

CAMDEN MARKET

ARCHES 13-14

LABTECH

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01.00 | Introduction

01.01 About the Project

This document sets out the proposals for the retention of 8 stalls in Arch 13 and the replacement of the existing stalls and exhibition cases within Arch 14 of the network Rail Viaducts in the Stables Market, Camden NW1.

This application follows previous applications for the refurbishment of Arch 6 and 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.

01.02 Structure of the Document

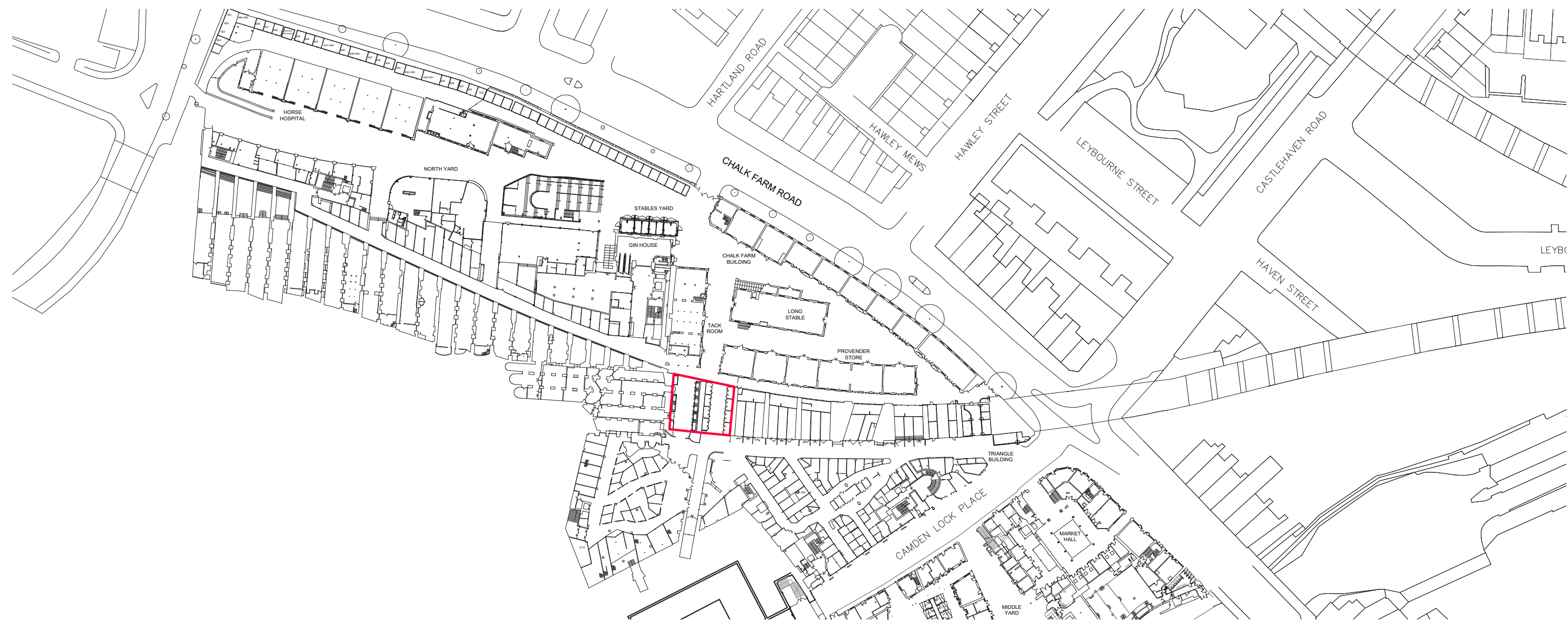
The Design and Access Statement (DAS) for Camden Stables Market Arches 13 and 14 has been prepared having regard to guidance published by the Commission for Architecture and the Built Environment (CABE) and legislation described in The Town and Country Planning (Development Management Procedure) (England) 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 Arches 13 and 14.



