



## CAMDEN MARKET PADDOCK LANE FACADE

Design and Access Statement  
Planning Application  
July 2021

**REED  
WATTS**

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INTRODUCTION



This report has been prepared to support the retrospective application for planning permission for the refurbishment of the shopfronts along the North facing façade of the Triangle building within the area of Camden Market.

The retrospective works relate to the façades of 14 units and include modifications to the existing walkways in between.

The works to these shopfronts are part of LabTech’s wider masterplan which has a vision to sensitively refurbish the heritage assets of the site whilst improving the later buildings and the visitor market experience.

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

The proposals, whilst retaining the existing footprint, focused on improving the visibility of these public spaces, seeking to upgrade the look and security of the shops within the character of the area.

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AREA HISTORY AND CONTEXT



AERIAL VIEW: CAMDEN MARKET AREA

Camden Market is set within the wider Regent’s Canal Conservation Area.

It is surrounded on the North-East side, by terraced buildings with shops and restaurants located at the ground floor; on the West side by the Roundhouse and the railway bridge, and the canal to the South.

Built as an industrial complex to support the railway trade, the buildings were located next to the railway and on the edge of the canal in order to take advantage of the water course for the transportation of the products.

The area has been the subject of progressive changes over the last two centuries, starting with the opening of the first 16 market stalls in the 1974 and growing to become one of the busiest retail destination across London.

The site is located in the pedestrian street called Paddock Lane, directly accessible from Camden High Street, sandwiched between the Triangle building and the railway arches.

The Triangle building dates from the late 2000s. It faces Camden Lock Place on the South-Western side, the Goods Yard development/former superstore parking on the South-Eastern side and Paddock Lane on the Northern facing one.

The proposals refer to a section of the ground floor of the North facing elevation only as shown on the plans on page 5.

The ground floor of the building hosts a variety of food & beverage units, interspersed with a mixture of retail, all contributing to create an important economic, cultural and tourist attraction within Camden.

SITE EXTENT



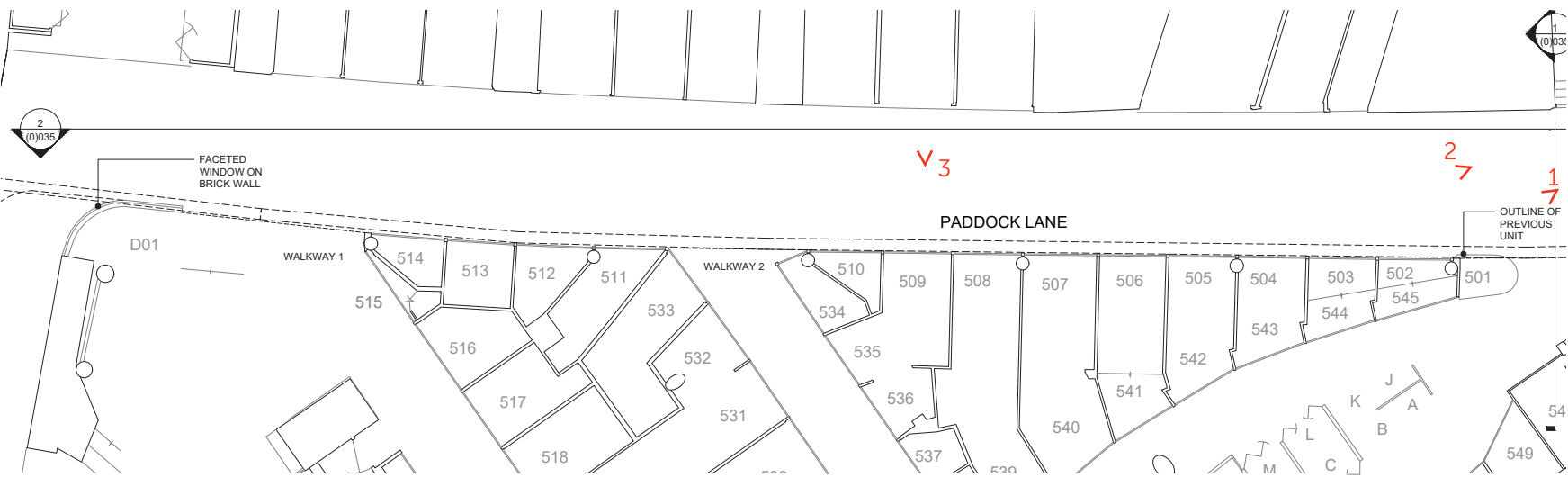
PLAN: TRIANGLE BUILDING WITHIN CAMDEN MARKET AREA



