ScotchPartners
Building Services Engineering | Sustainability | Acoustics

# Chalk Farm Stables – The 99s

## The Camden Market Management Ltd.

## Sustainability Statement

**Revision 01**

**13/02/2025**

Scotch Partners LLP
Building Services Engineering | Sustainability | Acoustics

Challoner House
19-21 Clerkenwell Close
EC1R 0AA
London

+44 (0) 203 544 5400
www.scotchpartners.com

## Project Particulars

Client Name: The Camden Market Management Ltd.

Project Name: Chalk Farm Stables – The 99s

Project Number: 5563

## Disclaimer



## Revision History

| Revision | Description | Date | Prepared By | Checked By |
|---|---|---|---|---|
| 00 | Draft for Comment | 28/01/2025 | PR | HC |
| 01 | Final Issue | 13/02/2025 | PR | HC |

# Contents

# Executive Summary

This Sustainability Statement has been prepared by Scotch Partners LLP on behalf The Camden Market Management Limited, Labs Dockray, 1-7 Dockray Place, London, NW1 8QH ('the Applicant') to support the Change of Use Planning Application from Retail (Class E) to Live Music Experience (Sui Generis) for the first floor of Chalk Farm Stable – The 99s, The Stables Market, North Yard, Camden Market, London, NW1.

The proposal seeks permission to use the first floor of Camden Market for musical entertainment (Sui Generis). The facility is to be operated by Live Odyssey which is a groundbreaking family attraction and cultural show that aims to celebrate the rich heritage of British music while nurturing the next generation of artists. The new development will serve both as a venue for up and coming artists to perform and gain exposure and as a tribute to the history of British music. It aims to draw in footfall to an under-trafficked portion of Camden Market and revive less popular units.

This application is made by the landlord of the site in consultation with the tenant. The tenant will be required to adhere to the principles set out in this document by virtue of a lease agreement.

This report sets out the sustainability strategy that has informed the design proposals in order to deliver a high level of sustainability performance and demonstrate compliance with both the planning policy requirements and the applicant's sustainability aspirations. In particular, the strategy has been designed to align with the Camden Local Plan (2017) and the London Plan (2021).

The outline sustainability strategy has been developed in line with the policy guidance and targets summarised in the table below:

| Topic | Sustainability Strategy |
|---|---|
| Climate Change Mitigation | Follow energy hierarchy of Be Lean, Be Clean and Be Green, where possible. |
| Adapting to Climate Change | Sustainable development principles to be developed as part of detailed design.<br><br>External condenser to be added to keep cellar area cool. |
| Water and Flooding | There is no increase in surface area and therefore no impact on the net surface water runoff of the development. |

| | |
|---|---|
| | Water efficient sanitaryware will be installed where possible in new accessible WC |
| Air Quality and Noise Pollution | Minimise as far as practicable the impact of the Development on the local environment. Air, light and noise pollution considered. Particular focus on limiting noise pollution and excess sound from the venue. |
| Waste | Designed using principles of the Circular Economy. The Site waste management strategy aligns with the waste hierarchy. |
| Access for All | The Site will incorporate inclusive design measures where possible without damaging the historic frame of the building. |
| Prioritising Walking, Cycling and Public Transport<br>Parking and Car Free Development | The Site is currently car free and highly accessible to public transport. Cycling and pedestrian access to the Site already in place.<br><br>Site PTAL is 6A |

# 1 Introduction

## 1.1 Development Description

The proposal for Chalk Farm Stables – The 99s (hereafter, 'The 99s') aims to revive a set of stalls that have continuously had issues with footfall. As they stand, the historic configuration is relatively difficult for visitors to navigate and find these stalls. Creating a destination venue will increase foot traffic to the first level by drawing visitors specifically to this portion of the Market.

These 7 stalls will be transformed into 6 distinct rooms and an accessible WC. The existing layout will be utilised and there will be no permanent changes other than the addition of toilets. All furniture and other decorative pieces will be fully demountable and impermanent. Changes required for the accessible WC will seek planning permission for historic buildings. Should any external alterations be required in the future then these would be the subject of a separate application, as required.

The concept for the changes done to these stalls is to convert them into a unique music destination that honours both the vibrancy of Camden Market, as well as the history and connection to music the neighbourhood holds. Live Odyssey will operate a family friendly attraction that will celebrate British music history and allow up and coming artists to thrive. Visitors will purchase timed tickets and travel through various decades of music.

Each room will have unique decorations that speak to the history of the decades and immerse visitors in the experience. The final room will contain a hologram display, in which agreements with various global artists have already been made to use their likeness. Live Odyssey hopes to stand out as a key venue for music history and celebration while reviving a less popular portion of the market.

