

CAMDEN MARKET

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 north, portion of west of east elevation of the western section 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 of the whole market experience.

The key objectives of this wider vision for the Stables Market are to provide vibrant new spaces and to attract more visitors by contributing to the dynamic and vitality of the Market.

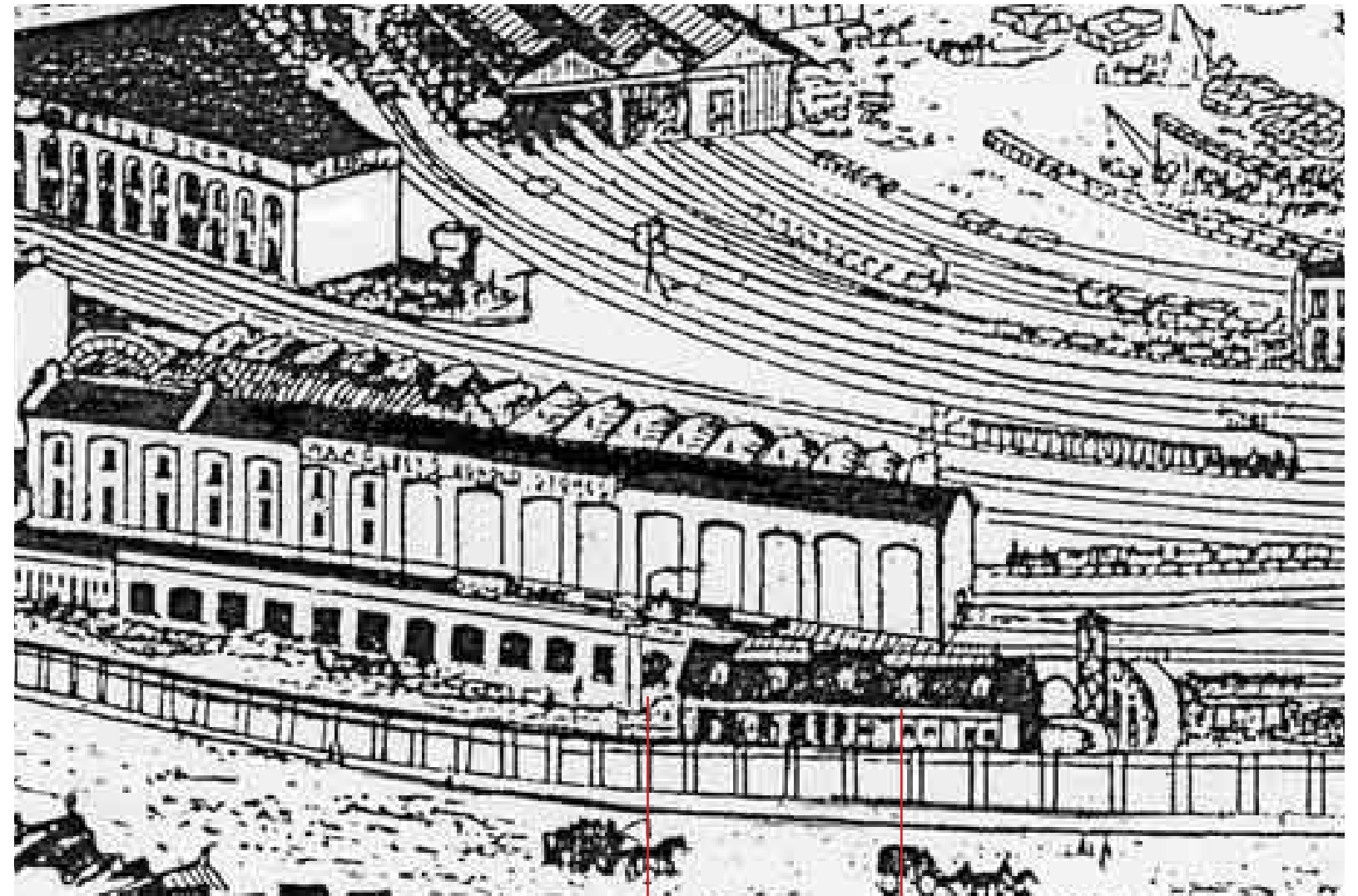
Following previous applications for the similar shopfronts in other areas of the building, namely 2019/4717/P and 2019/4714/P, that included the replacement of timber shopfronts of the Ground Floor retail units, in the central section of the north elevation with glass and metal shopfronts and the replacement of ground floor timber folding doors to south elevation with glass and metal shopfronts, and installation of brick cladding to the upper east elevation.

This application seeks approval for a new design for the remaining shopfronts in the north elevation of AB based on the principles previously applied. The design follows the established principle of outlining the historical arches with the usage of metal and glass in keeping with the industrial heritage of the site.

