



DESIGN AND ACCESS ASSESSMENT

Camden Lock Market
Middle Yard Roof Reinstatement

INTRODUCTION

This document sets out the proposals for the reinstatement of a roof destroyed by fire in the Market Hall Building, Camden Lock Market, Camden NW1.

Planning permission is sought for the reconstruction of the roof according to the latest measured survey carried out in 2016. The new roof will replace a temporary flat roof built in 2018 to allow the market to resume operating in the affected area.

SITE LOCATION & CONTEXT

The application site is located within an area 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, Hawley Wharf and Buck Street Market.

Camden Lock Market lies within the 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.

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.

MARKET HALL AND THE FIRE

The Market Hall buildings, which form the application site, 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 Market Hall houses a mix of retail units, F&B shops, and traders stalls.

During the night of 9th July 2017 a significant blaze spread on the southwest corner of the Market Hall Building. Ten fire engines arrived promptly to the site and the fire was contained without major consequences.

This section of the building remained closed during the followings months while the building was cleaned and secured, and a temporary flat roof built to cover the affected area.



Credit: John Barr- BBC News 10/07/2017



Credit: Reuters 10/07/2017

PROPOSALS

The new roof is a replica of the original one as surveyed in 2016.

The proposed reconstruction work comprises:

- Steel support structure (detailed in enclosed report and calculations)
- Pitched roof construction with slate finish.
- Lead clad roof lantern.
- Conservation rooflights.

- New brick parapet with brick on edge coping against building built off from wall at first floor level.

The market area under the roof was repaired following the fire and it is currently occupied by market stalls. The use, access, and internal layout will remain unchanged.

The proposed works will bring the building back into use and represent a sensitive treatment to the site given that they are based off the design of the previous roof. This will ensure that the character and appearance of the conservation area is preserved. The character and appearance of the conservation area will be improved through the proposals as the temporary roof detracts the appreciation of the built group. Bringing the building back into full use will enhance the character and vitality of Camden Lock Market as it will support the introduction of new commercial activity within the buildings and thus generate more footfall.



Profile of burnt roof over temporary construction

CONCLUSION

LabTech seeks to establish Camden Markets as a major London landmark that attracts a wider community. In doing so, the wider refurbishment and sensitive new build elements pursue the creation of attractive places for locals, Londoners and tourists alike.

The reconstruction of the roof seeks to improve the quality of the built fabric in the public realm of Camden Lock Market and immediate surrounds.

It is therefore considered that the proposals will enhance the Market Hall building, contributing to increase the aesthetic quality and vitality of the market.