

Design & Access
Statement

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THEHALO GROUP



HALO EVENTS



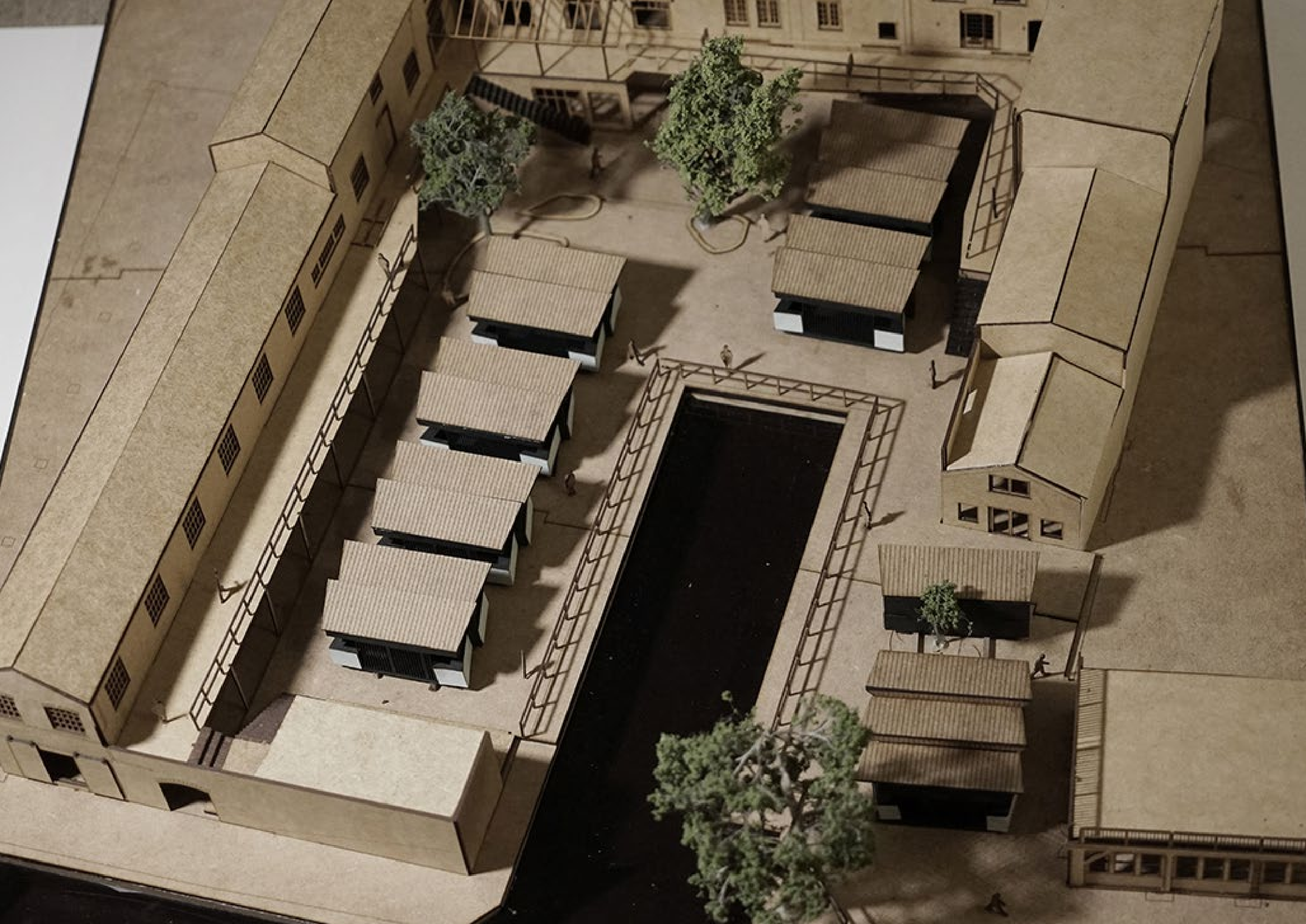
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1.0 Introduction



1.1 Introduction to the Project

Castlehaven Row LTD (the Applicant), part of Market Tech Holdings Ltd, purchased Camden Lock Market in 2014. The Applicant has a vision to sensitively refurbish this site whilst improving the visitor market experience.

The key objectives of this vision are to improve the existing historic buildings and to provide vibrant new market spaces whilst improving access through the Market.

Specifically, this application seeks temporary approval for the direct replacement of 34 existing market structures, providing a maximum of 34 individual Class A5 units of a similar size, located in the West Yard. The proposed structures will be of a higher design and construction quality, in order to address current issues of rapid degradation and inappropriate materiality. They will be of a lightweight and temporary construction, in response to Camden Market’s historic context and Conservation Area status.

