



CAMDEN MARKET

NORTH YARD TOILETS

Design and Access Statement
Planning Application
March 2021

**REED
WATTS**

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INTRODUCTION



This report sets out details for the proposed refurbishment and addition of the public toilet facilities within Camden Market.

The works relate to two rooms located in the North Yard blocks.

The changes to these spaces include the internal renovation of the existing toilets and introduction of more facilities in the adjacent unit. The proposals also include alterations to the façade.

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SITE AND CONTEXT



The Camden Market site is set within the wider Regent's Canal Conservation Area.

It is surrounded on the North-East side, by terraced buildings with shops and restaurants located at the ground floor; on the West side by the Roundhouse and the railway bridge, and the canal to the South.

Built as an industrial complex dedicated to the production of gin, the buildings were located next to the railway and on the edge of the canal in order to take advantage of the water course for the transportation of the products.

The area has been the subject of progressive changes over the last two centuries, starting with the opening of the first 16 market stables in the 1974 and growing to become one of the busiest retail destination across London.

The North Yard buildings consist of a group of buildings located to the North -West corner of the market site. The blocks host a number of shops and restaurants and have recently been part of a wider façade renovation.

To the Eastern edge of the site, a number of listed multi-storey stables are situated, with the Long Stable block sited within the middle of the four blocks. Developed by the London and North Western Railway Company during the 18th century, the stables are now Grade II listed and are known as the Stables Market.

CONSERVATION AREA AND SITE EXTENT

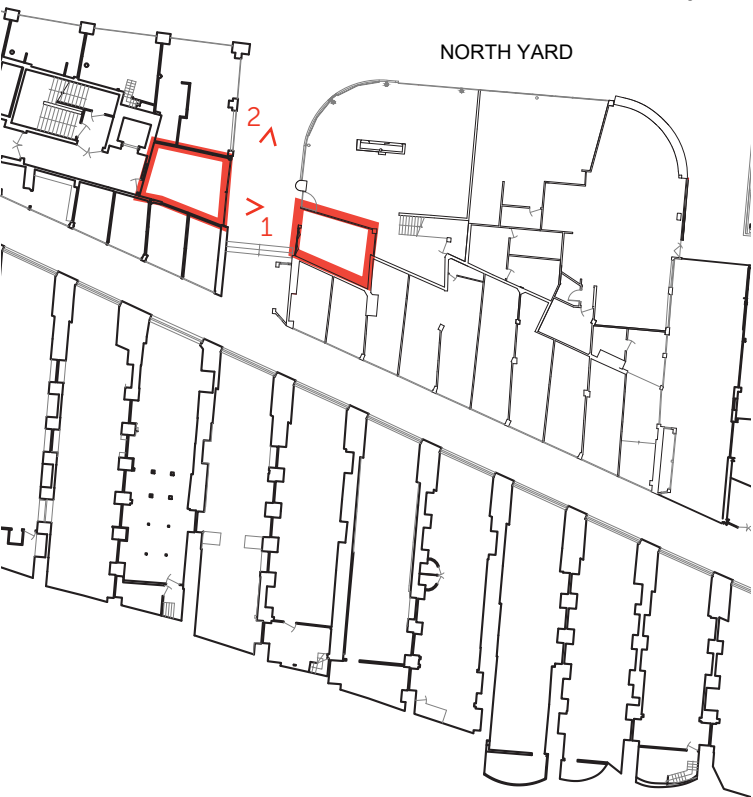
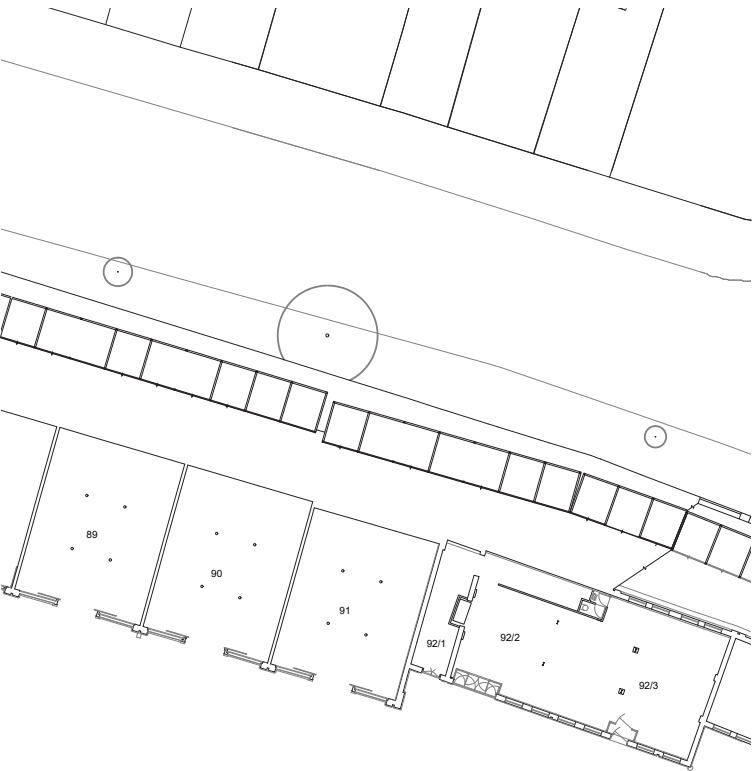


