

CAMDEN MARKET

Design & Access Statement (DAS) & Heritage Statement
Camden Market Stables Main Entrance Signage & Chalk Farm Building Facade Architectural Lighting

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Keywords

Stables Market referring to the past, history & heritage

Camden Market Stables referring to the new branding, proposed design, LabTech market vision

1.0 Introduction

1.1 Structure of Document

1.1.1 Design and Access Statement (DAS)

This Design and Access Statement informs as an application to the London Borough of Camden seeking planning permission, listed building and advertisement consent for the proposed Camden Market Stables main entrance signage and gate. Included in this document is also the proposal for the architectural lighting to the facade of Chalk Farm Building. Both proposals are considered complementing and were developed from a similar design concept and response.

This document with accompanying drawings have been prepared as part of a planning submission to improve the general public navigation between respective markets as well as enhancing the entrance of the markets to align with the current development and branding proposed by LabTech. A brief description of the LabTech vision and brand identity are included in this document.

The strucure of this document demonstrates the proposal for Camden Market Stables and the proposed works within the proximity of the Grade II* Listed Chalk Farm Wall and Grade II Chalk Farm Building. The Access Statement and Heritage Assessment for these works are included in this document.

This application encompasses the following works:

- Removal of the existing Stables entrance signage while maintaining the structural posts and fixings to listed brick piers and replacement with new entrance signage signed ‘Camden Market Stables’.
- Removal of the existing Stables gate and replacement with new set of folding gates with minimal to no impact to the surrounding brickwork fabric.
- Installation of new signage and graphic design.
- Installation of integrated lighting to illuminate the graphics and provide accent lighting.
- Installation of architectural lighting to the facade of Grade II Listed Chalk Farm Building.

There are no records of planning history for this entrance signage. A brief description of the current and historical entrance signages is included in this document.

The existing gate was granted Planning, Listed Building and Advertisement Consent in 2020. Refer to application references: 2020/1934/P, 2020/2887/L and 2020/1970/A.

This DAS was prepared having regard to guidance published by the Commision for Architecture and the Built Environment (CABE) and the National Planning Policy Framework (NPPF) 2012, revised 5th September 2023, and the Adopted Camden Local Plan 2017.

1.0 Introduction

1.2 About the Project

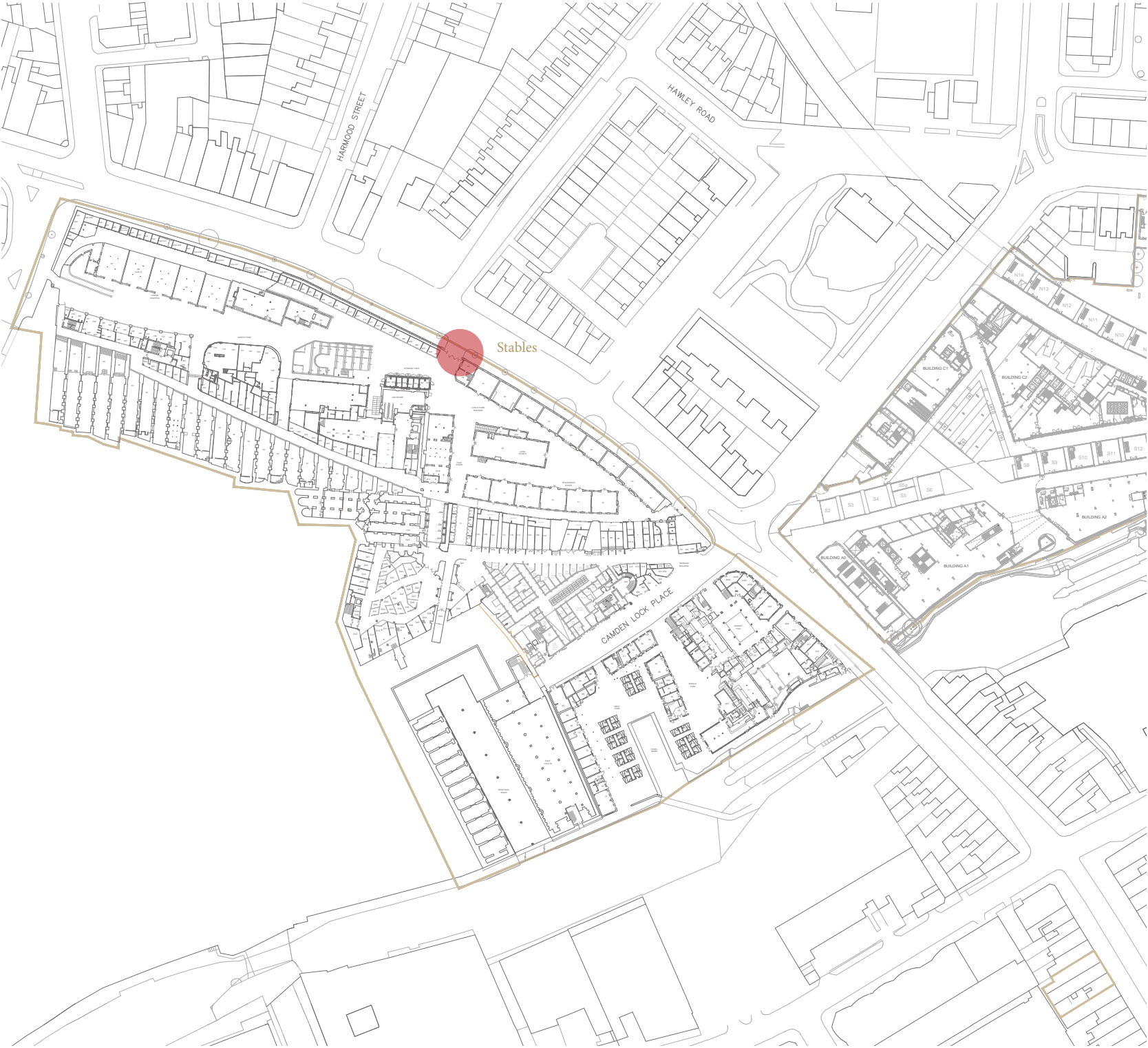
1.2.1 Proposed Entrance Signages

This document includes the proposals for the Camden Market Stables (including proposed gate) entrance signage.

The proposals are approached similarly in the design and look & feel to align with the LabTech brand identity. However, unique with the distinct characteristics of the market reflected.

This document explores the heritage and history unique to Stables and combines it with the design aspirations and brand identity into the proposed design. This document also sets out the proposed main entrance signages accompanied with an extent of details to convey the narrative and look & feel. Ultimately, to improve the navigation between each markets and futher enhance both local and visitor market experiences.

This document will form the design principles for future proposed entrance signages within the signage and wayfinding strategy by LabTech whereby the unique characteristics of each respective market will be developed and applied on top of the design standards proposed in this document. This will ensure cohesiveness across all market entrance signages and ultimately achieving a unified implementation across all adjacent markets by LabTech in the Camden estate. Camden Market is committed to elevating the experience for traders and visitors alike, while maintaining a strong sense of local identity, site specific sensitivity and conserving its heritage.



Location plan showing the proposed entrance signage location for Stables. The proposals will distinguish each market significantly which eases the navigation between each markets within the Camden estate for both local and visitors alike.

2.0 LabTech Market Vision

2.1 Brand Identity

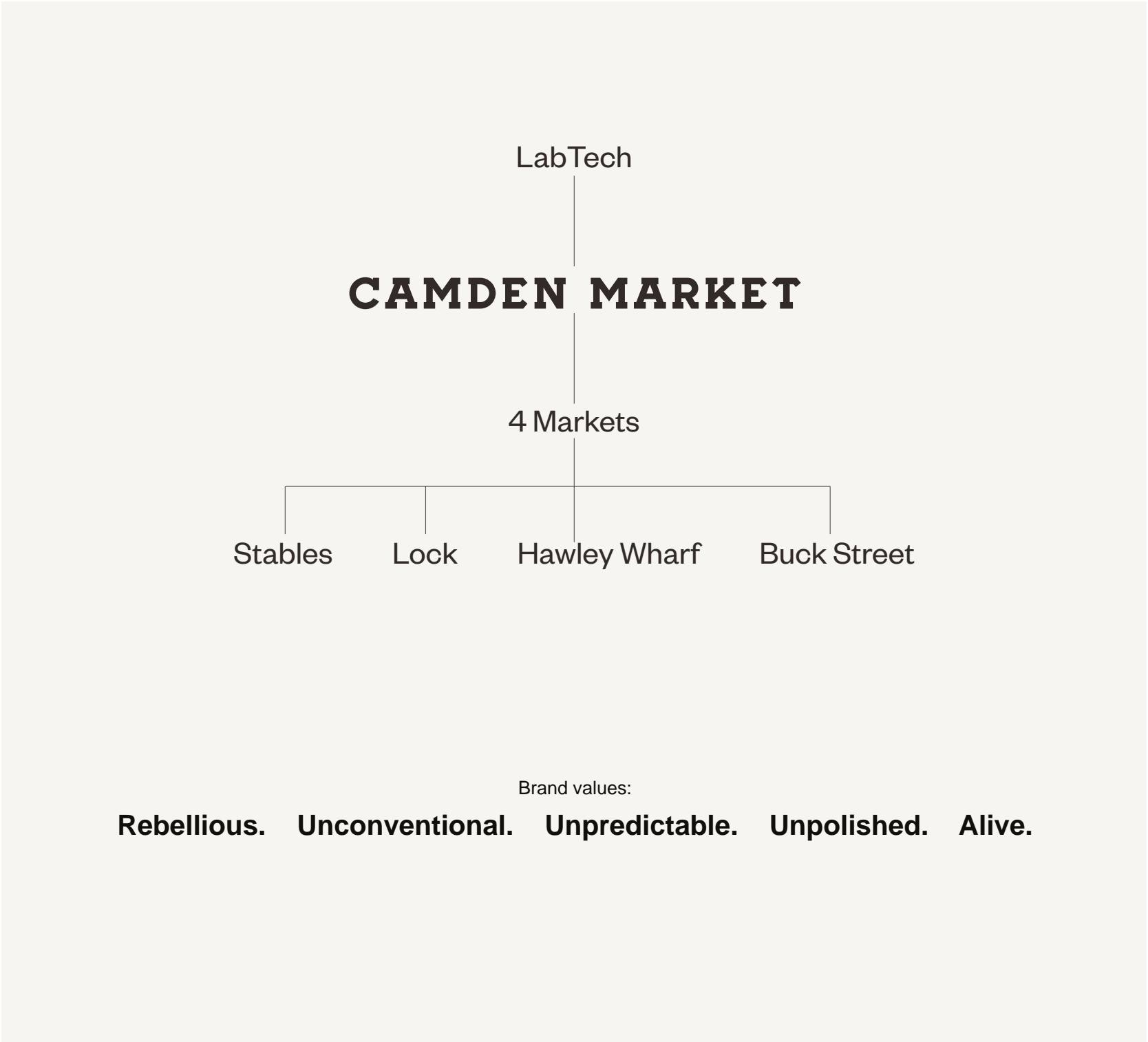
2.1.1 All Markets as One Market

The new Camden Market branding (circa. 2022) consists of four (4) markets, each with their unique offerings under the same umbrella of Camden Market.