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 of the midget area. Outlines the benefits as a result of the enhancement of the shopfronts in the western area of Building AB.

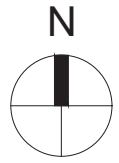


NORTH YARD

HORSE HOSPITAL

02.00 | Development Context

02.01 Site Location



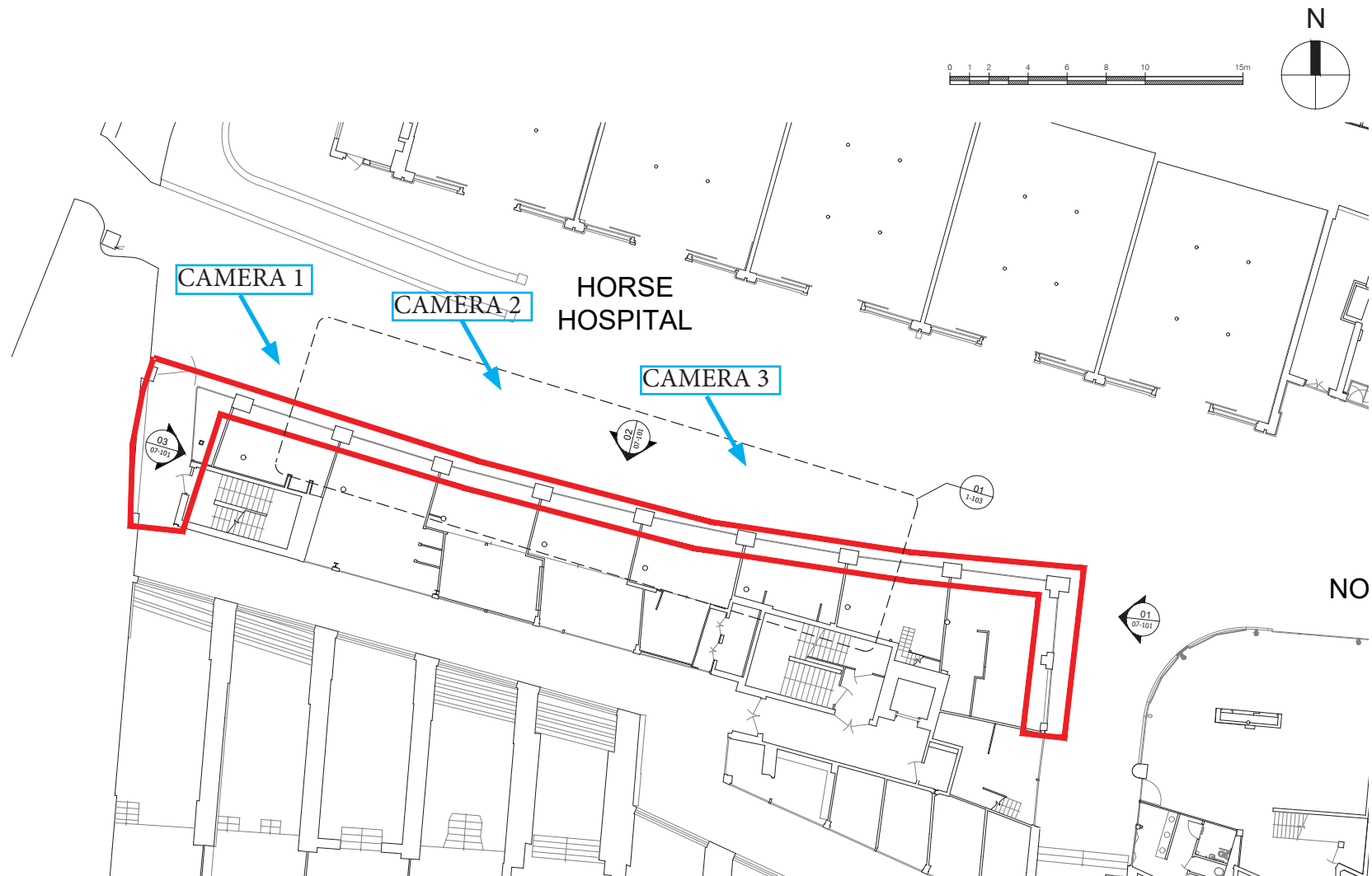
Drawings are not-to-scale and show the existing plan

02.02 Site Context

This Stables Market occupies the former stables complex developed by the London and North Western Railway Company from 1854. The site was vacated in 1973, and many of the buildings were demolished, tracks lifted, and various parcels of the land sold into different ownerships. After 1973 the sidings and Camden Lock were used for various light industrial and storage uses including garaging. The market activities started at the same time and continue to this day.