AERIAL VIEW: CAMDEN MARKET SITE IDENTIFIED WITHIN THE CONSERVATION AREA



PLAN: AREAS OF INTERVENTION HIGHLIGHTED IN RED

BRIEF



GROUND FLOOR PLAN: AREAS OF INTERVENTION HIGHLIGHTED IN RED



1. VIEW OF THE NORTH YARD TOILETS

As part of the wider Camden Market strategy undertaken by LabTech, Reed Watts has been appointed to re-design the existing public toilets and introduce additional facilities within the North Yard area.

The existing North Yard toilets

The entrance to the existing toilets is directly off the external path, with no visual barrier between the two. This has resulted in a lack of privacy for visitors of the facilities.

There is limited security for when the facilities are closed at night as the external timber shutters are in a state of disrepair and need upgrading.

There is limited signage and what is there is difficult to read and recognise, even from a short distance.

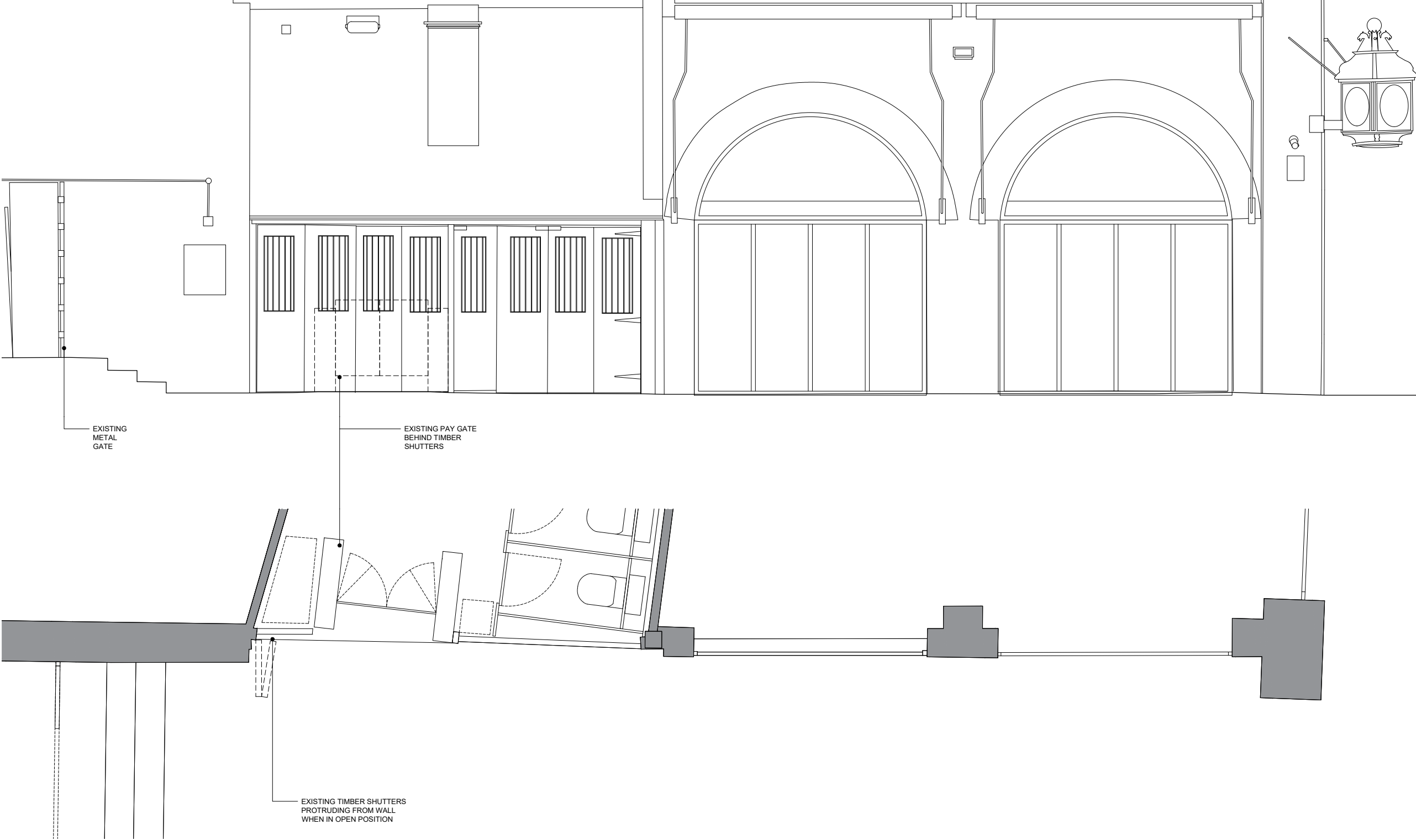
Opposite the existing North Yard toilets is an underused store room that is proposed as the second site for toilet facilities.