- Stables
Artisanal and vintage market offering antiques, arts and crafts and handmade jewellery.
- Lock
Offering a diverse heritage, culture and retail market experience.
- Hawley Wharf
Market with indenpendant and branded businesses, food courts, entertainment and mixed used development.
- Buck Street
Eco and sustainable market that reimagines traditional market style with focus on ethical fashion, local initiatives and sustainable food and eating practices.

The benefit of branding all markets under one is that we can then simplify messages and as opposed to running 3 separate campaigns, splitting the budget to support 3 different brands and competing for share of voice, we communicate one market wide message, achieving further reach and marketing effectiveness and in turn driving more people to the site. Traders in Hawley Wharf and Buck Street also get the benefit of being promoted to an established and strong audience that follows Camden Market. To build a well-known brand like Camden Market, it takes time and budget so it would take us many years to get Buck Street and Hawley Wharf to be as famous as Stables & Lock.

Having said that, the graphics hierarchy for the proposed entrance signage will retain Camden Market as the primary signage and Stables as the secondary signage respectively.



LabTech Camden Market collaterals and brand values circa. 2022.

2.0 LabTech Market Vision

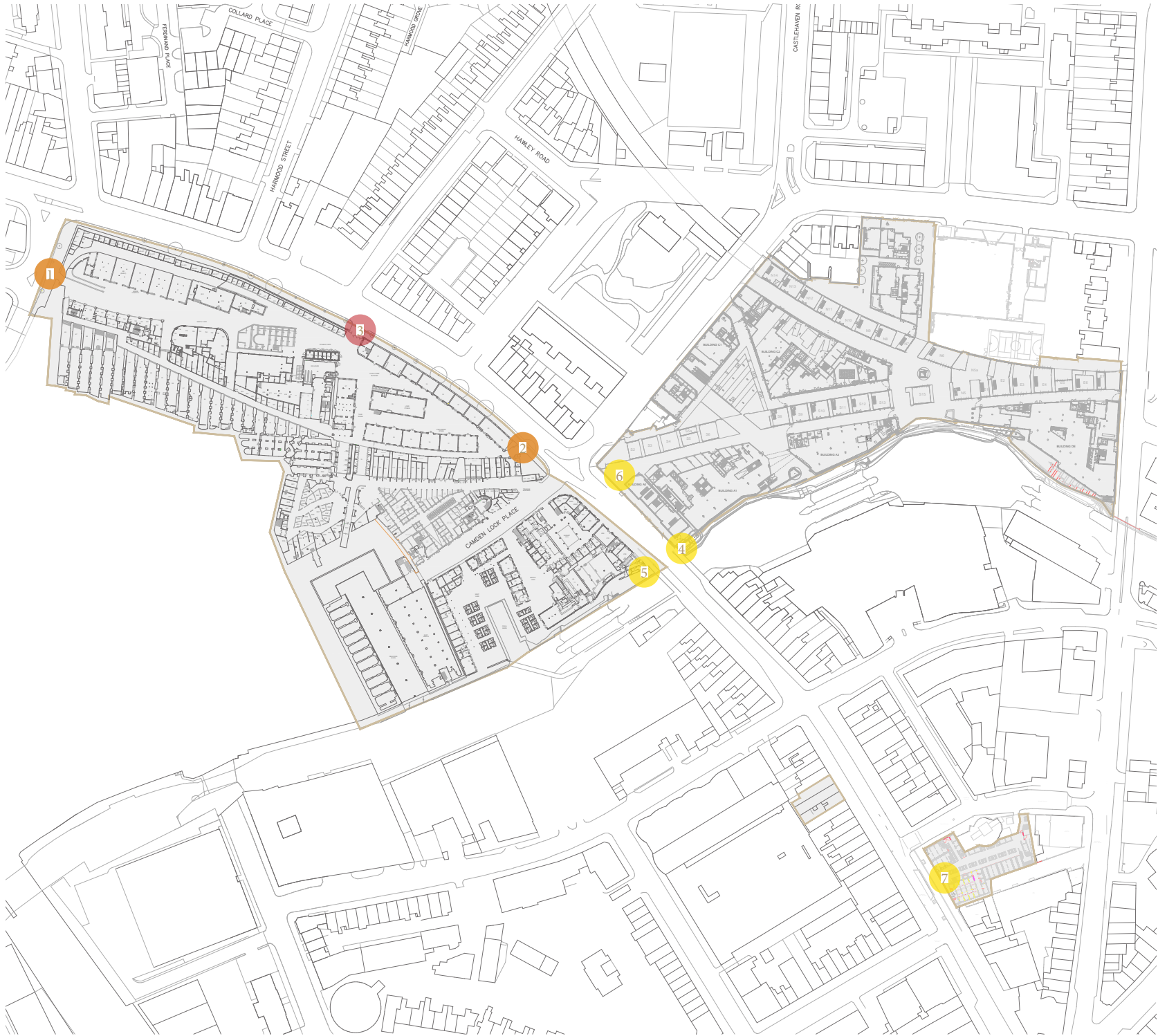
2.2 Signage & Wayfinding Strategy

2.2.1 Entrance Signages Across Each Markets

The mapping shows an overview of the proposed entrance siganges across the all the markets as part of the LabTech market vision.

Individually, the act as the landmark for each market respectively; branding each market with visible names which benefits users both locals and public alike allowing easy differentiation between each market. Collectively, they act as wayfinding allowing easier navigation to-fro each market and especially from public transports points such as the Camden Town and Chalk Farm underground stations located on each end of the Camden Market estate and numerous bus stops along.

- As submitted and as approved entrance signages:
 1. North Yard (Stables), refer to application references: 2020/5850/L, 2020/5793/P, 2020/5789/A.
 2. Chalk Farm Gate (Stables), refer to application references: 2020/1934/P, 2020/1370/A, 2020/2887/L.
- Proposed entrance signage outlined in this application document:
 3. Camden Market Stables (Chalk Farm Road)
- Future proposed entrance signage with positive feedback by London Borough of Camden from pre-application, 19.07.2022:
 4. Camden Market Hawley Wharf (by High Street bridge)
 5. Camden Market Lock (by High Street)
 6. Camden Market Hawley Wharf (by High Street)
 7. Camden Market Buck Street



Camden estate masterplan showing Camden Market Lock & Stables, Camden Market Hawley Wharf & Camden Market Buck Street with respective as approved, proposed and future entrance signages.

3.0 Pre-App

3.1 Summary of Local Engagement & Consultation

3.1.1 Camden TRACT Community Consultation

TRACT Meeting, 18th May 2022

A meeting with TRACT was conducted to share the proposals. The feedbacks are taken into consideration and have been incorporated in the proposed design as outlined in this pre-application

Below are the summary:

Present
Pat Thomas, Brenda Gardner, Nadina Reusmann, Jolita Galkauskaite, Peter Clapp, George Hartshorn, Andrew Mills, Radojica Nenezic, Yaara Gooner, Liam O’Hare & Kenny Teh

- Feedback
- The proposed design were accepted as seemed sympathetic with the surroundings; the heritage and narrative for Stables and Hawley Wharf including the characteristics for both proposals have shown significance and resemblance respectively.
 - Nadina and Radojica have raised that there should be a secondary exit gate for the Camden Market Stables propsoed gate as means of escape. This has been incorporated in the proposed design as shown in this pre-application.
 - Peter Clapp suggested for LabTech to provide a mock up for the architectural lighting for Chalk Farm Building facade for review, LabTech agreed. The mock up request is currently being developed.

3.1.2 London Borough of Camden Consultation

Camden Council Meeting, 21st June 2022

A meeting with LB Camden was conducted to share the two (2) entrance signage proposals; Stables & Hawley Wharf, as outlined in this document. The feedbacks are taken into consideration and have been incorporated in the proposed design as outlined in this DAS.

Below are the summary:

Present
Catherine Bond, Laura Dorbeck, Maggie Milosavljevic, Nadina Reusmann, Anna Gargan, Anna Murray, Natalie Davies, Andrew Jackson, Yaara Gooner, Kenny Teh & Jose Abreu

- Feedback
- Camden has raised the issue regarding the confusion between different markets and where they are located; Catherine Bond raised about how these entrance signages relate to the overall wayfinding strategy.
 - Catherine Bond suggested to include wayfinding mapping in this presentation, different types, hierarchy, types of signage, locations, different consent procedures etc.
 - Camden raised that each market (Stables, Lock, Hawley Wharf & Buck Street) have it’s own traditionally-known name which should be kept and/or emphasized in the design proposals.
 - Catherine Bond disagrees with the approach for the graphics ‘Camden Market’ as the dominant signage however, to revise the design proposals in order for the secondary signage is to be larger to emphasize the known names of each market respectively and to easily differentiate between each markets.
 - Laura Dorbeck raised to tweak the renders/design to increase the font size of the secondary signage.
 - Kenny Teh clarified that the ‘drain coverage’ in chapter 2.0 (page 13) is inspiration for the design proposals only. There is no intention to improve the existing coverings, noted by Camden.
 - Kenny Teh mentioned that the mock up for architectural lighting on Chalk Farm Building facade is being developed by LabTech. Camden agrees that a mock up is important for LB Camden’s assessment; how the lighting will be fixed, appearance, lighting output etc.

