

4.14 SITE PHOTOGRAPHS OF THE TERRACE WITH FORMER BAR



1. View from arrival to terrace



2. View from railway area on terrace



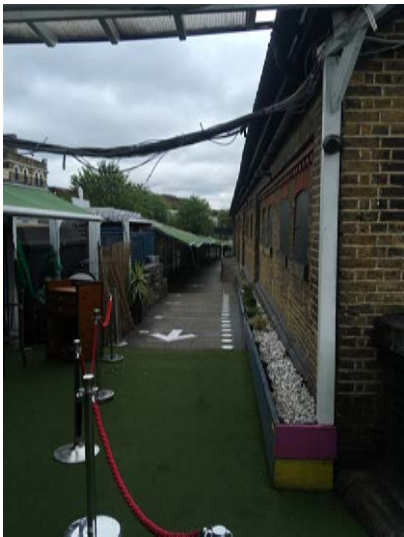
3. View towards Chalk Farm Road on terrace



4. View of bar



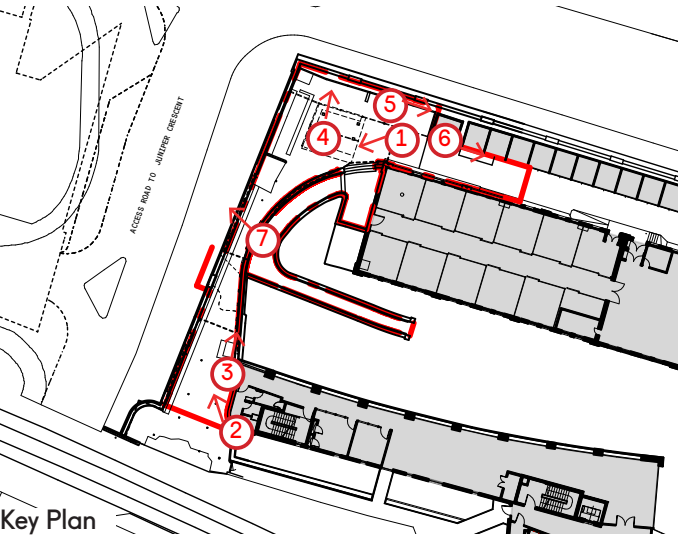
5. View of canopy near terrace entrance



6. View from terrace towards Maker's Alley



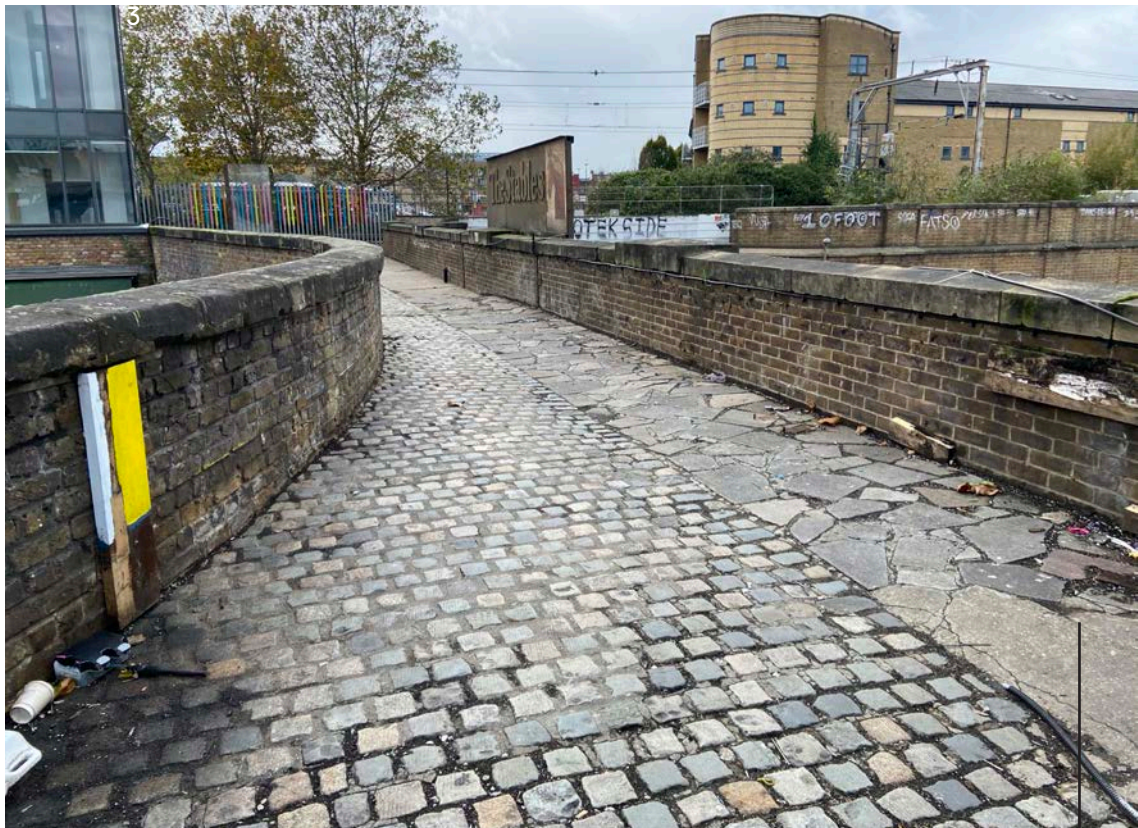
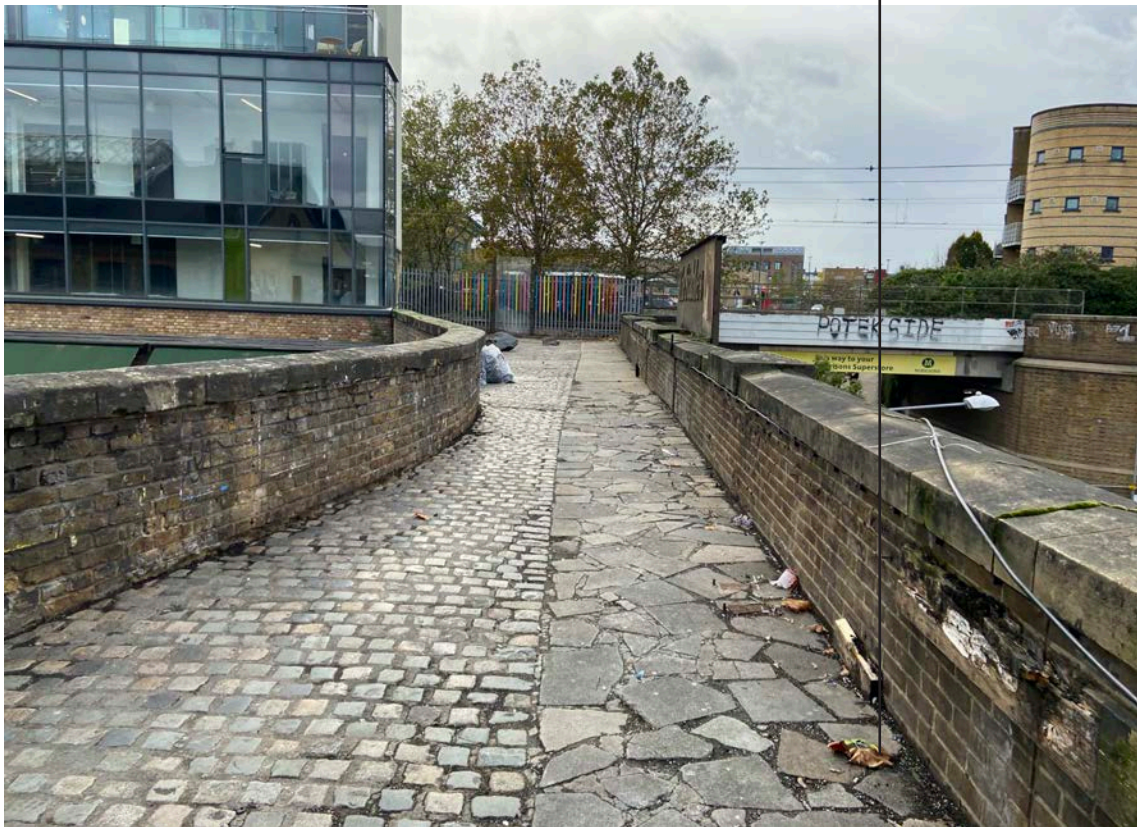
7. View of terrace existing wind shield structure



