

CAMDEN MARKET

GIN STALLS

LABTECH

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01.00 | Introduction

01.01 About the Project

This Design and Access Statement along with the accompanying drawings have been prepared as part of a full planning application for the refurbishment of the façades of the Gin Stalls. The Gin stalls comprise of 4 small structures in front of the Gin Building within the area formally recognised as Camden Stables Market in North London.

The application seeks to sensitively refurbish the façades of these structures to address design development from the original planning application, 2017/3385/P, subsequent application 2020/1577/P and propose a new canopy to better suit the needs of the operators and users.

The proposals comprise of:

- Removal of brick cladding from all elevations
- Exposing the side elevations to reveal the 'outer skin' as per the 2017 approved design
- Introduction of a flat timber frontage as the 'inner lining', following the principle of Piercy's 2017 scheme and the rationalized geometry of the 2020 application.
- Introduction of a timber-framed canopy to provide shelter from the sun and inclement weather.



Photograph of the mock-up for the design proposals for discussion with Camden Council

02.00 | Development Context

02.01 Site Location and Context

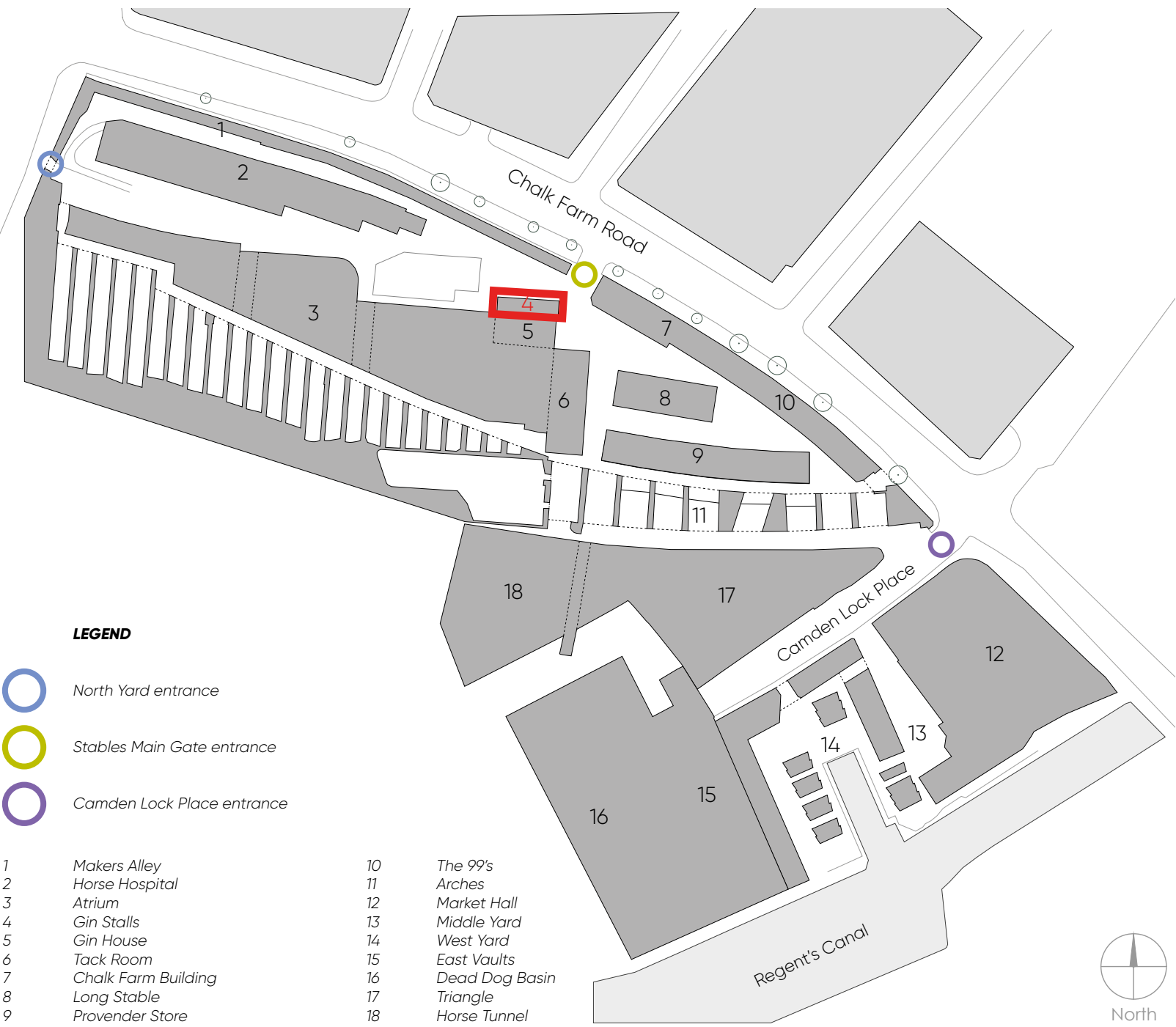
The Gin stalls are located within Camden Stables Market, adjacent to the Gin Building, opposite the main Chalk Farm Road entrance.