3.1.3 London Borough of Camden Consultation

Camden Council Pre-App, 19th July 2022

A signage and wayfinding strategy document was prepared by LabTech which described all the entrance signage proposals across the LabTech markets in the Camden Estate. Feedback provided by Laura Dorbeck by email following discussions with design surgery.

The feedback was taken into consideration and have been incorporated in this DAS.

Below are the summary:

- Feedback
- A revised Camden Market Stables and Camden Market Hawley Wharf proposal and visuals showing the enlarged graphics have been submitted. Camden do not have any objections ot the design of the sign and the proposed Stables gate.
 - Camden has raised the necessity for the Camden Market Hawley Wharf entrance signage proposal at the same proposed location to which the painted hero signage on the positive contribution building is present. This feedback has been taken into consideration and reflected in the proposal in this DAS; the proposed Hawley Wharf entrance signage will create a stronger entrance appearance and more in keeping with the proposed Stables entrance signage as a cohesive approach.
 - Camden has raised that the proposed Camden Market Hawley Wharf entrance signage should not be signed. LabTech has clarified that the proposal are within landlord private demise and the proposed entrance signage is within the passageway to-fro the landlord market private demise. LabTech also clarified that the public footpaths and general public wayfinding are not compromised.

3.1.4 Camden TRACT Community Consultation

TRACT Mock Up Review, 27th September 2023

LabTech's Design Team had reviewed the mock up and adjusted the brightness to a suitable level. The mock up and photos was shared with TRACT and were reviewed together in a meeting.

This is included, see section 7.5.3 (page 27).

Feedback

- Members collectively agreed and provided a positive response.

4.0 Development Context

4.1 Camden Market Stables

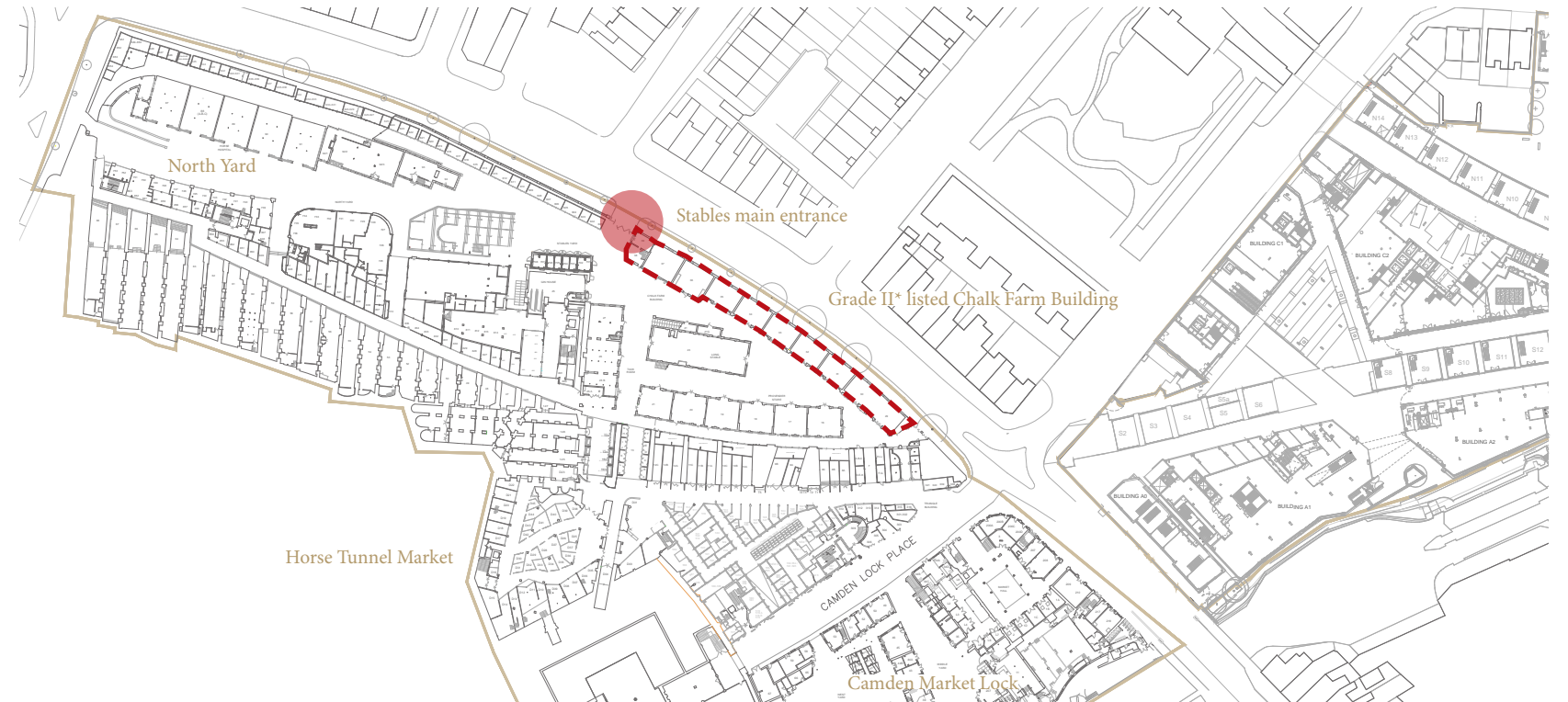
4.1.1 Site Location & Existing Condition

The Stables main entrance, the subject site, is located at the heart of the Stables market, offering routes west into North Yard or south towards Horse Tunnel market and Camden Market Lock.

The existing main entrance located along Chalk Farm Road is adjacent to the Grade II listed Chalk Farm Stables Building and the Grade II* listed Chalk Farm boundary wall. It shows a slight inconsistency with the LabTech development and branding. The signage design also lacks of site specificness and the identity of Stables as it does not show the heritage name of the market; Stables. Thus, causing difficulties in navigation for locals and visitors alike; not knowing where Stables and the rest of the markets are located.

The existing louvered gates are considered visually inadequate, allowing opportunities to be further improved to align with the recent refurbishment. The existing gate is used solely for security purposes therefore, shows a lack of decorations or resemblance to the Stables distinct characteristics. The proposals aim to uplift the appearance of this gate.

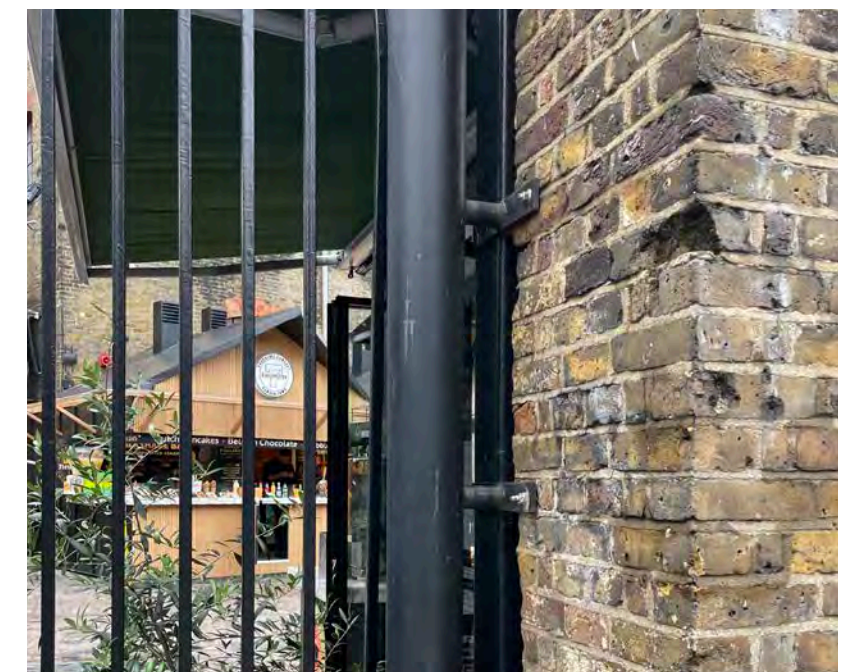
The existing entrance signage are secured with fixings into the brick piers on both sides of the opening. These connections are aimed to be maintained in the proposed works to minimise impact to the listed brickworks and surrounding.



Plan showing the location of the main entrance signage into Camden Market Stables adjacent to the Grade II* listed Chalk Farm Building.



View of existing entrance signage looking into the market.



Existing structural connections to grade listed brick piers.

4.1 Camden Market Stables

4.1.2 Character and Setting

The site falls within the Regent’s Canal Conservation Area, a heritagecorridor of unique character, but the elements which contributes towards the neighbourhood identity, are not necessarily confined to the conservation area of other boundaries.

The character of the environs developed over the years and, today largely derives from the presence of four distinct but interrelated elements:

- 1. Regent’s Canal
- 2. Chalk Farm Road
- 3. The Railway viaduct
- 4. The market activities

Chalk Farm Road is the principal thoroughfare of the area. The sequence of diverse views along Chalk Farm Road, defined by the built form and the curve of the road, prevents long distance views.

The built environment is defined on the East side by 19th century terraced buildings which have shops, cafe, and restaurants at the ground floor; and on the West side by predominant structures, such as the Roundhouse, the ‘Camden Wall’ and the railway bridge, which come into view on a notherly progression.

The ‘Camden Wall’ confers to Chalk Farm Road, a sense of continuity and calmness with its regular progression of openings, but it is also a distinct barrier with its non-active frontage.

A strong charge of character occurs behind the Stables Market gate, subject of this

application. The market is enclosed and separated from the public realm by the impenetrable wall.

The immediate setting of the subject site is the larger Stables Market at the heart of the area widely known as Camden Market. The complex comprises the industrial horse stables and tightly enclosed courts leading off one another; their plan layout being influenced by the horse towpath and stabling serving the vast railway goods yard and interchange traffic.

