

CAMDEN MARKET

BUILDING AB

NORTH YARD SHOPFRONTS

LABTECH

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01.00 | Introduction

01.01 About the Project

This document sets out the proposals for the new shopfronts in the western area of Building AB, Stables Market, Camden NW1.

Labtech 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 provide vibrant new spaces and attract more visitors hence contributing to the dynamic and vitality of the Market.

Following previous applications for the railway arches, this application seeks approval for a new design for the shopfronts in Building AB based on the principles previously applied.

01.02 Structure of the Document

The Design and Access Statement (DAS) for Camden Stables Market Building AB North Yard Shopfronts 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.

This DAS describes the proposals including the existing site, the development context and the layout, along with a description of public realm improvements as a result from the enhancement of the shopfronts in the western area of Building AB.



02.00 | Development Context

02.01 Site Location



Drawings are not-to-scale and show the existing plan

02.02 Site Context



Drawings are not-to-scale and show the existing plan

02.03 Existing Photos of Building AB



02.04 Planning History

The planning applications for Camden Stables Market Building AB outlined below are relevant to the proposed works only.

Application no.	Address	Development Description	Date	Decision
2017/1291/P	Building A and B Stables Market Chalk Farm Road London NW1 8AH	Demolition of external ramp and associated works to make good the existing frontage.	27/03/2017	Granted
2017/5597/P	Building A and B Stables Market Chalk Farm Road London NW1 8AH	Demolition of external canopy, partial demolition of the existing ramp and associated works to make good the existing frontage.	17/10/2017	Granted
2006/3182/P	The StablesMarket Stanley Sidings Chalk Farm Road London NW1 8AH	Demolition of existing temporary buildings and partial demolition of arches for 11,564.5sqm mixed use redevelopment comprising two new 4 storey plus basement buildings (Buildings A and B) to accomodate a mix of uses including retail (Class A1), food & drink (Class A3), offices (Class B1a), workshop/studio units (Class B1c), warehousing/storage (Class B8), exhibition space (Class D1). Creation of new pedestrian access route together with opening up and refacing of existing arches to the rear of the site and the creation of retail (Class A1) floorspace within the exposed arches.	31/07/2006	Granted

Application no.	Address	Development Description	Date	Decision
2006/3185/P	The StablesMarket Stanley Sidings Chalk Farm Road London NW1 8AH	Demolition of existing temporary buildings and partial demolition of arches in connection with 11,564.5sqm mixed use redevelopment comprising two new 4 storey plus basement buildings (Buildings A and B) to accommodate a mix of uses including retail (Class A1), food & drink (Class A3), offices (Class B1a), workshop/studio units (Class B1c), warehousing/storage (Class B8), exhibition space (Class D1). Creation of new pedestrian access route together with opening up and refacing of existing arches to the rear of the site and the creation of retail (Class A1) floorspace within the exposed arches.	14/07/2006	Granted
PE9800576	Stables Market Chalk Farm Road NW1	The refurbishment of the existing buildings on the site and the construction of two new buildings to accommodate a mixture of uses within the A1 (retail), A3 (food and drink), B1 (business), D1 (exhibition space), a dual B1/D1 use, and D2 (leisure) Use Classes, together with ancillary storage and other accommodation and associated environmental improvement works. As shown on drawing numbers:- SM/006/302E, 303D, 304E, 305E, 306E, 307E, 308E, 309E, 310E, 311E, 312E, 313E, 314E, 400E, 401E, 402E, 403E, 404E, 405E, 406E, 407E, 408E, 409E, and 97071/02F.	13/12/1999	Grant Full Planning Permission (conds)
LE9800577	Stables Market Chalk Farm Road NW1	Works of repair and refurbishment to the existing listed buildings on the site, the refurbishment of other buildings on the site and the construction of two new buildings to accommodate a mixture of uses within the A1 (retail), A3 (food and drink), B1 (business), D1 (exhibition space), a dual B1/D1 use, and D2 (leisure) Use Classes, together with ancillary storage and other accommodation and associated environmental improvement works. As shown on drawing numbers:- SM/006/302E, 303D, 304E, 305E, 306E, 307E, 308E, 309E, 310E, 311E, 312E, 313E, 314E, 400E, 401E, 402E, 403E, 404E, 405E, 406E, 407E, 408E, 409E, and documents dated June 1998 and titled "Outline schedules of work", "General specification of work and materials", and "Drawings and maps".	13/12/1999	Grant L B Consent with Conditions