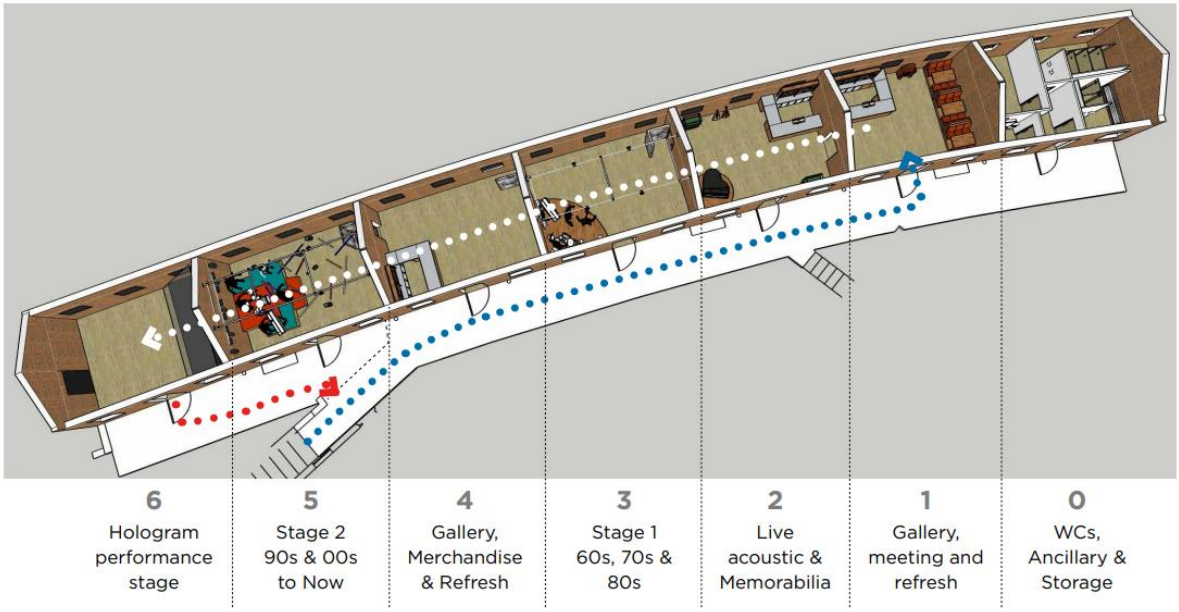



*Figure 1 Proposed pathway and set-up of the Chalk Farm Stables – The 99s (DAS, November 2024)*

## 1.2 Sustainability Strategy

The Applicant and the project team are keen to demonstrate environmental and social responsibility by delivering a masterplan with 'green' credentials and an advanced level of sustainability performance. Through team collaboration managed by the project sustainability consultant, a site-wide Sustainability Strategy has been established to ensure the masterplan and each phase of its development incorporates sustainable design practices at each phase of construction.

Sustainability is at the core of the Development design proposals. The outline sustainability strategy has been developed by the project team to deliver a cohesive, inclusive and resource-efficient environment that promotes both societal and environmental health.

As part of the strategy development and implementation, there is a strong encouragement of communication and collaboration with the project team to help inform development proposals, the cost plan and decision-making. Additionally, there are procedures in place to monitor and report progress against the sustainability targets throughout the process.

This statement sets out the over-arching approach to sustainability adopted by the Development, and the multi-faceted benefits that can be realised through sustainability measures are highlighted throughout each chapter. It demonstrates compliance with relevant local policies on sustainable design and construction and gives due consideration to Camden's aspirations in terms of low carbon growth and climate change resilience.

## 1.3 Energy Strategy

While the Development is under the 500sqm minimum to require an energy strategy, the site will still strive to be as energy efficient as possible. Given the age of the site and its historic, listed frame, making significant changes to its energy efficiency will be challenging, but efforts will be made where possible. The 99s will follow the energy hierarchy as defined by the Camden Local Plan (2017) and the London Plan (2021) as closely as possible with the constraints of the site.