5.0 Distinct Characteristic

5.1 History & Heritage

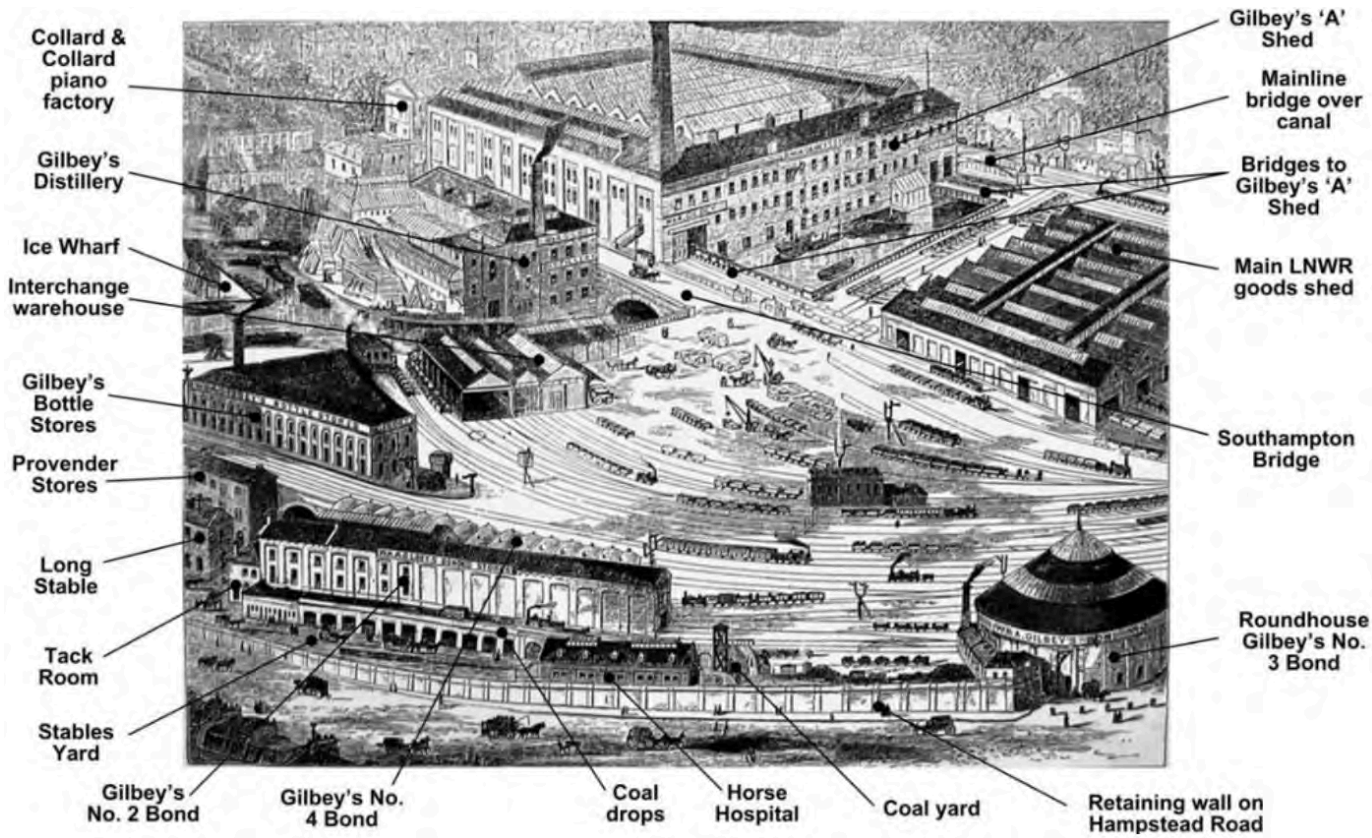
5.1.1 Site History

The Stables is the area immediately to the north (Camden Lock Place -originally Commercial Place) forms what is now the heart of the Camden Market. It 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 the mid-19th century, which used its location on the London and North Western Railway and the North London Railway to distribute its goods to all corners of the UK and the world. The remaining buildings on the site comprise the stables for railway horses known as Stanley Sidings (completed in 1855 and raised in height in 1881 onwards), a later block of 1883-85, and the surviving bonded warehouse, Gilbey’s No.2 Bond, built c. 1885.

A 22 acre site at Chalk Farm was acquired by the London and Birmingham Railway company soon after its formation, for a terminus and depot. When development began in 1835-37 it was as a goods depot, linked to the Thames by the Regent’s Canal and subsequently to the docks by the North London Railway, built in 1850-

In the 1840s and 1850s substantial buildings were constructed around the edge of the site, including the Southern Goods Shed, built in 1845 and rebuilt after a fire in 1857, and a goods shed north of the canal, replaced by the Interchange Warehouse in 1900-5. The Chalk Farm stables were linked to both of these buildings by underground tunnels.

Horses were required for a wide range of haulage duties in the yard as well as for distributing goods outside; others were needed for shunting locomotives. Early provision for the horses was apparently in makeshift accommodation or below ground in the vaults of the goods station. By 1849 some horses were being stabled in the south eastern corner of the goods yard, and it seems likely that the expansion of this part of the yard in 1855 led to the construction of the stables at the triangle site.



The Stables Market was not only a network of artisan saddlers and horse stables, but it also encompassed a Horse Hospital where sick or tired horses could go to rest, in fact, in 1939 alone more than 800 horses went through the gates of the hospital.



Photo shows the Camden Goods depot in 1934.

5.1 History & Heritage

5.1.1 Site History (cont.)

The first phase of stabling, the four western ranges was built between 1854 and 1856. They were designed by the LNWR staff of the Stafford office and had a capacity of 148 horses. The ranges were mainly one and a half storeys, with ground floor stabling and haylofts above. In 1880- 3 an additional storey was added to three of the stables while the Provender Store was raised by the addition of two storeys in place of the hay lofts. The goods were lifted through hoists to the upper storeys where fodder and nutrients were stored and feed was processed by machinery.

The site was vacated in 1973, and many of the buildings were demolished, tracks lifted, and various parcels of the land were sold into different ownerships. After 1973 the sidings and Camden Lock were used for various light industrial and storage uses including garaging. The market activities started at this time in a rather ad hoc fashion, commencing 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 market-place.

The market continues to evolve over time and by 2017, the previous developer of Camden Market had revitalised the development as such introduced interventions such as caricatures, decorations, graphics etc that are a direct translation of Camden Market and The Stables heritage and history.

LabTech acquired the Camden Market acquisition year 2014- with a vision to make Camden Market thrive even further with a stronger sense of preservation of its rich heritage and history. The company vision is different than the previous developer as LabTech is targetting an approach which is more subtle and minimal. Thereafter, the caricatures, statues etc that were seen before that are of non-heritage material has been removed to allow for a more gentle and sympathetic-sensitive intervention around the market to further enhance and promote the built heritage surrounding.



Motifs of horses transporting goods previously found on the walls in Camden Market.



Statue of a horseman and a horse near Horse Hospital ramp.



Establishment year plaque (non-heritage) circa 2017.



Previous circa 2017 Stables Market signage found at the North Yard exit.



Statue of a blacksmith making horse shoe during the craftsmanship and artisanal period that thrived in Camden Market, circa 2017.

5.2 Subtle Remnants

5.2.1 Horse Tunnel

Directly south from the Stables main entrance leads to the Horse Tunnel market; a vintage market. The Horse Tunnel links to the underground chain of routes connecting destinations below the grounds of Camden Market previously used by horses.

Early on, horses and trains were on the same level, moving almost at random on the site. Indeed it was so dangerous and so many horses were killed or injured by moving trains, that the railway company built a horse passage through the catacombs, below the railway tracks to which still exists to date.

Openings along the tunnel were introduced to bring in natural light and ventilation for the activities beneath ground. The covered openings can be found scattered around the market areas, following the tunnel trails, disguising as a typical covering in a subtle manner but with a very rich heritage and history entailed.

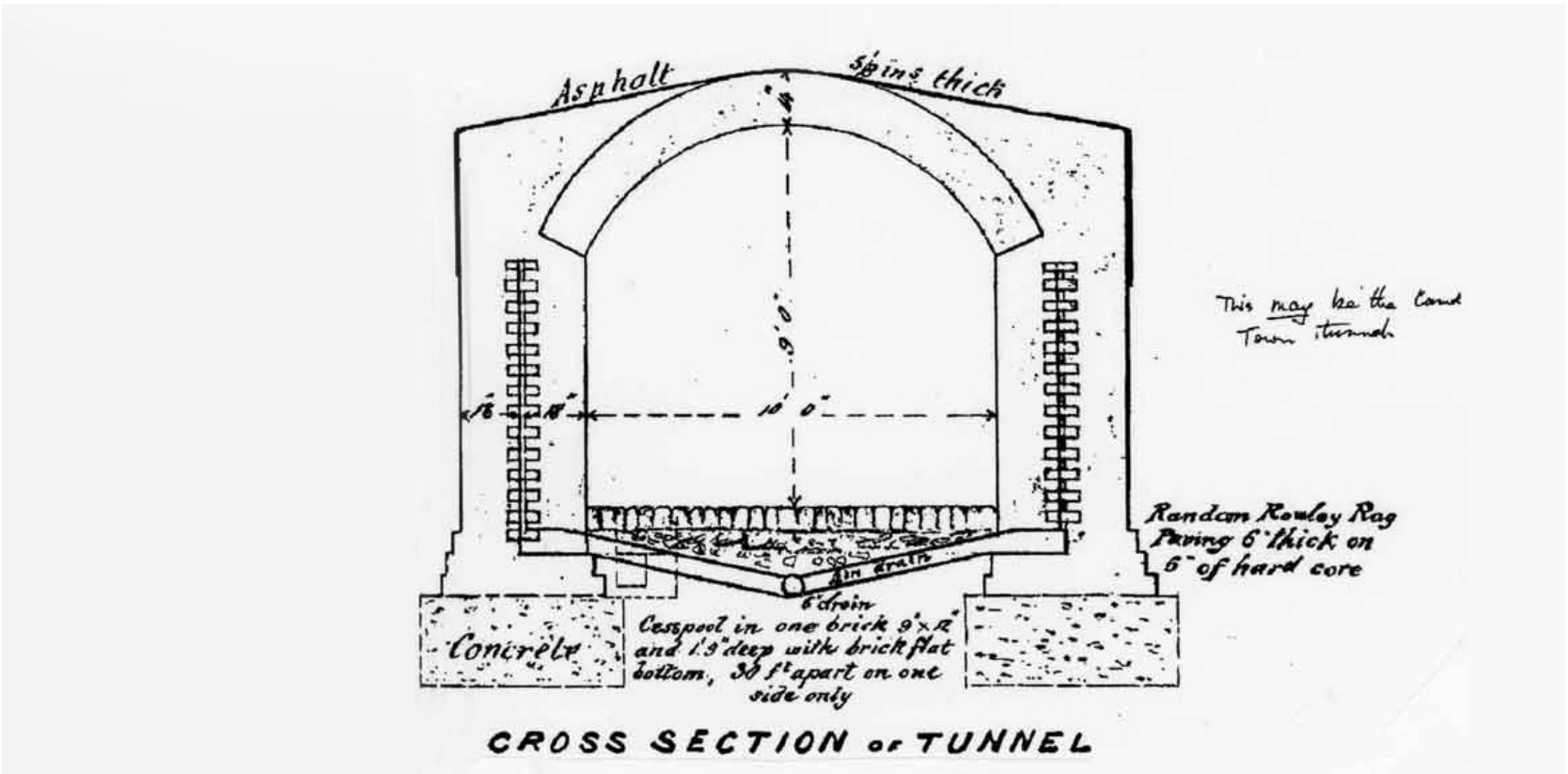
This area contributes to the distinct characteristics of Stables.