Key Plan

Concrete paving dating from circa 1998 runs the length of the site and expands to full width of site by railway

4.15 SITE PHOTOGRAPHS OF EXISTING FLOOR FINISHES



Stepped Concrete Slab in existing bar area - date of construction unknown

Historic boulders to perimeter listed wall

Lowest part of the site approximately 900mm lower than highest point at waist of site

Concrete 1970's Paving

4.16 EMERGING STREETSCAPE

The site is located in an emerging streetscape, sited beside a new masterplan for the Camden Goods Yard involving Niall McLaughlin Architects, Morrisons, Barratt Homes and Allies & Morrison. (Camden Goods Depot, PP 2017/3847/P)

To the West, a new multi-storey commercial block is located on the former petrol filling station site designed by Niall McLaughlin Architects, which marks the main point of access to a new neighbourhood to the south. The proposal is for a mixed-use building that accommodates workspace alongside retail, a cafe, restaurant and winter garden.



Niall McLaughlin Architects, Mixed use building view down Chalk Farm Road which changes the setting of the Horse Hospital.



Masterplan for Camden Goods Yard with application site outlined in red



Niall McLaughlin Architects, Mixed use building on Chalk Farm Road, with application site in red dashed line



Niall McLaughlin Architects, Mixed use building as seen from Stables Market courtyard, with application site in red dashed line