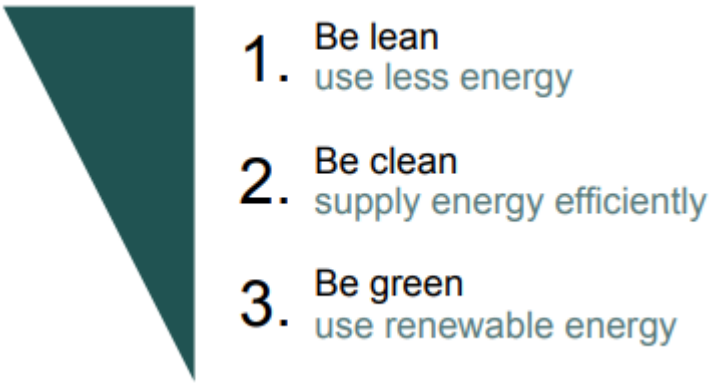



*Figure 2 Energy Hierarchy (Camden Local Plan, 2017,pg 251)*

# 2 Policy Context and Local Drivers

## 2.1 Climate Emergency and Net Zero Carbon

The London Borough of Camden Council have declared a 'Climate Emergency'. There is an aspiration to achieve a Net Zero Carbon borough by 2030, 20 years ahead of the national target. It is expected that both new development and refurbishments will actively contribute to this.

In June 2020, Camden approved a 5-year 'Climate Action Plan' which creates a framework for action across all aspects of the borough with the aim of achieving zero carbon by 2030. Objectives and actions that affect The 99s include:

- From 2020, require all major developments in Camden to be zero carbon (London Plan definition).
- From 2020, require all major developments in Camden to calculate whole life carbon emissions to include all operational and embodied carbon.
- This application is not a major development, however will stride for a minimal carbon impact.

## 2.2 Key Policies

As this is a change of use planning application and the refurbishment of an existing building not all policies are relevant. As the development is located within a basement with no external area there is no scope to impact local biodiversity. The policies outlined below have been considered as part of the sustainability and energy strategy development:

| London Plan (2021) Policy | |
|---|---|
| SI1 Improving air quality | • Mitigation measures required where a development would cause harm.<br>• Construction dust and emissions to be assessed.<br>• Development proposals must be at least Air Quality Neutral Noise sensitive development should not be exposed to noise or vibrations above acceptable levels. |
| SI4 Managing Heat Risk | • Measures to reduce impact of urban and dwelling overheating (apply 'cooling hierarchy' and demonstrate mitigation through CIBSE modelling).<br>• Minimise overheating risk in accordance with cooling hierarchy (passive design first; active cooling to be avoided as far as possible). Use CIBSE methodology to demonstrate overheating risk has been reduced as far as possible. |
| SI5 Water infrastructure | • Incorporate smart metering, water saving and recycling measures.<br>• Avoid harm to water environment and improve water quality. |

| | |
|---|---|
| | • Ensure adequate water supply and wastewater infrastructure capacity is provided. |
| SI7 Reducing waste and supporting the circular economy | • Developments will need to provide adequate, flexible, and easily accessible storage space and collection systems to support, as a minimum, the separate collection of dry recyclables (card, paper, mixed plastics, metals, glass) and food.<br>• Developments should aim to be net zero waste. |
| D5 Inclusive Design | • The development must adopt the principles and practices of the 'Secure by Design' Award Scheme displayed through a Design and Access statement.<br>• Measures that will help contribute to healthier communities and reduce health inequalities should be incorporated in developments.<br>• All buildings, places and routes between to meet highest practicable standards of accessibility and inclusive design. |
| D14 Noise | • Improve and enhance the acoustic environment and promote appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity). |
| T1 Strategic approach to transport | • Improve the pedestrian environment and provide high quality footpaths and pavements (safe and easy, seating, signage, landscaping, adequately lit). |
| T2 Healthy Streets | • Demonstrate improvements that support the ten Healthy Streets Indicators. |
| T5 Cycling | • Connected, convenient and safe cycle routes.<br>• Accessible and secure cycle parking.<br>• Provision for facilities that promote cycle usage such as showers, changing rooms, lockers. |
| Camden Local Plan (2017) Policy | |
| CC1 Climate Change Mitigation | • Minimise carbon dioxide emissions.<br>• Use energy-efficient design and construction practices. |
| CC2 Adapting to Climate Change | • Include sustainable drainage systems (SuDS).<br>• Ensure buildings remain comfortable during higher temperatures. |
| CC3 Water and Flooding | • Use water-saving measures and equipment.<br>• Protect and enhance water quality. |
| CC4 Air Quality | • Reduce emissions from buildings and transport.<br>• Avoid creating new pollution hotspots. |
| CC5 Waste | • Reduce, reuse, and recycle waste during construction and operation.<br>• Use recycled and sustainable materials. |
| C6 Access for All | • Buildings and place will have the highest practicable standards of accessible design<br>• Spaces and routes to be fully accessible |

| | |
|---|---|
| A4 Noise Pollution | • Use appropriate measures to prevent the generation of unacceptable levels of noise and vibration |
| T1 Prioritising Walking, Cycling and Public Transport | • Provide safe and easily accessible areas for walking and cycling that are adequately lit |
| T2 Parking and Car Free Development | • No on-site parking for new developments except for disabled access where necessary |

# 3 Sustainable Design Measures

## 3.1 Materials

### 3.1.1 Reuse of materials

As the development is an existing structure there is a significant amount of material that will be reused.

