

CAMDEN MARKET

ARCHES 8-12

LABTECH

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01.00 | Introduction

01.01 About the Project

This document sets out the proposals for the retention of the existing timber and roller shutters shopfronts within Arches 8 to 12 of the network Rail Viaducts and associated commercial blinds in the Stables Market, Camden NW1.

This application follows previous applications for the refurbishment of Arch 6 and minor amendments to the extant consent of Arch 7 submitted in September 2019, Arch 7, consented in March 2017, and for the replacement of the facades set within Arches 6 and 8-12 consented June 2017.

The site is within the Regent's Canal Conservation Area to which the railway arches are positive contributors.

This temporary retention will allow to progress the refurbishment and improvement of the opposite elevation of the arches, and other areas of the market without detriment to the traders due to closures.

01.02 Structure of the Document

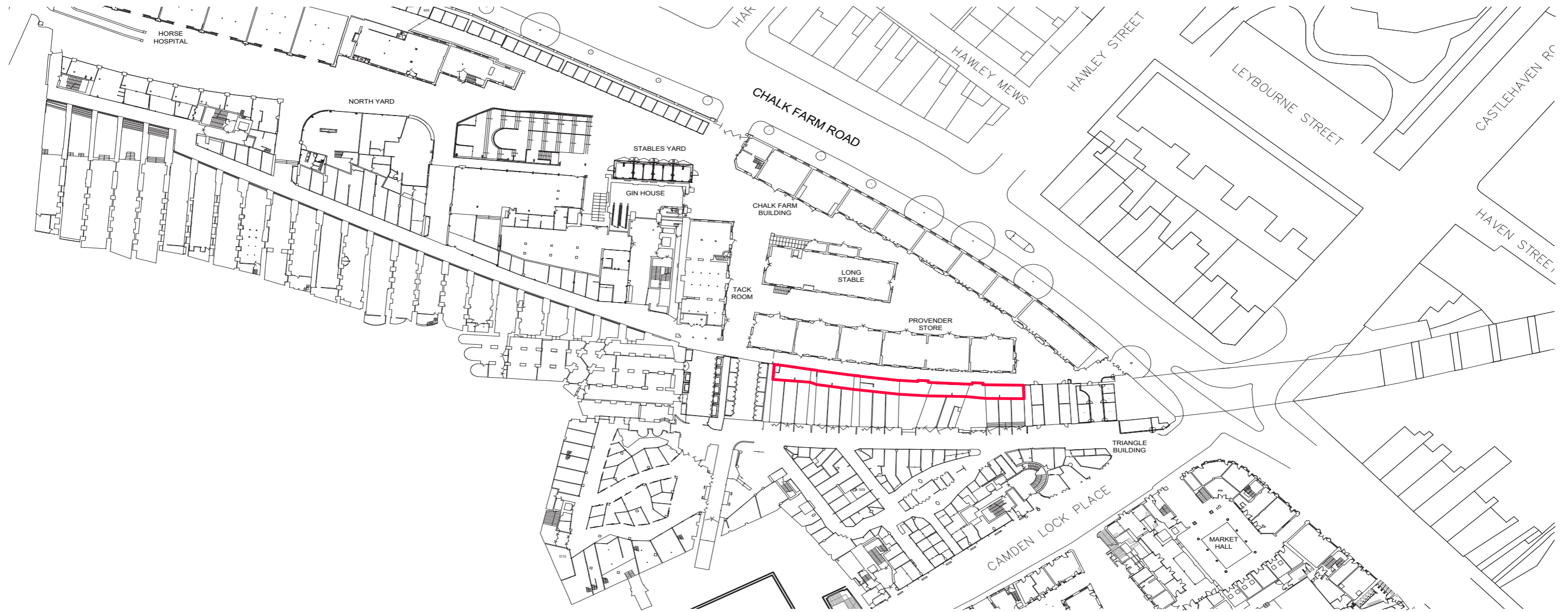
The Design and Access Statement (DAS) for Camden Arches 8-12 Shopfronts has been prepared having regard to guidance published by the Commission for Architecture and the Built Environment (CABE) and legislation described in The Town and Country Planning (Development Management Procedure) (England) Order 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 Arches 8-12.