PLAN: AREA OF INTERVENTION HIGHLIGHTED IN RED



SITE HISTORY AND RECENT WORKS



GROUND FLOOR PLAN: AREAS OF INTERVENTION HIGHLIGHTED IN RED

Site history

A four-storey building was built in 2006 in the area of the Stables Market between the railway line and Camden Lock Place. It was constructed to house a permanent indoor market hall at the ground floor and offices, workshops, storage facilities, and exhibition spaces above. The street level includes pedestrian walkways to retain permeability to the area.

The site is located in the pedestrian street called Paddock Lane, directly accessible from Camden High Street, sandwiched between the late 2000s building and the railway arches.

In particular, it includes a portion of the Northern facing façade of ground floor of the Triangle building.

The façade was originally made of folding sliding glass doors at lower level and glass fixed panels at high level. A line of canopies above the glass panels allowed the retailers to use the area outside their rented units as a shop window, still usable during rainy days.

In 2017, the railway arches have been subject to a refurbishment project. The old timber partitions were removed and new shopfronts were installed, made of black metal-framed glazing.

In the attempt to better integrate the 2000s building with its surroundings, a band of brick slips cladding was added to replace a portion of the glazing and the existing aluminium frames were painted black.



1. VIEW OF PADDOCK LANE - UNIT 501 (2017)



2. VIEW OF PADDOCK LANE - NORTH FACING FAÇADE (2021)



3. VIEW OF PADDOCK LANE - SOUTH FACING FAÇADE (2021)



BRIEF



1. VIEW OF DAMAGED GLASS DOORS



2. VIEW OF TEMPORARY BARRIER TO BLOCK ACCESS TO WALKWAY



3. VIEW OF OPEN WALKWAY



4. VIEW OF PADDOCK LANE FROM INTERNAL WALWAY



5. VIEW OF SIGNAGE

The existing conditions

The existing glass doors were in a state of disrepair and needed upgrading. A considerable number of glass panes had been broken and temporarily replaced with plywood boards.

The open layout of the ground floor and its consequentially limited security represented an additional issue for the owners to manage, especially during the covid-19 pandemic when the units have been shut for long periods.

The signage was left to each retailer to manage, often resulting in a confused layout, which was difficult to read.

As part of the wider Camden Market strategy undertaken by LabTech, Reed Watts have re-designed a portion of the Paddock Lane ground floor façade to address the issues mentioned above.