During construction Contractors will be asked to prioritise the use of hoarding/enclosure fencing made from recycled materials (such as recycled plastic hoarding) or reused from other sites (if timber, these will comprise 100% legally sourced products such as FSC accreditation).

### 3.1.2 Environmental impact of new materials

The materials specification will be important in terms of balancing the requirements of the design brief with the requirements for buildings with a low environmental impact.

The ongoing design will encourage proposed construction materials to have regard for selecting materials and components with reduced embodied carbon and low environmental impact. The Green Guide is a reference website and electronic tool providing guidance for designers and their clients on the relative environmental impacts for a range of different building elemental specifications. The ratings within the Guide are based on Life Cycle Assessment, using the BRE's Environmental Profile Methodology.

Products which have an approved Environmental Product Declarations (EPDs) will be favoured, where possible.

Other considerations when specifying materials include resilience to climate change will be incorporated into the developments design where feasible. With the rise of extreme weather conditions, i.e. wetter weather, higher winds, and hotter summers, buildings must incorporate measures that mitigate the impact of these events. By incorporating design details that minimise the impacts of extreme weather, it reduces the need for future waste as a result of altering or repairing the building. Careful materials selection will not only support the overall sustainability strategy for the Development but will demonstrate compliance with Camden's aspirations in this area.

### 3.1.3 Responsible sourcing

This issue will mainly be managed by the Contractor teams as part of their procurement strategy. However, in order to demonstrate the Applicant's commitment to responsible sourcing of materials, requirements relating to this issue will be defined within tender information the Main Contractor will be expected to produce a sustainable procurement plan.

The Sustainable Procurement Plan may:

- Include sustainability aims, objectives and strategic targets to guide procurement activities. Note: targets do not need to be achieved for the credit to be awarded but justification must be provided for targets that are not achieved.
- Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible.
- Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan.
- Identify the risks and opportunities of procurement against a broad range of social, environmental and economic issues following the process set out in BS ISO 20400:2017

Contractors and specifiers will be required to source timber in accordance with the UK Government's Timber Procurement Policy. Additionally, if appropriate local supplies are available, the Development will aspire to use timber which is reclaimed, including during construction. Both measures will ensure the sustainable use of wood within the Development.

Where possible, for all other materials the contractor will be required to prioritise the use of suppliers with a current accredited environmental management system (EMS) in place over those suppliers that don't.

## 3.2 Waste

Waste would be generated by the Development at two stages. Firstly, the construction of the Development itself has the potential to generate waste. Secondly, users and visitors to the completed Development would also generate waste as phases become operational.

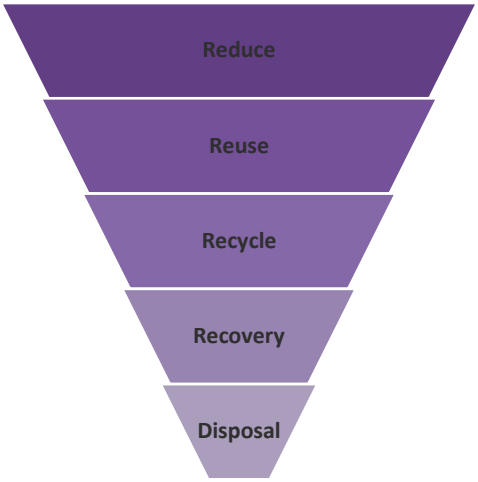
The expected primary source of waste in the development is the proposed accessible WC addition. To counteract and minimise potential impacts, the new waste pipe will not require a roof vent, and will connect to an existing manhole drainage system.

An Operational Waste Management Plan will be put in place to ensure that waste is minimised and dealt with efficiently. The Development will separate waste in accordance with Camden's regulations (recyclables, non-recyclables). Existing arrangements for waste disposal that will be in line with existing Stables Market waste collection strategy.

### 3.2.1 Waste management strategy – overall concept

At a more 'local' scale, the Operational waste management strategy aligns with the waste hierarchy (shown right) with the aim to:

1. First, minimise the amount of waste produced; then
2. Re-use as much as possible of that which is generated; then
3. Recycle so that materials can be used to make new products; then
4. Recover value from that waste which cannot be re-used, for example, through composting and energy from waste; and lastly
5. Dispose of residual waste through landfilling or incineration without energy recovery.




