
2.0 Development Context

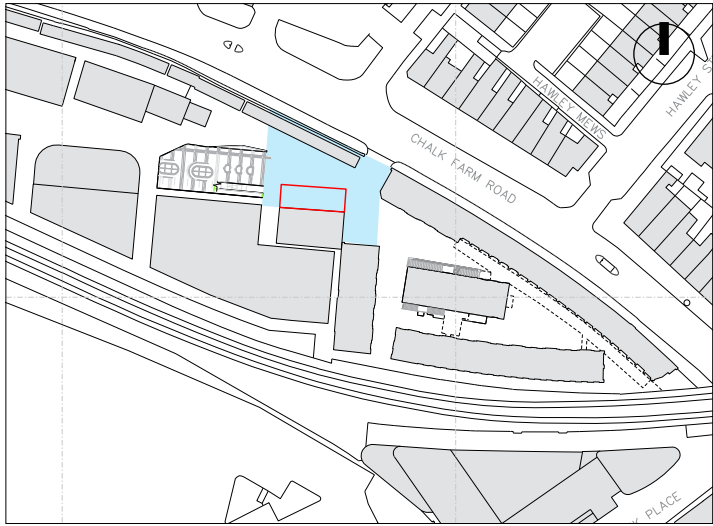




Morrisons
Stables Market
Interchange Building
Camden Lock Market
Hawley Wharf

- Conservation Area
- Development Site
- Area A05

OS Site Location Map



2.1 Site Location & Context

The site is located within Camden Stables Market. The site area is 116m² and is adjacent to the Gin Building which itself is opposite the main Chalk Farm Road entrance.

Camden Stables Market forms an integral part of the larger Camden Market as one of five popular markets, including; the Lock 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 Stables Market lies within the Regent's Canal Conservation Area and contains the listed Grade II Horse Hospital Building and the listed complex of stabling buildings across the site. In addition the boundary wall running along Chalk Farm Road is also Grade II listed.

The Gin Building is not listed but is a building of historic interest, forming the end of a large terrace of buildings now demolished.