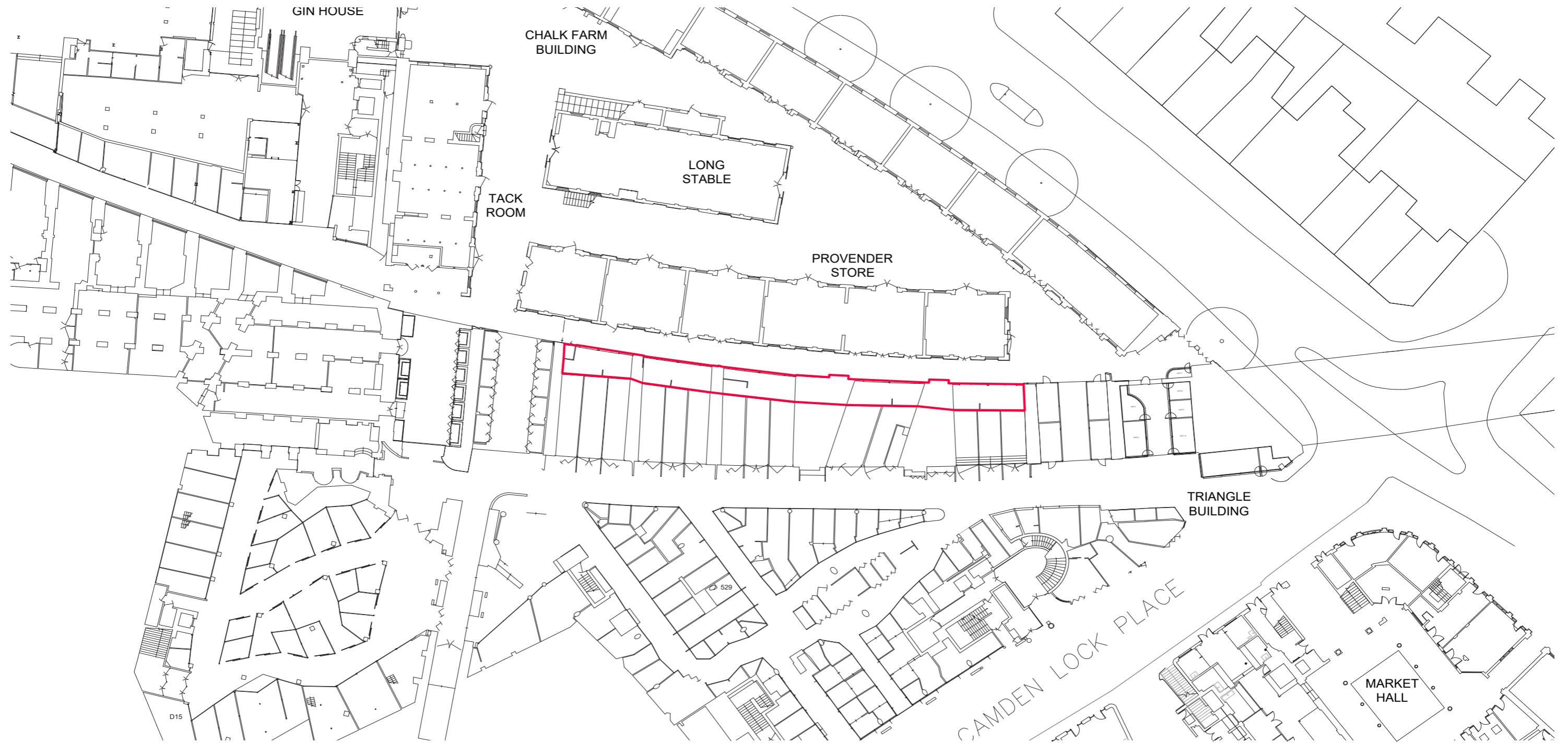
02.00 | Development Context

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

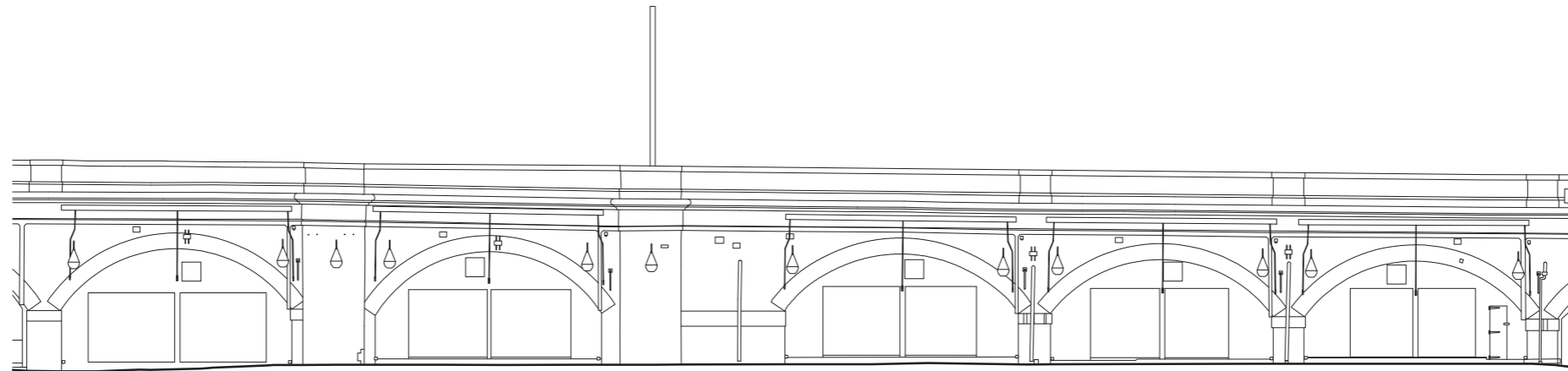


02.04 Planning History

The planning applications for Camden Arches 8-12 outlined below are relevant to the proposed works only.