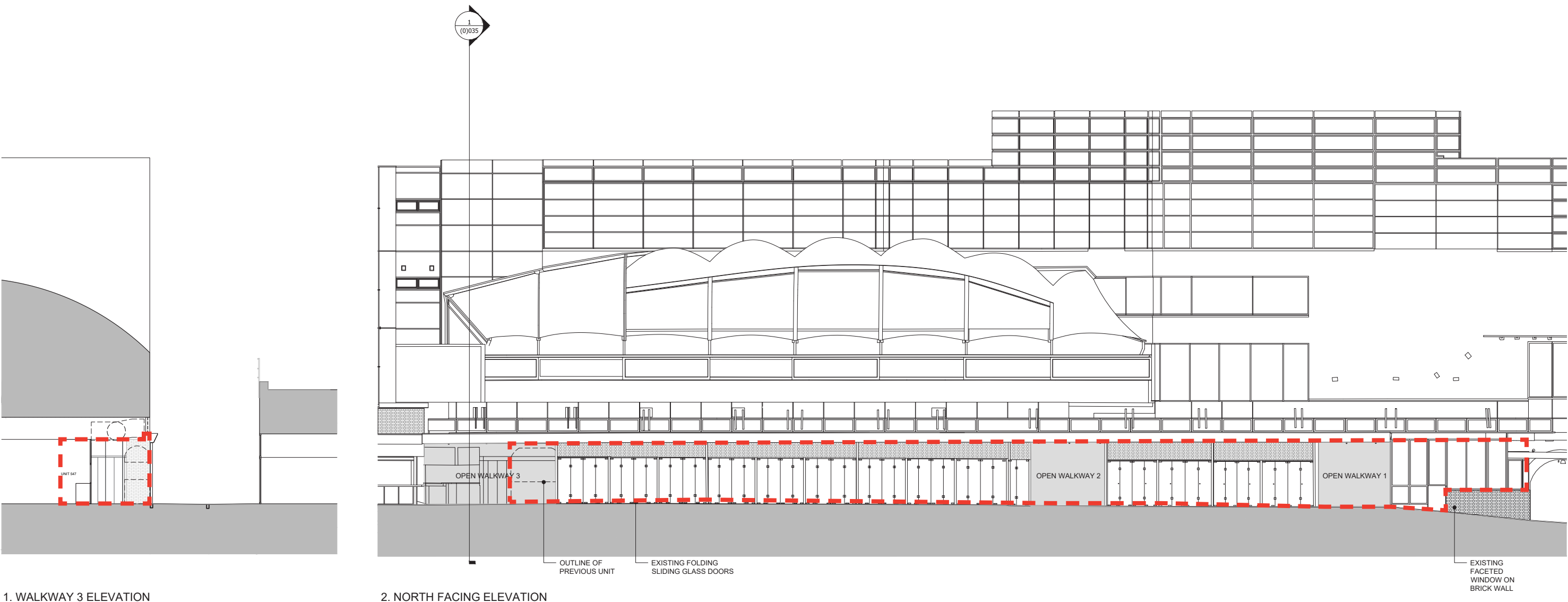


PADDOCK LANE - EXISTING PLAN



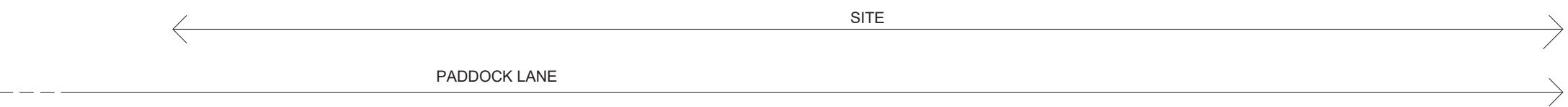
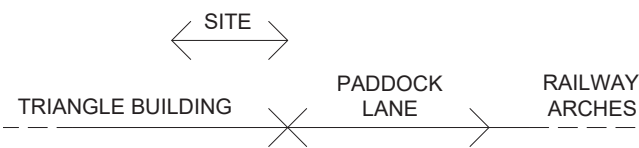


