

CAMDEN MARKET

ARCHES 8-12

LABTECH

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01.00 | Introduction

01.01 Introduction

This document sets out the proposals for the long-term retention of the existing timber and roller shutters shop fronts within Arches 8 to 12 of the network Rail Viaducts and associated commercial blinds in the Stables Market, Camden NW1.

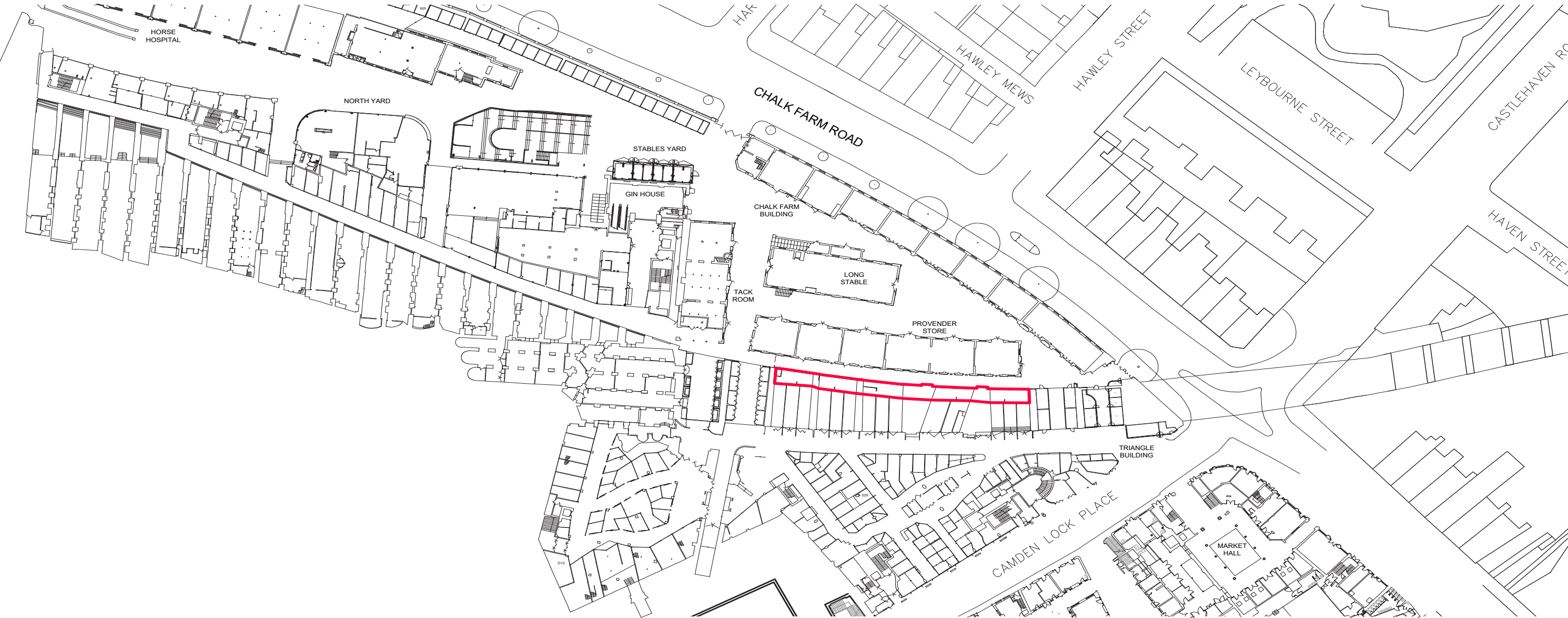
This application follows previous applications for the replacement of the facades set within Arches 6 and 8-12 consented in June 2017, and the temporary retention of the existing timber and roller shutters shop fronts within Arches 8 to 12 and associated commercial blinds consented in January 2020 and February 2021.

The site is within the Regent's Canal Conservation Area to which the railway arches are positive contributors.

