
2.0 Development Context



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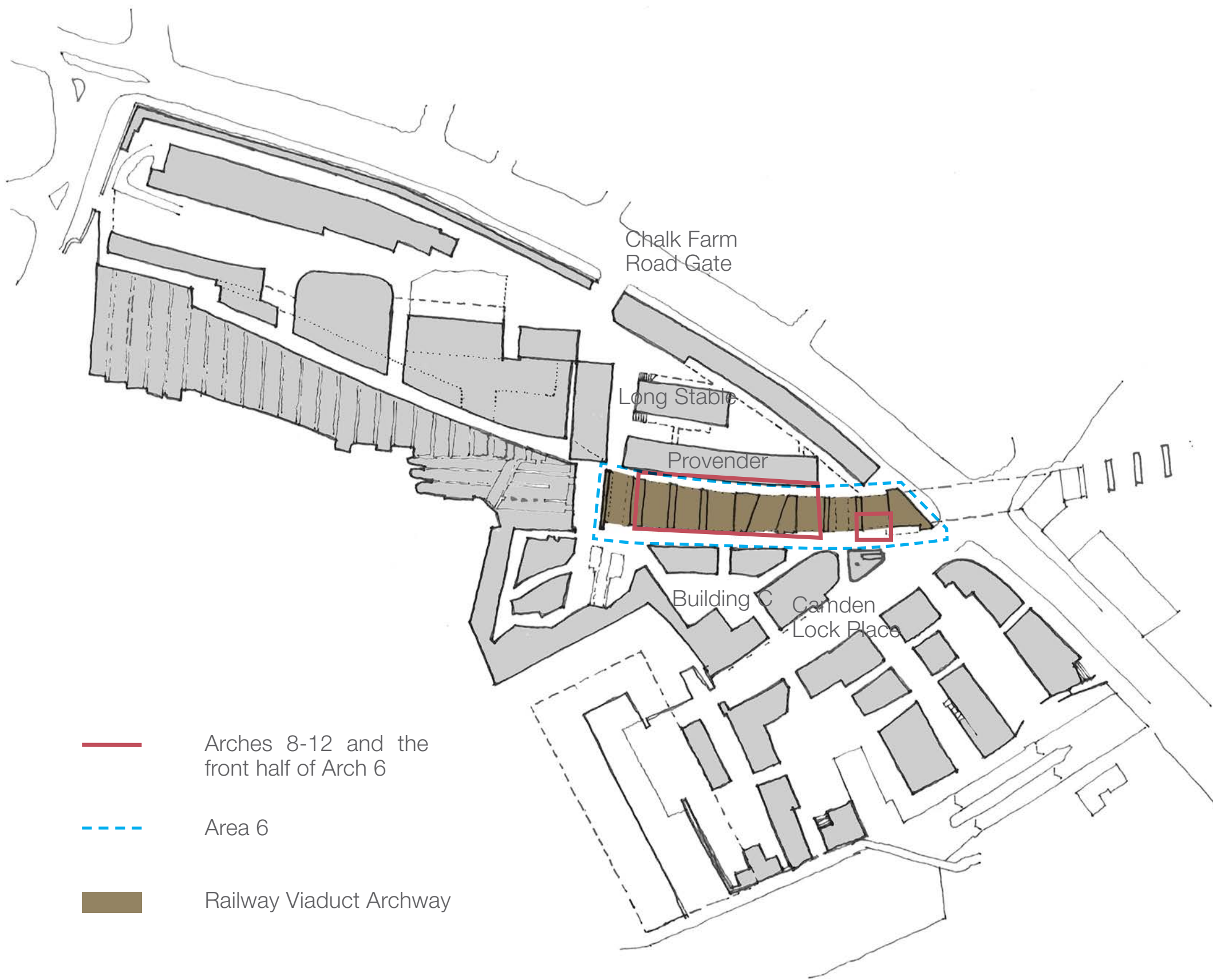
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Horse Tunnel M.

2.1 Site location

The Railway Viaduct Arches are located in Area 6, which lies on the southern border of the Camden Stables Market and connects it to one of the main entrances from Chalk Farm Road onto Camden Lock Place.



2.2 Site context

Area 6 contains retail and food units set within or attached to the Railway Viaduct Arches at the south east section of the market.

Currently, the units along the narrow passageway between Building C and the Viaduct are sprawling by nature, as vendors have expanded out into the space to compete for business. The extensions also incorporate incoherent signage and visually inhibit wayfinding. Canopy cover is sporadic and ad-hoc.

There are a total of eight arches, each with a frontage to Building C (South side, built 2004), and Provender Stores (North Side, Grade II Listed). Arch 7 however, was already granted planning permission, thus it does not form part of this planning application

Railway Viaduct Archway Scope

Existing Plan NTS

- Existing retail units
- Existing food units
- Extent of planning application
- Public Circulation



2.3 Site context - Area 06

The Railway Viaduct Arches are located in the area of Camden Stables Market known as 'Area 06' which comprises of the Railway Viaduct Archway, retail and food units within the arches.

HERITAGE

Railway arches are largely hidden by signage, canopies and shop fronts. No sense of entrance or visibility through the arch.