### 3.2.2 Waste management strategy – Construction

The Applicant is committed to ensuring that the Development achieves exemplary performance for waste management by setting challenging resource efficiency targets, to be included as part of a best practice Resource Management Plan. The targets will relate to minimising waste generation and to diverting waste from landfill through reuse and recycling. It will be the responsibility of the contractor to put in place procedures to sort and reuse/recycle construction waste in order to seek achievement of these targets wherever possible.

### 3.2.3 Waste management strategy – operation

Given that the use of the building revolves around the provision of an experience rather than a physical item, it is anticipated that there will be little waste generation. That which does arise is likely to be from the retail and refreshment areas, which can be more than accommodated through the existing arrangements for waste disposal that will be in line with existing Stables Market waste collection strategy. The existing waste arrangements are all compliant with the Camden waste requirements.

## 3.3 Circular Economy

The current industry and policy emphasis is a shift from the 'linear' waste economy (essentially raw materials are manufactured for a single use item before being discarded at the end of its life) to a more 'circular' economy, with the ultimate goal being Net Zero Waste.


As strip-out works are due to take place on the site, the Applicant will ensure that as much demolition material is recycled or reused on site as possible. This will identify whether there are any opportunities for re-use of materials on site and therefore contribute to the circular economy. Where material reuse is possible works this will be exploited in order to reduce the amount of new materials used in the Development, and to also reduce the amount of waste being exported from the site.

### 3.3.1 Future Adaptability

As the design plan stands, all additions beyond the accessible WC will be fully demountable and easily changeable or removable. Baffle stud walls will be fixed to existing brickwork mortar only, and lighting will be rigged through demountable clamps attached to the existing roof trusses. Furniture and bar spaces will all be free standing. This not only protects the historic frame of The 99s, but also creates ease of future adaptability should the site usage change. The freestanding nature of the furniture and demountable structural additions allows for easy and fast repairs when needed, and impermanent structures leaves the rooms as “white boxes” that are simple to alter. Having simple adaptability reduces the waste generated during future use changes by limiting the need for construction demolition, and therefore creates a lower carbon footprint over time.

# 4 Climate Resilience

Camden Council has declared a Climate Emergency. The UK's second Climate Change Risk Assessment (CCRA)[1] was published in January 2017 by the government. It identifies the following key risks for UK where more action is needed:

- Risks to health, well-being and productivity from prolonged high temperatures causing overheating;
- Risks of shortages in the public water supply, and for agriculture, energy generation and industry, with impacts on freshwater ecology;
- Flooding risks to communities, businesses and infrastructure;
- Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
- Risks to domestic and international food production and trade.

The risks to buildings in urban locations mainly relate to rising temperatures and changing rainfall patterns, which are exacerbated by extreme weather events that are hard to predict and therefore manage. Designing for climate resilience is becoming increasingly common and we as a team must consider it a duty of care to ensure as far as possible the development remains safe and fit for purpose throughout its lifespan, regardless of the climate.

Design measures to enable the site and the buildings to adapt to changes in climate have been explored throughout this strategy document and as such climate change adaptation is not considered as a stand-alone issue. However, measures to specifically manage risks relating to external overheating, water supply and flooding are discussed in this chapter.

## 4.1 Thermal Comfort

To keep the cellar area of the development cool, an external condenser will be used and placed at the end of the upper walk-way. In order to limit its visual impact on the heritage assets, it will be placed at the far end of the balcony within a vented timber clad box.

## 4.2 Water Efficiency

To address potential shortages of supply of potable water priority must be given to reducing water demand at source. This includes both buildings and the external landscaping.

The accessible WC will be installed with water efficient sanitaryware (e.g. low flush WCs, low flow taps and showers, etc.) to align with Camden's aspirations.

[1] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/584281/uk-climate-change-risk-assess-2017.pdf

## 4.3 Flood Risk and Drainage

Surface water flooding is an immediate risk for any site in central London. Pluvial flooding tends to occur following intense rainfall events when water cannot soak into the ground or enter drainage systems. The Site is not at any major risk for flooding, and is not located in a local flood risk zone. Further, The 99s are not located within the Environment Agency groundwater source protection zone.

As the site is an existing development and there is no change to the area of hard landscaping there is no increase in the rate of surface water run-off.

