

HORSE HOSPITAL TERRACE COVERING

October
2020

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vPPR ARCHITECTS

Applicant: LabTech Ltd

Site Address: The Horse Hospital, Stables Market, Chalk Farm Road, NW1 8BG

Document no.: 152_DOC18_10

Document name: Design and Access Statement



1.0 INTRODUCTION

1.1 ABOUT

This document has been prepared by vPPR Architects on behalf of LabTech Ltd in relation to a proposal for a terrace partially covering the platform west of the Horse Hospital at Camden Stables Market, replacing the existing canopy in place.

In the following document, we provide all necessary information regarding the applicant, the site and its context, the applicant's brief and the architect's design response.

A team of consultants has been appointed to help put together a robust and complete submission for planning and listed building consent.



Existing view on terrace



Existing view from Camden Market towards terrace at first floor level

2.0 THE APPLICANT

2.1 LabTech

LabTech owns and manages 20-acres of prime real estate across Camden Market and the West End. Their mission is to create a vibrant ecosystem where people can live, work, shop and play: all connected by innovative technology in one seamless experience.

Technology sits at the heart of their strategy. The LabTech group includes innovative technology companies who make an invaluable contribution to the property management, customer management and retail experience initiatives.

Camden Market

LabTech presents Camden Market in terms of:

Ownership, Management and Investment

We own and manage four iconic London locations in a single portfolio: Hayley Wharf, Stables Market, Camden Lock Market, and Union Street Market.

Vision

Our vision is to create a unique destination where people can live, work, stay, shop and play — to move effortlessly between daytime and night-time experiences.

Strategy

Strategically, we have invested in a seamless ecosystem of shopping, eating and leisure venues, combined with office workspace, homes and hotels.

The result is footfall numbering more than 30m people a year — visitors and Londoners who spend extended time in our locations — rising demand for our space — and an increase in the value of our assets.

Technology

We use technology to connect bricks and mortar locations with opportunities to deliver increased value to investors, businesses and partners.

RunTech and SmartGreen (LabTech companies) play a significant part in LabTech's asset management by providing innovative IT and infrastructure systems, IoT integration, omnichannel shopping, and cost-saving property mechanical management.

Stables Market

Stables Market accommodates over 700 shops, stalls and co-working spaces centred around the North Yard. Stables Market is the largest market in Camden.

Built on the former site of the coal yard and stables of the Camden Goods Station under the arches include street food, restaurants, leisure and retail units – selling everything from antiques to brick-a-brack, curios, jewellery, fashion and furniture. Above the market, LABS co-working space provides a collaborative environment where businesses can take advantage of the service-as-a-space model and investment in technological innovation.

The entire site delivers a vibrant local and tourist eco-system that makes Stables Market a priority destination for over 30 million visitors a year.

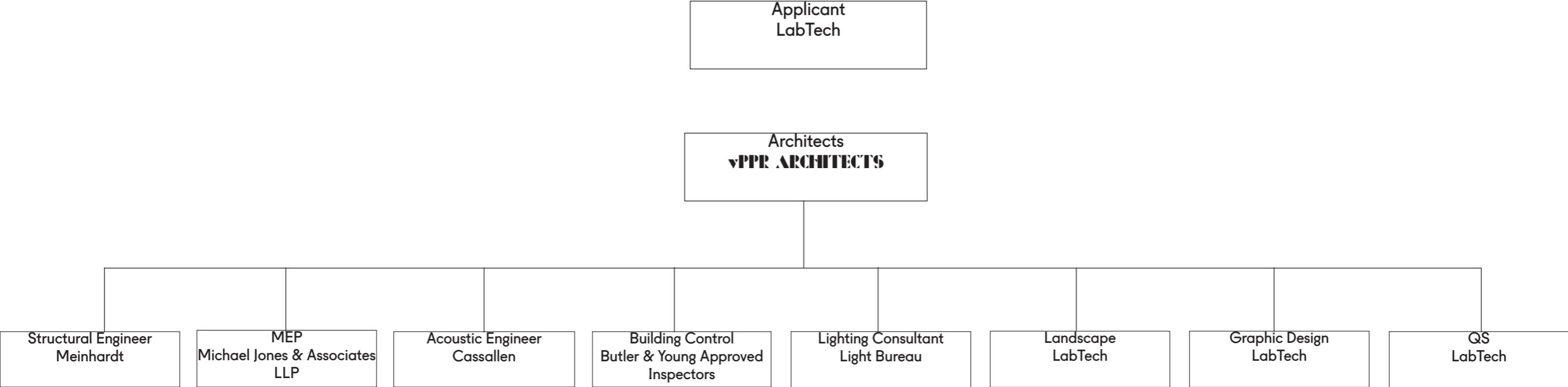


Views of Stables Market

3.0 THE DESIGN TEAM

3.1 DESIGN TEAM SUMMARY

We are pleased to present the following design team:



4.0 THE SITE

4.1 SITE ADDRESS

The Horse Hospital
Stables Market
Chalk Farm Road
London NW1 8BG

4.2 SITE CONTEXT

The site is located on the north west corner of Stables Market, bounded by Chalk Farm Road, the superstore street leading to Juniper Crescent, the railway and Stables Market North Yard. The site is located within the Regents Canal Conservation Area and is immediately adjacent to the Grade II* Listed Horse Hospital.

