
Camden Stables Market
Network Rail Viaducts

Design & Access
Statement

June 2017

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0.0 Contents

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1.0 Introduction

1.1 Introduction to the Project
1.2 Content of the Application
1.3 Structure of the Document
1.4 The Applicant
1.5 The Project Team

2.0 Development Context

2.1 Site Location
2.2 Site context
2.3 Site context - Area 06
2.4 Existing condition
2.5 Demolition scope

3.0 Design Response

3.1 Project brief & scope
3.2 Area 6 character
3.3 Viaduct Arches design approach
3.4 Framing principles
3.5 Design proposal
3.6 Shopfront design
3.7 Signage & External Lighting
3.8 Canopy design
3.9 Summary & conclusions

4.0 Access statement

4.1 Introduction
4.2 Summary

5.0 Technical summary

4.1 Summary

Appendices

AP.1 Appendix 1 - Planning Drawings

1.0 Introduction



1.1 Introduction to the Project

Stanley Sidings Limited (the Applicant), a subsidiary of Market Tech Holdings Ltd, purchased Camden Stables Market in 2014. The Applicant has a vision to sensitively refurbish the heritage assets of the site whilst improving the later buildings and 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.

Following the previous application for Arch7, which was granted planning consent in March 2017, this application seeks approval for the replacement of the remaining frontages found along the Network Rail Viaducts, the design of which will be based on principles to Arch7. The railway arches are a positive contributor to the Regent's Canal Conservation Area and the design will not seek to change the public circulation within the immediate context. Instead, the revised frontages serve to further progress the masterplanned vision for the Stables Market, offering a higher quality of built form within a historic framework.

The new facades seek to upgrade the quality of built fabric of the public realm in the immediate surrounding of the Viaducts. The new frontages seek to improve function and create a refined industrial aesthetic quality without compromising the unique character of the market.

1.2 Content of the Application

The Applicant is submitting a detailed planning application for the replacement of the existing facades set within seven of the Network Rail Viaduct Arches. These arches, together with Arch7 which was previously granted planning permission, are intended to constitute a coherent row of frontages and form a small part of the entire 'site' known as 'Camden Stables Market'.

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 and the layout, along with a description of public realm improvements.

1.4 The Applicant

The Applicant for this proposal is Stanley Sidings Ltd, a subsidiary of Market Tech Holdings Limited.

Market Tech Holdings Limited own other Camden markets including the Camden Lock Market to the south of the application site and Hawley Wharf, a major development site along the Regent's Canal to the east. Unifying these sites under single ownership represents a huge opportunity to significantly enhance and improve the existing market and its surroundings.

Stanley Sidings 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 Stables Market.

The scheme that has been put forward as part of this planning application is to replace existing shop fronts of the Railway Viaduct Arches, designed to exhibit heritage assets of the market and suit its industrial character.

As part of the commitment to improving Camden Markets, the Applicant sets out below the following key pledges that together form the vision for the markets as a whole:

- Make Camden Markets more relevant to the local residents and the working community
- Re-engage with a wider London audience
- Enhance the eclectic and attractive mix of small, niche, independent retailers
- Be a centre of local production and consumption – ‘making, doing, selling’
- Provide a range of occupancy offers – from pop-ups to market stalls to shop units
- Increase quality in everything we do, whilst maintaining the diversity of the offer
- Enrich and grow the food and drink, and leisure offer, thereby also enhancing the evening offer
- Inspire the formation of a hub for creative enterprise and cultural industries
- Expand on our engagement with local charities and organisations
- Encourage people to come and enjoy Camden Markets for their cultural diversity and retail integrity

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:

- Structural Engineering - Price & Myers
- Planning consultant – Gerald Eve
- M+E Engineering – Scotch Partners LLP