The North Yard is the westernmost open area of The Stables Market. The yard is bounded by the Gradell* Listed Horse Hospital to the north, the brick retaining wall with a single exit to the west, the subject building AB to the south, and the stairs down to the basement market to the east. The site is also located within the Regents Canal Conservation Area

AB, currently known as Atrium, was built in the late 2000s as part of the regeneration of the Stables Market that expanded the retail areas at ground floor and basements levels. Only minor improvements have been done to the exterior of the building in the last ten years; the proposed replacement of the shopfronts facing the North Yard is part of a larger plan to enhance the Camden Markets.



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

02.03 Existing Photos of Building AB

CAMERA 1



CAMERA 2



CAMERA 3



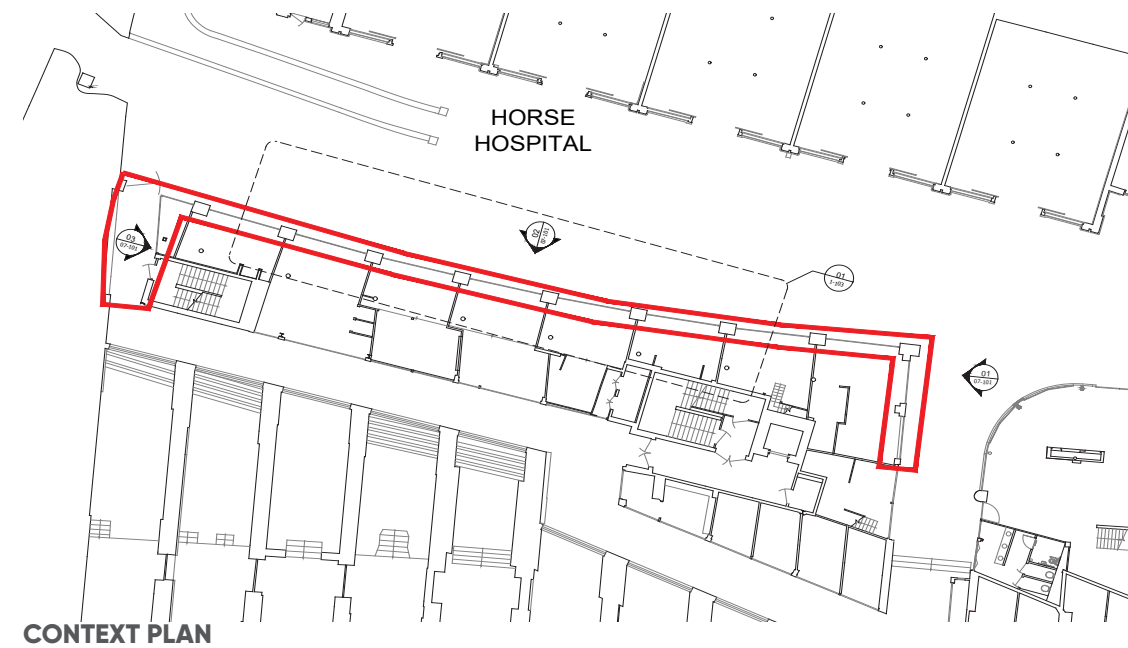
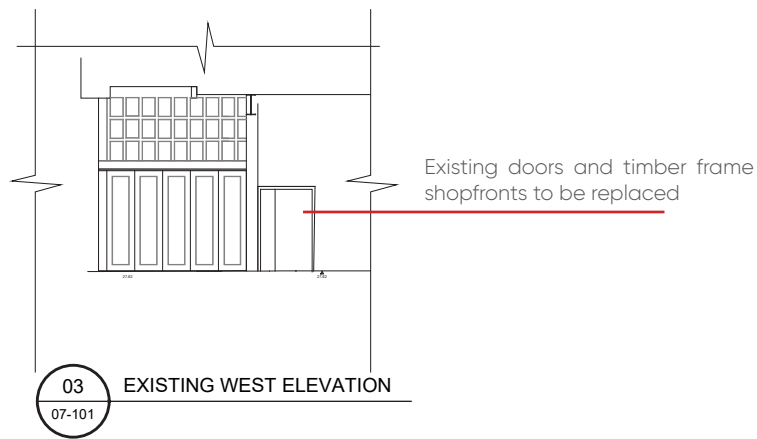
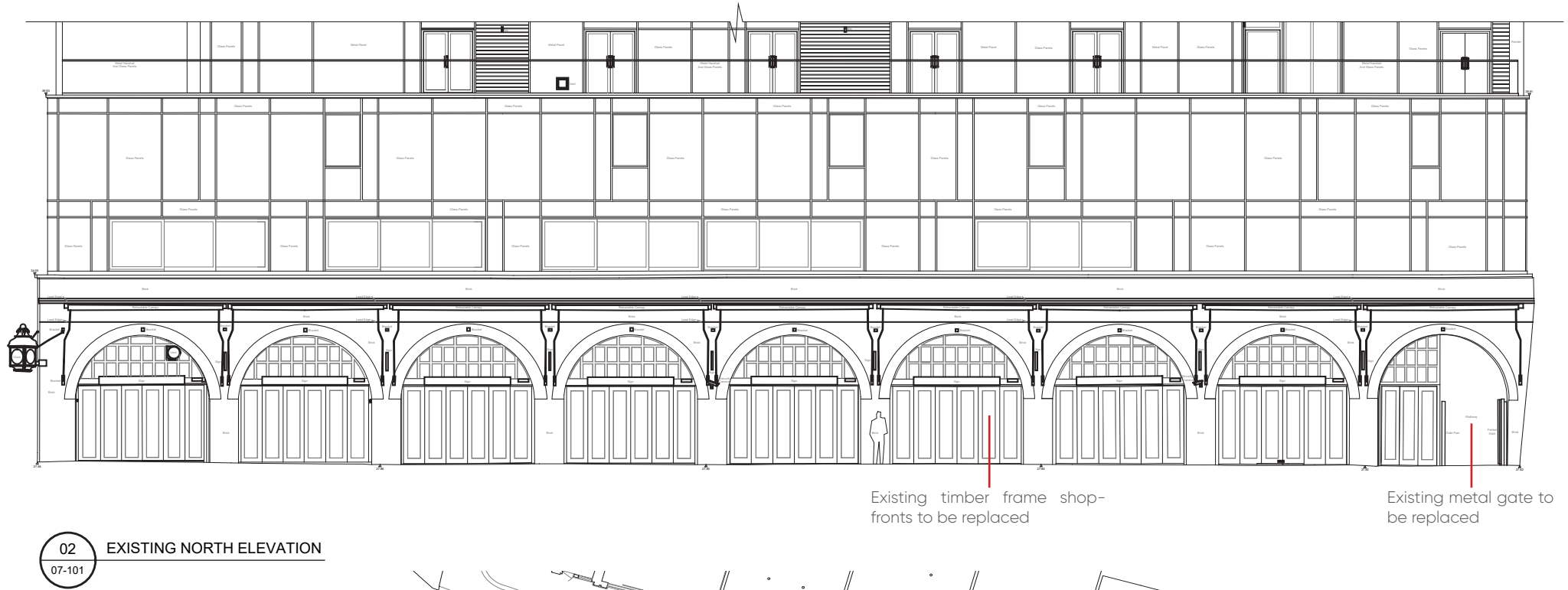
02.04 Planning History