The underground tunnels (catacombs) used to serve as passageway for horses and the



Covering for skylight that provides ventilation and natural light for the underground tunnels that can be found scattered across Camden Market grounds.



Section of the main tunnel which ran from Oval Road to Gilbey's bonded warehouses (elaborate cess pit system would have extended the full length of the tunnel in Stables Market.

5.3 The Artisans

5.3.1 Horse Shoe

Towards the end of the 19th century, there were about 250,000 horses working in London with thousands of stables across the city. The Stables market itself was a passageway for thousands of horses carrying goods.

The vast number of horses and the generation of local artisans that thrived in Stables Market would mean that the forging of horse shoe and replacement of defected horse shoes for horses and sick horses in the Horse Hospital would take place hence, giving rise to the notion of craftsmanship and hand-making which can still evidently be seen influencing the market today through the goods.

Below shows the processes of making a horse shoe and the application onto the horse’s hoof walls. This process, being another distinct characteristic to the Stables, inspires the proposed entrance signage in forms and details.



1



2



3



4

6.0 Entrance History

6.1 Market Entrances

6.1.1 Stables Market Entrances 1948

Camden Market Stables is a triangle bordered by Commercial Place (now, Camden Market Lock) and Chalk Farm Road, up only as far as the new road leading to Safeways (North Yard). There are three entry points into the market dating since 1835-1948- This shows that the main entrance into the market was via the opening similarly to the existing.

Prior to the existing entrance signage, the Stables Market main entrance has seen changes over the years.

- 1. Main entrance
Serving as the main entrance via direct opening.
- 2. Chalk Farm Road wall
Opened in 1835 with gates into the previous Camden Town Station until 1848 to which it was destroyed by the fire. This opening remained as a secondary entrance into the Stables complex.
- 3. North Yard
Direct opening into Stables market. Over time, a gate has been added for security measures.

The refurbishment for these entrances are described in the ‘Signage and Wayfinding Strategy’ (page 6).



Stables Market in 1948 and the entrances into the market.

6.2 Evolution of the Main Signage

6.2.1 Main Entrance Over the Years

The entrance into Camden Market Stables had seen few changes. However, the main entrance location is still as it has been since 1835.

Timeline	
1835	Direct opening into the market via the same opening as present.
1920-78	Stables Market was part of the much larger Stanley Sidings, which ran unbroken from the corner of Commercial Place (Lock), right up to the Roundhouse. The present main entrance to Stables Market was then the only entrance and was a security point.
2000s-17	The hoarding style entrance signage with accent lighting.
2017-	The present non-illuminated entrance signage without the Stables market name.



Stables Market direct open entrance 1835-1978.



- top Back of the entrance signage facing inwards to the market.
- middle Evening time showing the lighting effect of the late 2000s version of the Stables Market entrance signage.
- bottom Entrance signage that is dedicated to Stables Market (pre LabTech development) showing the contrasted look and feel of black background and white graphics.



Existing (present 2022) main entrance signage that only shows Camden Market. The design can be further improved to be more site specific by re-introducing 'Stables' and the '1854' year of establishment as the place identity.

7.0 Design Response

7.1 Design Concept

7.1.1 Subtlety

The design concept takes references from the history and heritage, and the distinct characteristics of the Stables. The approach amalgamates the research into the concept of subtlety. Following that, many of the historical elements are found throughout the market in a very discreet and subtle manner which one will only discover the rich background when carefully studying and looking into the history. The design intent is to tap into the subtlety that is already present around the market.

The proposal sways from introducing an entrance signage design that is immediately interpreted in order to be more in keeping with the LabTech development and sensitivity of the built heritage surrounding. This can be achieved by including the elements inspired by the Camden Market Stables' narrative, history, and materials in a sensible and humble approach. At the same time responding to the brand identity and vision and ultimately improving the navigation between each markets for locals and visitors alike.

The concept will elevate the design of the existing entrance signage to include the key elements below:

- Subtle history and heritage traces translated into the proposed design.
- Design that showcases the hand-made touch to reflect the artisans and craftsmanship quality.
- Re-instating the 'Stables' name and year '1854' of establishment.
- Introducing a modern entrance signage and gate that still feels familiar to the market's heritage relating to horses and crafts.



A photo representation of the artisans fixing the horse shoe.

7.2 Look & Feel

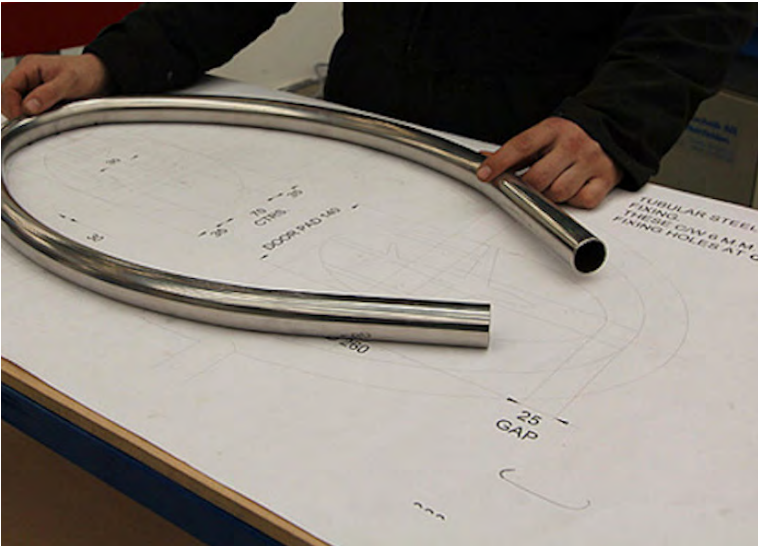
7.2.1 Materiality

The look and feel follows the design principles established through recently completed and future market refurbishment by LabTech. The proposal also references the history and heritage of Stables Market; the horses, the artisans, horse shoe, to inject the locality and site specificness in form and materials into the proposals in a manner that is distinct but subtle to each market.

- Characteristics
- Context informed materials
 - Industrial outlook
 - Roughness and not refined with an appreciation towards imperfection at a degree of quality
 - Handmade quality
 - Not too commercial or highstreet looking
 - A modern gate that fits into the sensitive built environment



Black metal



Handmade quality



Simplistic graphics

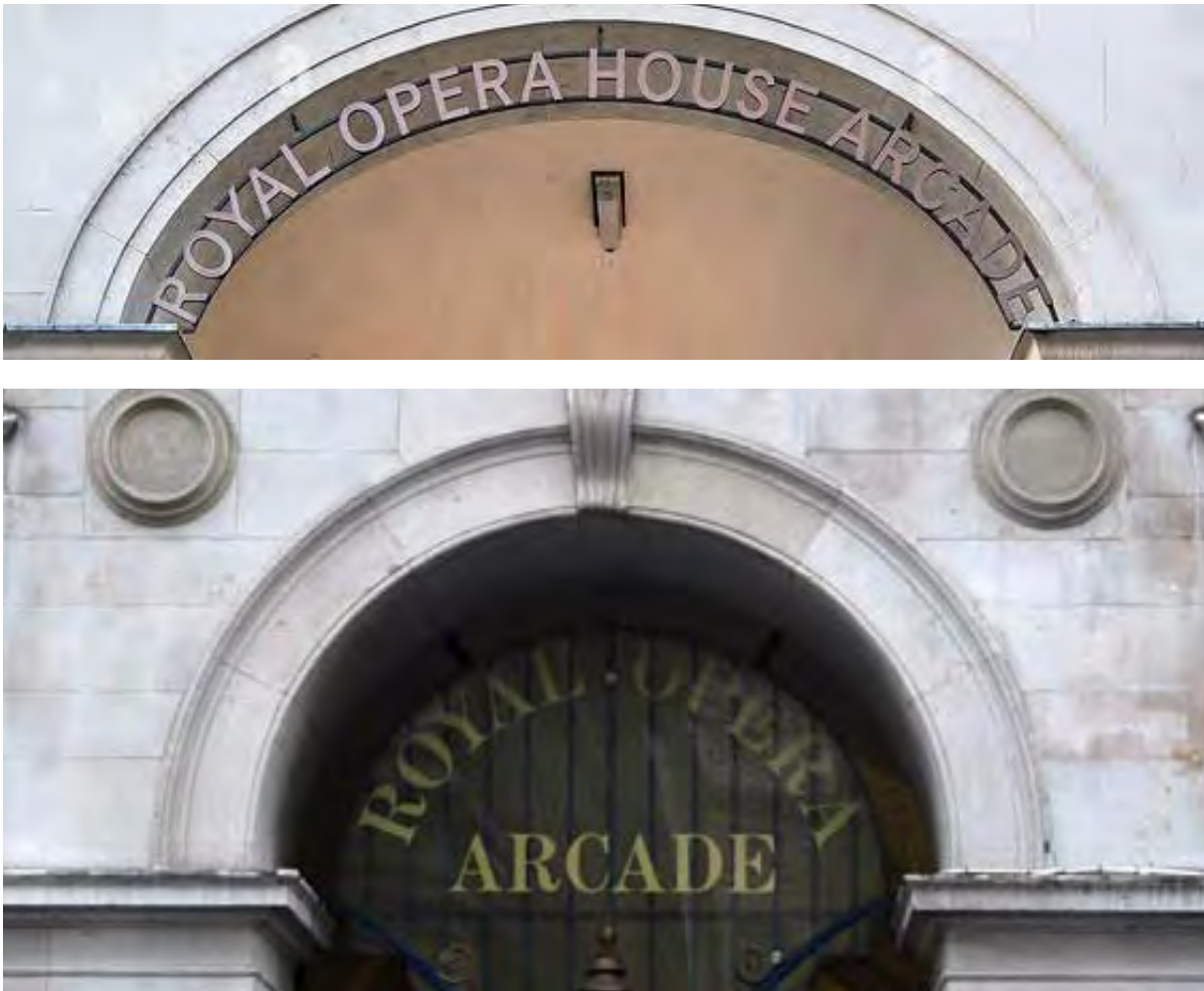


Discreet lighting effect with very soft glow effect

7.3 Precedent

7.3.1 Form

Below are few exemplars of the entrance signages across London attractions. They all show a common language in form and simplicity to which the proposals aim to achieve. The arched form fits within the Camden Market environment alongside many prominent arches including the bricked railway arches of the viaduct and the arched windows across the facade of buildings eg. Grade II listed Chalk Farm Building adjacent to the Stables main entrance signage.