02.05 Existing North Elevation



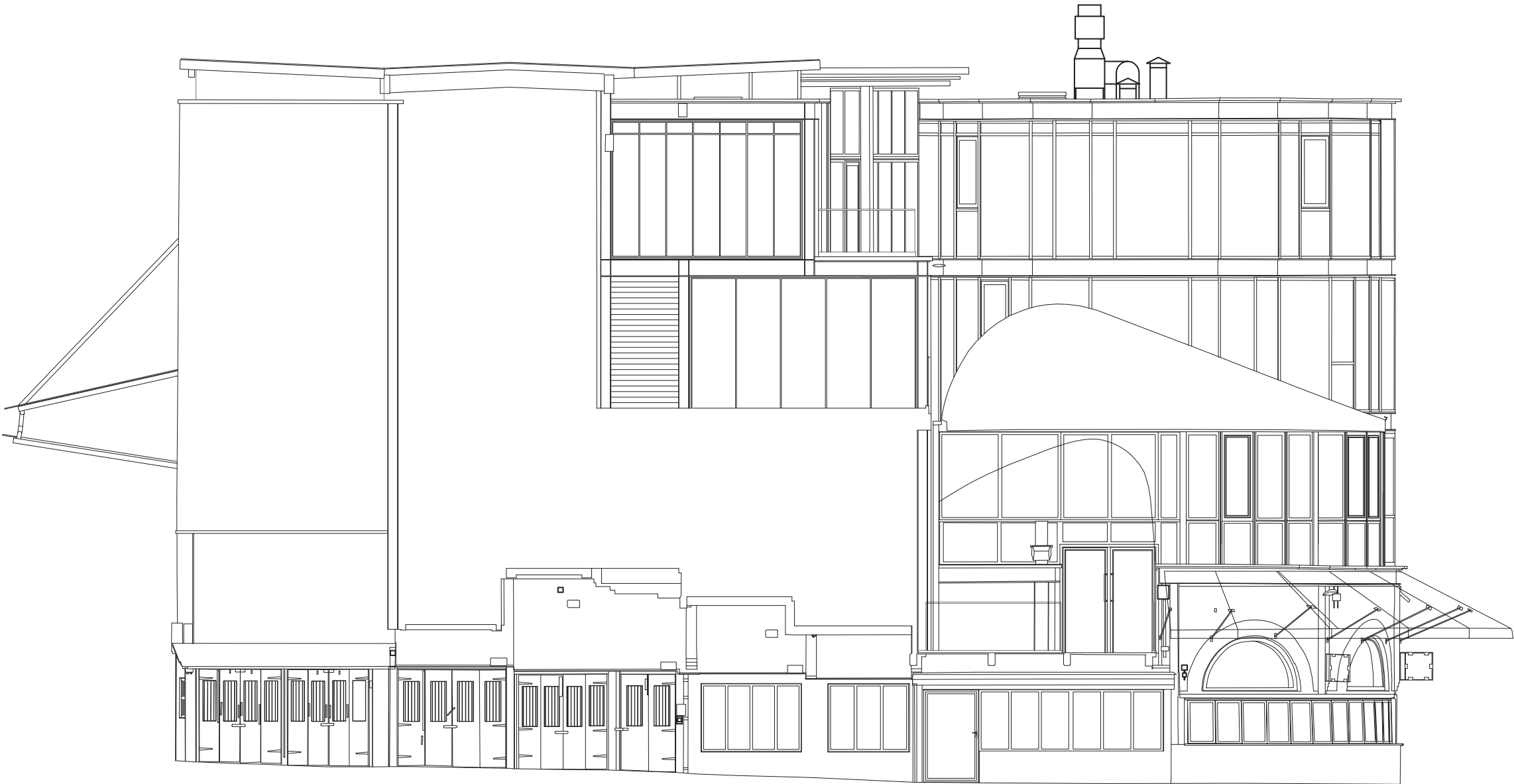
Drawings are not-to-scale and show the existing north elevation

02.06 Existing West Elevation



Drawings are not-to-scale and show the existing west elevation

02.07 Existing East Elevation



Drawings are not-to-scale and show the existing east elevation

03.00 | Design Response

03.01 Design Look & Feel

The ambition of the project is that the redesign of the frontages will re-animate the entirety of the walkway and bring a refined commercial and architectural approach that would become a common language throughout the wider Stables Market.