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
2019/4717/P	Building A & B The Stables Market Chalk Farm Road London NW1 8AH	The replacement of timber shopfronts of the Ground Floor retail units in the central section of the north elevation with glass and metal shopfronts and installation of awnings (retrospective).	04/11/2019	Granted
2019/4714/P	Building A & B The Stables Market Chalk Farm Road London NW1 8AH	The replacement of ground floor timber folding doors to south elevation with glass and metal shopfronts, and installation of brick cladding to the upper east elevation (retrospective),	25/10/2019	Granted
2017/1291/P	Buildings A and B, The 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	Buildings A and B The 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 Stables Market 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 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.	31/07/2006	Granted

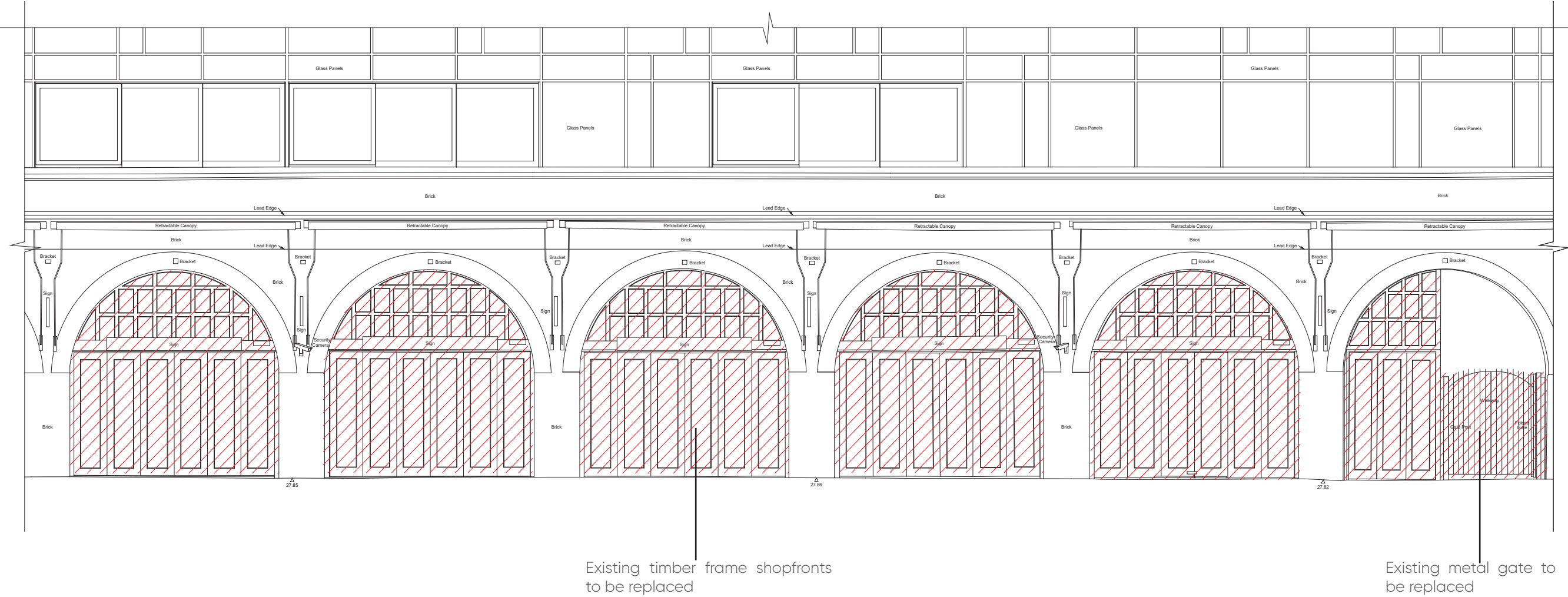
Application no.	Address	Development Description	Date	Decision
2006/3185/C	The Stables Market Stanley Sidings Chalk Farm Road London NW1 8AH	Demolition of existing temporary buildings and partial demolition of arches in connection with 11,564.5sqm mixed use redevelopment comprising two new 4 storey plus 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 North Elevation



