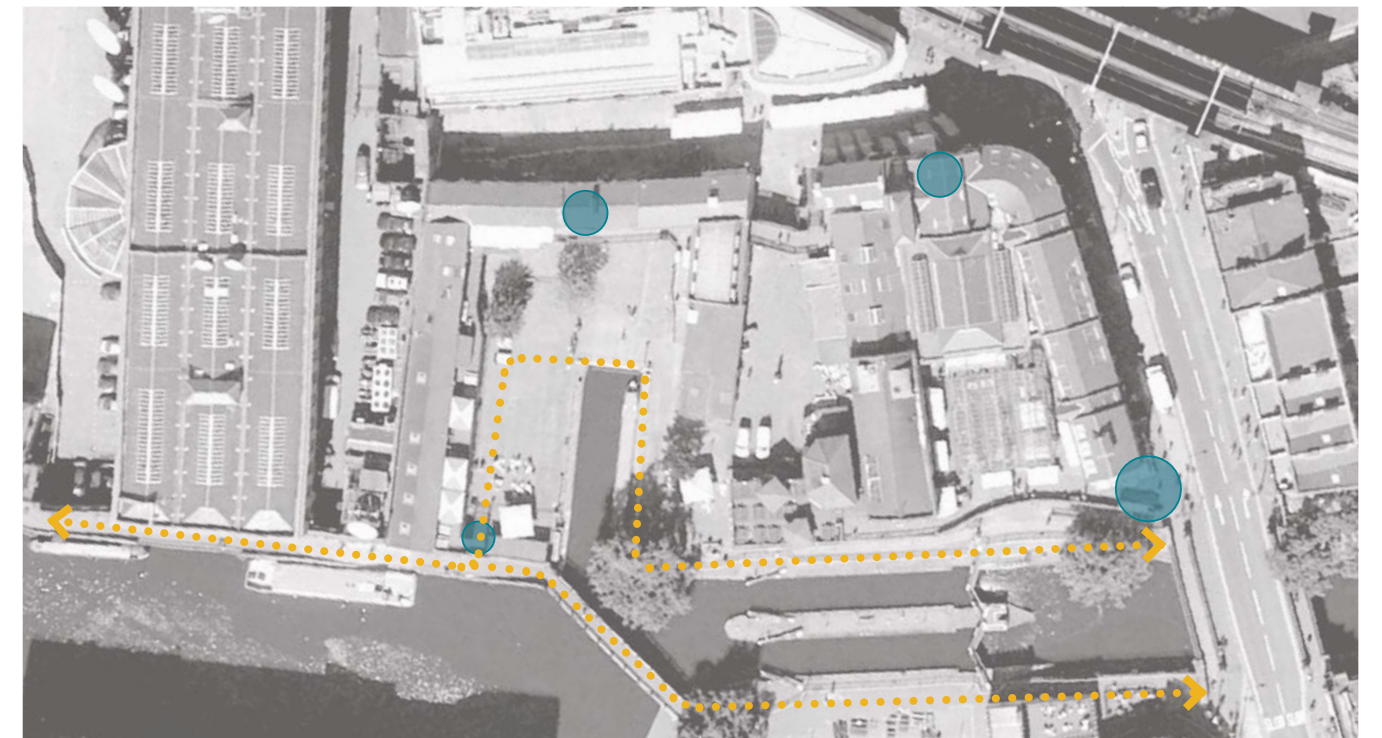


Views of canal

Middle Yard views

Obstruction in view

Direction of view



Access points to the site

Points of access and canalside route

Towpath route



Middle Yard



West Yard



East Vaults



Market Hall and East Yard

## 2.3 The Existing Buildings

Whilst a number of the buildings on the site could be considered as having limited architectural merit, it is their compatible scale and spatial configuration, in part, including their relationship with the Regent's Canal and its infrastructure, that combined to create a degree of charm and cohesiveness.