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 Arches 13 and 14

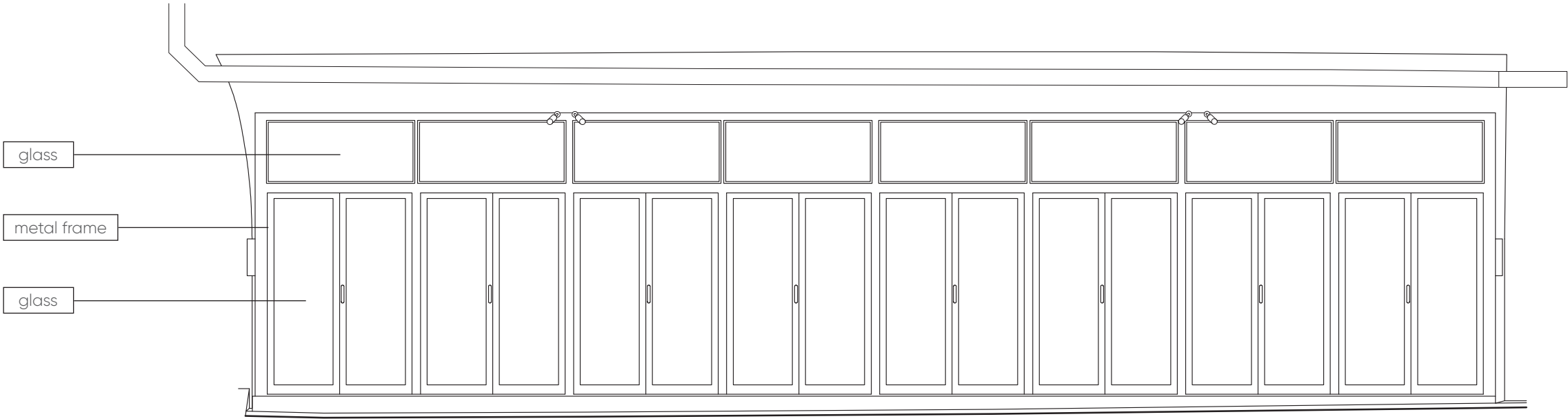


02.04 Planning History

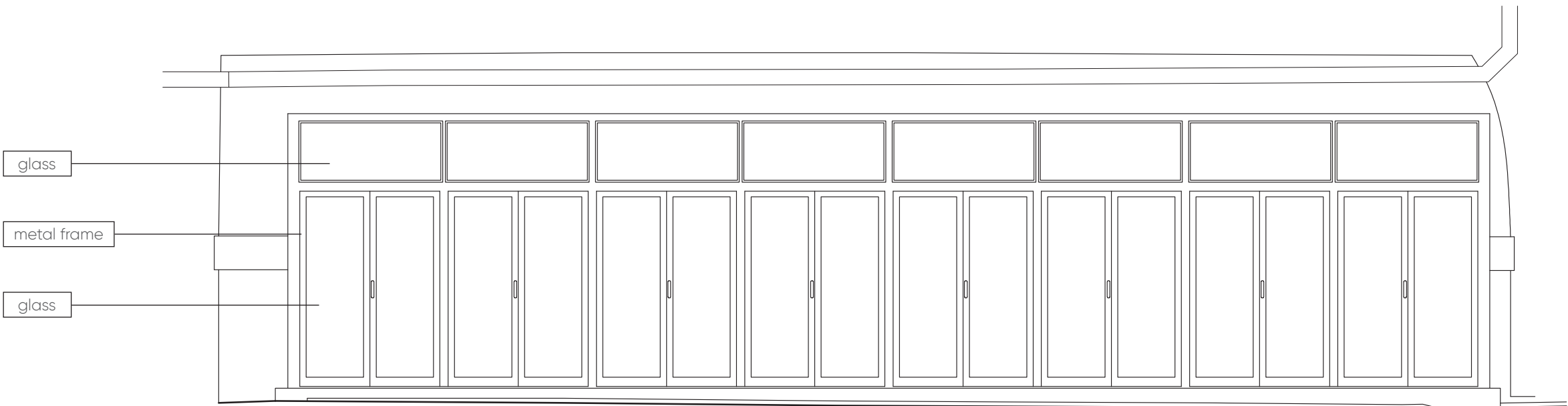
The planning applications for Camden Stables Market Arches 13 and 14 outlined below are relevant to the proposed works only.