Application no.	Address	Development Description	Date	Decision
2019/4574/P	The Stables Market Chalk Farm Road London NW1 8AH	The demolition of the existing market structures and their replacement with 6 units inside Arch 6, and 4 units on the Camden Lock Place frontage of the Railway Viaduct; Reduction from 6 to 4 units within Arch 7 and installation of roller shutters.	16/09/2019	Registered
2017/3385/P	Arches 6 and 8-12 Stables Market Chalk Farm Road London NW1 8AH	Demolition of existing market structures, installation of new shopfronts & canopies and associated external works.	15/06/2017	Granted
2017/0316/P	Arch 07 Stables Market Chalk Farm Road London NW1 8AH	Replacement of five existing hot food takeaway outlets (Class A5) with six new hot food takeaway outlets (Class A5); new shopfront and associated alterations within Arch 07 of Stables Market.	08/02/2017	Granted

02.05 Existing North Elevation



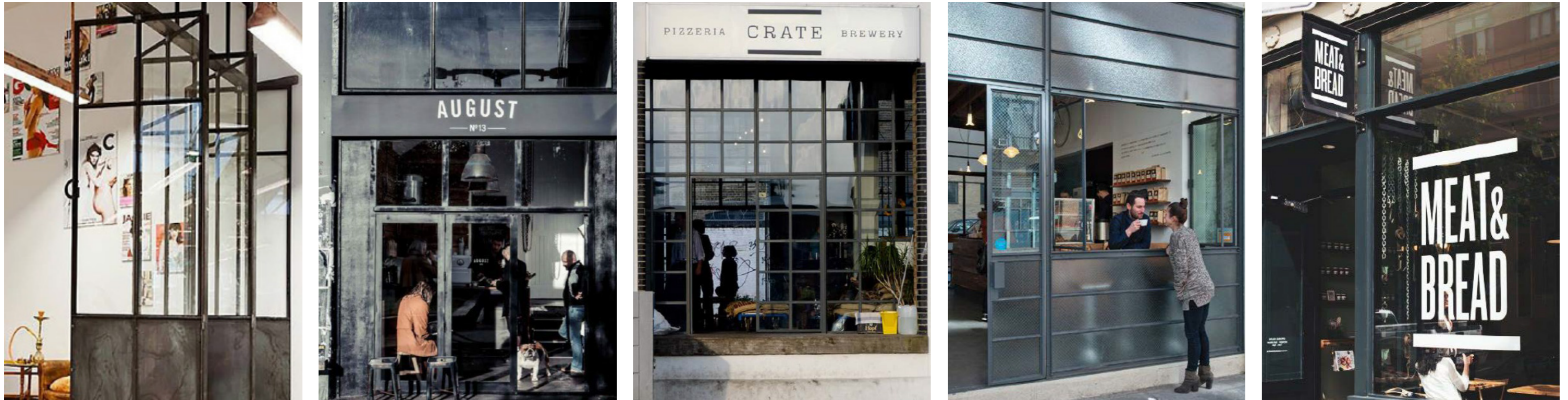
Drawings are not-to-scale and show the existing north elevation

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 industrial 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. *Black Timber*
3. *Metal frame*
4. *Roller Shutter*



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

03.03 Design Proposal

The proposal seeks to retain the existing shopfronts made of tongue and groove painted timber and roller shutters, and the commercial blinds sheltering the shopfronts. The existing shopfronts, although temporary, fit in the overall scheme of referencing the industrial heritage of the Stables Market. Basic groove and tongue timber and metal shutters are believed to be acceptable within the market environment in the short-term.

A temporary permission of 12 months is sought for the retention, in order to allow the ongoing aesthetic renovation in other areas of the market to be carried out without major disruption of trade. 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 in the alley is made of cobbles, which contribute to the heritage value of the conservation area. The surface was levelled, and the setts re-laid during the conservation works carried out between 2015-2018.

04.02 Heritage Considerations

Historic England Conservation Principles accepts that change is part of the life of heritage assets: 'Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change'.

There are no proposed changes to the fabric of the railway arches, which are monitored and repaired by Network Rail on regular basis.

05.00 | Conclusion

05.01 Summary

It is considered that the retention proposal will not affect the appearance of this part of the market as the shopfronts are of good quality and in very good condition. The temporary retention will contribute to the ongoing refurbishment of other areas of the market and to its continuous success as one of Camden's key economic, cultural and tourist attractions.

06.00 | Appendix

Refer to the planning drawings in the attachment provided