

CAMDEN MARKET

CAMDEN LOCK PLACE

LABTECH

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01.00 | Introduction

01.01 About the Project

This document has been prepared to support the application for planning permission and advertisement consent for works sets out the proposals for the repairs and decoration of the west facing wall of the buildings in the northern end of Camden Lock Place (Nos 54-56), Camden NW1.

The repairs and decoration are proposed for the following reasons:

- Prevent further physical deterioration of the building
- Revitalise the façade to be in keeping with the surrounding market and the historic environment
- Contribute to the enhancement of the retail function of the market
- Introduce greening to the façade
- Installation of environmental lighting

The site is within the Regent’s Canal Conservation Area to which the subject building is a positive contributor. The only listed building in the close vicinity of the site is the GII Interchange Warehouse, with its 1986 brick arched entrance at the northern end of Camden Lock Place.

01.02 Brief Historical Background

The development of the Camden Lock Market site is tightly linked to the Regents Canal and the London & North Western Railway. The completion of the canal in 1820 transformed the site, from open fields to an industrial site. Wharf buildings were built around the three docks; and a towpath, which was to become Camden Lock Place, was laid out.

Between 1901 and 1905 a new brick building, named the New Warehouse (now the Interchange Building), was built on the site of Semple’s Wharf. The existing dock remained beneath the new building and the embankment to the east was replaced with new vaults.

The end of the 1960s brought a decline in industrial activities in the area. In the 1970s the market activities started around the locks.

The 1980s coincided with a peak in the activity and the attraction exercised by the market. From East Yard, the market spread out to Commercial Place (Camden Lock Place), Chalk Farm Road and Hawley Street amongst others.

In 1986, the interchange warehouse was altered to host offices and light industrial use. The conversion works included removal of the glazed canopies on three sides of the building leaving just the screen walls along the canal. A new brick arched entrance was created at the end of Camden Lock Place. The works were completed in 1991 and the building was renamed The Interchange.

In the early 1990s the eastern yard was largely reconfigured. A new Market Hall designed in a Victorian style was constructed. This development also included the replacement of one- and two-storey buildings along Camden Lock Place and on the corner with Middle Yard. The architecture was similar to that of the Market Hall, the first two storeys being retail units with offices above.

The remaining section of three-storey brick buildings at the northern end of the street remained; the aim of this application is the improvement of the front elevation.

02.00 | Development Context

02.01 Site and Surroundings

The existing view along Camden Lock Place is dominated by a section of the 1990s Market Hall hosting one of the entrances to the market, and which is different from the rest of the buildings in mass and height; the composition and materials reflect the former industrial/utilitarian character of the area.

The other buildings to the north of the subject site running west are of three storeys with low-pitched roofs, enabling partial views of the landmark Interchange building. These are positive contributors, despite the fact that the two buildings forming a gateway with Middle Yard is from the 1990s. To the right is a modern glass building, which contrasts sharply with all the other brick buildings present in the view. This is regarded as a neutral contributor. The listed Interchange building forms a termination to the view, and its bulk, mass and height and particularly its ridged orthogonal axis, gives it a dominant effect.



Drawings are not-to-scale and show the existing plan



View of Camden Lock Place west side from Chalk Farm Road. Subject site indicated with red arrow



Northern range of West Yard, view from Camden lock Place, second half of C19, altered in 1970s

03.00 | Design Response

03.01 Proposal

The proposal seeks retrospective planning permission for repair works carried out in 2018.

The repairs consisted of:

- Removal of deteriorated render and paint from the brickwork
- Redistribution of existing cables hanging from the elevation into metal trays
- Installation of planters at 1st floor level
- Installation of lights
- Redecoration and repair of existing doors and windows
- Introduction of signage

Following the removal of deteriorated render the brickwork has been repaired, repointed with lime mortar as needed, and cleaned with the Jos method, previously approved for other historic brickwork in the market.

The redistribution of existing services into trays was a necessary intervention to improve the appreciation of the facades. Planters made of galvanized steel in a matt black finish were installed on support brackets to disguise the lengths of the service trays and introduce greenery.

Immediately above the planters, spotlights were introduced at regular intervals between the 1st floor windows to illuminate this part of the street, previously lacking proper lighting.

The proposals do not add any internal or external built areas. There will be no increase in the existing square footage of the building.

There are no proposed changes to the access or existing use of the site.

In general, it is considered that these changes contribute to the preservation and enhancement of the character and appearance of the conservation area.



Before



After

03.02 Pictures After Repairing Works



03.03 Proposed Elevation



Drawings are not-to-scale and show the proposed plan

NOTE: Lights installed at regular intervals in between windows

04.00 | Heritage Considerations

04.01 Summary

Historic England Conservation Principles accepts that change is part of the life of heritage assets: ‘Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people’s responses to social, economic and technological change’.

The removal of deteriorated render to 54-56 Camden Lock Place elevation was a necessary process to either re-apply the render or leave the brickwork exposed. The overall improvement was considered highly positive, therefore the decision of leaving the brickwork exposed after repairs were carried out, showing evidence of historic repairs as part of the past of the buildings.

The proposed planters will not obscure any significant architectural features or otherwise visually harm the appearance of the buildings and are considered to be acceptable in heritage terms.

The introduction of lights is necessary to attract visitors to this end of Camden Lock Place, particularly in the winter months, and to facilitate security. The addition of signage, in the same style as in the rest of the market, contributes to enhance the retail offer along the street.

Overall, it is our belief that the proposal would preserve the setting and special architectural interest of these positive contributors to the Regent’s Canal Conservation Area.

05.00 | Conclusion

05.01 Summary

It is considered that the appearance of the elevation has been largely improved contributing to the continuous success of the market as large as one of Camden's key economic, cultural and tourist attractions.

06.00 | Appendix

Refer to the planning drawings in the attachment provided