Drawings are not-to-scale and show the existing west 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 to preserve and enhance the character and appearance of the Regent's Canal Conservation Area.

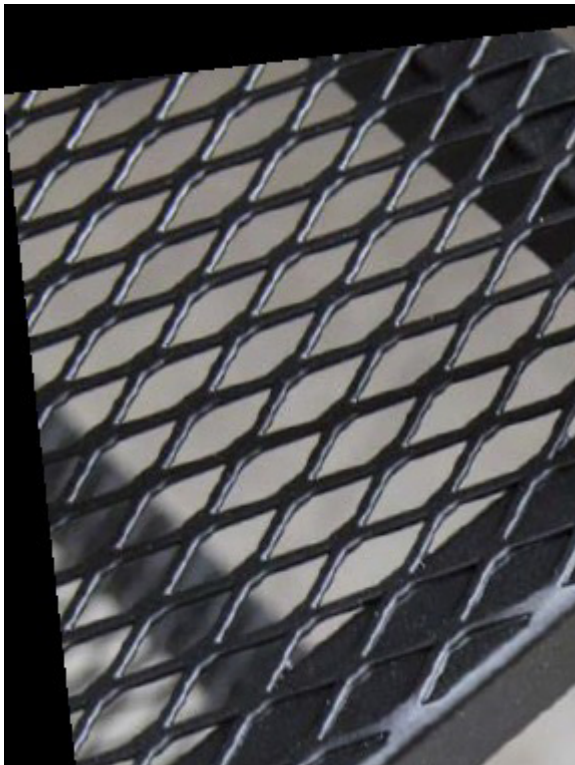


Design inspirations that references the industrial heritage of the Camden Stables Market

03.02 Materiality

The design aims to re-purpose 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. *Metal frame*
 - 3. *Metal panels*
 - 4. *Metal mesh*
 - 5. *Glass*



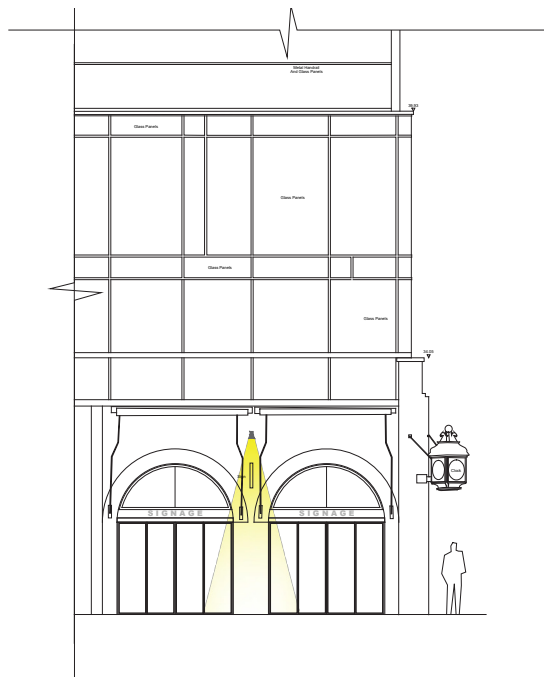
Material inspirations that references the industrial heritage of the Camden Stables Market

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. The simplistic form and slim profiles of the fronts and the usage and usage of industrial materials as steel and glass should provide enhancement to the existing brick arches.