The site sits on Chalk Farm Road between Chalk Farm Underground Station to the north and Camden Market Underground Station to the south. Chalk Farm Road is a vibrant street lined with shops and cafés, mostly consisting of three or four storey buildings. The Roundhouse venue is located to the north of the site on Chalk Farm Road.

Whilst mostly a commercial area, there are some residential units nearby including on the north west corner of Chalk Farm Road and Ferdinand Street above the Camden Assembly Pub, and across the railway on Juniper Crescent.

Several new developments are underway in the immediate vicinity of the site and therefore the site forms part of an emerging streetscape. Directly opposite the site on the west end, a new six storey block (PP 2017/3847/P) has been granted permission as part of the larger mixed use development of the Camden Goods Yard by Berkeley Group.



Aerial view showing site in red

4.3 SITE DESCRIPTION

The site consists of a long narrow platform at the top of the old roadway to the former Goods Yard, bound by the retaining Chalk Farm wall to the north, the 1990s wall forming the new road to the superstore to the West, the railway to the south, and the Horse Hospital ramp to the east.

The site area is approximately 340m².

The site is accessed from two ramps within Stables Market, one is the former Goods Yard road, a linear ramp lined with market stalls along the Chalk Farm Road. The other is a curved ramp originally for horses. Currently both ramps incorporate steps towards the top so there is currently restricted accessibility. There is also fire escape access via the rear office building near the south end.

The site currently has a temporary timber pergola with polycarbonate roof covering. A central gap was created recently in the roof to allow views from the Stables Market Yard to the Roundhouse. This view will be lost once the approved scheme on the site of the former Morrisons' Petrol station is built (PP 2017/3847/P). The existing roofed pergola would be replaced by the new proposal. There is a bar on the site, which will also be removed and replaced.



Aerial view showing site in red

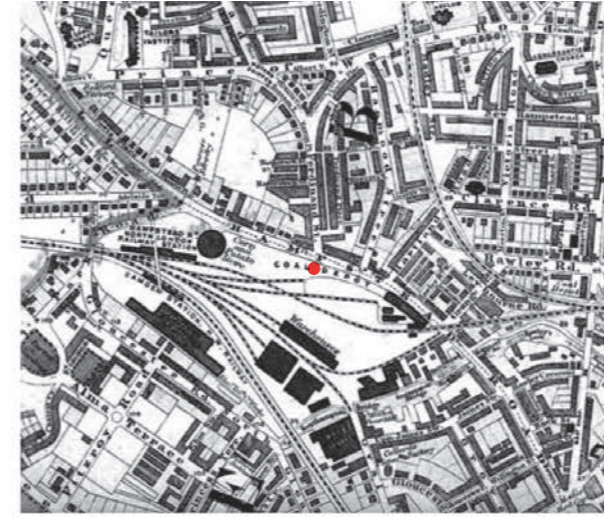


4.4 HISTORICAL URBAN DEVELOPMENT

These historical maps show how the site has radically transformed as a result of the construction of the railway in the early 19th Century, becoming the London terminus for goods traffic on the London and Birmingham Railway (L&BR), the capital's first inter-city main line railway. The site served as an interchange point to the canal and accommodated a large goods shed. From the mid to late 20th Century the significance of the railway is seen to diminish, until there is only a single freight train line running beside the site.



1827



1862



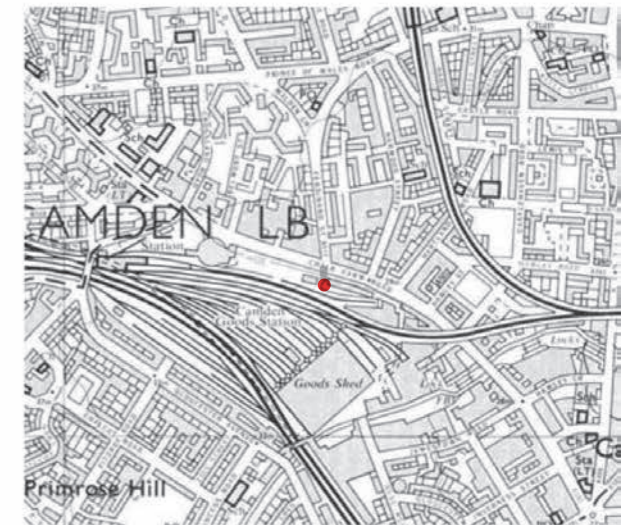
1882



1920



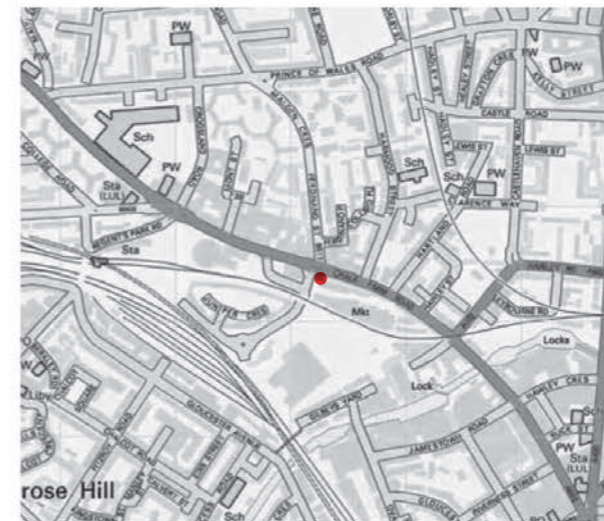
1938



1974



1989



today

● Site