Paddock Lane - Existing Elevation



1. WALKWAY 3 ELEVATION

2. NORTH FACING ELEVATION



## PREVIOUS PLANNING APPLICATIONS

DATE OF APPLICATION	APPLICATION REFERENCE	DESCRIPTION OF DEVELOPMENT	DECISION
18/02/2002	PEX0200069	Part approval of external elevations and facing materials for Building C (Camden Lock frontage only) pursuant to additional condition 01(a) of the planning permission dated 26th April 2001 (Ref: PE9800576R2) As shown on drawing numbers: Site plan SM/006/S02/106; SM/006/500 and 501 and samples comprising Ibstock Dulwich Weatherhead Yellow HI0213, "Velfac" window frames in powder- coated grey (RAL 7024), shopfront frames in grey metal powder-coated RAL 7024.	Granted
29/08/2003	2003/0726/P	Amendment to previous planning permissions (Reg.no.PE9800576R2, and PEX0200404) for the redevelopment of the site including the erection of a 4 storey plus basement building on the triangle site (building C) for Class A1, A3, B1 and D2 uses, by the amendment of the elevational design of the Camden Lock Place elevation and the design of the glass drum at the main site entrance.	Granted
12/10/2004	2004/3953/P	Alterations during the course of construction for the erection of plant screening at third floor and roof levels to Building C for A1, A3, B1 and D2 uses as a variation to planning permission PE9800576R2, as amended by PEX0200404 and 2003/0726/P.	Granted
25/01/2005	2005/0224/P	Extension during the course of construction to four storey building (approvals 2003/0726/P, PEX0200404 & PE9800576R2) to provide an additional basement level to accommodate preparation and storage areas attached to the approved restaurant use (Class A3) at first floor level, toilets to the leisure use (Class D2) at basement level and plant and safety requirements ancillary to the use of the entire building.	Granted
06/06/2005	2005/2059/P	Installation of a canopy at first floor level to provide cover to a seating and viewing area.	Granted
12/06/2009	2009/2418/P	Details of programme of ground investigation for the presence of soil and groundwater contamination and landfill gas pursuant to condition 8 of planning permission dated 31st March 2005 (for the extension during the course of construction to four storey building (approvals 2003/0726/P, PEX0200404 & PE9800576R2) to provide an additional basement level to accommodate preparation and storage areas attached to the approved restaurant use (Class A3) at first floor level, toilets to the leisure use (Class D2) at basement level and plant and safety requirements ancillary to the use of the entire building).	Granted
08/11/2010	2010/4611/P	Installation of fibreglass figure to front elevation of building (Class D2) (retrospective).	Granted
04/04/2018	2018/1005/P	Use of the first floor as restaurant space open to the public on Monday to Friday day times with co-working office space and private hire spaces for office, events and/or dining use; and use as either a restaurant or event/hire space during the evenings and weekends; and replacement of existing revolving door with new double doors.	Withdrawn
19/12/2019	2019/6284/P	Change of use of sub-basement of Building C from restaurant kitchen (Class A3) to co-working commercial kitchen (Class B1c); installation of associated roof top plant and other associated works.	Pending
16/11/2020	2020/5286/P	Installation of 4x awnings at ground floor fascia level and associated relocation of existing hanging signage	Granted

As part of the LABs strategic masterplan for the Market, a number of planning applications has already been submitted and granted in the recent years as shown in the table on the left.



DESIGN DEVELOPMENT - MATERIALITY

REFERENCES FROM EXISTING



BLACK METAL PANELS AND SHUTTER



BLACK METAL FRAMED GLAZING



OLD TIMBER SHUTTERS

Context

Built as an industrial district in the 18th century, the site has a rich material palette of black steel, brick, dark stained timber, and York stone paving.

In order to maintain the area’s character whilst upgrading the durability and the look of the market, black metal framed glazing has been recently used throughout the site to provide better security and longevity to the shopfronts.

New façade

The new façade replicates the rhythm of the timber shutters previously used across the site to secure the shops over night. The new vertical elements reinterpret the old system with a modern approach creating a series of repeatable black metal frames that compliment the industrial character of the market.

The lower part of the frames is made of a solid metal panel, not only to protect the glass from being damaged, but also to reference the countertop height of the food and beverage units located in the same street.

The high level of the opening is infilled with a fixed metal fascia, offering a continuous line to host the new signage, well lit to be visible also in the dark.

PROPOSED MATERIAL AND REFERENCES



BLACK METAL PANELS



BLACK METAL FRAMED GLASS, OPAQUE LOWER AREA



BLACK FRAMED GLASS, SOLID LOWER AREA

The new façade also introduces folding sliding doors in correspondence with the open walkways, in continuity with the new shopfronts. The one in walkway 3 sits recessed from the façade to not obstruct the activity of unit 310 and 546.

Walkway 1 is kept open on the front to not interfere with the current escape strategy. A roller shutter will be positioned next to unit 517 to fully secure the space. These additional doors and shutter will improve the security level of the covered market at night; their opening hours will align with those of the rest of the market.

The West end of the façade presents a series of metal framed glazing, partially sitting on an existing curved retaining brick wall. The proposal replicates the faceted glazing referencing the vertical rhythm of the new folding sliding doors, with the lower area kept solid to align with the adjacent doors.

The project also includes the refurbishment of the previously removed unit 501 to be in style with the new façade.

No change is made to the accessibility of the units as all level thresholds are maintained.