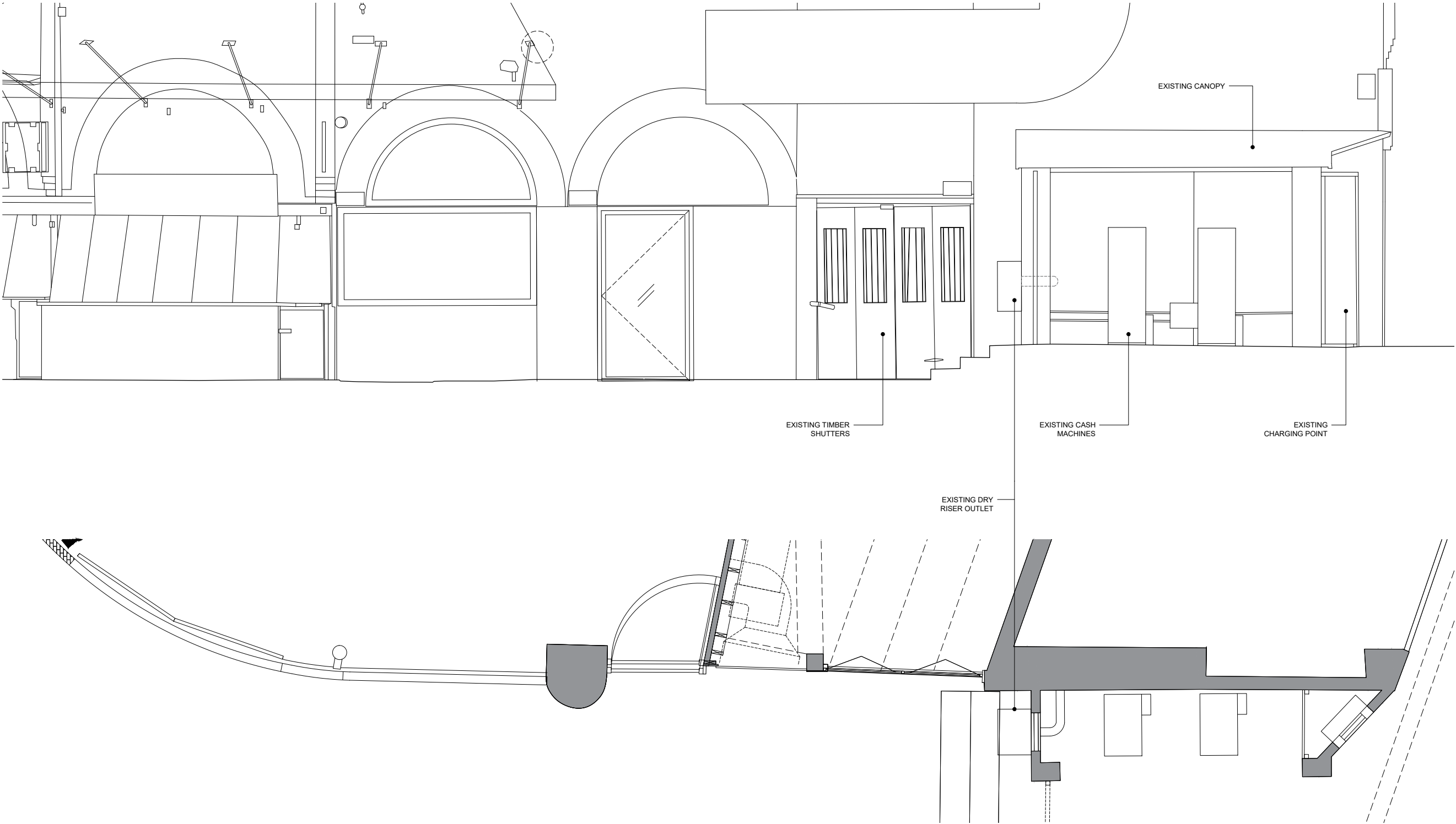
2. VIEW OF THE NORTH YARD EXTERNAL SPACE

The proposals, whilst retaining the existing footprint, focus on improving the access and visibility of these public toilets, whilst seeking to upgrade the space and facilities, within the character of the existing building.

NORTH YARD TOILETS - EXISTING PLAN AND ELEVATION - WEST AREA



NORTH YARD TOILETS - EXISTING PLAN AND ELEVATION - EAST AREA



PREVIOUS PLANNING APPLICATIONS

APPLICATION REFERENCE	DESCRIPTION OF DEVELOPMENT	DECISION
2017/1291/P	Demolition of external ramp and associated works to make good the existing front-age	Granted
2017/5599/P	Demolition of external canopy, partial demolition of the existing ramp and associ-ated works to make good the existing frontage	Granted
2019/4714/P	Stables Market Building AB shopfronts E5P	Granted
2019/4717/P	Stables Market, Building AB shopfronts North Yard	Granted
2020/1620/P	Replacement and installation of new shopfronts, including the installation of down-lights and hanging and fascia, to the north, east and west elevations and replace-ment of existing gate [part retrospective]	Granted
2020/5876/P	Use of basement and sub-basement as family entertainment (sui generis) use	Pending

As part of the LABs strategic masterplan for the Market, a number of planning applications has already been submitted and granted in the recent years as shown in the table on the left.