The lightweight temporary nature of the construction will be achieved using a pre-fabricated modular framing system. This system is easily assembled and de-mounted within a short timeframe, able to stand on top of uneven ground without foundations.

In terms of the wider market, the area between the main Camden Lock Place and the West Yard is seen as a receptacle of people, where visitors can orientate themselves. It is intended through the built form; seating within the public realm; and a programme of events and activities that this space will have will create a civic character, aligned with it’s importance as the main entrance to the Camden Lock Market.

As an architectural intervention, these units are modest in their scale and follow a simple, clean industrial aesthetic. The stalls are designed to be a recessive backdrop to the activity of the market rather than an architectural statement.

This approach allows the market to retain it’s unique character, which is of course what makes the Market such an attractive proposition in the first place.

1.2 Content of the Application

The Applicant is submitting a temporary (5 year) planning application for the area in West Yard that forms a small part of the entire ‘site’ known as ‘Camden Lock Market’.

The detailed application for this proposal located in West Yard is accompanied by a set of application drawings and this document, the Design and Access Statement (DAS).

1.3 Structure of the Document

The Design and Access Statement (DAS) has been prepared having regard to guidance published by the Commission for Architecture and the Built Environment (CABE) and legislation described in The Town and Country Planning (Development Management Procedure) (England) Order 2013.

The DAS describes the proposals, and includes the existing site, the development context, the layout, use, size, scale and massing of proposals, along with a description of public realm improvements.

1.4 The Applicant

Castlehaven Row Limited has appointed local architecture practice Piercy&Company together with a very experienced and knowledgeable consultant team to work on the wider development proposals to sensitively refurbish and improve Camden Lock Market, as approved by application refs 2015/4774/P & 2015/4812/L.

Piercy and Company have been retained to redesign the new market stalls in conjunction with The Halo Group, to provide 34 Class A5 stalls to create improved tenant facilities that are more fitting to the industrial heritage of the market.

1.5 The Project Team

Together with Piercy&Company (the Architect), the following professional consultants have also provided input into the design and production of the planning application:

- Stall Design - Halo Group
- Fabrication - Momentum Engineering
- Planning consultant – Gerald Eve