PADDOCK LANE: TWO RETAIL UNITS

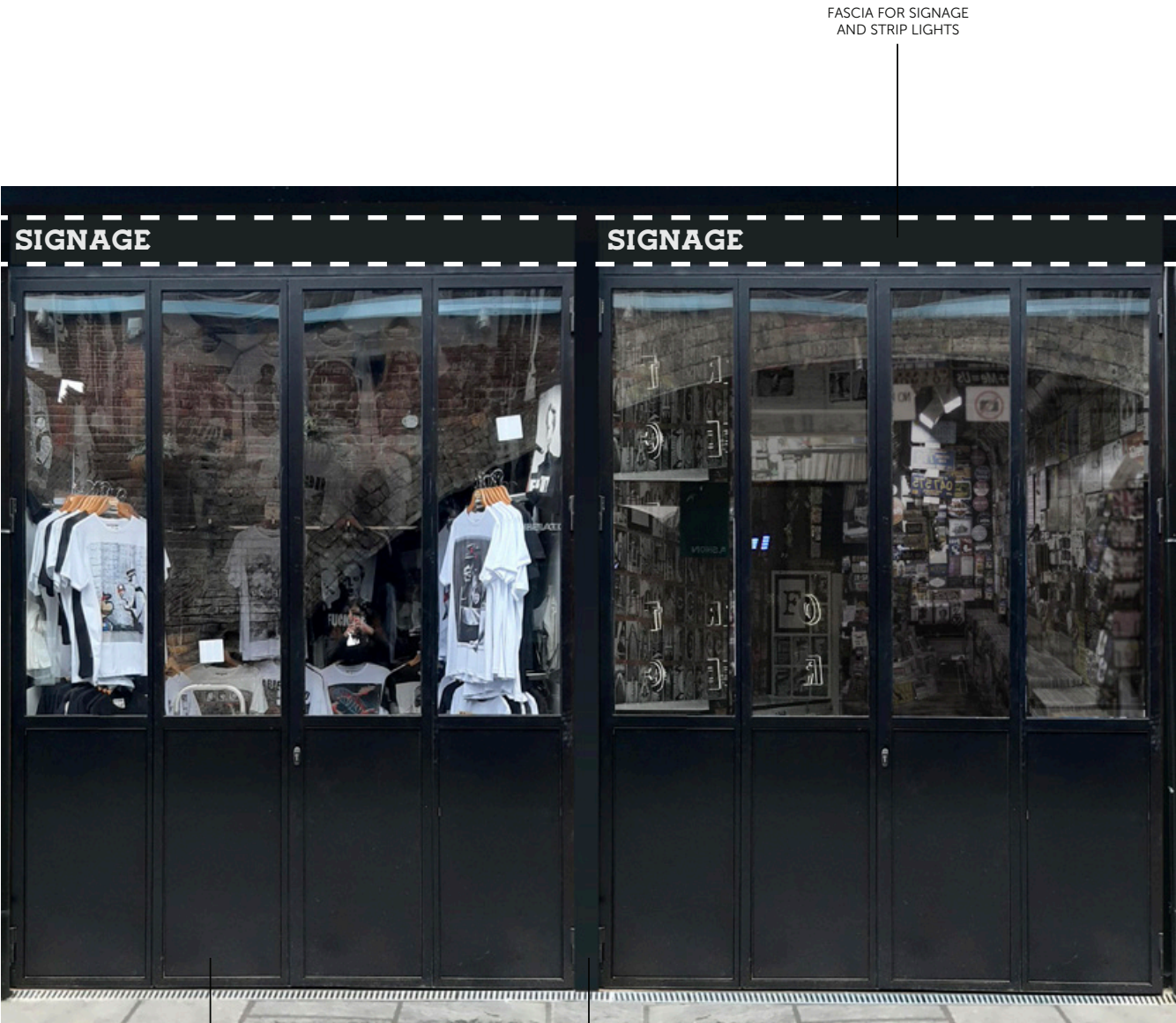
EXISTING



FOLDING SLIDING  
GLASS DOORS

NOTE:  
SEPARATE ADVERTISEMENT CONSENT  
WILL BE SOUGHT FOR ANY SIGNAGE