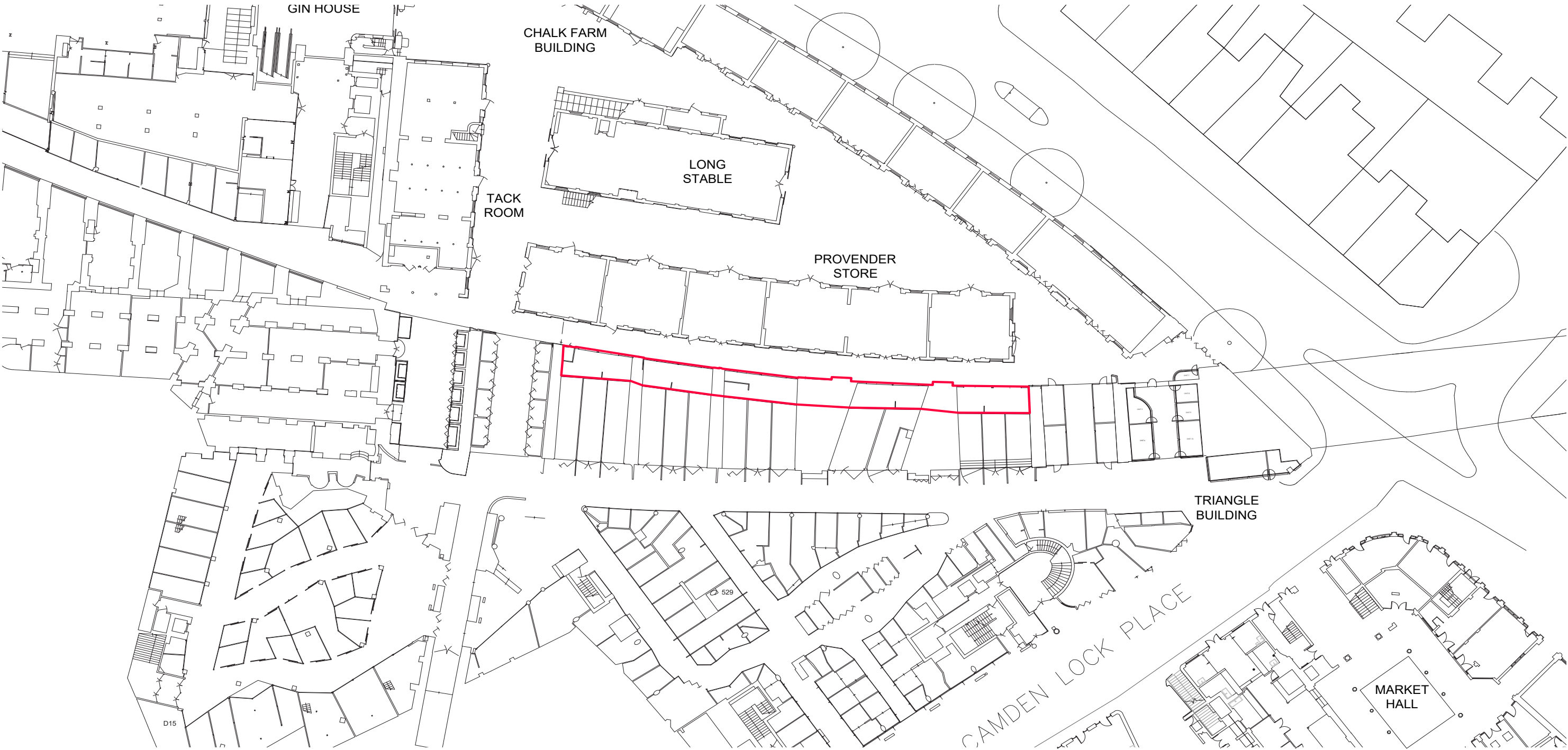


02.00 | Development Context

02.01 Site Location

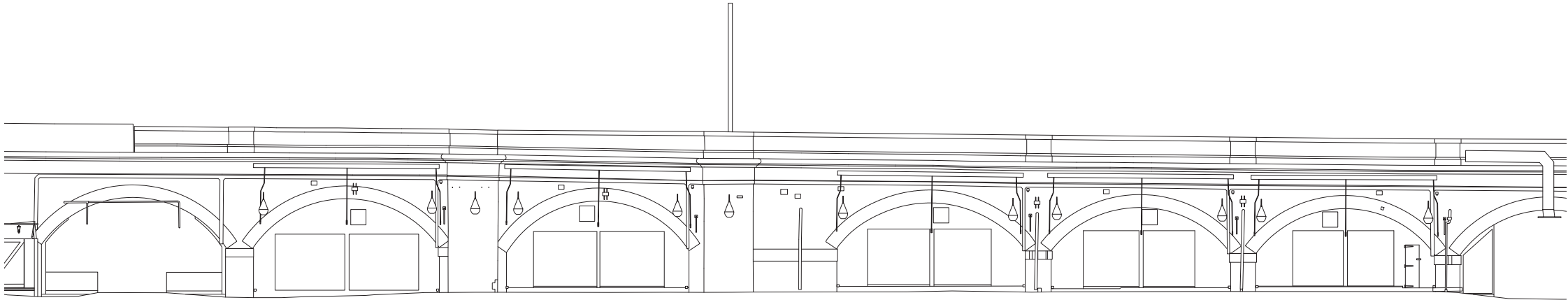


Drawings are not-to-scale and show the existing plan



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

02.03 Existing North Elevation



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

02.04 Planning History

The planning applications for Camden Arches 8-12 outlined below are relevant to the proposed works only.

Application ref.	Address	Development Description	Date	Decision
2021/0637/P	Arches 8-12 Stables Market Chalk Farm Road London NW1 8AH	Retention of the existing timber and roller shutter shopfronts within Arches 8 to 12 and associated blinds for a temporary period of 2 years.	14/02/2021	Granted
2019/5917/P	The Stables Market Chalk Farm Road London NW1 8AH	Temporary retention (1 year) of the existing timber and roller shutters shopfronts within Arches 8 to 12 and associated blinds	16/01/2020	Granted
2019/4574/P	The Stables Market Chalk Farm Road London NW1 8AH	The demolition of the existing market structures and their replacement with 6 units inside Arch 6, and 4 units on the Camden Lock Place frontage of the Railway Viaduct; Reduction from 6 to 4 units within Arch 7 and installation of roller shutters.	12/11/2019	Granted
2017/3385/P	Arches 6 and 8-12 Stables Market Chalk Farm Road London NW1 8AH	Demolition of existing market structures, installation of new shopfronts & canopies and associated external works.	15/06/2017	Granted