Royal Opera House and Arcade in Covent Garden that is subtle and elegant.



Another popular market in London is the Greenwich Market. The side entrance signage shows a very simplistic approach and intricate graphics.



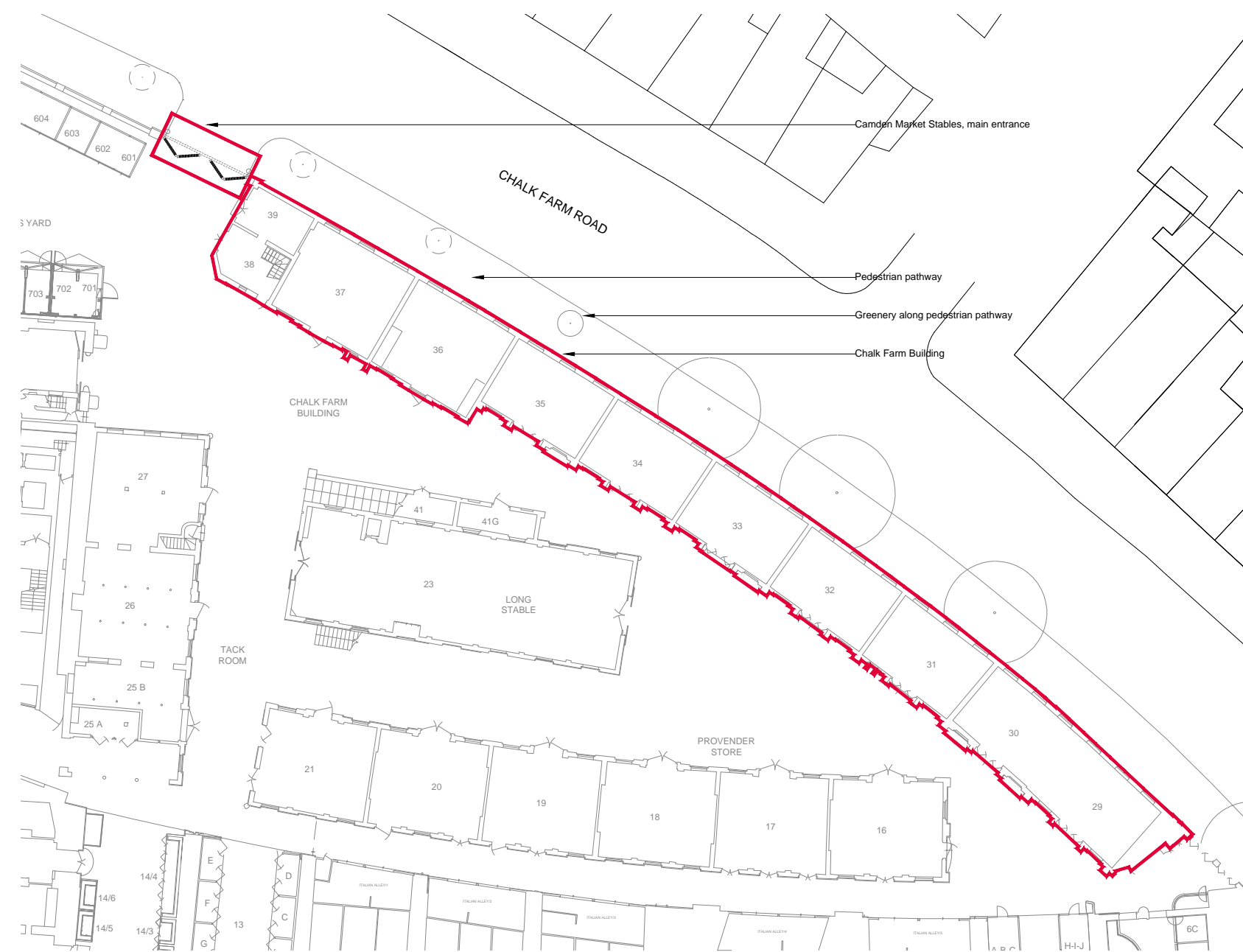
'Carnaby Street welcomes the World' was installed in 1973 and has been a manifesto for the street and evolved into neon-lit signages and installation to fit current time.

7.4 Proposed Design

7.4.1 Overview

The proposal comprises of the following:

- 1. Proposed works to the Camden Market Stables main entrance signage and gate.
- 2. Proposed architectural lighting to the facade of Chalk Farm Building.



Proposed plan

7.4 Proposed Entrance Signage

7.4.3 Proposed Entrance Signage & Gate

This proposal includes a new gate which continues the design of the recently refurbished Chalk Farm Gate.

The proposed gate design includes the Stables establishment year as well as a motto “Camden Market The Stables Since 1854 Welcomes All”, laser cut onto the metal panels, as means of acknowledging the history and heritage, convey the Stables’ narrative as well as LabTech’s brand identity and non-discriminating policy.



Proposed front elevation showing the scale between the entrance signage and the adjacent Chalk Farm Building.

7.4 Proposed Entrance Signage

7.4.4 Proposed Details

The proposed entrance signage details illustrated are based on the design concept and initial survey.

Structural Arch

The proposed structural arch consists of a hollow CHS following the diameter of the existing posts. The form of the entrance signage takes reference of the horse tunnel arch and modifying the form to complement the window arches on Chalk Farm Building.

Connection to Existing Posts

The connection between the proposed section to the existing posts will be via the ‘tongue and groove’ joint whereby spigots will be welded in-situ within the proposed CHS to be slotted into the existing CHS, forming a connection which are then welded and secured with countersunk fixings. It is anticipated that there will not be any new fixings onto the existing surrounding brickwork to avoid damaging the heritage fabric.

Main Body

A lightweight body will house the lighting components for both illuminating the graphic texts and also the underside of the arch.

Support

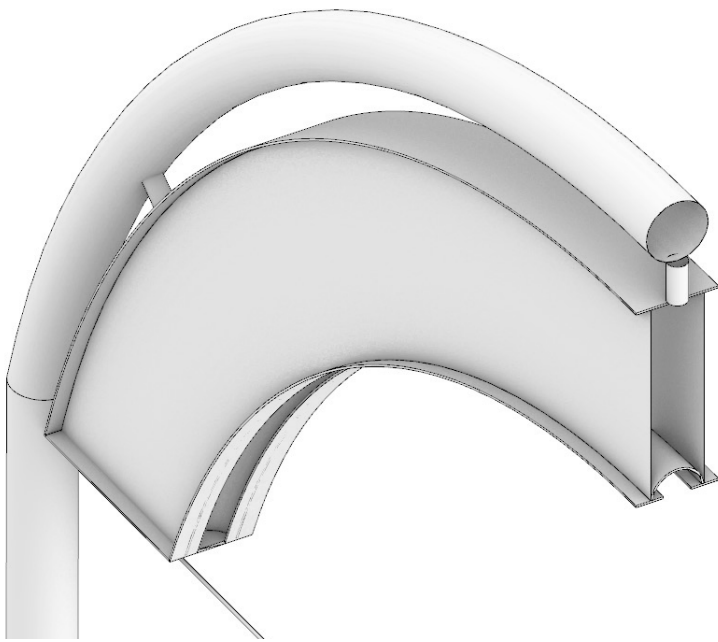
The main body will be supported by the main structural arch via bespoke rings. The detail that takes inspiration from the horse shoe, introducing the familiarity of the horses and the artisans translated into the proposed design in a subtle manner.

Integrated Lighting

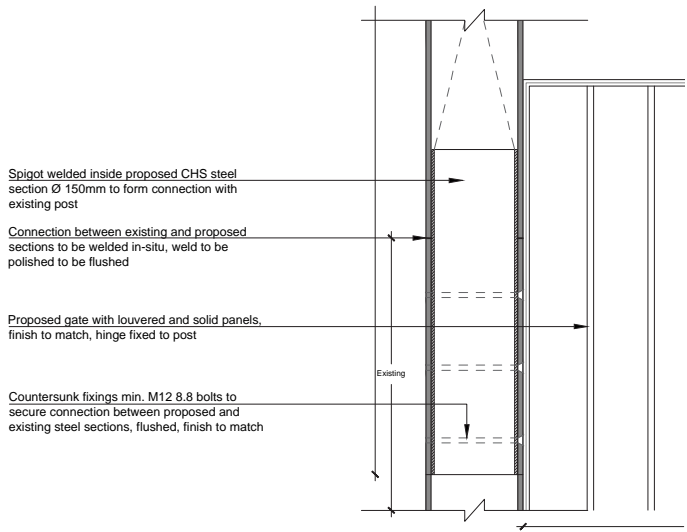
The proposed lighting will illuminate each respective graphic texts on both the front and back elevations, giving a subtle accent glow; making it readable in low light conditions and providing visual interests. The proposed design also includes integrated lighting on the underside of the main body to emphasize the form of the arch. Both lighting with a colour temperature 3000K.



Sketched detail of the ring support inspired by the horse shoe.



Sketched section of the hollow main body to house the lighting components and the detail of the arch-cove on the underside.