PROPOSED - PARTIALLY COMPLETED



FASCIA FOR SIGNAGE  
AND STRIP LIGHTS

FOLDING SLIDING DOORS  
BLACK METAL SOLID PANEL AT LOW LEVEL,  
TRANCLUCENT GLASS AT HIGH LEVEL

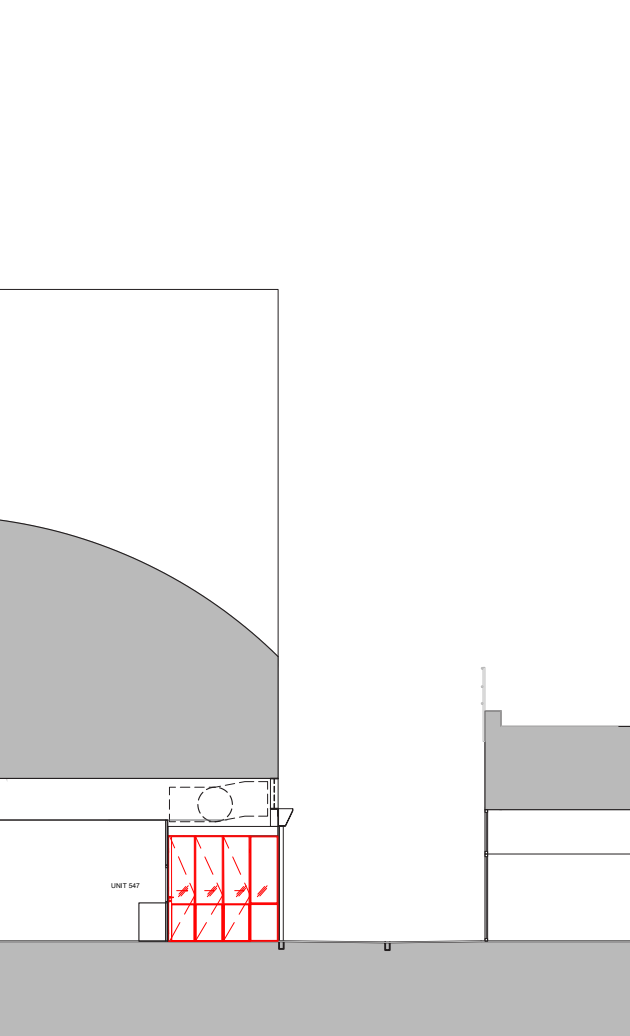
NEW BLACK METAL COVER



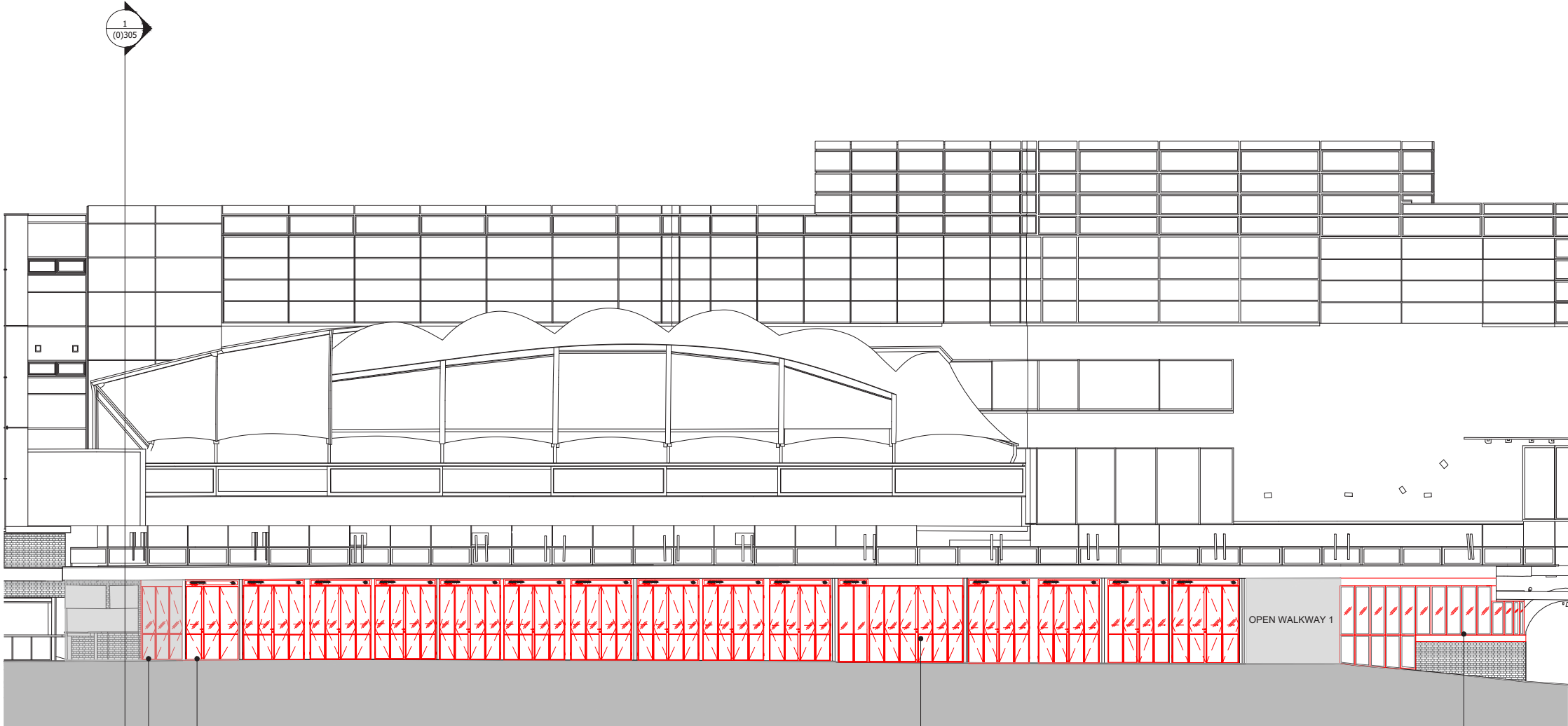
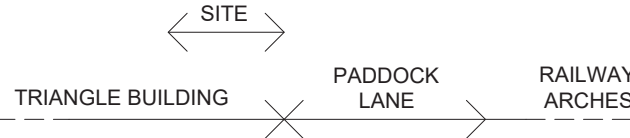
Paddock Lane - PROPOSED PLAN