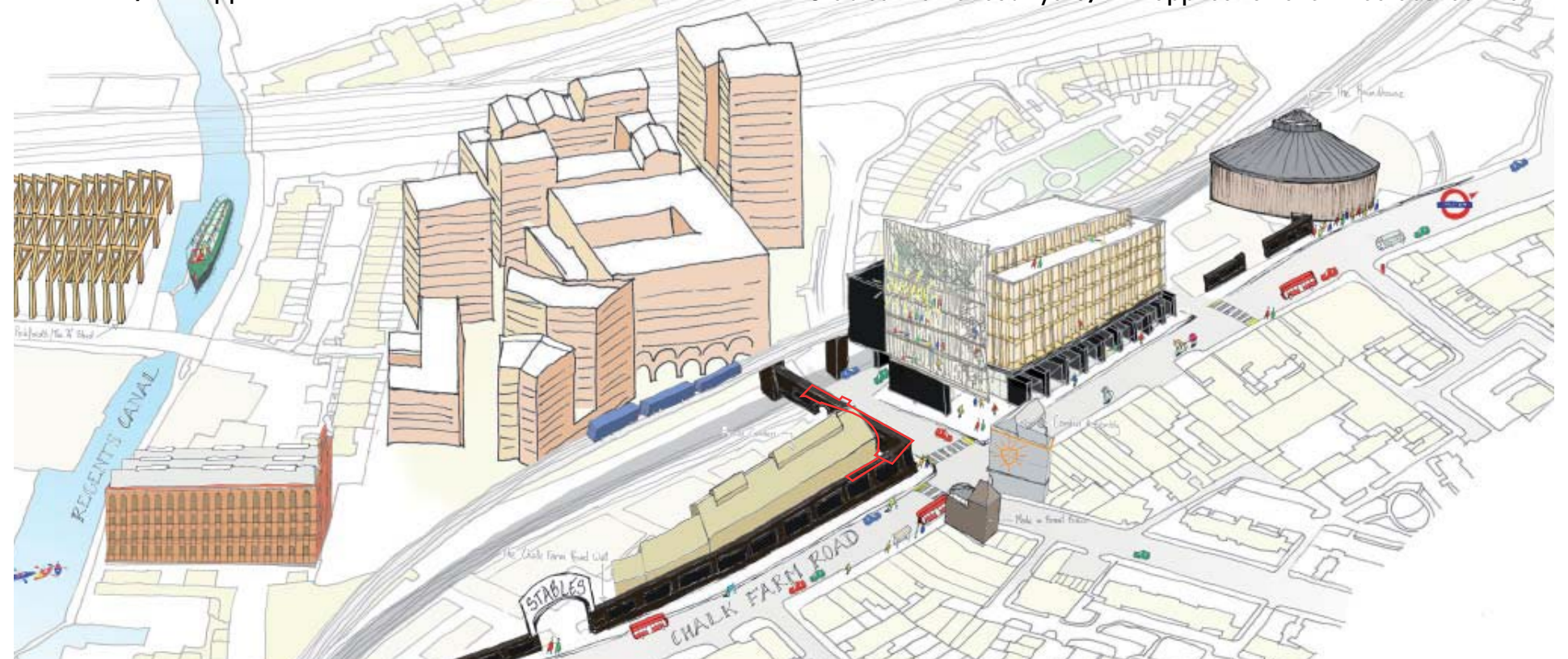
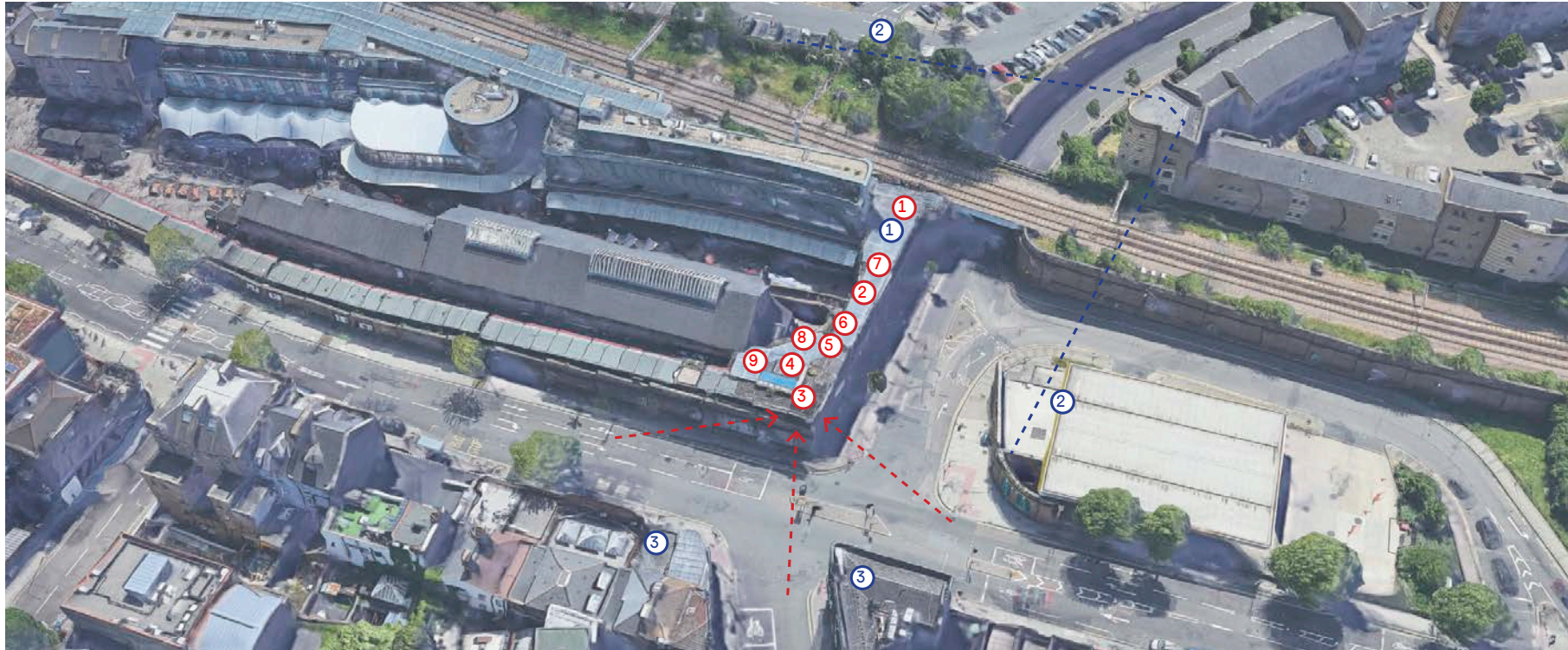