TRADE

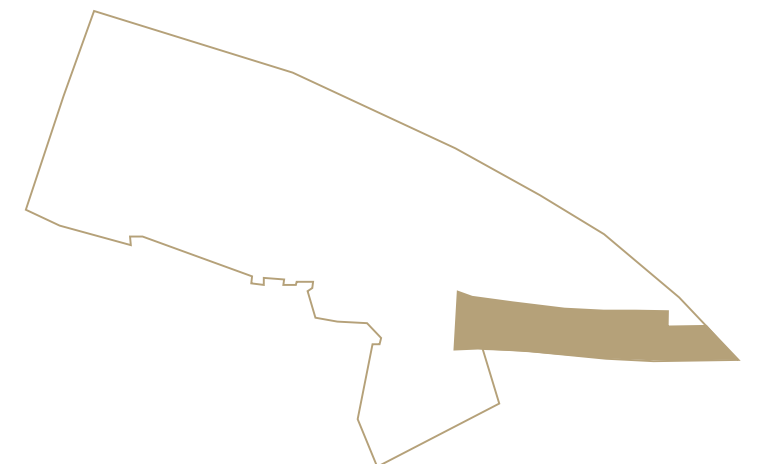
Multiple small units provide a platform for many different traders. However, the lack of different sized units limits range of experience and tenants' ability to grow.

QUALITY

There is certainly a low quality food offering (excluding Gilgamesh). The proliferation of signage and canopies detract from the products on offer

ATTITUDE

The visual chaos reinforces the concept of the independent trader.



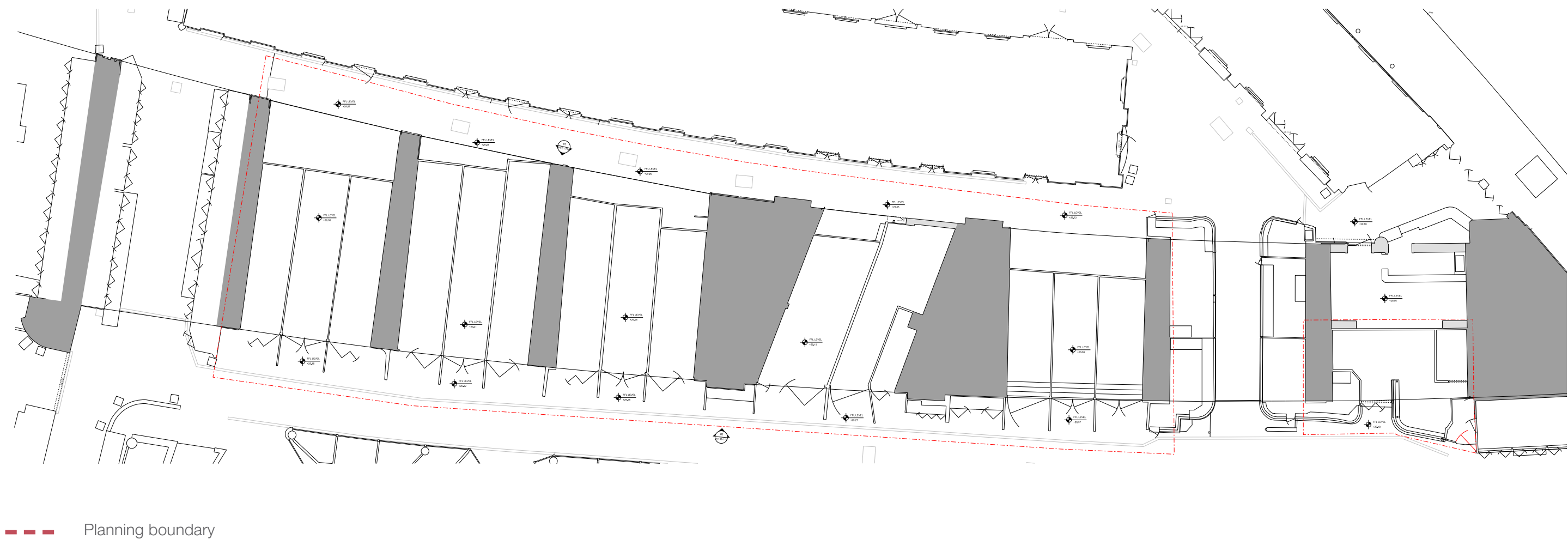
2.4 Existing condition

The passage along the South face of the Viaducts connects the market to one of the main entrances on the Camden Lock Place. There is therefore a high footfall and every opportunity to attract visitors' attention has been taken by the current stall holders, resulting in a bombardment of the senses and a cluttered layout.

The passage and the arches between the North face of the Viaduct and the Provender Store are currently being refurbished and the area between Arch 7 and Arch 12 is hoarded off.

There's an existing roof that shelters the passage and cafe between the back of Arch

6 and the Chalk Farm Stable building, which will remain in place. We are currently only proposing to alter the front half of Arch 6 which will work in congruence with the rest of the viaducts design language.





Existing Site Photographs

- 01. South side of the Railway Viaduct Arches
- 02. North side of the Railway Viaduct Arches


2.5 Demolition scope

The existing food and retail units set within the arches together with all of the elements projecting beyond the face of the brick viaduct (including canopies) will be taken down.

The existing paving, temporary ramps and decking will also be removed.





Demolition scope	
01.	South side of the Railway Viaduct Arches
02.	North side of the Railway Viaduct Arches
	Demolition