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

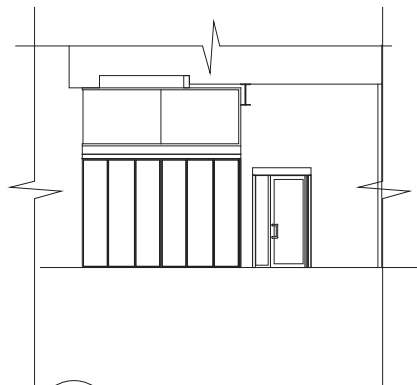
03.03 Proposed North Elevation



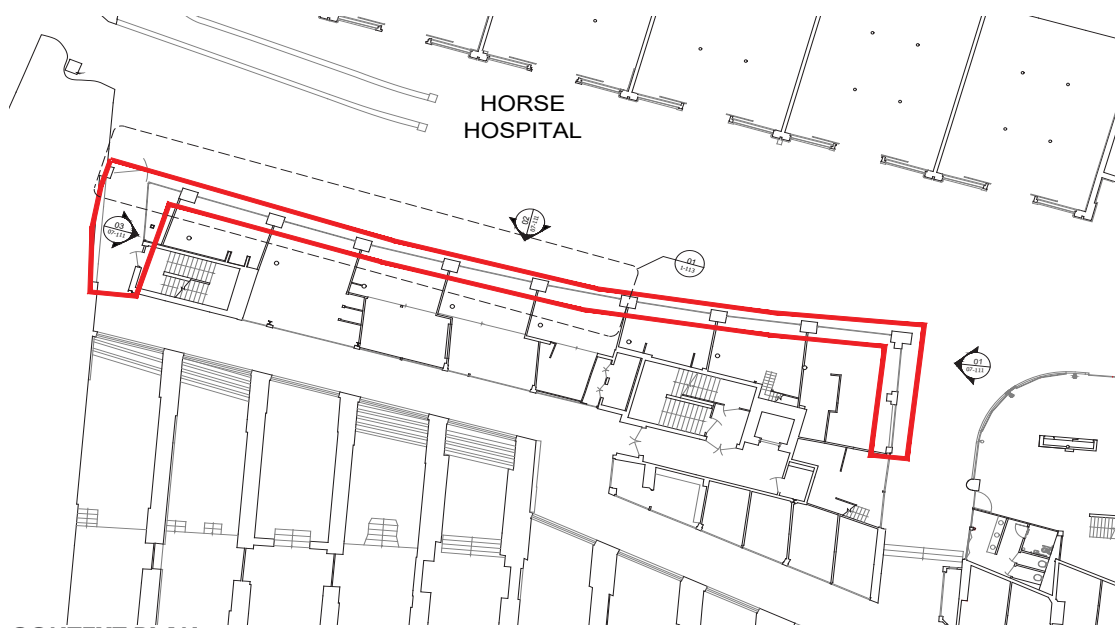
01 PROPOSED EAST ELEVATION
07-111 1:100



02 PROPOSED NORTH ELEVATION
07-111 1:100



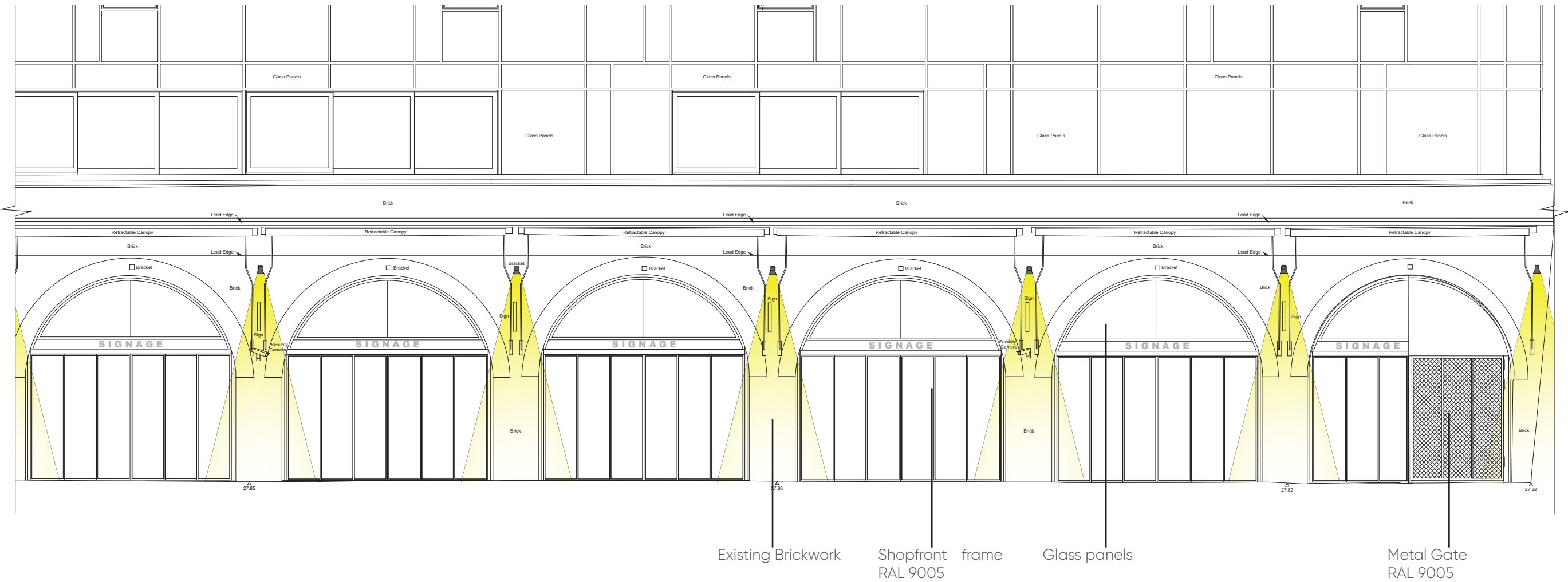
03 PROPOSED WEST ELEVATION
07-111 1:100



CONTEXT PLAN

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