Camden Stables Market forms an integral part of the larger Camden Market as one of five popular markets, including the Camden Lock Market, Hawley Wharf, Inverness Street and Union Street Market at Buck Street.

Camden Stables Market lies within the Regent's Canal Conservation Area and contains the listed Grade II* Horse Hospital Building and the listed Grade II complex of stabling buildings across the site. The boundary wall running along Chalk Farm Road is also Grade II* listed.

The Gin Building is not listed but is a building of historic interest and positive contributor to the Conservation Area, forming the end of a large terrace of buildings now demolished.

The site is well served by public transport including some 11 bus routes within a five minute walk. The nearest underground station is Camden Town, approximately 450m to the south east and is served by the Northern Line. Camden Road Station, located approximately 500m east of the site, provides access to the London Overground network.



Location and Access Plan (NTS)

02.02 Site History

The site forms part of the Stables Market which is set within the Regents Canal Conservation Area. The area was given its designation in 1974 due to the unique character, which was extended in 1981 to the Stanley Sidings and Stables Buildings.

"It is an important feature of historic and visual interest in the wider townscape and, following the decline of traditional canal-related commercial activities, has been increasingly recognised as a valuable resource for water-based leisure activities, for its tranquil seclusion, for its ecological value and its potential for transportation and informal recreation".
(Regent's Canal Conservation Area Appraisal and Management Strategy, adopted 11 September 2008, pp.5)

The Gin Building, adjacent to the site, was home to Gilbeys No. 2 Bond, a narrow four storey warehouse built in the mid-1880's as part of the W&A Gilbey Ltd business distilling gin. By the turn of the century W&A Gilbey was the largest distributing company in the UK.

'The heart of Stables Market was previously a part of the Camden Goods Yard and a large area was occupied by warehousing for W. A. Gilbey's wines and spirits from then mid-19th century. The remaining buildings on the site comprise the stables for railway horses known as Stanley Sidings [...], a later block of 1883-85, and the surviving bonded warehouse, Gilbey's No.2 Bond, built c.1885'.
(Regent's Canal Conservation Area Appraisal and Management Strategy, adopted 11 September 2008, pp.17)

Gilbey's No. 2 Bond was built in the mid-1880s, in between the elevated 1846-7 vaults and the now demolished c1856 coal drop viaduct. The building was mostly demolished in 1985, apart from a short section at the east end renamed commercially as the "Gin House", subject of this application. The building is a positive contributor to the Regent's Canal Conservation Area.