Image from PP 2017/3847/P showing Masterplan for Camden Goods Yard with this application site outlined in red

4.17 SITE OPPORTUNITIES AND ISSUES

A review of the site and its context gives rise to the following opportunities and issues:

Diagram showing Opportunities and Issues



Site Opportunities

- ① The historical significance of the site - that forms part of Grade II* Listed former stable (buildings dating from 1883 and 1895) - is an opportunity to create an outstanding design that celebrates both the past and the future, referencing the history of the site as a former horse stable and as a new layer of Camden market.
- ② Unique long thin site that extends from railway to Chalk Farm Road provides opportunity for striking sculptural and organic design of terrace covering for rain shelter, possibly with a break in the middle to create visual interest and to respond to the historical context and surrounding urban rhythms.
- ③ Prominent site with high visibility from Chalk Farm Road requires terrace covering to provide a strong visual marker, particularly on the corner to attract visitors to the upper level.
- ④ Bar creates an incredible opportunity for new social hub with amazing views both to both the street and the market and beyond; while the covering provides flexible spaces for other uses and public functions.
- ⑤ Material of covering to be contextual and reference the heritage, such as timber, as well as being highly robust and easily maintained.
- ⑥ Ways of introducing nature and planting to the upper level may be discussed promoting sustainability.
- ⑦ Remove existing detracting structures and improve views of the site from Chalk Farm Road
- ⑧ Create a design which celebrates the site's history and enables the public to enjoy/experience the site
- ⑨ Securing a long term use for the site

Site Constraints

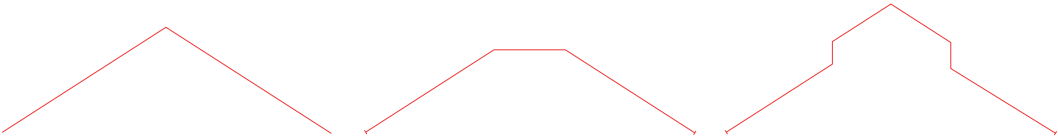
- ① Heritage considerations to be prioritised, in terms of design and details. Noted that the paving is made of original granite setts.
- ② Emerging streetscape to be considered with lots of new developments taking place around the site; terrace covering to be distinct from the surrounding developments; consideration of both underside and topside of roof covering designed as visual artworks which may seen from above from surrounding developments as well.
- ③ Acoustic implications for neighbours to be taken into account and mitigated, for example through acoustic screens.

4.18 SITE GEOMETRIES

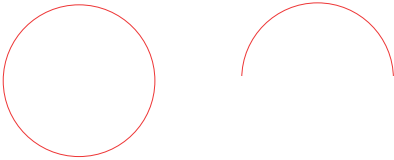
Our analysis of urban typologies around Camden Market identified two primary geometries:

- 1) Triangular including pitched roofs of varying compositions;
- 2) Circular including arches and porthole windows.