Application no.	Address	Development Description	Date	Decision
2019/5917/P	The Stables Market Chalk Farm Road London NW1 8AH	Temporary retention (1 year) of the existing timber and roller shutters shopfronts within Arches 8 to 12 and associated blinds.	10/12/2019	Granted
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 7 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 Arch 13 Existing Elevations



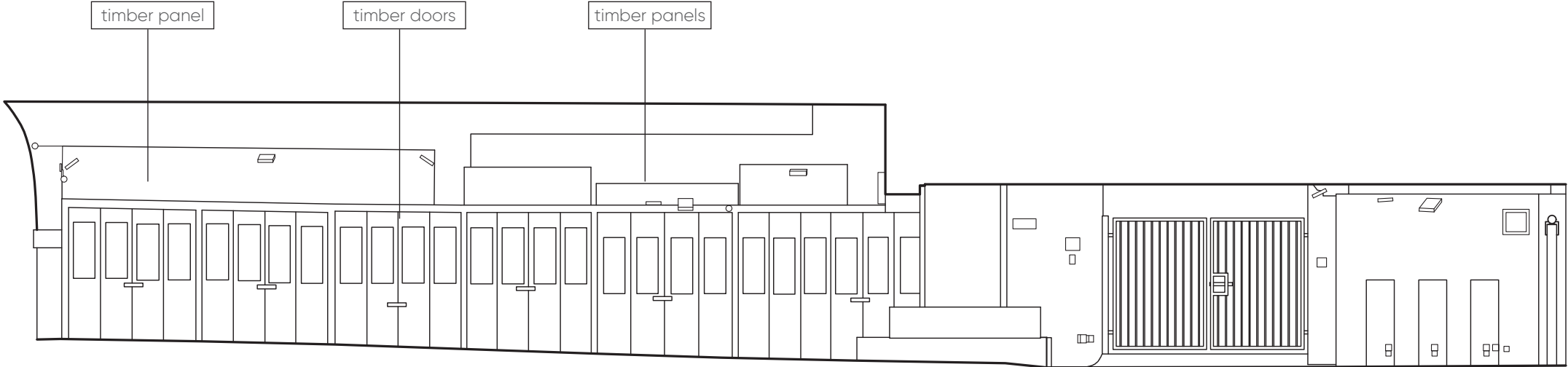
West Elevation



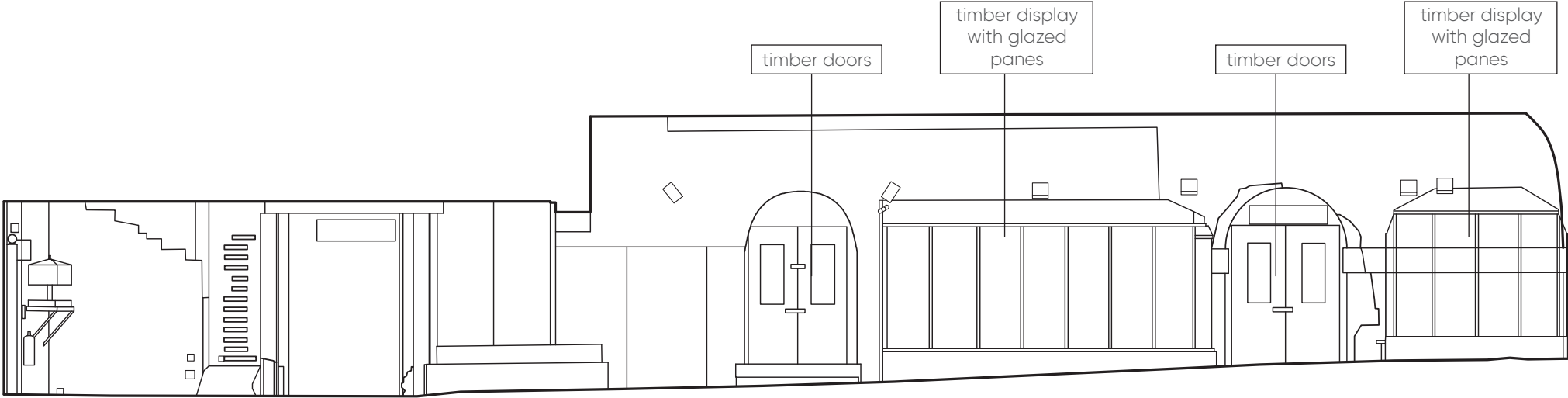
East Elevation

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

02.06 Arch 14 Existing Elevations



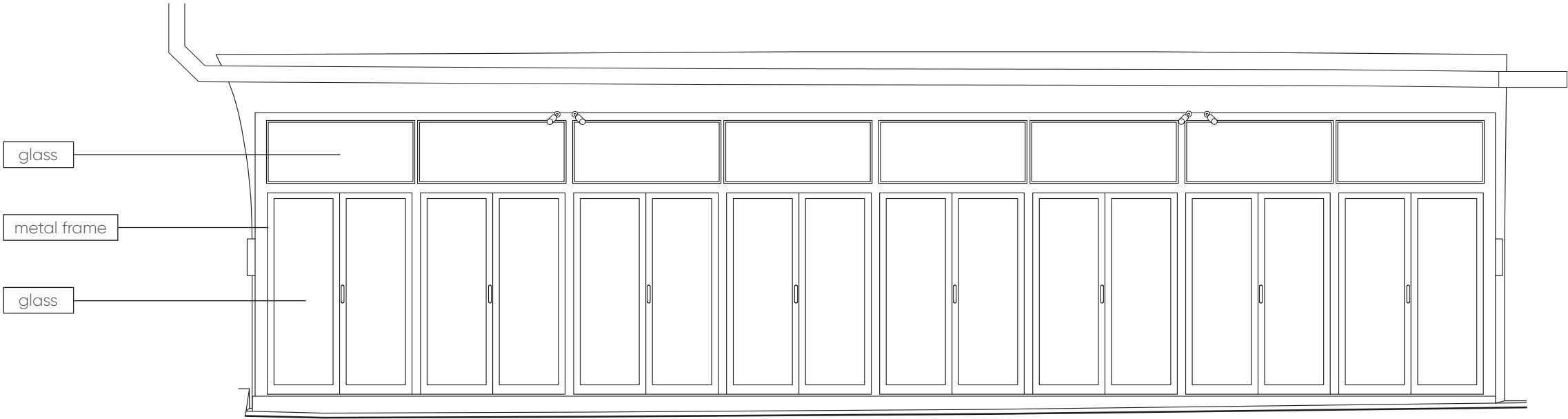
West Elevation



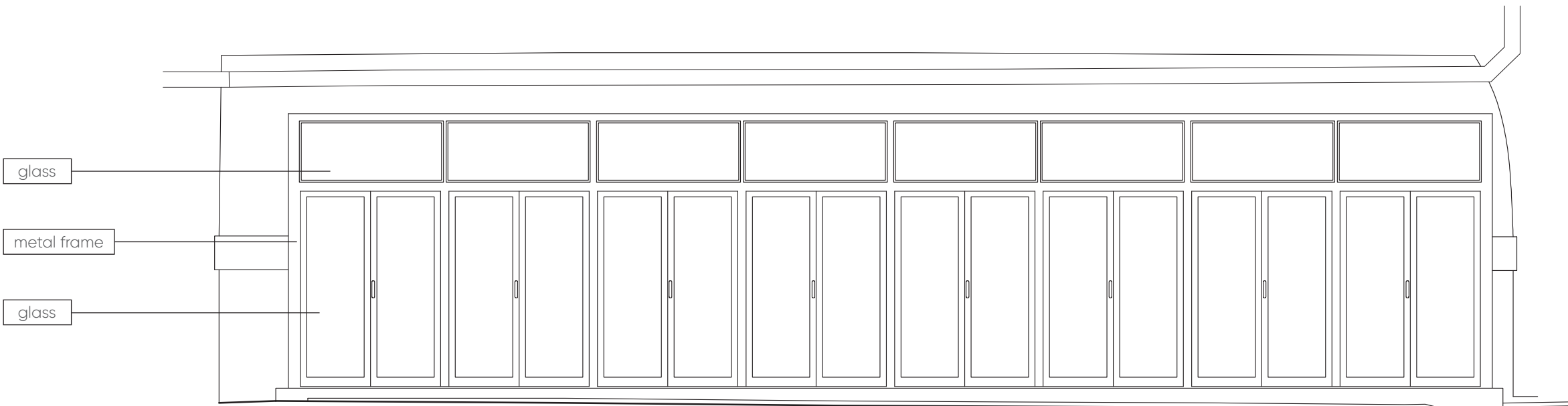
East Elevation

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

02.07 Arch 13 Proposed Elevations



West Elevation



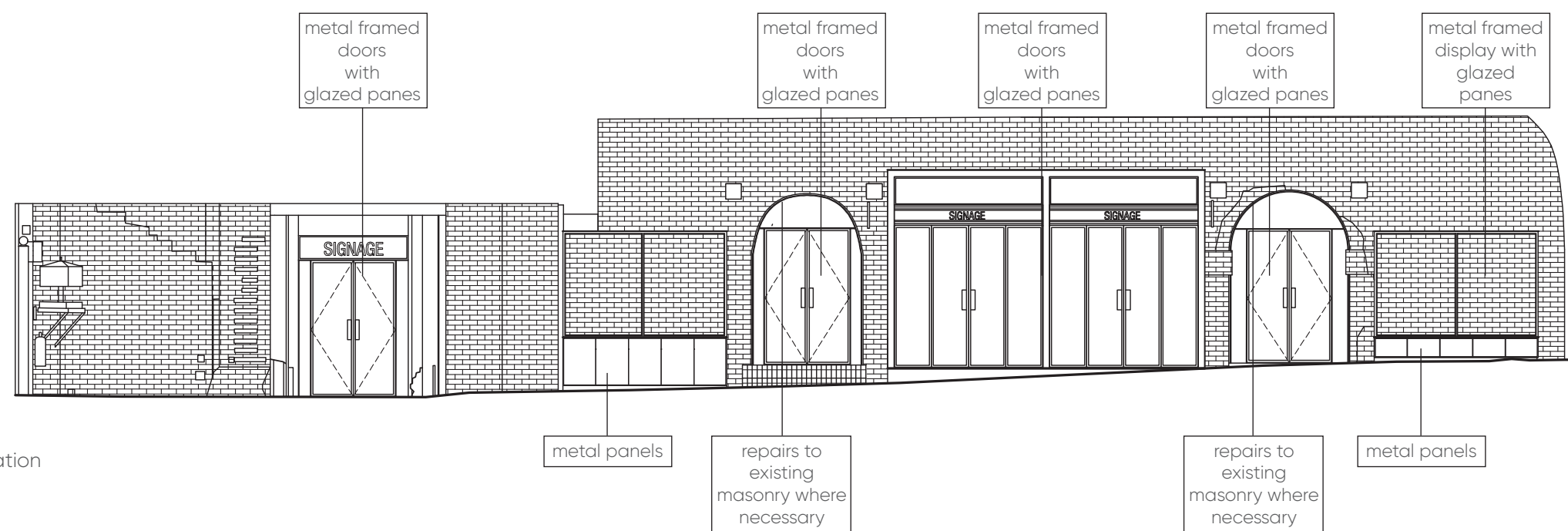
East Elevation

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

02.08 Arch 14 Proposed Elevations



West Elevation

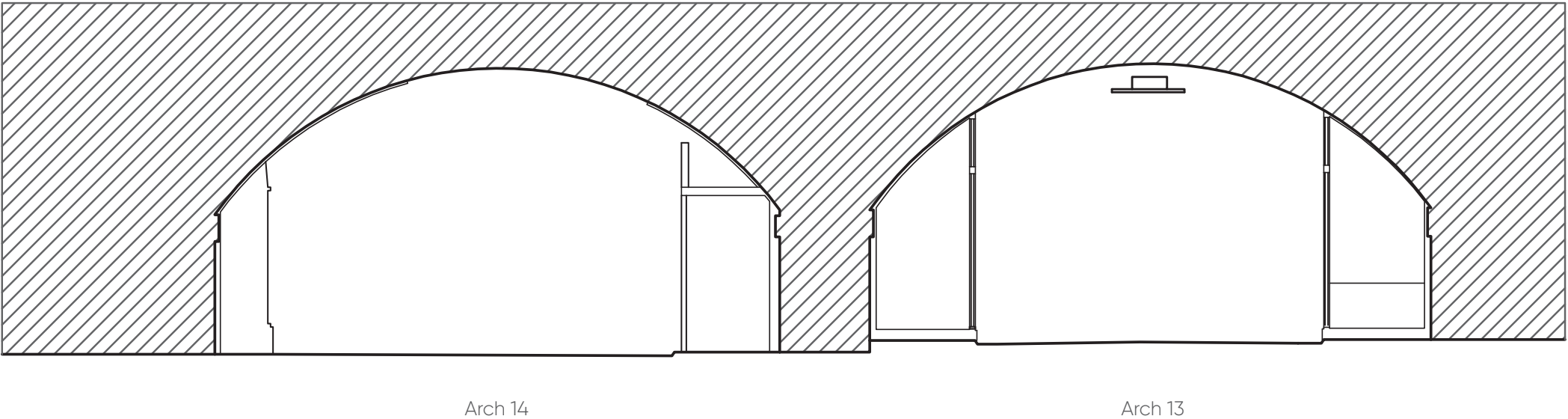