After 1973 the wider Stables, Sidings and Camden Lock started to lose their industrial use and the site was vacated, with many of the buildings demolished, tracks lifted, and various parcels of the land were sold into different ownerships. Market activities started at this time in an ad hoc fashion, with small stalls located externally to the stable buildings. Gradually shop units and canopies were added to the buildings and by the 1980s it was a fully-fledged marketplace.



Photograph of Gibley's No. 2 Bond (Gin House to the left), 1975



Regent's Canal Conservation Area (NTS)

02.03 Market Character

The site is now home to Camden's Stable Markets, vibrant public spaces with a distinct social character that has a significant cultural and heritage contribution to the area, supported in planning policy and GLA level policy.

Market traders are facing shifts in shopping patterns and competition from discount retailers, supermarkets, and the internet. Markets need to attract people to visit and stay to be sustained as successful public spaces.

The GLA report 'Understanding London's Markets' Nov. 2017, acknowledged that the markets' sector was generally flourishing, however, faces challenges to maximise social value, unlock further investment, and ensure that the way markets change benefits all Londoners.

These challenges are further impacted by the coronavirus pandemic which leads to a loss of business and has left empty units. Camden Market is committed to improving conditions for traders and visitors alike, building a strong sense of local identity.



Photographs of Camden Market: Camden Market retailers, Dingwalls, food served in the market, entrance to the Cyberdog

02.04 Gin Stalls

Prior to the 2017 application for the current Gin Stalls, a number of unattractive food stalls lined the facade of the Gin Building, see photograph, right. These stalls were demolished in 2016 in preparation for the proposed design, detailed below, put forward as part of a wider vision to establish the markets as a major London landmark.

In 2017 Labtech made an application, 2017/3385/P, to Camden Council for the replacement of these stalls with 4 new structures housing 8 units. Designed by Piercy's architects, the approved design comprised of 4 articulated 'house' volumes, which used clearly defined architectural principles and a considered material palette.

Following planning approval of the Piercy scheme, the detailed design was further developed and regularised. Brick cladding was introduced to flattened façades and a metal canopy was added to provide greater weather protection for visitors.

In April 2020, Labtech made a second application, 2020/1577/P, to capture the design development and for a change of material to the elevations. Despite gaining planning permission, this was not implemented as without additional weather protection, this would not meet the needs of the traders.



Photograph of the previous food stalls, demolished in 2016



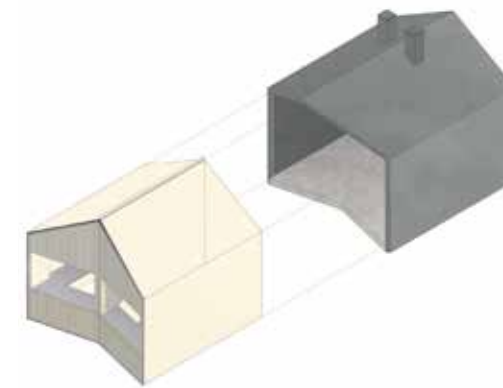
Photograph of the existing Gin Stalls, photograph from May 2021 as approved under ref:2017/3358/P

02.05 Approved 2017 Scheme

In 2017 Piercy's were commissioned by Labtech to design 8 units (2 per structure) to replace those demolished in 2016. The project brief was to provide high quality design had minimal impact on the historic fabric of the market, creating an active frontage and architecture that reflects the robust industrial setting.

Piercy's developed a design that comprised of three main elements: an 'outer shell', an 'inner lining' and a 'horizontal opening'.

The outer shell wraps the exterior of the volume in robust painted sheet steel, with a simple pitched roof along the centre line. The inner lining inserts itself as a visually softer plywood and painted timber finish, with the frontage folded inward along the centreline to provide a covered service area. The horizontal opening represents a punctuation of the inner lining, to reveal the counter top and activity of the kitchen.