1.6 Piercy&Company

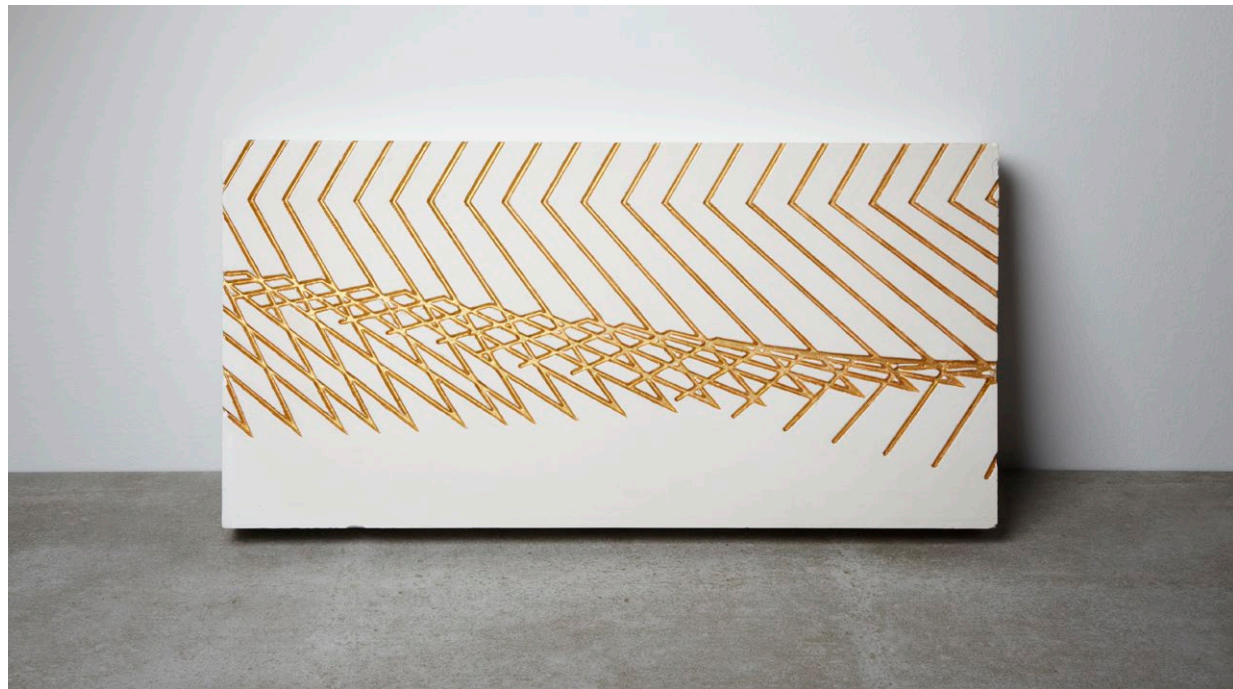
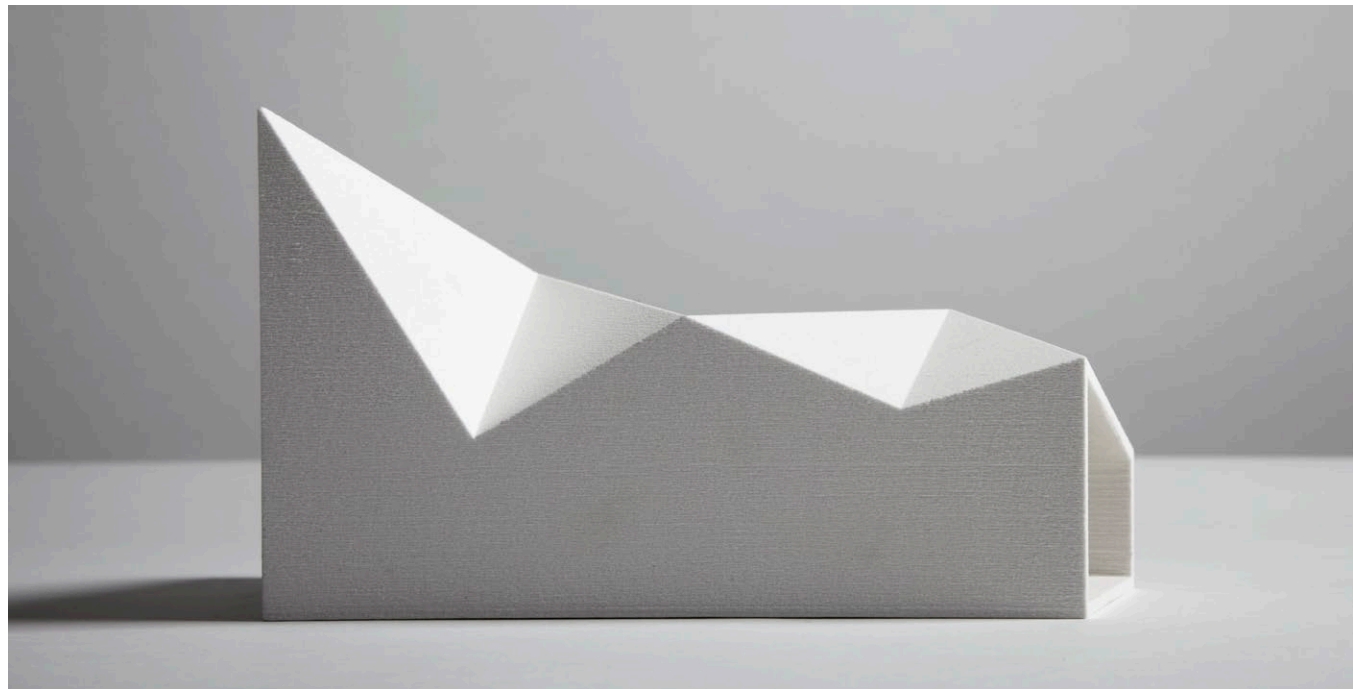
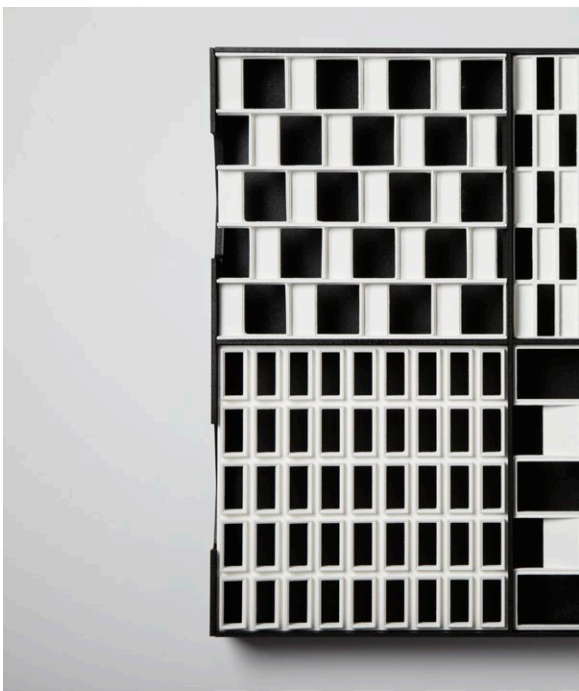
Piercy&Company (the Architect) was founded in 2001 and is part of a new generation of leading British architectural practices.