The most significant building that dominates the site and the surrounding context is the Grade II Listed Interchange Building. The buildings that frame the western and much of the northern edges of West Yard, whilst significantly altered, are also of merit with their animated facades and the informality and animation afforded by the interconnecting upper level walkway extensions.

The original Dingwalls building is relatively subsumed with a multitude of poor quality extensions, stalls and lightweight temporary buildings positioned hard up to its western edge and the Market Hall enclosing its eastern edge. From within the site any real historic architectural merit of this building is 'lost' to the market with its many signs, market stalls and significant pedestrian flow. The building can be better appreciated from the south side of the canal and longer vistas.

The Market Hall buildings were built in the early 1990's in a mock-Victorian style. They are of limited architectural merit but have a comfortable scale that means they are well liked. The internal layouts however are severely compromised by the varying levels of interconnectivity, which creates a challenging trading environment and impacts poorly on the legibility, accessibility and enjoyment of the market.

The buildings that define the eastern and southern edge of Middle Yard are later additions to the site built in the 1990's and 2000's. These buildings are considered to detract from the setting, potential enjoyment of the public realm and the wider canalside setting.

### CONSTRAINTS

The current built form doesn't allow for clear sight lines between Camden Lock Place and the canal, nor does it make for obvious connections east or west. The lack of visual permeability and the haphazard nature of the buildings negatively impacts on the setting along Regent's Canal.

### OPPORTUNITIES

The proposed remodelling of the site provides an opportunity to enhance the setting and accessibility of the heritage assets across the site whilst significantly improving the spatial quality and legibility of the public realm. In particular, the sensitive refurbishment of the existing buildings that are retained will provide opportunities to address access and circulation problems. In addition, careful refurbishment can promote improved trading conditions and spaces to make and grow. This will help to secure the viability of the market in the long term.





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Welcome to CAMDEN MARKET

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STABLES MARKET

## 2.4 The Existing Public Realm



West Yard stepped transition between lower circulation zone and trading area



West Yard humpback bridge



West Yard stairs to upper ground floor walkway



Market Hall stepped entrance



Limited access along towpath

The existing public realm has inherited its character from the original hard landscaped storage yards and the presence of the canal and its historic infrastructure to the sites entire southern edge. It makes for a unique and exceptionally fine urban setting.

The public realm weaves through and around the existing buildings. The floorscape comprises a rich collection of worn and attractively aged granite sets of varying sized modules and age across the site. These act as a unifying element throughout the site and positively contribute to the historic character, quality of the site and the wider Regent's Canal Conservation Area.

The intensity of uses and visitors to the site, whilst signifying a popular and therefore successful market place, is such that the public realm is highly challenged by virtue of the high levels of overcrowding. Combined with significant changes in levels, poor site lines and wayfinding 'markers' in general, and the heavily congested entrance/exit points, the public realm is found wanting and its many assets both on site and adjacent to it are obscured and poorly accessible.

The existing basin within West Yard is 'lost' as a contributory element to the public realm being surrounded hard up to its edge by the configuration of market stalls, which, combined with the intensity of the crowd, means the basin is barely visible for much of the time.

Dead Dog Basin and the East Vaults are even more obscured with no public access and only a glimpse afforded of it via the towpath footbridge to the south side of the Interchange Building.

The absence of spaces to pause, socialise or simply to sit and watch the theatre that the market activities offer, together with the visual richness of the canal, is a significant shortcoming in the existing use and configuration of the public realm.

The historic granite setts and level changes present a significant challenge to wheelchair and pushchair users alike, making for a very difficult environment in terms of accessibility.

The key challenge of the public realm is how to best ensure the character of the Market, which is anarchistic, messy and hugely popular is retained, whilst meeting 21st century expectations in terms of access and inclusion. This challenge can be met by taking a balanced approach to both access and heritage, and by careful design of legible, accessible entrances and routes through the site, ensuring the market will flourish once more.