Most importantly, striving to reflect the industrial heritage of the Camden Stables Market.

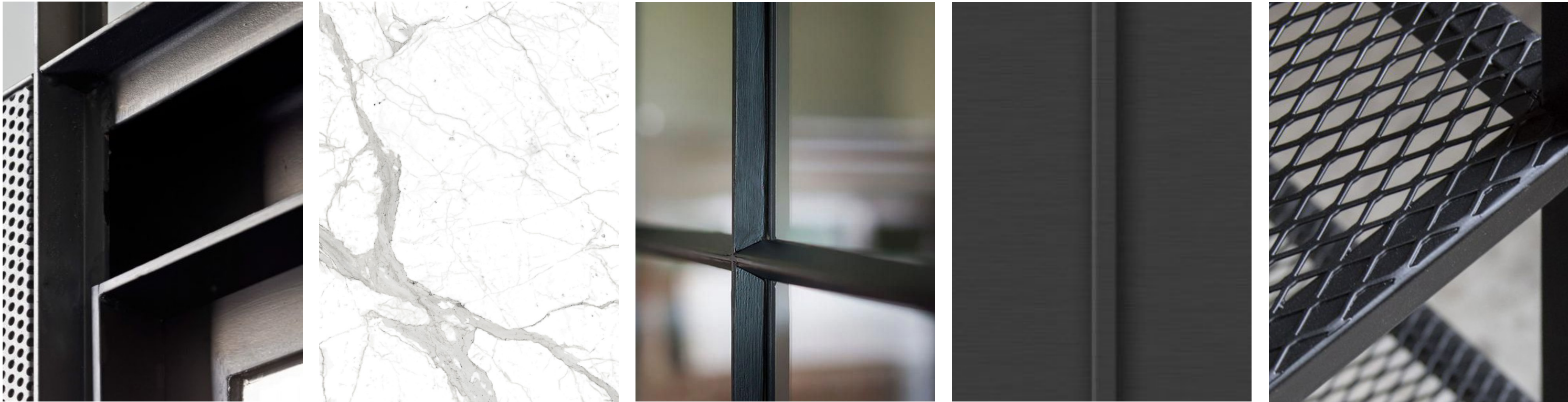


Design inspirations that references the industrial heritage of the Camden Stables Market

03.02 Materiality

The design aims to repurpose industrial inspired materials to a modest aesthetic that references the industrail heritage of the Camden Stables Market as well as respecting the historic setting adjacent to the arches as such the Provender Store along the North face of the Viaduct.

- [left to right]
- 1. Metal works
 - 2. White marble
 - 3. Metal frame
 - 4. Metal panels
 - 5. Metal mesh



Material inspirations that references the industrial heritage of the Camden Stables Market

03.03 Design Proposal

The design approach for Building AB shopfronts draws upon the same aesthetic as other new frontages in the market, with an industrial detailing, such as folding doors and windows, metal cladding and the combination of these elements with the existing bricks, in order to achieve a coherent and unified frontage.

Commercial blinds have been added along the elevation to provide shelter to the shops.

The proposals do not add any internal or external built areas. There will be no increase in the existing square footage of the building.

04.00 | Access Statement

04.01 Summary

This section outlines how the principles of inclusive design are incorporated to ensure all facilities are accessible to all users. It is also set out how these principles will be managed and sustained.

These principles will continue to be maintained and developed at all design and construction stages and further on will be adopted into the facilities management strategy.

The standards which are being used for statutory requirements and best practice guidance are:

- Equality Act 2010
- Approved Document Part M of the Building Regulations
- BS8300:2009 Design of building and their approaches to meet the needs of disabled people.

The location of the site is very well served by the public transport. The nearest underground station is Camden town, which is step-free. The nearest overground station is Camden Road, which is step-free as well. There are 11 bus routes serving the area within five-minute walk, the site has a PTAL rating of 6a.

The hard-standing immediately surrounding the site is a mix of slabs and cobbles, which contribute to the heritage value of the conservation area. The cobbles were relaid at the time of the construction, so there is level access to all units.

05.00 | Conclusion

05.01 Summary

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

It is therefore considered that the proposals will enhance the building and the market at large.

06.00 | Appendix

Refer to the planning drawings in the attachment provided