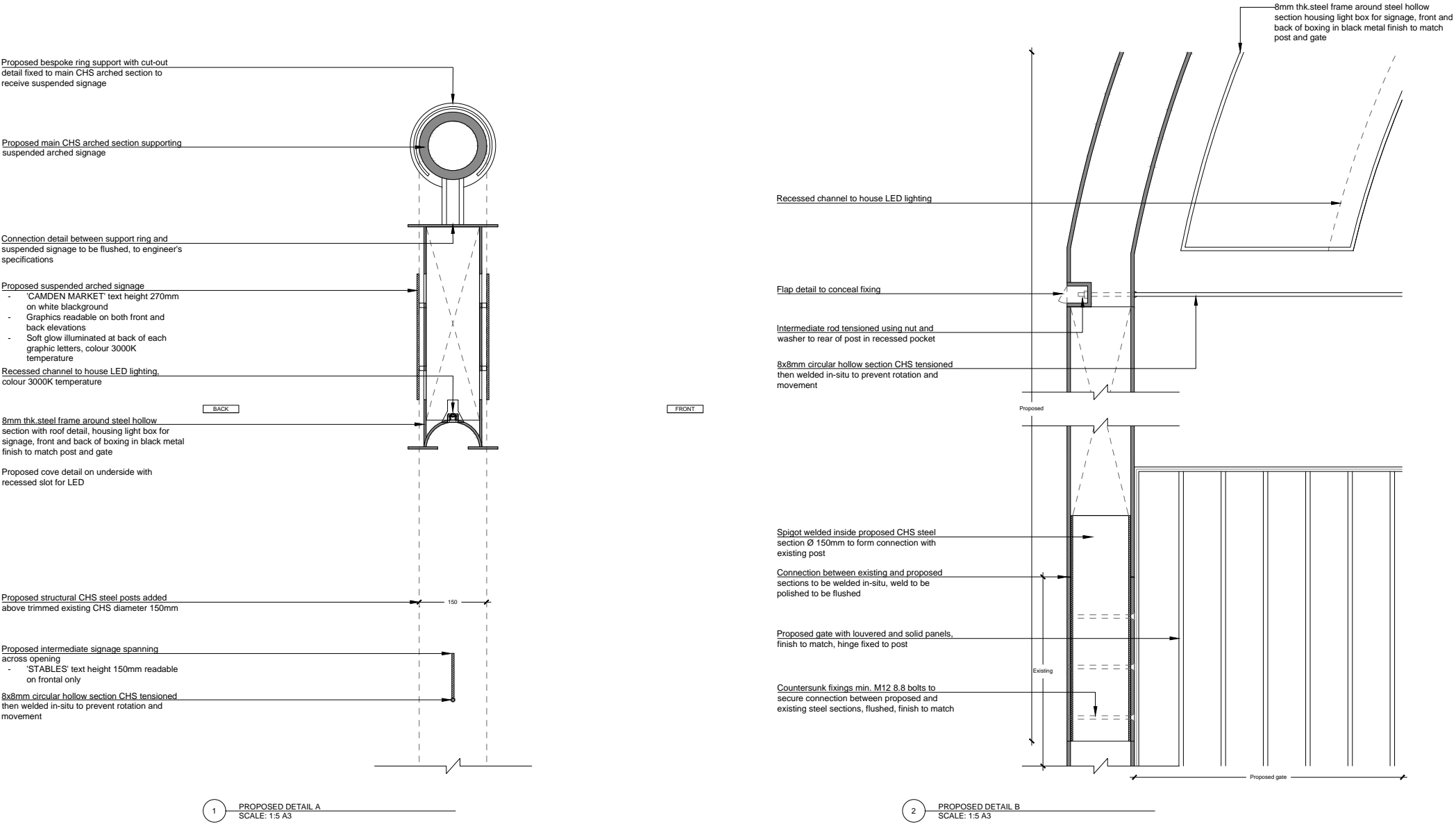
Proposed details showing addition of the proposed structure onto the existing posts.



Reference lighting effect for the arch-cove on the underside of the main body.

7.4 Proposed Entrance Signage

7.4.4 Proposed Details (cont.)



7.5 Proposed Architectural Lighting

7.5.1 Proposed Long Elevation

Entrance Signage
The proposed Camden Market Stables main entrance signage takes inspiration from the late 2000s entrance signage with black background and contrasting graphics. The proposed design includes integrated lighting to illuminate both the form of the arch and graphics in a subtle effect for function during low light conditions as well as visual interest.

The proposed entrance signage design includes ‘Stables’ for navigation purposes which subsequently acknowledges the history and heritage of the site. This will reinstate the market’s heritage identity.

Architectural Lighting
The inclusion of integrated lighting will create a continuous rhythm of the arch along Chalk Farm Building facade windows leading to the entrance signage, in both architectural lighting effect and architectural form. A mock up of the facade lighting was prepared by LabTech for review. This is included, see section 7.5.3 (page 27).

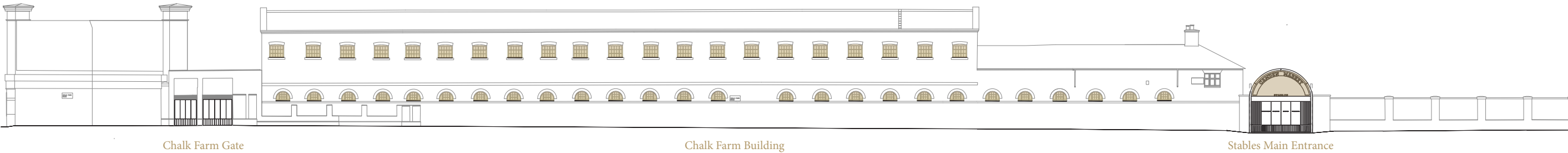
Proposed lighting



Concept illustrating the continuity of the arch along Chalk Farm Road building leading to the proposed entrance signage.



Proposed lighting effect using diffused linear LED profile to typical external windows.



Proposed long elevation of Chalk Farm Building showing proposed architectural lighting on the external windows on both levels and the proposed Stables entrance signage and gate.