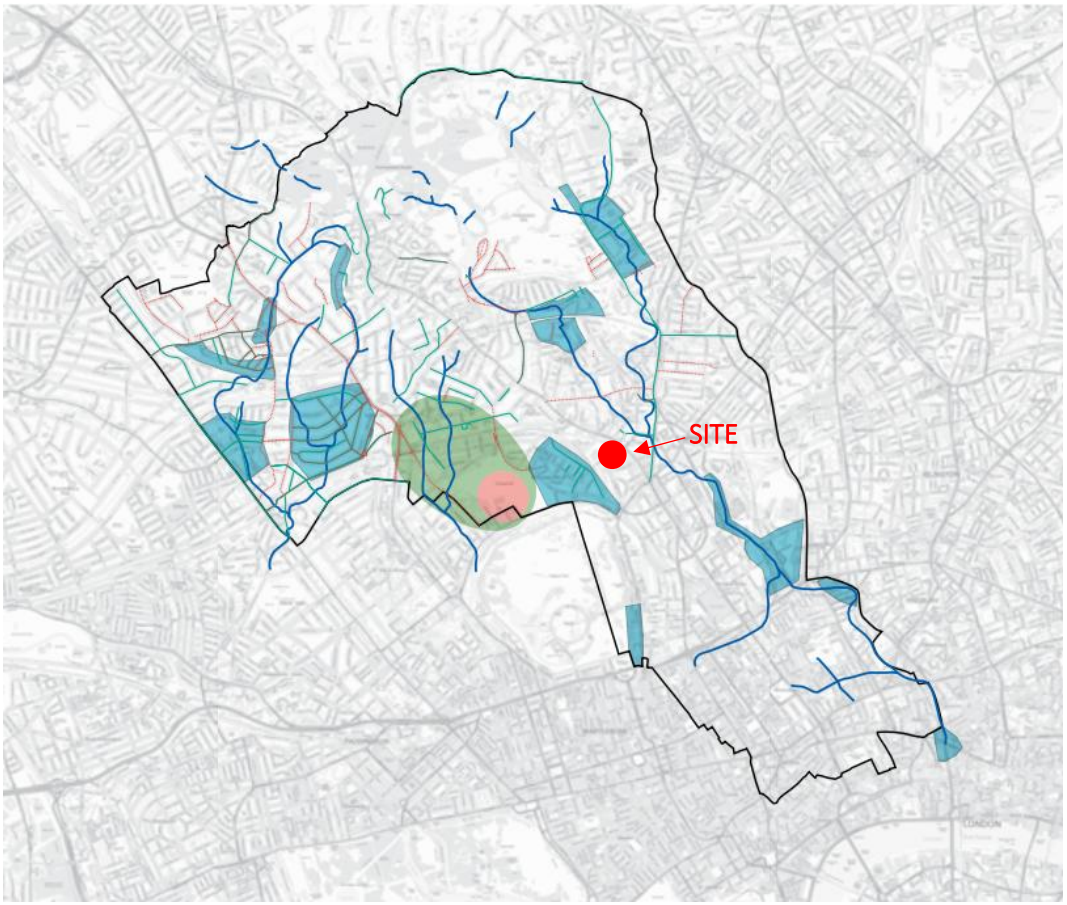



*Figure 4 Camden Borough Historic Flooding and Local Flood Risk Zones (Camden Local Plan, 2017, pg 266)*

# 5 Health and Wellbeing

The physical health & mental wellbeing of people is a complex connected and inter-dependent system, affected by genes, social and economic circumstances, the quality of relationships and the value and purpose of work. Wellness is greatly affected by our physical environment, both indoors and outdoors, and by our connection to nature. Promoting societal health and wellbeing will enable communities and individuals to live healthy, happy lives.

For the development this means ensuring users and visitors and local people have sustainable transport options, and where possible open green space for recreation and relaxation.

Many factors contribute to physical and mental health and wellbeing. As an example:

- Access to natural amenity e.g. good air quality, daylight and sunlight
- Access to nature (internal and external): greening and biophilia, natural materials, images of nature
- Comfort conditions (internal and external): temperature, humidity, noise, odours
- Inclusive and accessible spaces (internal and external)
- Security and safety
- Access to knowledge: data, news, local information, etc.

As the development is located within an existing basement there is limited scope to alter the local area to improve the health and wellbeing. However, the follow measures have been incorporated into the design:

- Staggered exits to manage crowd dispersal and timed tickets to limit the number of visitors at a given point
- Experienced sound directors to allow the venue to harmoniously coexist with surrounding retail vendors
- Signage and sandwich boards for ease of wayfinding and attraction to the Development to increase footfall while supporting the function of the wider Camden Market ecosystem

## 5.1 Social Value

At the heart of this project is the goal of reviving historic stalls and supporting struggling vendors who currently occupy these shops. Despite additional signage being added to encourage visitors to explore the upper walk-way, low footfall has repeatedly caused low retail income. Current tenants will be involved in discussions to solve their arrears and be moved to appropriate units for their retail businesses to continue operation. This new attraction will not only encourage increased visitors to Camden Market and support the

Market's economy, but will give less popular vendors the opportunity to thrive in more naturally trafficked areas.