East Elevation

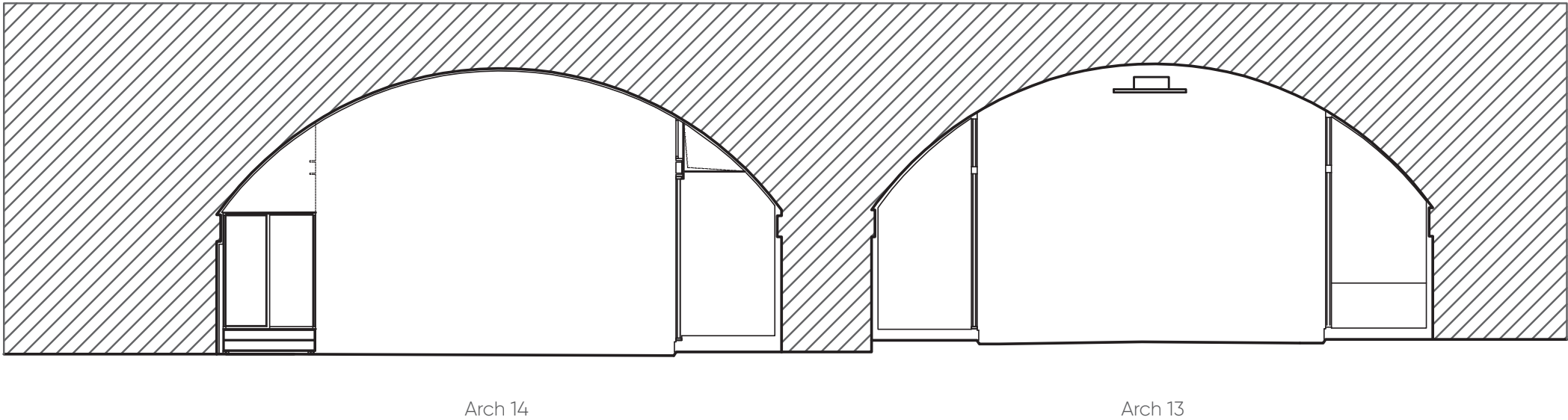
Drawings are not-to-scale and show the existing west elevation

02.09 Arches 13-14 Existing and Proposed Cross Section

Existing



Proposed



03.00 | Design Response

03.01 Design Look & Feel

This application forms part of a wider Stables Market initiative to upgrade the look and feel of the market.

Arches 6 and 7 have been upgraded and the intention of this application is to bring Arches 13 and 14 into line with the common industrial theme.



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 frame*
 - 2. *Units concrete floor*
 - 3. *Metal panels*
 - 4. *Existing bricks*



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

03.03 Design Proposal

The proposal seeks to replace the existing unattractive stalls with new, more robust and contextual market structures within Arch 14 and the retention of the new built stalls within Arch 13.

The eight stalls in Arch 13 have been upgraded to a metal frame structure supporting glass panels.