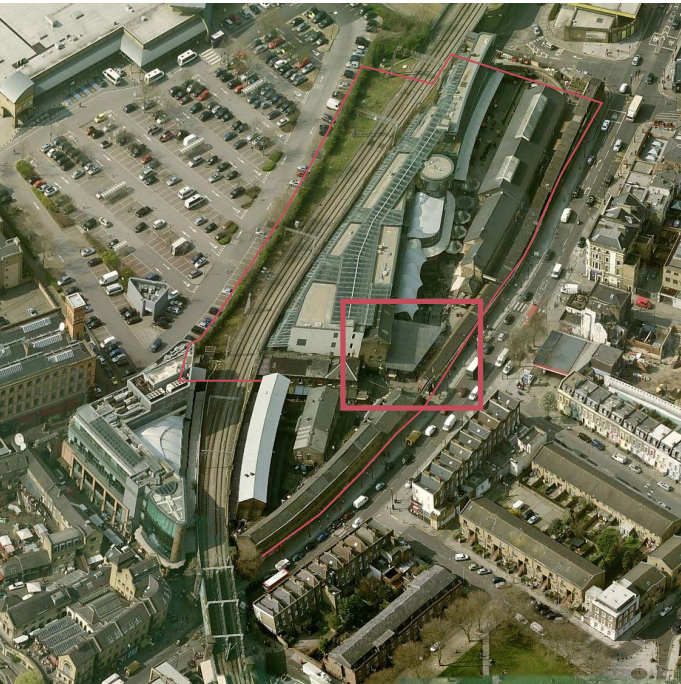
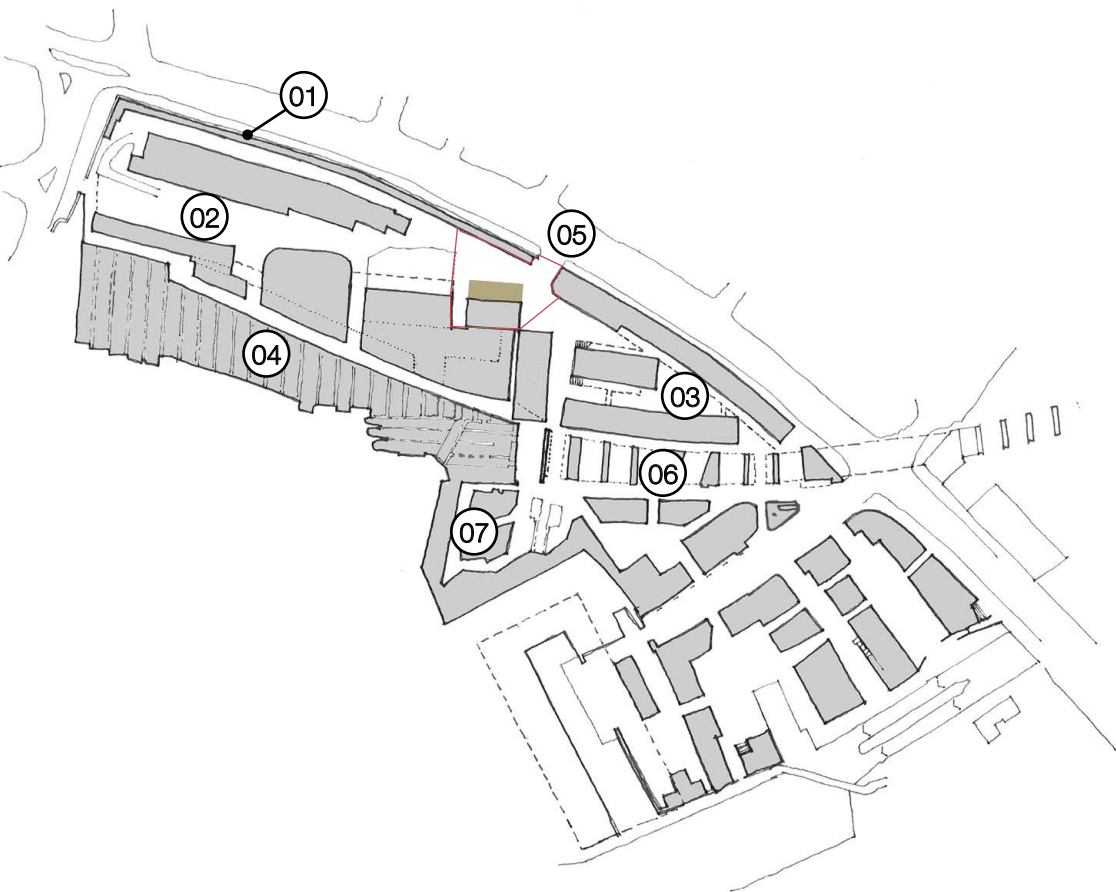
The site is well served by public transport including some 11 bus routes within a five minute walk. The site has a PTAL rating of 6a. The nearest underground station is Camden Town, approximately 450m to the south east and is served by the Northern Line. Camden Road Station, located approximately 500m 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.

2.2 Existing Character

Area Five contains one of the Stables Market’s main entrances from Chalk Farm Road, and is a key public zone with a mix of small food and retail vendors.

The Gin House establishes a prominent and highly visible historic facade amongst more recent additions of timber and steel framed stalls. Currently, the building operates as the main entrance to Cyberdog, with its offices occupying the upper floors.



Historic brick facade of Gin House.

Stables Market Character Areas

- 01. Horse Ramp
- 02. North Yard
- 03. Stables Yard
- 04. The Vaults
- 05. Chalk Farm Road**
- 06. Railway Viaduct Arches 1-8
- 07. Horse Tunnel Market

01



02

Site Photographs

01. Public covered seating and food units in front of Gin House.
02. Facing towards the North Yard, with end facade of Horse Hospital to the right, public steps to basement market to the centre and entrance ramp to co-working space inside Building AB to the left of the picture.



03

03. End of the Chalk Farm Road Stable, facing towards the main entrance gate.
04. Historic Gin House building taken from the Chalk Farm Road Gate, with ground floor entrance to Cyberdog to the left, and food stalls in front of the main facade.



04