DESIGN DEVELOPMENT - MATERIALITY



BRICK FACADE, GREEN CANOPIES, BLACK METAL SHOPFRONTS AND GRANITE COBBLESTONE FLOOR



GRANITE COBBLE FLOOR



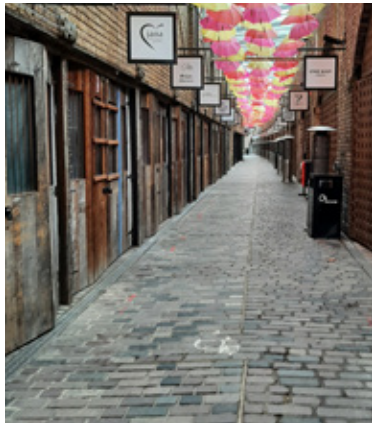
BLACK METAL PANELS AND SHUTTER, MARBLE COUNTER TOP



BLACK METAL PANELS



MARBLE JOINERY IN A RECENTLY REFURBISHED SHOP



TIMBER SHUTTERS



MARBLE



TILES

Context

Built as an industrial district in the 18th century, the site has a rich material palette of black steel, brick, black timber, and granite cobblestone floors.

In order to maintain the area’s character whilst upgrading the durability and the look of the market, marble has been recently used throughout the site to provide countertops and table tops, together with toned concrete floor tiles.

New façade

Inspired by the existing timber shutters, the new façade replicates the rhythm of these vertical elements, creating a series of repeatable metal panels that compliment the industrial character of the market.

These panels are constructed to create a canopy that will house the existing ATM machines, phone charging points and bins.

Internal layout

The relocation of the access pay gate allows the creation of a small lobby, which provides privacy from outside to inside, concealing the interior from the main path.

The new space is characterised from the same materials within its immediate context. In particular, the introduction of a cobblestone floor within the lobby and metal panels lining the walls. Internally the walls are a contrast of either marble or tile.

THE NORTH YARD - CONCEPT AND MATERIALITY



MATERIAL PALETTE KEY:

- 1 BRICKWORK
- 2 BLACK METAL PANEL
- 3 GRANITE COBBLESTONE
- 4 TILE-MARBLE

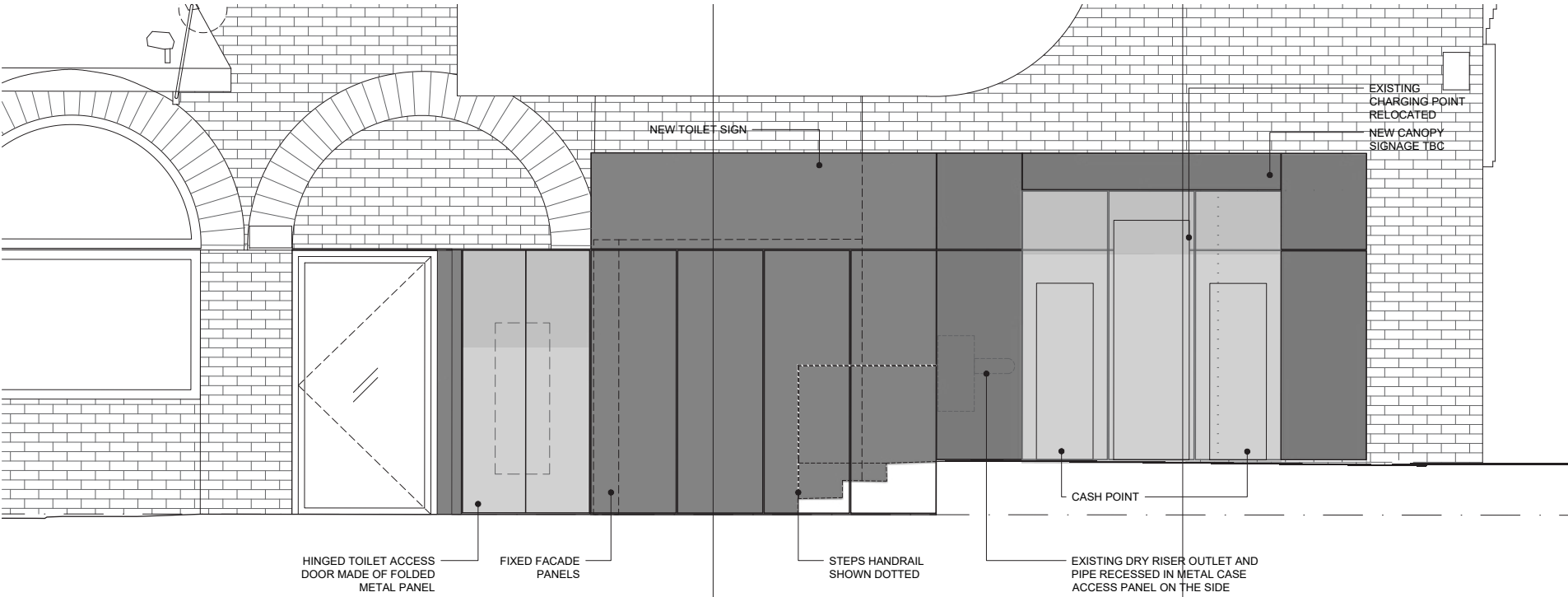


AXONOMETRIC VIEW

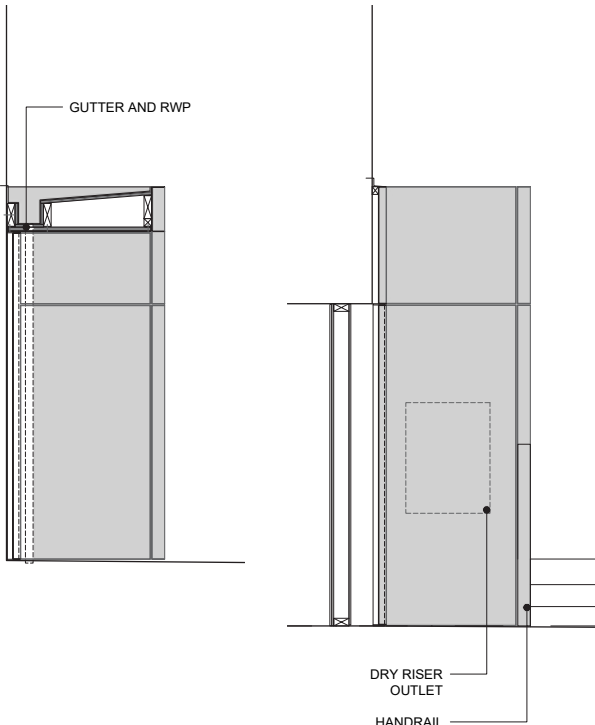
THE NORTH YARD TOILETS - RENDERED ELEVATIONS