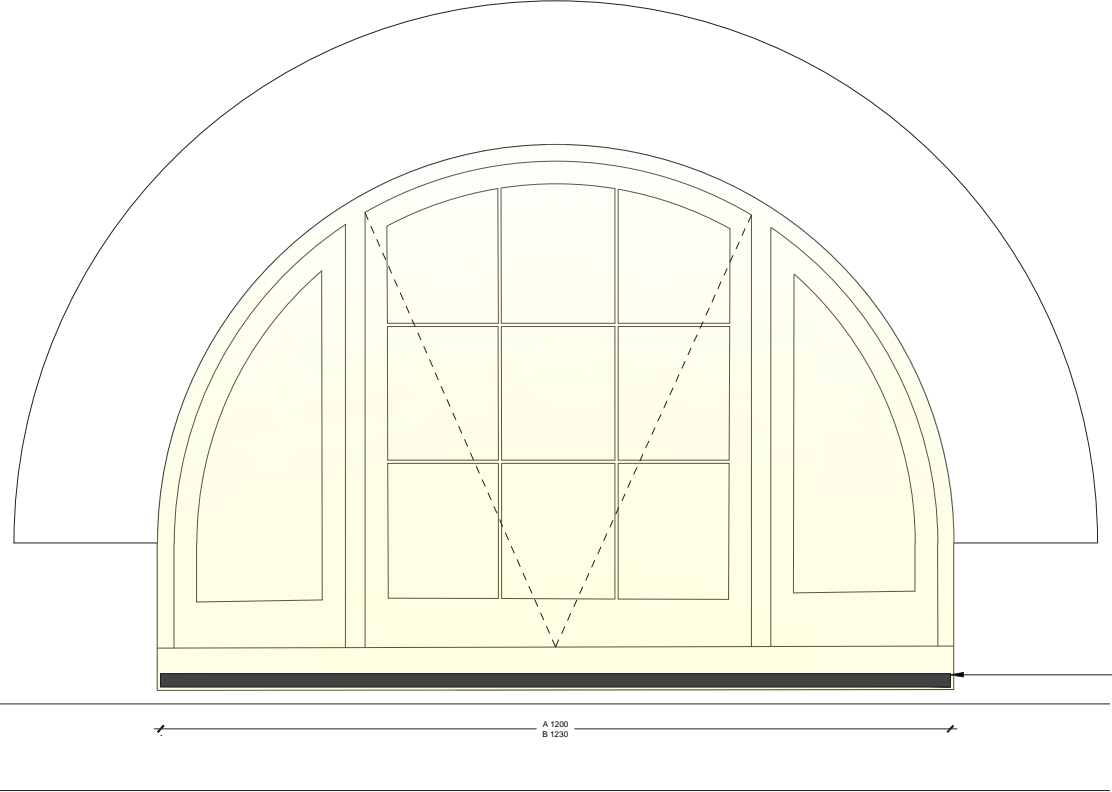
7.5 Proposed Architectural Lighting

7.5.2 Proposed Details

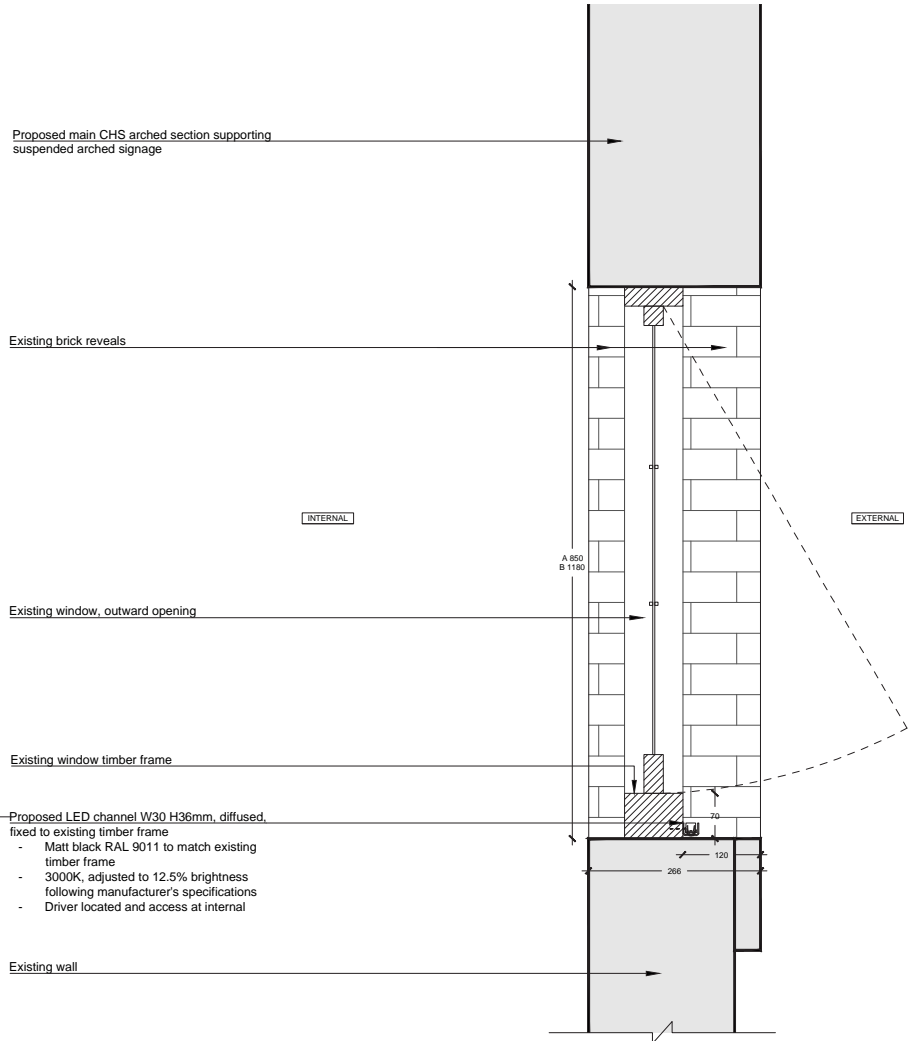
Lighting
LED, 3000K colour temperature, adjusted to 12.5% brightness

Support
Surface mounted, fixed to existing timber frame

Finish
RAL 9011 matt black to match existing timber frame



1 PROPOSED FRONT ELEVATION (EXTERNAL)
SCALE: 1:5 A3



2 PROPOSED DETAIL C
SCALE: 1:5 A3

7.5 Proposed Architectural Lighting

7.5.3 Proposed Mock Up



1
(Photos 1-4) 20% brightness



2



3



4



4
(Photos 4-8) Adjusted to 12.5% brightness. Photos and mock up were reviewed by TRACT on the 27th September 2023. We have received a positive collective feedback.



5



6



7

7.6 Proposed Visuals



7.6.1 Morning scene showing the proposed entrance signage and laser cut motif on the bi-fold gates reading 'Camden Market The Stables Since 1854 Welcomes All' when closed and reading 'The Stables Since 1854' when the gate is open.

7.6 Proposed Visuals



7.6.2 Mid-day scene with the proposed gate fully opened.

7.6 Proposed Visuals



7.6.3 Visual showing the proposed entrance signage and bi-fold gate.

7.6 Proposed Visuals



7.6.4 Visual showing the proposed entrance signage from the TFL London double-deck bus level.

7.6 Proposed Visuals



7.6.5 Evening scene showing the arch glowing silhouette on the underside created by the integrated lighting.

7.6 Proposed Visuals



7.6.6 Evening scene showing the continuity and rhythm of the arches along Chalk Farm Building facade and the proposed entrance signage and integrated lighting.

8.0 Planning & Heritage

8.1 Access Statement

8.1.1 Considerations

The widths of the existing entrance have been maintained throughout. The proposed gates effectively fold away and will be maintained by the market operations, creating an uninterrupted point of entry during opening hours. One leaf of the gate will be dedicated for emergency escape gate in the case when the gate is closed. The proposed folding gates will utilise existing supports therefore, creating minor disturbance to the original brickwork and surrounding.

The location of the site is very well served by the public transport. The nearest underground station is Camden Town, and the nearest overground station is Camden Road. There are 11 bus routes serving the area within five-minute walk, the site has a ptal rating of 6a.

The hard-standing immediately surrounding the entrance area is of historic granite setts, which contribute to the heritage value of the Conservation Area.

There are no proposed changes to the existing access arrangements.

8.2 Heritage Considerations

8.2.1 Significance Assessment

The National Planning Policy Framework (NPPF) defines ‘Significance’ as ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. ‘Conservation Principles, Policies and Guidance for the sustainable management of the historic environment’, describes instead a range of heritage values, arranged in four groups, which may be attached to places as follows:

- 1. Evidential value
The potential of a place to yield evidence about past human activity.
- 2. Historical value
The ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- 3. Aesthetic value
The ways in which people draw sensory and intellectual stimulation from a place.
- 4. Communal value
The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The portal is situated in between the Listed Grade II* boundary wall of the Horse Hospital and the Listed Grade II Chalk Farm Stable.

The boundary wall of the Horse Hospital pre-dates construction of the building. It was built in 1854-6 as a retaining wall to raise the level of the Camden Goods Depot. The wall retains infill and a roadway finished with granite setts. The roadway slopes up towards the west where the horse ramp begins and curves around the Horse Hospital. Materials of the boundary wall include multi-

coloured stock brick and stone used for the coping and sub-coping (From Royal Commission on the Historical Monuments of England; Historic Building Report; Former LNWR Stables, Camden, London NW1; September 1995. Crown Copyright.)

The numerous surviving features throughout the Horse Hospital, although many have been disturbed or modified by subsequent changes of use and alteration, provide evidence of the original function of the building. The historical value of the building is recognised by its statutory Grade II* listing, as an important part of a distinctive group of former stables.

The Horse Hospital, like the other Stables Market former stable buildings is essentially a utilitarian building, but it does, unlike the other buildings, exhibit a certain aesthetic intent in its detailing which sets it somewhat apart from its neighbours. This quality is essentially defined by the treatment of its elevations and the arrangement of red brick dentil courses, segmental window heads, an oculi window to the west elevation and the cast iron pilasters framing openings to the ground floor level south elevation. Indeed, it is this external aesthetic quality together with the remaining interior original stable fixtures and fittings which have allowed the buildings designation as Grade II*. The Stables Market and its listed buildings have a strong identity and sense of place nurtured by the former historical industrial use. The original purpose of the stabling has been superseded. There are no possible horse-related activities that may be carried out within the site, and there have not been since the 1950/60s. The market use established since the late 1970/80s, is the reason why this area of Camden achieved worldwide recognition. The communal values of the site can be associated to the later but firmly established market function, as proved by the studies and polls carried out since its inception. The fact that the buildings are still in use brings together past and present common uses by the community, reaffirming its communal values.

Chalk Farm Stables is part of a group listing. As such, its main value is placed on their historic and architectural contribution to the complex to which it belongs.

The interior of the building has been largely altered and stripped of original features. The use of stables/stores has been superseded since the 1960s, when a major government endeavour took place to move industry out of London. The site was fully vacated in 1973, and many of the buildings demolished, tracks lifted, and various parcels of the land sold into different ownerships. After 1973 the sidings and Camden Lock were used for various light industrial and storage uses including garaging. The market activities started at this time in a rather ad fashion, commencing 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 well-developed marketplace.

The significance of the stables complex is considered high, given the role of the buildings played during the commercial expansion through the canal and railway,

**8.2.2 Impact of the Proposed Works in the Significance of
Heritage Assets**

The proposed new portal aims to further improve the access to this area of the market and the appreciation of its heritage assets.

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’. We believe that the proposed portal replacement is a welcome step in improving the setting of the Chalk Farm wall, and the impact is considered generally beneficial to the preservation of the values and significance of the listed buildings.

8.3 Planning Considerations

8.3.1 Planning Considerations

This section provides supplementary information about the extent of the impact of the proposals on the significance of the heritage assets affected in accordance with National and Local Policies.

Planning (Listed Building & Conservation Areas) Act - Section 66 & 72

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also provides that, in respect of development affecting conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The new design of the gate is considered adequate for the historic context and a clear improvement from the existing one, therefore preserving the character and appearance of the protected assets and conservation area.

National Planning Policy Framework (NPPF) published 27th March 2012, updated 5th September 2023

16. Conserving and enhancing the historic environment

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Proposals Affecting Heritage Assets

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The impact of the addition of light and signage has been assessed as generally beneficial; the existing metal straps securing the columns to the listed wall pier

have been attached to the mortar joints and may be removed without further damage.

It is our belief that the new portal will contribute to the character and will support the continued success of the market and the listed buildings within therefore securing their long-term future.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

The long-established market use of the site allows the listed buildings within not only to survive but to thrive. The market and its buildings are one, and as such function and character interlock.

The market’s success is the listed buildings success and permanence. Any enhancement contributing to such end, when carefully designed as the current proposals, should be considered under that light.

Camden Local Plan 2017

The Camden Local Plan sets out the Council’s planning policies and replaces the Core Strategy and Development Policies planning documents adopted in 2010. The Local Plan will cover the period from 2016-2031.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated Heritage Assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss [...]

Policy D2 Listed Buildings

To preserve or enhance the borough’s listed buildings, the Council will:

- j. Resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architecture and historic interest of the building; and
- k. Resist development that would cause harm to significance of a listed building through an effect on its setting.

The proposals have been designed taking in consideration the above policies and guidance. The significance of the historic assets have been assessed according to the Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, HE 2008.

It is our belief that the proposals are generally beneficial, improving the condition of valuable heritage assets and ensuring their permanence and enjoyment, hence safeguarding the significance that the building and the stables complex hold for present and future generations.

It is considered that the proposed gate does not affect the special interest of the heritage assets; the level of proposed intervention is acceptable in conservation terms and is substantiated by the research undertaken.

9.0 Conclusion

9.1 Summary of Proposals

9.1.1 Summary of Proposals

The refurbishment of the portal and facade architectural lighting intends to enhance the entrance and appearance of the market and the public realm in its immediate surrounds. The fixings to the historic wall are minimal and if, secured to the mortar joints in the brickwork, and are necessary to support the portal and make it safe.

The proposals have been designed taking in consideration the National Planning Policy Framework 2012, The London Plan 2016, and the Camden Local Plan 2017. The significance of the assets has been assessed according to the Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, HE 2008.

The new portal and signage seek to provide this main entrance with a refined aesthetic quality in-keeping with the historic environment and the refurbishment by LabTech, without compromising the unique character of the market in general and the heritage assets in particular.

CAMDEN MARKET

Thank You