Further to the social gain arising from this development, the organisation has a goal of protecting, securing and improving UK Grassroots Music Venues and supporting upcoming artists. Through partnerships like these, the Development can support the growth of new talent while celebrating the history of British music. This can elevate Camden's status as a cultural epicentre of music and art in London.

## 5.2 Accessibility

As The 99s currently stand, they are relatively accessible to those requiring step-free access via an existing lift, as well as entrances being level with the walkway. However, to further increase accessibility, there have been several proposed improvements to allow music fans of all kinds access to the venue. Doors will be made as wide as possible without impacting the historic fabric of the building to allow for full turns in wheelchairs, and when sealed off openings are removed to create an open space, all floors will be level. Further, the new provided WC will have an accessible toilet.

## 5.3 Historic Preservation

A key charm of The 99s is the industrial stable aesthetic, which the Development seeks to not only preserve, but incorporate into the design of Live Odyssey. Steel fittings will be used within the accessible WC, as well as vertical timber fire doors between rooms to mimic the stable like feel in the space. As previously noted, all additional fixtures will be demountable to not damage the frame of The 99s as a means of protecting the historic nature of the Site. With so many cultural and leisure facilities being lost to housing and other uses, Live Odyssey hopes to revive a seldom ventured part of the historic Stables Market that can be enjoyed by music lovers from around the world.

# 6 Local Impacts

It is the intention of the applicant to minimise as far as practicable the impact of the Development on the local environment. This will be achieved through the implementation of measures to control pollution and to avoid a negative impact on local environmental indicators, as far as practicable.

The potential impacts and mitigation measures proposed by the redevelopment of the site are summarised in this section.

## 6.1 Acoustic Report

An initial Noise Impact Assessment has been undertaken by Big Sky Acoustics, the results and recommendations of which are outlined below.

The primary drivers of noise on the sight are caused by cars and other vehicles on the main street, rail noise, commercial aircrafts, and significant pedestrian traffic during general activity in the market. Activity in the market varies slightly depending on time of day, with daytime and early evening mainly being driven by retail and nighttime activity by restaurants and bars.

It is noted that due to the high level of activity and noise in the surrounding area currently, the controlled operation of a live music venue is unlikely to have significant impact with proper management. Following the recommendations of BS8233:2014 for internal ambient noise can reduce the potential external noise of the venue. Mitigation measures for noise produce by the venue are discussed in section 6.2 of this report.

Other potential drivers of noise resulting from the venue include patrons leaving the premises and their subsequent activities. However, activities like taxi doors closing, groups chatting, and patrons walking is expected to have minimal impact and be essentially inaudible compared to the natural background noise of the site.

For more information on the noise impact of the 99s, please refer to the full Noise Impact Assessment produced by Big Sky Acoustics.

## 6.2 Noise Pollution

In alignment with the Camden Local Plan Policy A4, limiting noise pollution is a key goal of the Development. With music being one of the main drivers of complaints of noise, The 99s will incorporate various measures to limit excess sound. The Development will follow local noise regulations and planning guidance as required.

### 6.2.1 Demountable Insulating Panels

To both preserve the window and limit external sound leakage, custom designed demountable insulating panels are being considered. Small brackets will be installed to

support an acoustic board comprised of plasterboard and ply. The shutters will include a self-adhesive gasket to seal around the acoustic board. This will leave the historic cast iron window and brackets untouched and undamaged.

### 6.2.2 Internal Sound Reduction

Baffle stud walls will be installed to reduce sound bleeding between rooms, as well as the inclusion of new fire doors. It is also recommended by the acoustician that a high-quality sound system is used to limit the levels at which the music is played. A lower-grade system would potentially need to be played at a higher volume to achieve the same quality of sound, and therefore has the potentially for noise leakage. Location of speakers has also been considered, with it being recommended that they are positioned in such a way to avoid overlap and crowding.

The controls of the system should be locked at a defined limit that does not cause the venue to exceed acceptable noise levels, as well as being tamper-proof to avoid damage or excess sound. Once the system has been installed, it is recommended that assessment and measurement are taken at the nearest noise-sensitive location.

These measures will allow for lower volumes within each room, and therefore lower noise levels from the Development as a whole.

## 6.3 Light Pollution

The external lighting strategy has yet to be fully developed but will be designed to limit night-time pollution by minimising upward lighting as far as possible. The strategy will be further developed as part of the detailed design of the site and of each phase and will follow best practice where applicable.

# 7 Sustainable Transport

As the development is an existing site, it is expected that the existing transport infrastructure will be utilised. The site is located within Camden Market which has an excellent connection to forms of sustainable transport. As the development will not be creating new floorspace and there are no anticipated additional incremental trips there is no new transport infrastructure proposed. All customers will fall within the existing patterns which rely heavily on public transport.