2017/0316/P	Arch 07 Stables Market Chalk Farm Road London NW1 8AH	Replacement of five existing hot food takeaway outlets (Class A5) with six new hot food takeaway outlets (Class A5); new shopfront and associated alterations within Arch 07 of Stables Market.	08/02/2017	Granted

03.00 | Proposal

03.01 Shopfronts Proposal

The proposal seeks to retain the existing shopfronts made of tongue and groove painted timber and roller shutters, and the commercial blinds sheltering the shopfronts.

The existing shopfronts fit in the overall scheme of referencing the industrial heritage of the Stables Market. The groove and tongue timber of the facades matches the Listed G11 Provender Stores doors across the alley, and metal shutters are believed to be acceptable within the market environment.

The roller shutters remain open during trading hours showing the colourful and attractive interiors.

Since its opening, this cobbled alley has become a busy but still intimate place favoured by many visitors of the market.

The ambience created in this narrow lane is vibrant and yet cosy; it has also helped the traders on the ground floor of the Provender Store, some of whom now open their rear doors to invite in the revellers in the alley.

The materiality of the shopfronts and the unexpected brightness of the interiors have proven to encourage visitors’ exploration of the area, contributing to the success of the traders on both sides of the alley.

It is therefore considered that the long-term retention of the existing shopfronts is appropriate and will continue to aid the success of the market at large.