Outer Shell



Inner Lining



Horizontal Opening



Extracts from Piercy's DAS from application 2017/3385/P

02.06 Approved 2020 Scheme

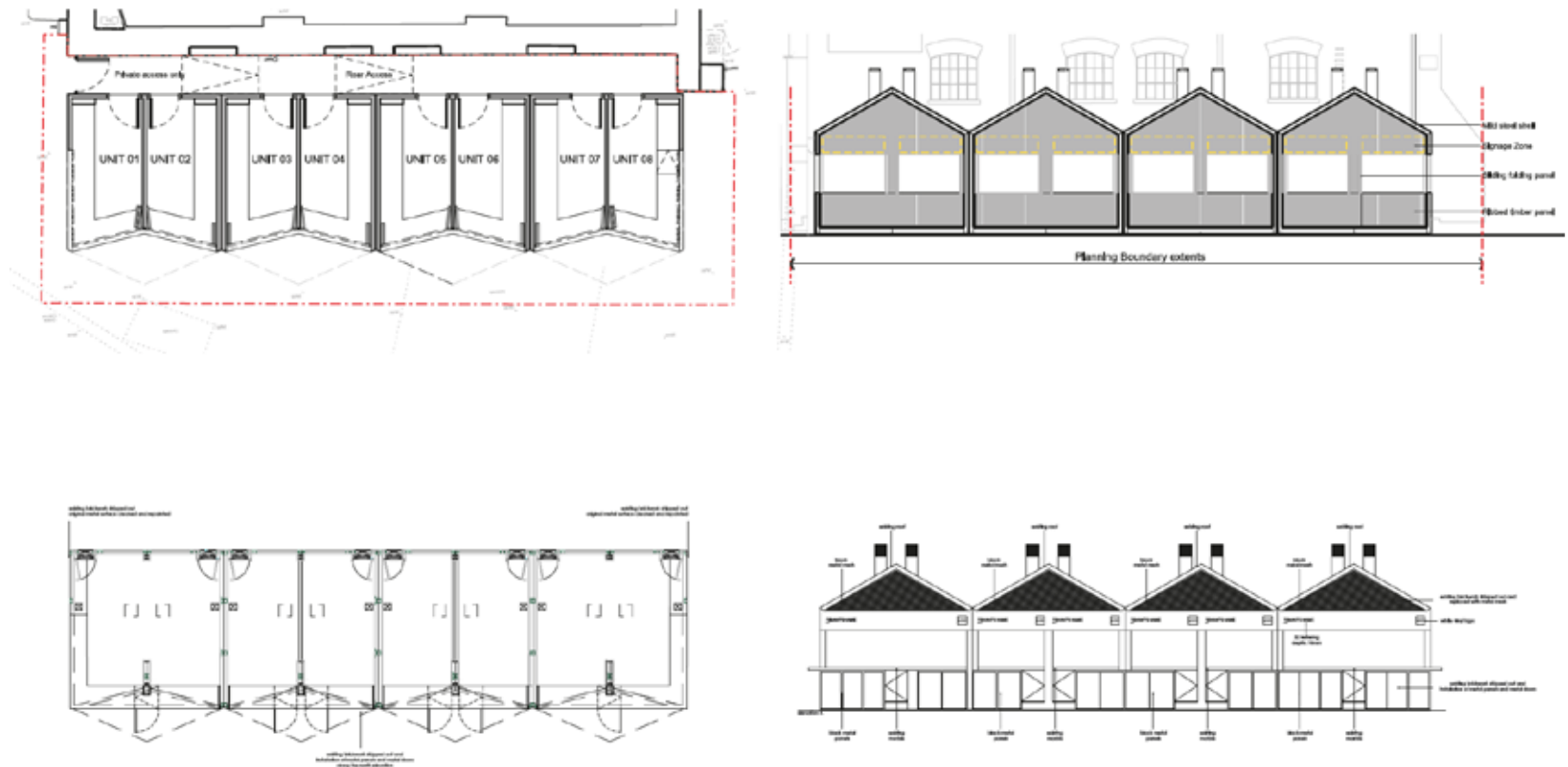
In May 2020, Labtech was granted consent for the regularisation and improvement of previous works to the Gin Stalls under reference 2020/1577/P. However, the design changes from this application have not been implemented.