NORTH YARD TOILETS - PROPOSED PLAN AND ELEVATION - EAST AREA

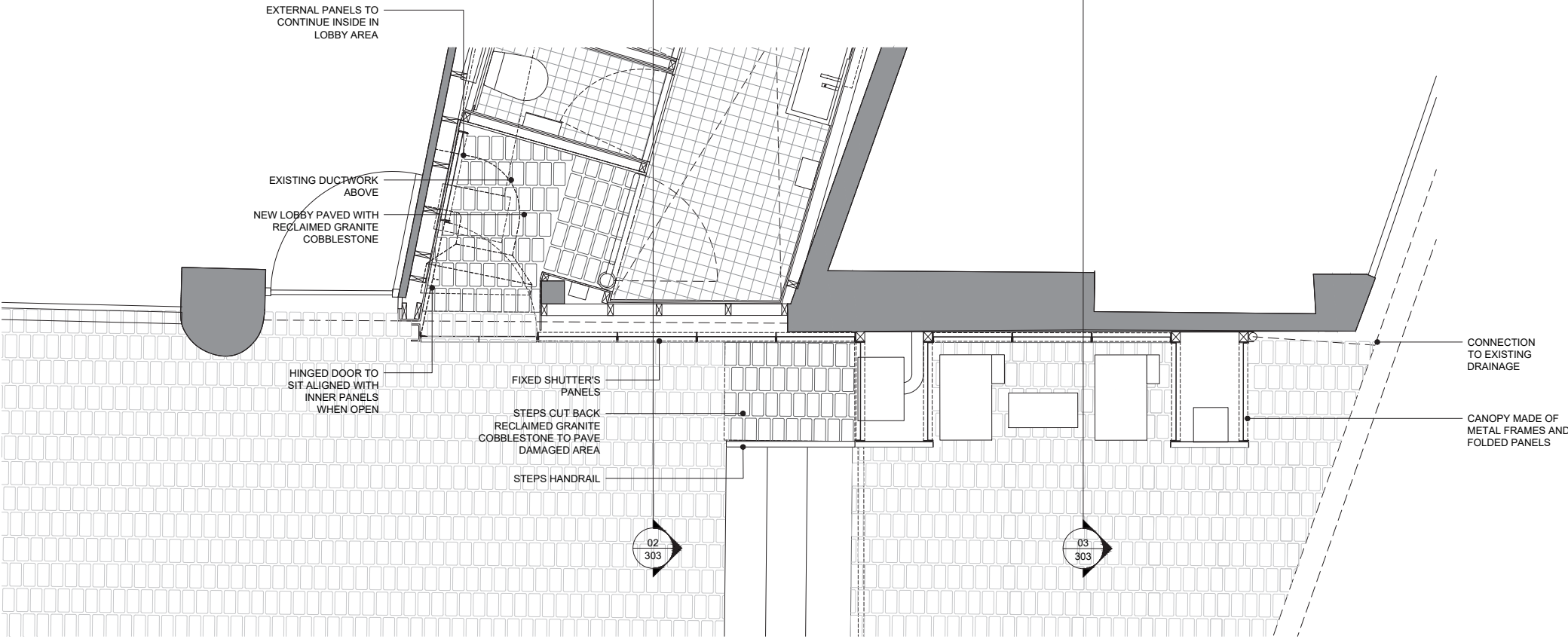


01. EAST AREA ELEVATION



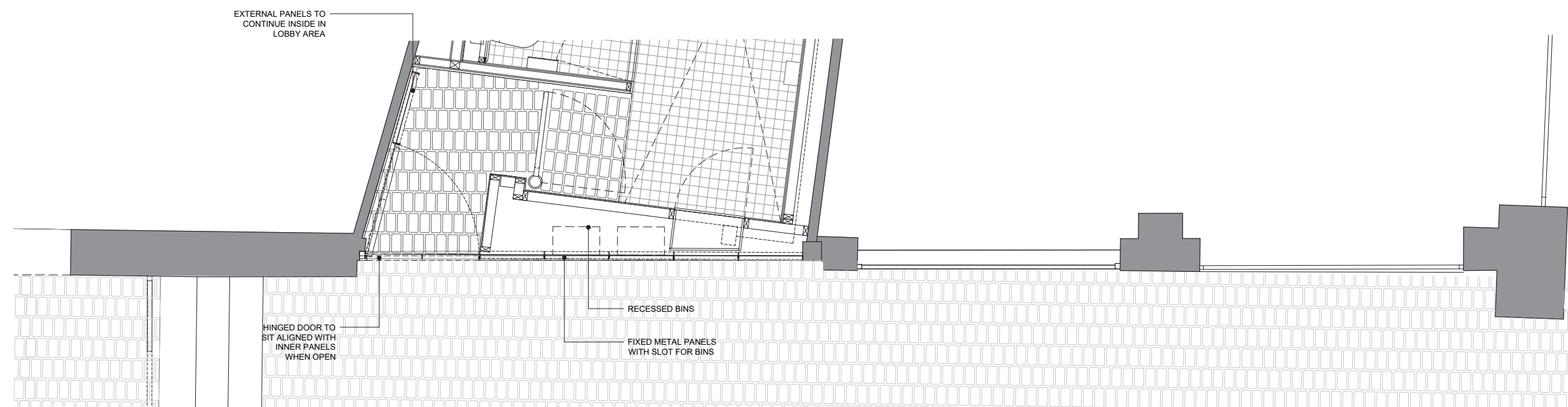
02. SECTION A

03. SECTION B

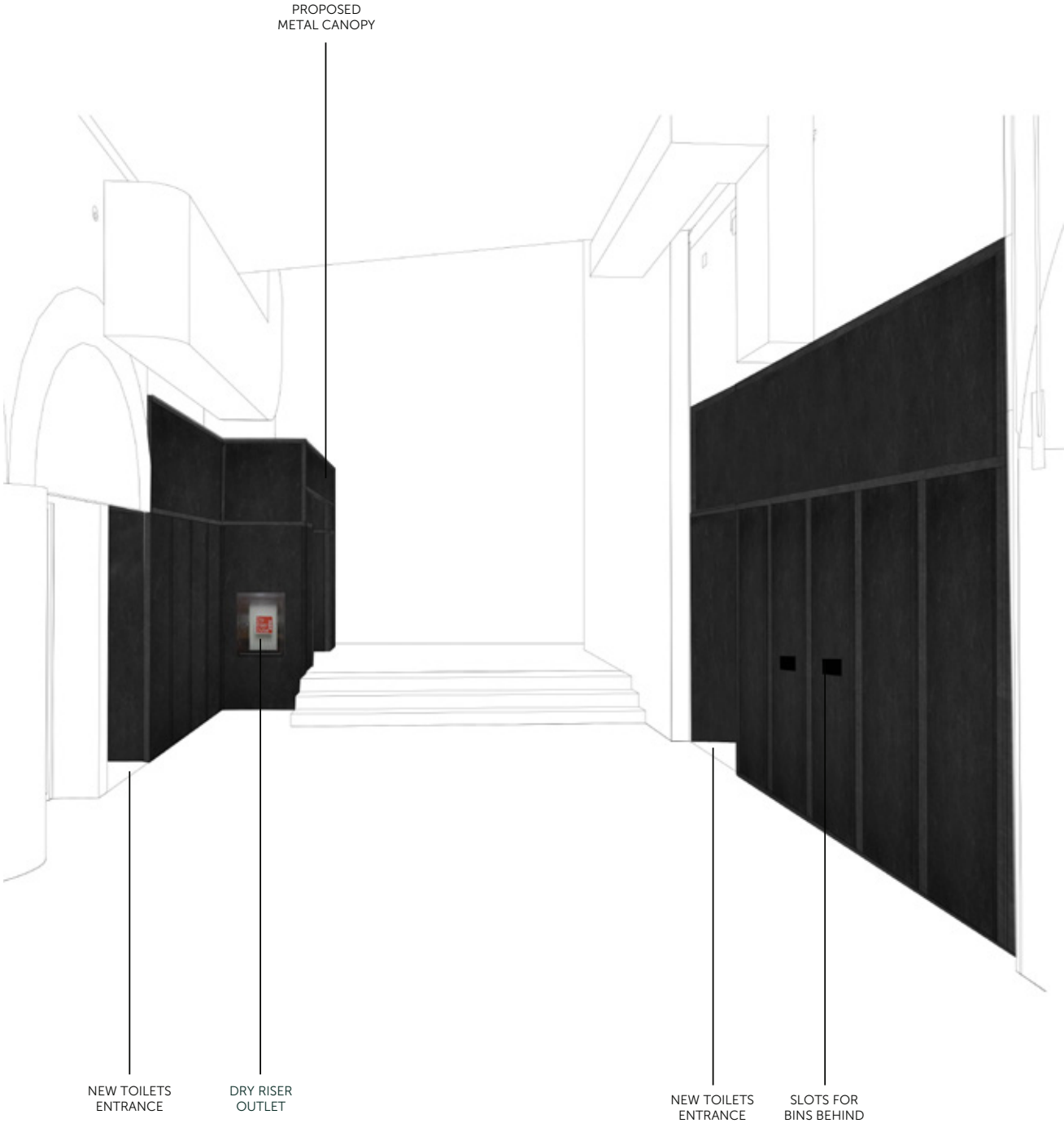


04. EAST AREA PLAN

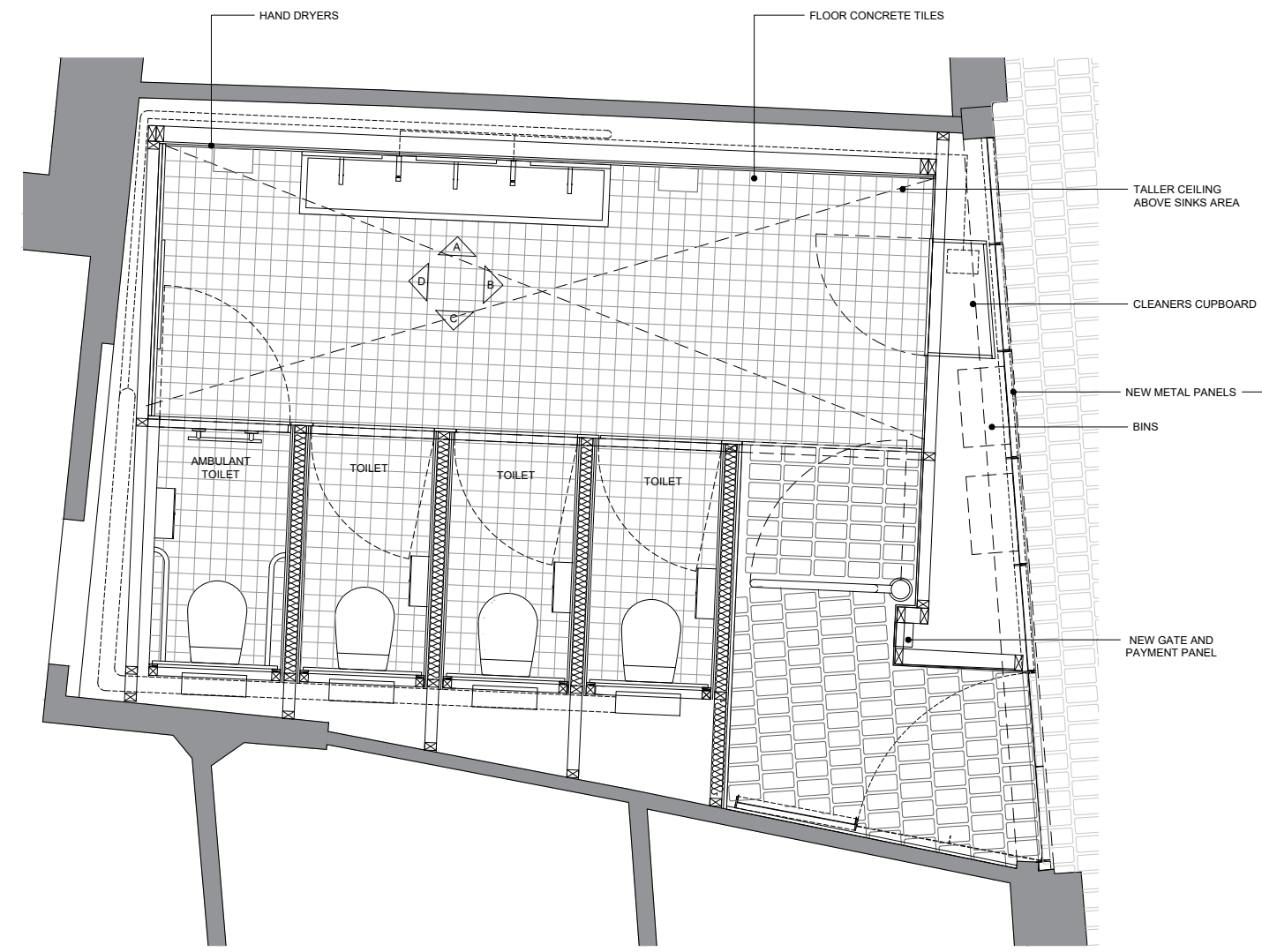
NORTH YARD TOILETS - PROPOSED PLAN AND ELEVATION - EAST AREA



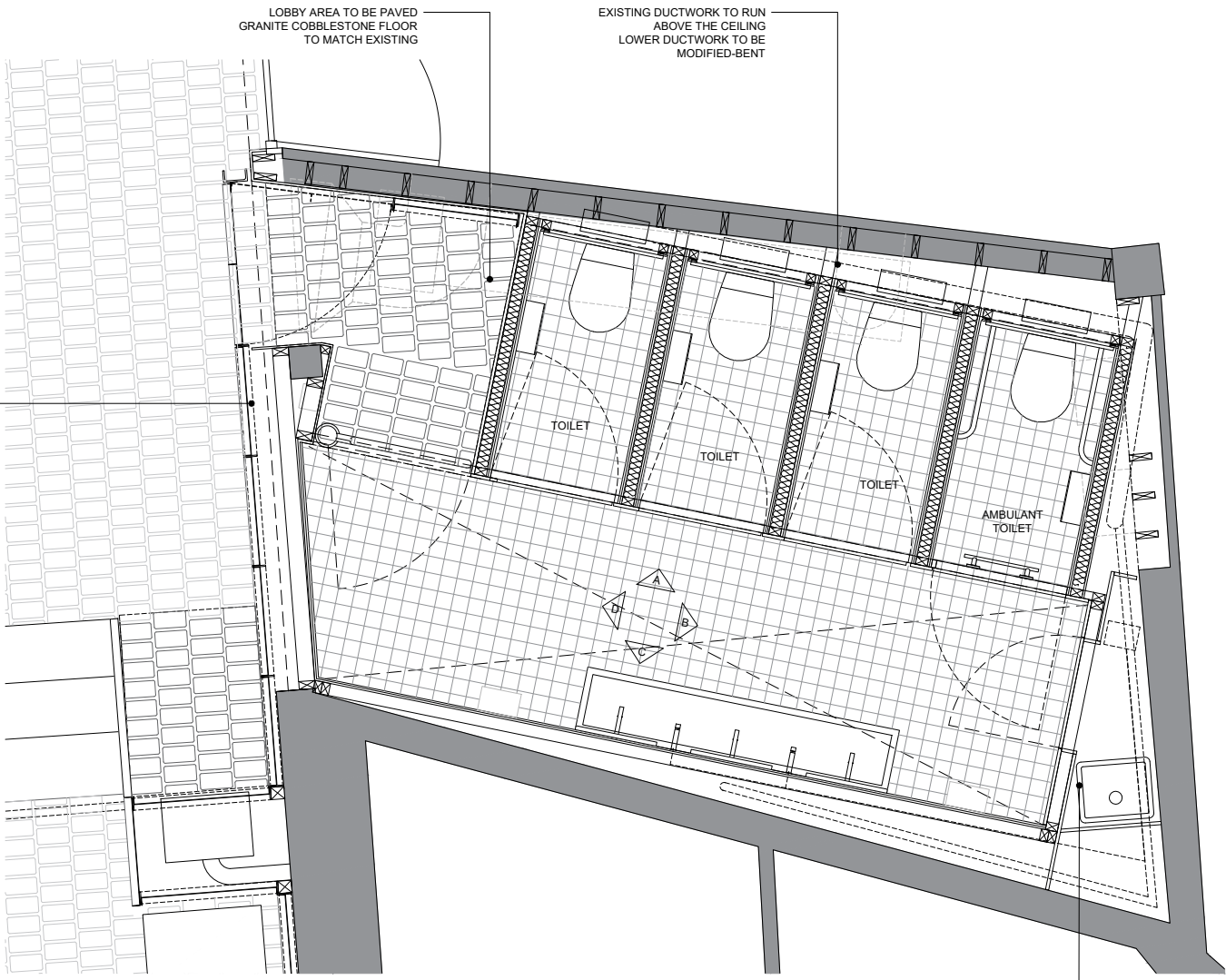
THE NORTH YARD TOILETS - EXTERNAL SPACE - BEFORE AND AFTER



NORTH YARD TOILETS - PROPOSED PLAN



1. WEST TOILETS PLAN



2. EAST TOILETS PLAN

ACCESSIBILITY



GROUND FLOOR PLAN: WHEELCHAIR ACCESSIBLE TOILET LOCATION HIGHLIGHTED IN RED

The existing North Yard public toilets include six unisex cubicles, one of them designed to be an ambulant toilet.

The current cubicles are small and the partitions are raised from the floor, precluding privacy and sound separation.

The proposed design rationalises the two spaces creating eight comfortable unisex cubicles, built with floor to ceiling partitions, two of which designed to be ambulant toilets, one per each room.

The existing levels are maintained and the thresholds are kept flush.

No wheelchair accessible cubicles are included in these proposals as the site already benefits from multiple fully accessible toilets.

In particular, they are located as shown on the plan on the left:

- in the Atrium building, basement level -2
- in the building D, at ground level
- in the Camden lock market, on the first floor accessible through a ramp.

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