03.04 Proposed North Elevation



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

03.05 Signage

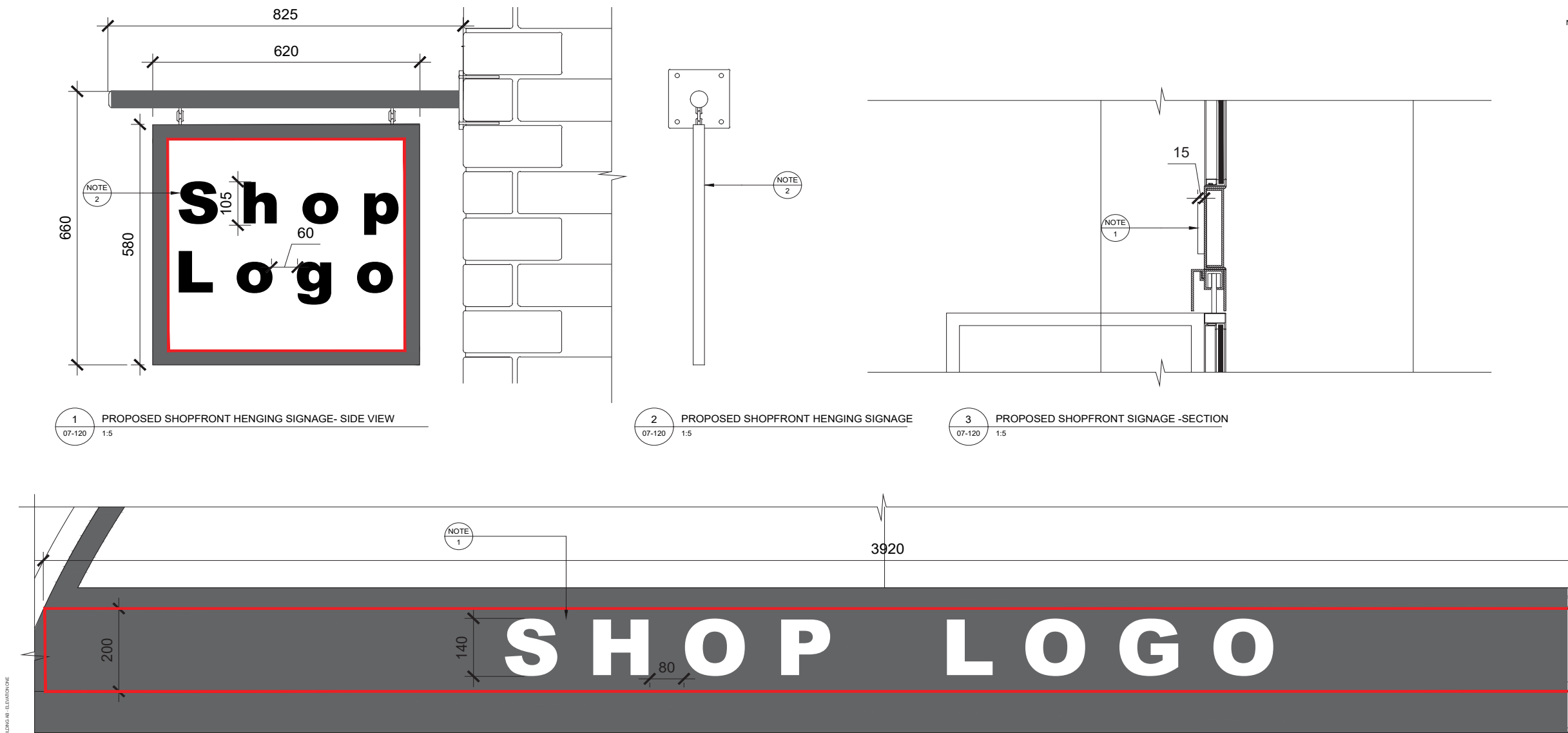
The Spandrel panel above the door indicated for potential signage and shop logo. White or light grey lettering surface mounted on the black background. White or light grey lettering surface mounted on the black background.