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

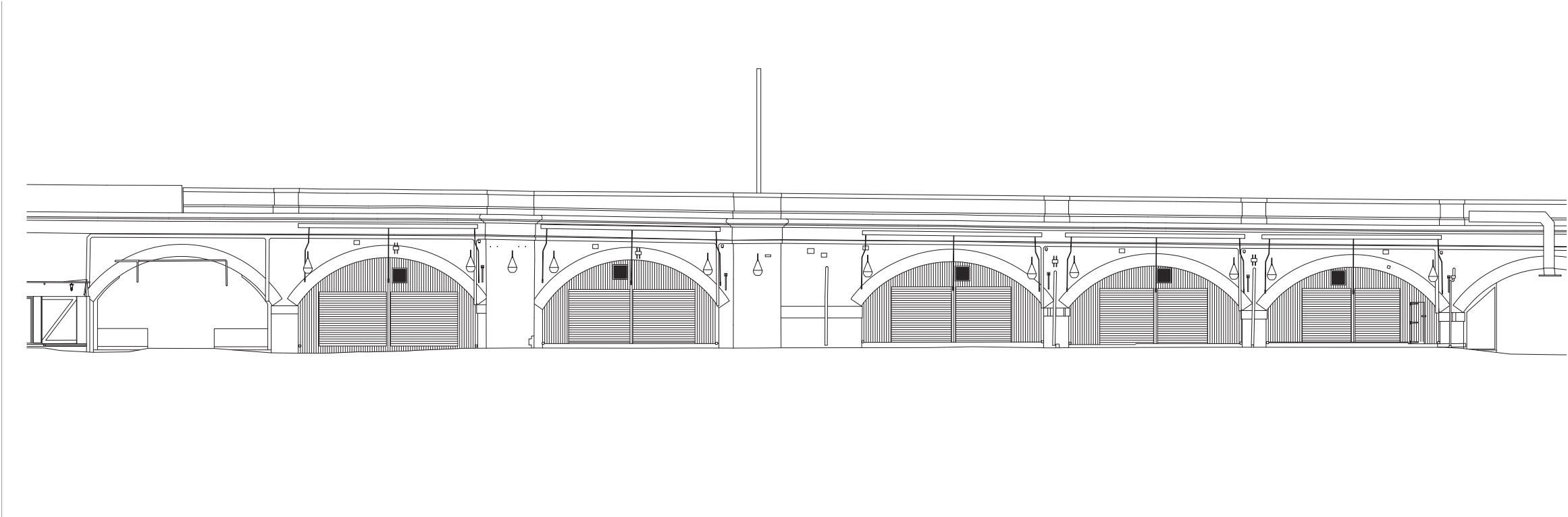


Design inspirations that references the industrial heritage of the Camden Stables Market



Current Alley and shopfronts hotographs

03.03 Proposed Elevation



04.00 | Access Statement

04.01 Summary

The location of the site is very well served by public transport. The nearest underground station is Camden town, which is step-free. The nearest Overground station is Camden Road, which is step-free as well. There are 11 bus routes serving the area within a five-minute walk, the site has a PTAL rating of 6a.

The hard-standing in the alley is made of cobbles, which contribute to the heritage value of the conservation area. The surface was levelled, and the sets re-laid during the conservation works carried out between 2015-2018.

04.02 Heritage Considerations

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’.

The materials and quality of construction are fitting, and sympathetic to the historic arches and the listed Provender Store.

There are no proposed changes to the fabric of the railway arches per-se, which are monitored and repaired by Network Rail on a regular basis.

05.00 | Conclusion

05.01 Summary

It is considered that the proposal is suitable and enhances the appearance of this part of the market, as it continues to be proved by the number of visitors passing through and stopping at the alley to enjoy their meals.

The shopfronts are of good quality and in very good condition; it is our belief their long-term retention will continue to support the success of this area and that of Camden Market as a whole.

06.00 | Appendix

Refer to the planning drawings in the attachment provided