The interior of the units was slightly extended to the shop front line to facilitate the cooking and operation of the stalls. Front and sides were clad in brick, and small awnings added to front and side openings to provide cover from sun and rain.

The approved proposals retained the extended front section to provide adequate space for traders to offer a quality product as the original design approved under 2017/3385/P restricted preparation and service as a result of the chamfered recess.

The main elevation was consented as black metal panels and doors in the lowest part, marble counter tops, a black metal fascia with vinyl letters and logos as signage, with the triangular sections underneath the retained existing roof in metal mesh.

Many changes have occurred in the market since the 2020 approval, and in a holistic design review it came to light that a softer approach in the materiality of the front elevation would be beneficial not just for the stalls but the larger area around.



Extracts from Labtech's DAS from application 2020/1577/P showing the change of layouts



Extracts from Labtech's DAS from application 2020/1577/P showing the proposed materiality

03.00 | Design Response

03.01 Design Proposals

The design for the Gin Stalls has been reviewed since the 2020 planning application and this application seeks permission for a softer material pallet that more closely aligns to the 2017 design intent, while addressing the needs of the operators and visitors. These proposals seek to respond considerably to the heritage context and improve the operational running and visitor experience.

The proposals comprise of:

- Removal of brick cladding from all elevations
- Exposing the side elevations to reveal the 'outer skin' as per the 2017 approved design
- Introduction of a flat timber frontage as the 'inner lining', following the principle of Piercy's 2017 scheme and the rationalized geometry of the 2020 application.
- Introduction of a timber-framed canopy to provide shelter from the sun and inclement weather.

The proposed design is to the material finish to the façades and makes no changes to the existing access arrangements.



Photographs of the existing Gin Stalls, July 2021



03.02 Materiality

The proposed refurbishment of the Gin Stalls refers to Piercy's material palette.

The short elevations of the 4 units are to be stripped back to the steel shell, with a RAL to match the metal roofs, drawing on the concept of a protective outer shell.

The brick cladding is to be removed from the front elevation replaced with a soft timber lining. This engineered timber is treated with Osmo-Oil, a high quality sustainable lacquer that can be reapplied as needed to ensure durability.

The canopy is to be constructed out of timber and treated similarly in Osmo-Oil with a clear perspex covering.



Material palette from the 2017 Piercy's scheme



03.03 Prototype and Pre-application Comments

The design proposals were prototyped for discussion with Camden Council on the 6th of September 2021. A summary of the comments and responses can be seen below:

- A. New materiality responds to the initial design proposals
- B. Recognition of the need for a canopy, but concern over the extent of the canopy along the short elevations

Applicant response - the canopy has been reduced to align with the horizontal opening (please refer to drawings for details)

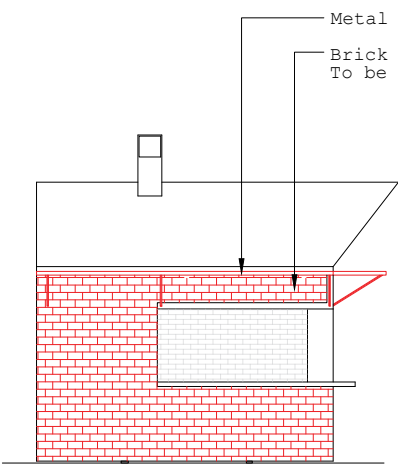
- C. Concern over the size of the timber supports for the timber canopy

Applicant response - these have been reviewed with the carpenter and have been reduced from 50 x 75mm to 50 x 50mm diagonal supports, (please refer to drawings for details).