These two prevalent urban geometries have informed the design of the proposal.



1) Triangular geometries from the site context, including pitched roofs of varying compositions



2) Circular geometries from the site context, including arches and porthole windows.

4.19 EXISTING MATERIAL PALETTE OF THE SITE CONTEXT:

The existing material palette is as follows: EXTERIOR



Exterior view of Horse Hospital First Floor



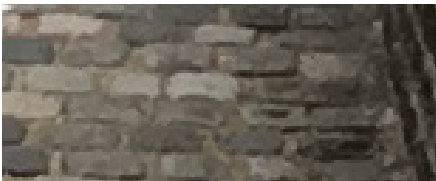
Red brick for details



Yellow stock brick for walls



Blue engineering brick for details



Granite setts for paving

INTERIOR



Interior view of Horse Hospital First Floor



Cast Iron Columns for structure and grilles for horse stables



Timber slatting for stables and timber trusses for roof



Granite setts for paving

4.20 EXISTING SITE RHYTHMS

By analysing the site, an underlying rhythm is identified, derived from the centre lines of the external piers of the retaining walls and the urban massing of the structures on the site, including the horse hospital and the courtyard.

This grid informs the key rhythms of the proposed design.

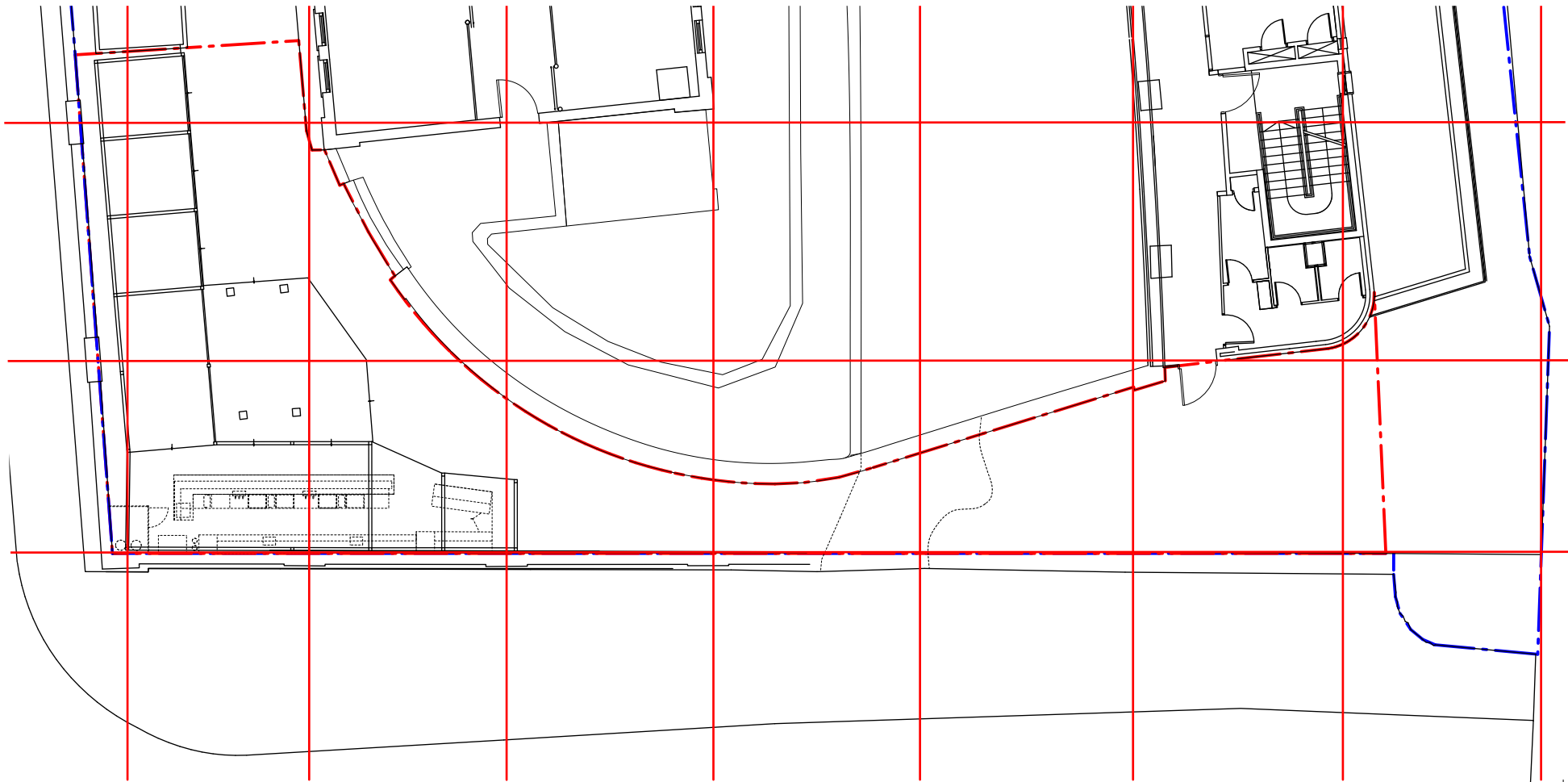
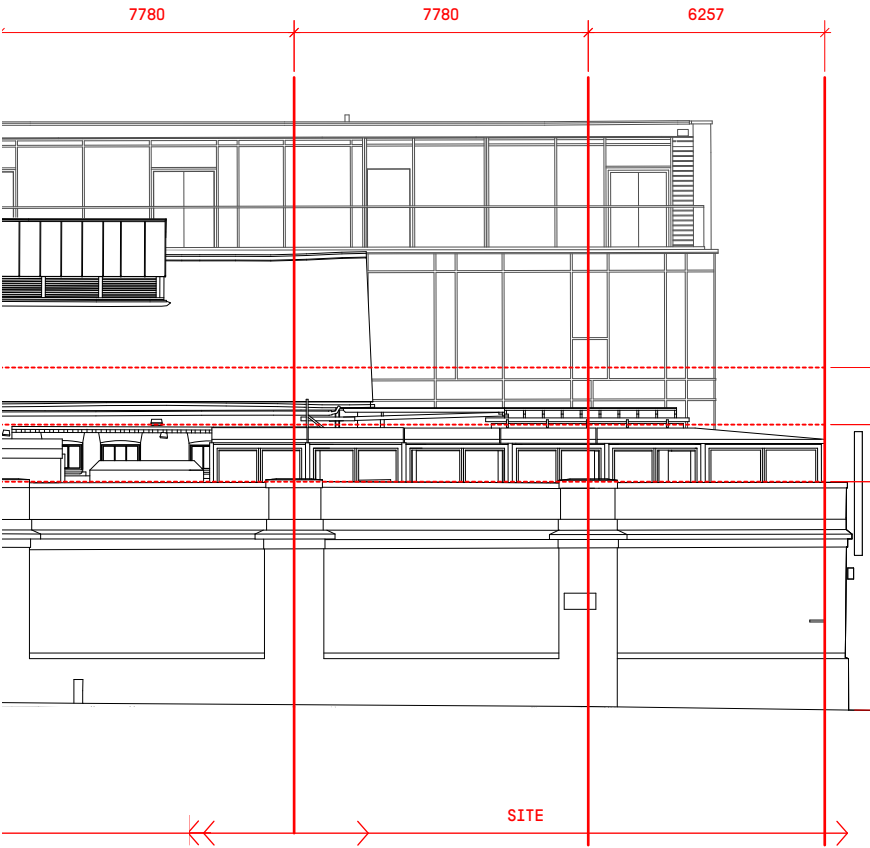
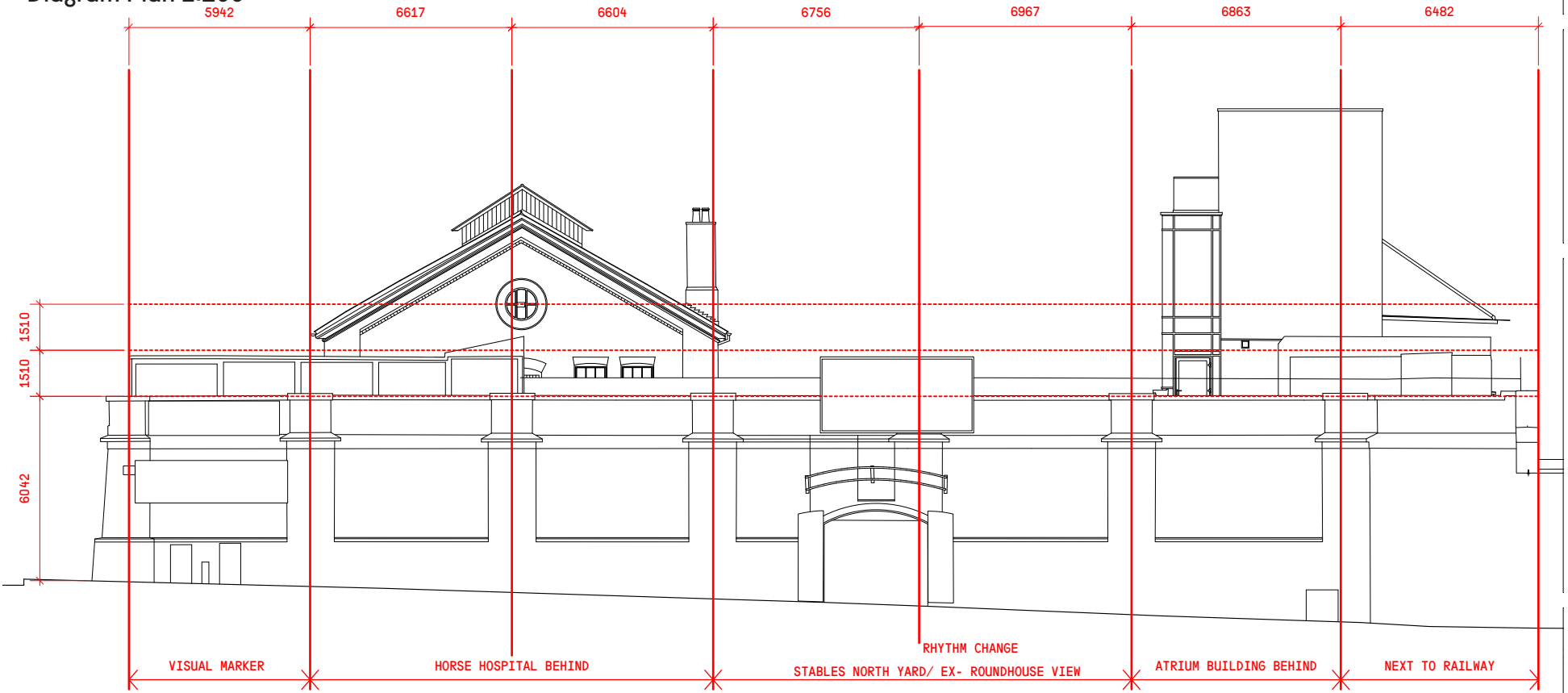


Diagram Plan 1:200



ACOUSTIC TREATMENT/ FIXED CANOPY

Diagram Chalk Farm Road Elevation 1:200



ACOUSTIC TREATMENT/ FIXED CANOPY NO CANOPY

Diagram Access Road Elevation 1:200