Wall-mounted new signage board for side view to replace existing wall mounted signage. Black lettering on a white background with bespoke font and logo applied to the panel.

The size and geometry of the area to be fitted into the indicated area. fonts and content are dependent on the tenant’s branding.

Monochromatic palette of colours and simple form of lettering logos to form the non-intrusive background to the building architecture and to relate to the simplicity of the arches look. The signage would be located 2.7m from the ground level and the signage board would be located at the same hight as existing.

The uniformity of the leering and signage will enhance the industrial look and feel.



03.05 Signage

Wall-mounted Signage board



Wall-mounted Signage board



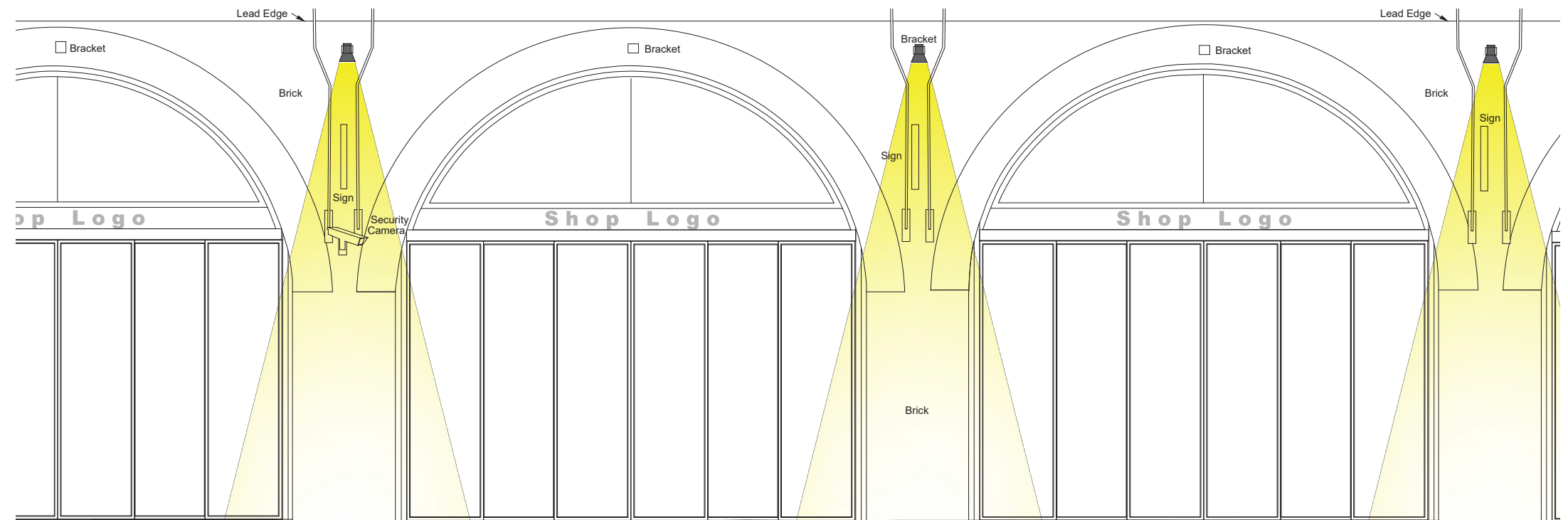
03.06 Lighting

The façade down-lights illuminating the space between the arches would focus on the divisions and repetitiveness of the ground floor elevation.

The lights would have variable focus either despairing the light on the pilasters or forming strong light pillars. The position of the down-lights between the arches would illuminate the signage boards. Proposed lights would add to the industrial feel of the north courtyard at night-time.

The model would be a industrial range external LED down-lights versions with RGB dynamic colour change compatible with lighting management systems operated during evening and nigh-time in a range of 650 to 5000 Lm.

Illuminated elevation



External Illumination Up and down Lighters



External Illumination spot focused downlights



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 level access to the units will be retained as existing.

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,

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 proposed shopfront design will preserve and enhance the character and appearance of the conservation area whilst ensuring that this row of shops is revitalised and reanimated.

06.00 | Appendix

Refer to the planning drawings in the attachment provided