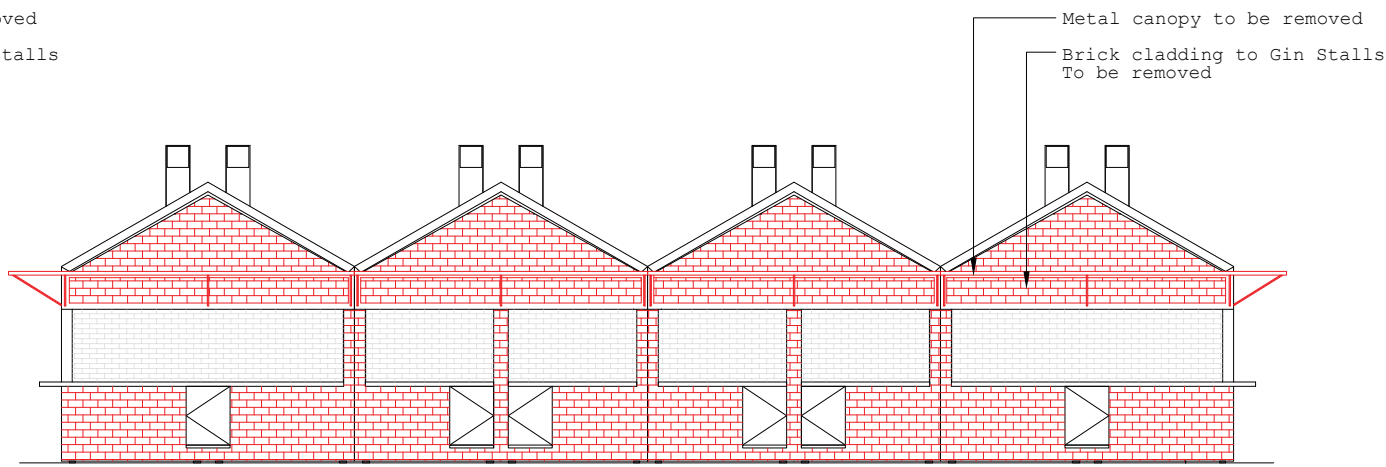


Photograph of the mock-up for the design proposals for discussion with Camden Council