Six stalls are proposed to replace the existing timber ones on the west elevation of Arch 14. These are also designed as a metal frame structure with glass panes. A metal band holds the signage with a glass pane above.

On the east elevation it is proposed to replace the two existing arched doors with metal arched doors, with a central glass pane and metal panels on both sides.

The third door is proposed in metal frame, glass panes and metal panels on both side.

Two stalls are proposed in the same elevation, with the same characteristics of those in the west-elevation and measuring 2300mm x 1300mm, while to the sides of the arched doors two more stalls are proposed as window displays, with an upper part with a metal frame structure and glazed panes and a lower part with metal panels, and measuring 2500mm x 1300mm.

The design of the units follows the style of the already approved shopfronts and retail units in the rest of the arches, referencing the industrial heritage of the Camden Stables Market and fitting into the overall strategy to re-establish the character of the Railway Viaduct Archway.

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

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 within the arches and surrounds is made of cobbles, which contribute to the heritage value of the conservation area. The thoroughfare in both arches will remain as existing; within Arch 14 a section of the floor has been protected with timber flooring for several years now to allow better disabled access.

05.00 | Heritage Considerations

05.01 Summary

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.

06.00 | Conclusion

06.01 Summary

The new units seek to upgrade the quality of built fabric of the public realm in the Arches 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 in general and the railway arches in particular.

It is therefore considered that the proposals will enhance the special interest of the railway, contributing the increase the aesthetic quality and vitality of the market.

07.00 | Appendix

Refer to the planning drawings in the attachment provided