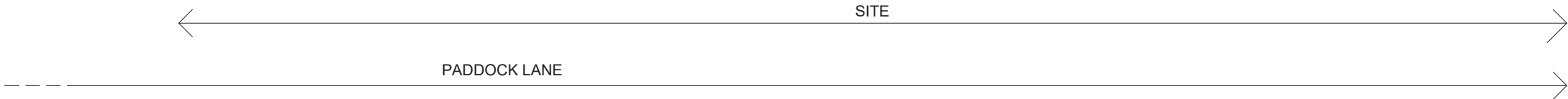
Paddock Lane - Proposed Elevation



1. WALKWAY 3 ELEVATION

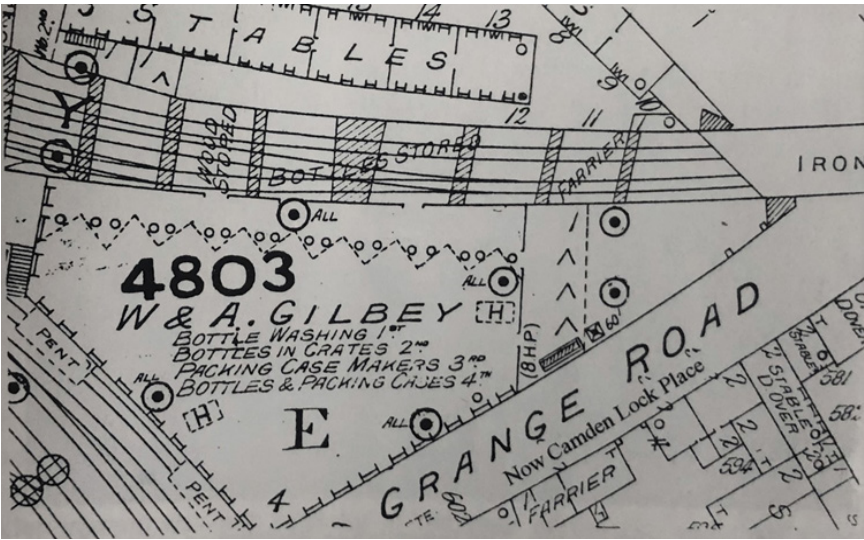


2. NORTH FACING ELEVATION

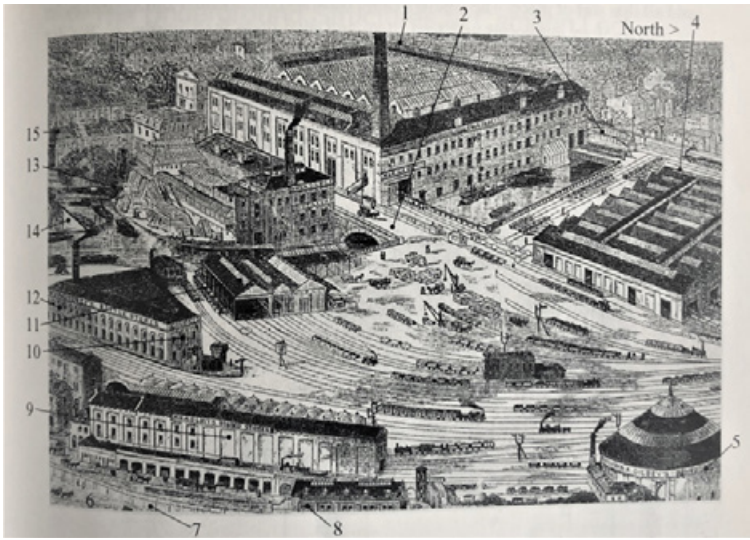




HERITAGE ASSESSMENT



GOAD MAP 1891



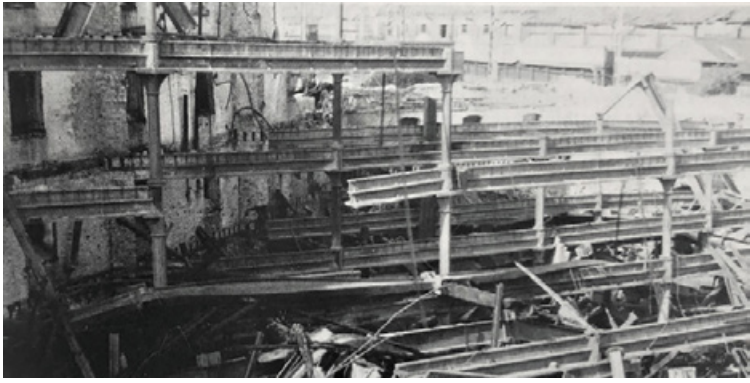
ENGRAVING OF THE GOODS YARD IN 1889. THE EXPORT WAREHOUSE MARKED AS NO10



THE EXPERT WAREHOUSE FROM CAMDEN LOCK PLACE



THE EXPORT WAREHOUSE FROM GILBEY'S NO4 BOND IN 1976, THE SIDINGS ON THE RIGHT SERVING THE INTERCHANGE SHED



AFTER THE FIRE

Historic context

The site was originally occupied by the Gilbey's Bottle Stores or Export Warehouse, built in the 1880's to take over the No2 Bond's export bottle role (now mostly demolished but for the Gin House). The warehouse is described as a handsome industrial building with brick walls and slate roof, supported on cast iron columns.

The railway arches to the north developed from the goods sidings of the first Camden Goods Station; when the North London Railway arrived in 1851 the tracks were aligned over the former sidings as the line extended towards the Hampstead Road Bridge. These tracks are now used mainly for freight, and the inside of the arches as shops.

When Gilbey's left Camden Town in the 1960s, the Export Warehouse was used to store furniture and to forward it in crates by rail and road. Since it was filled with wood when fire struck in 1985, it spread rapidly, and the building collapsed. The site was cleared but stayed derelict for years.

In 2003 the Triangle Building (known also as building C) was granted planning consent and constructed in the following years. The ground floor has been occupied by market shops since then.<sup>1</sup>

<sup>1</sup> Text and images from Camden Goods Station through time (P. Darley 2013) and The Growth of Camden Town (J. Whitehead 1999)

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