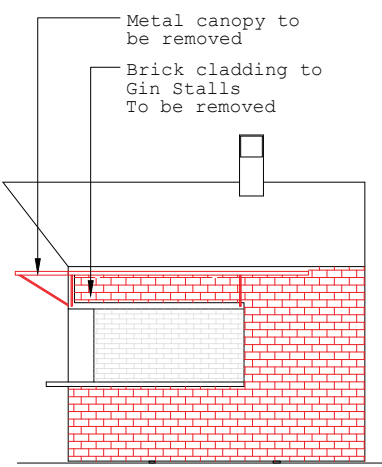
03.04 Existing Plan and Elevations



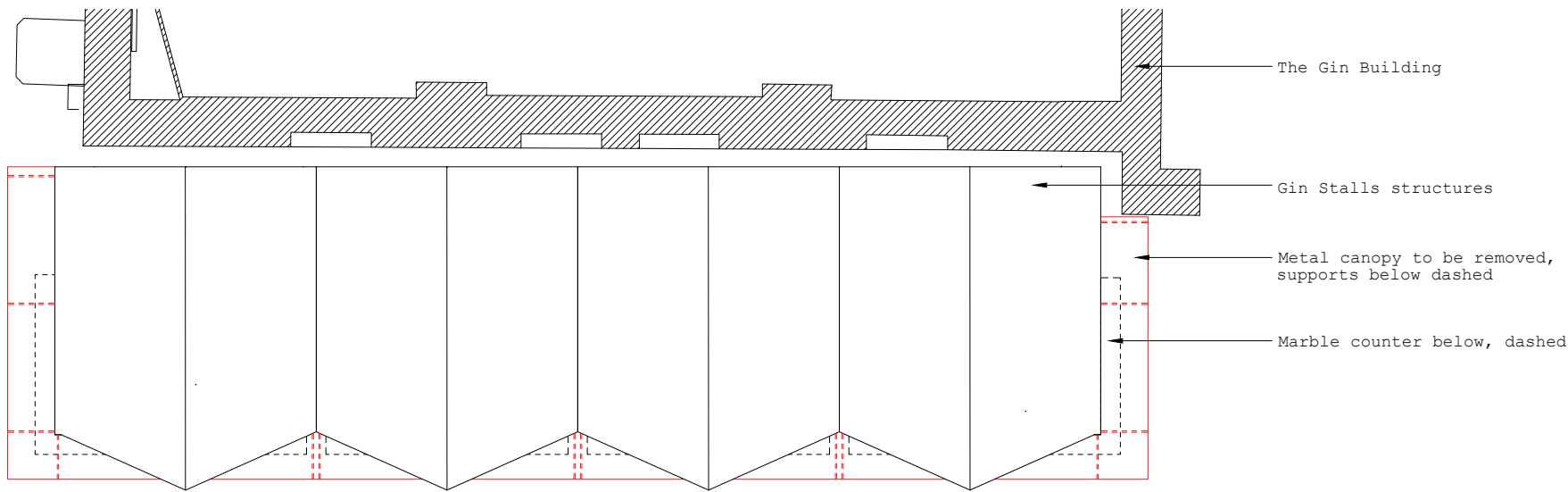
01 EXISTING EAST ELEVATION
SCALE 1:50 © A1