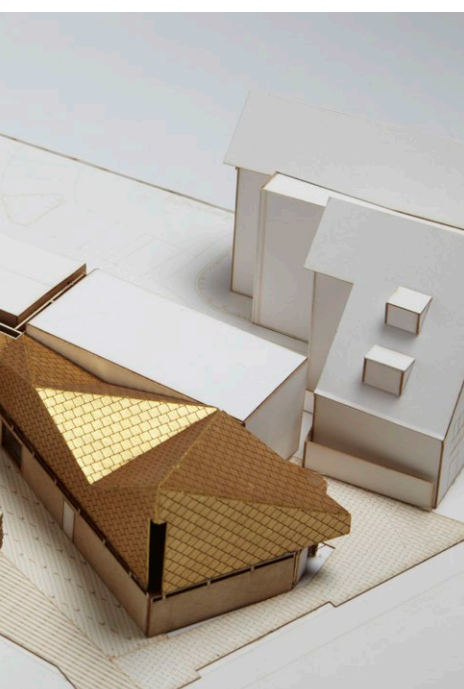
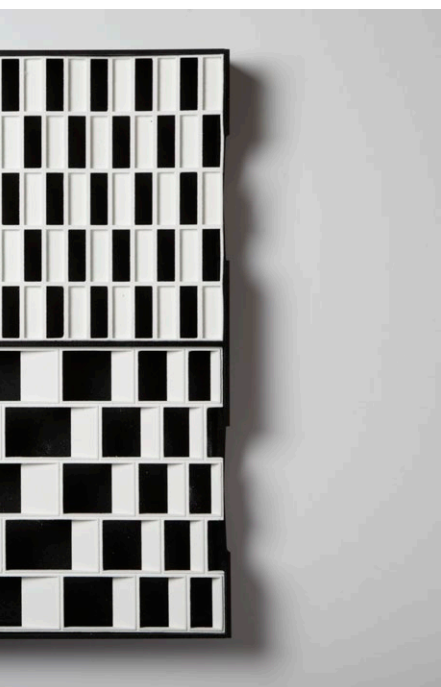
The studio has carved a reputation for carefully crafted contemporary residential, commercial and civic projects in sensitive historic environments. Influenced by the British Arts & Crafts tradition, Piercy&Company's buildings have a strong sense of materiality linked to the local. As well as looking to the past, the practice looks forward, engaging with new technologies and techniques in the exploration of more generous, expressive forms of architecture.

An emphasis on a direct response to the conditions of each site has led to a diverse portfolio. From the conversion of an 1802 Martello Tower into a private house, to the transformation of a tired 1960's office building into contemporary apartments on London's Oxford Street and the 21st century re-imagining of a Victorian warehouse for the Turnmill building in Clerkenwell; each project is shaped by a rigorous investigation of the particularities of people and place.

At the heart of the studio's ethos is the concept of 'designing through making'. A digital fabrication centre and the studio's own workshops provide a testing ground for new ideas, whilst collaborative relationships with artists and makers continually invigorate the studio.







1.7 Art, Craft & Technology

For Piercy & Company, the idea of reducing a design to its purest, most rational form has never really appealed. Material imperfections, happy accidents of the design process or traces of the maker can become the real beauty of the project.

Our work seeks a balance between Modernist ideals of pure space and light, and a more poetic form of architecture which has a sensibility towards texture, historic fabric, and place.

Often we find ourselves negotiating, and embracing, complex relationships between new and old techniques to arrive at buildings that are generous in detail and strong in form.

We spend time carefully interweaving poetic and pragmatic considerations to create designs with narrative, integrity, and commercial clarity.

As a studio we have adopted digital production and custom fabrication as a way to be more experimental and expressive with the design process. We deliver projects in collaboration with a growing network of craftspeople, suppliers, fabricators and makers who share our curiosity and sense of experimentation.

The practice ethos directly aligns with the wider aspirations for returning Camden Market to its Arts & Craft origins, it's individual offer and continued goals of quality over volume.

"A great building must begin with the unmeasurable, must go through measurable means when it is being designed and in the end must be unmeasurable."

Louis Kahn