The development has been input into the TfL PTAL tool which confirms that it achieves a high rating of 6a thereby demonstrating its high accessibility.

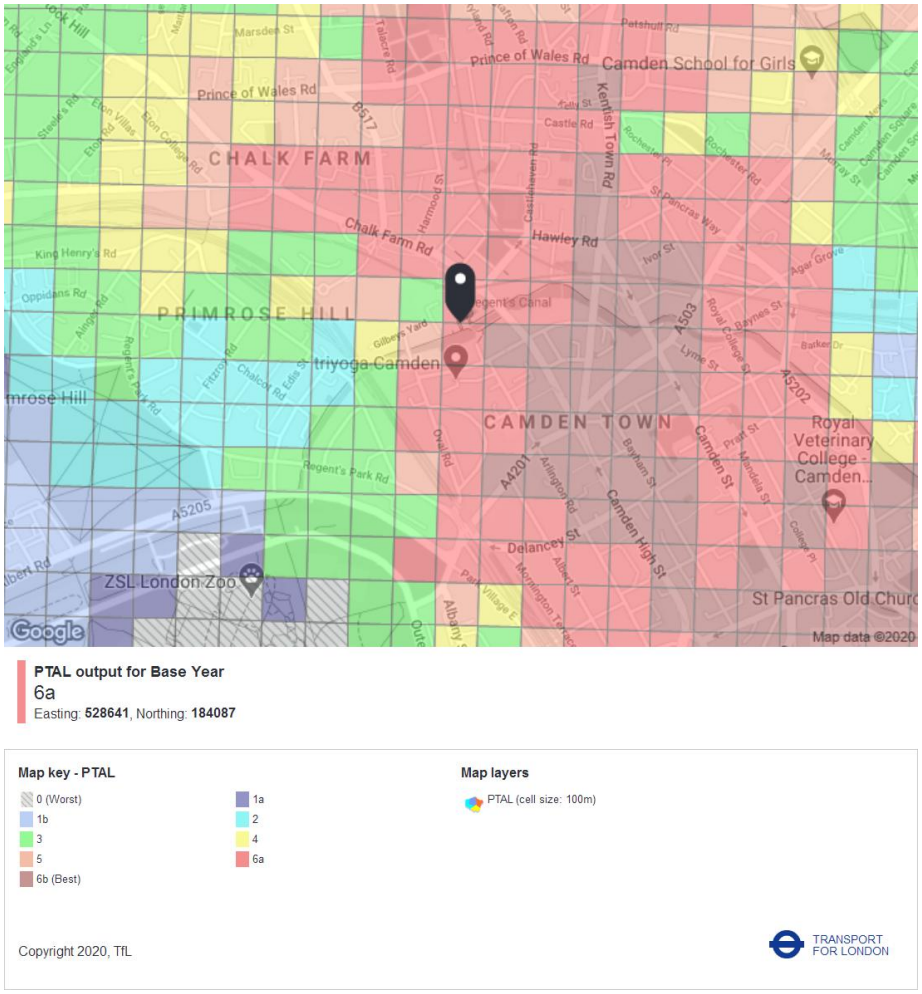



*Figure 5 Development PTAL rating*

The site will be car-free which is in line with Camden's aspirations to be a car-free borough.

# 8 Conclusion

An outline sustainability strategy has been developed for the proposed change of use refurbishment of the Chalk Farm Stables – The 99s in accordance with the sustainability objectives of Camden Council.

The Development hopes to bring more footfall to a historic portion of Camden Market that is commonly missed by visitors by creating an exciting new venue that will draw its own crowd. This development will not only assist less popular vendors by relocating them to more trafficked parts of the Market, but will provide guests with access to the history of British music.

The 99s proposed design plans takes efforts to make the stalls accessible for music fans of all abilities while protecting the historic frame of the building. New structural additions will be mounted in a non-damaging way that makes them easily demountable alongside free standing furniture; these measures not only preserve the listed frame but also allow for ease of future adaptability should there be a usage change.

As a music venue, all efforts will be made to limit noise pollution and therefore minimise the impact to neighbouring retail shops and community members. As noted in the Camden Local Plan, many cultural and leisure facilities are lost to usage changes and conversion to housing. With a shift from retail storefronts to music venue, a new cultural centre can be created that uplifts the musical spirit of Camden.

**Scotch**Partners
Building Services Engineering | Sustainability | Acoustics

Challoner House
19-21 Clerkenwell Close
London
EC1R 0AA

**T** 0203 544 5400
**www.scotchpartners.com**