02 EXISTING NORTH ELEVATION
SCALE 1:50 © A1



03 EXISTING WEST ELEVATION
SCALE 1:50 © A1

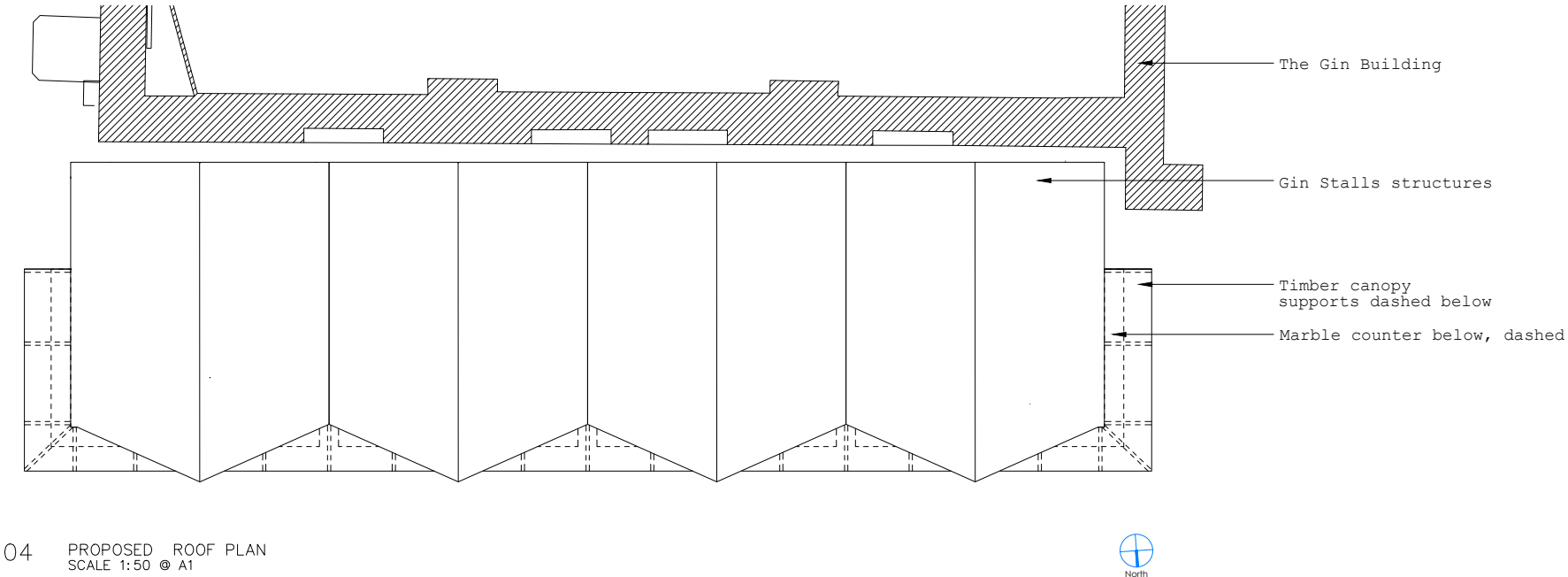
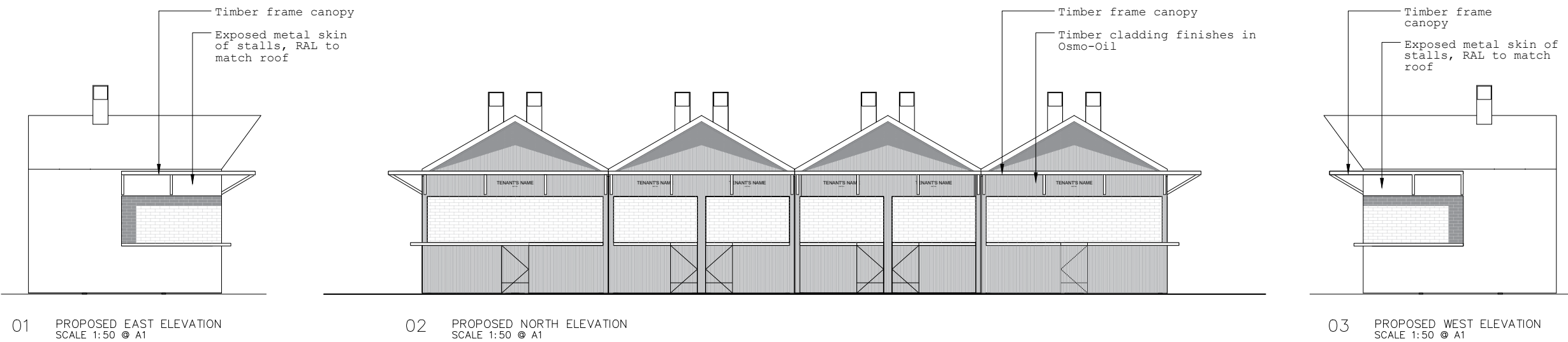


04 EXISTING ROOF PLAN
SCALE 1:50 © A1



Existing Roof Plan and Elevation (NTS)

03.05 Proposed Plan and Elevations



Proposed Roof Plan and Elevation (NTS)

04.00 | Heritage Considerations

04.01 Summary

The Gin stalls are within the Regents Canal Conservation Area, adjacent to the Gin Building, a positive contributor. 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’.
(Principle 4.1 from Conservation Principles, Policies and Guidance)

The changes solely relate to the Gin Stall frontages, which are not of historic significance. Therefore the character and appearance of the conservation area and the surrounding listed buildings will be preserved and maintained as a result of the proposals.

05.00 | Conclusion

05.01 Summary

The proposal is to refurbished the façades to the Gin stalls with sensitive and considered materiality and detailing, closer reflecting the approved 2017 design concept by Piercy architects. A timber canopy is proposed, in keeping with the material palette, to support the functional needs of the operators and enhance visitors’ experience of the Markets as a major London destination.

The proposals seek to enhance the quality of the built fabric in the Stables Markets, contributing to the significance of the Regent’s Canal Conservation Area and the heritage assets within the vicinity of the site and support the livelihood of the traders who operate within the markets.

06.00 | Appendix

Refer to the planning drawings in the attachment provided