

**Camden Stables Market
Tack Room**

Chalk Farm Road
NW1 8AH

DESIGN AND ACCESS AND HERITAGE STATEMENT

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Prepared for:
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1 INTRODUCTION

1.1 Aim of this report

The Planning application and Listed Building Consent (LBC) covered by this design and access and heritage statement is made by Stanley Sidings Ltd for proposed alterations to the Tack Room building (Building D). The building is Grade II listed and is located within The Stables Market, Chalk Farm Road, London NW1 8AH.

The proposed works for the Tack Room comprise replacing four doors at ground floor level on the east elevation with traditional braced timber doors.

The Tack Room is in the Heritage at Risk Register, which replaced the Buildings at Risk Register on July 8th, 2008. It is registered as Category D in the priority ranking.

1.2 Reference to other documentation

This document should be read in conjunction with:

- Schedule of Unauthorised Remedial Works
- Scheme drawings prepared by Stephen Levrant Heritage Architecture Ltd., November 2013:
 1. **D-SchURW-LP** Location Plan 1:250
 2. **D-SchURW-DEE** East Elevation as existing and as proposed
 3. **D-SchURW-D01** Door Detail

4. **D-SchURW-D02** Door Detail
5. **D-SchURW-D03** Door Detail

1.3 Planning Policy Guidance and Legislation

The assessment of the listed building and conservation area has been prepared taking into account the information contained in:

- NPPF National Planning Policy Framework, 27 March 2012.
- PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide, March 2010.
- Conservation principles, policies and guidance for the sustainable management of the historic environment, EH, April 2008.
- The Setting of Heritage Assets: English Heritage Guidance, October 2011.
- BS 7913:1998 Guide to the Principles of the Conservation of Historic Buildings.
- Understanding Place: Historic Area Assessments in a Planning and Development Context, EH, June 2010;
- Camden Development Policies 2010 – 2025, Local Development Framework
- Local Development Framework - Camden Core Strategy 2010 – 2025

2 SETTING AND HISTORIC INFORMATION

2.1 Location

The subject site, Block D, Tack Room, The Stables Market, Chalk Farm Road, London NW1 8AH is located in the west end of the Stables Market, within the northwest corner of Regents Canal Conservation Area of London Borough of Camden.

2.2 Regents Canal Conservation area

The Regent's Canal Conservation Area was originally designated in 1974 and subsequently extended in 1981 to include the Stanley Sidings and the Stable Buildings. The conservation area was designated due to its unique character. *"It is an important feature of historic and visual interest in the wider townscape and, following the decline of traditional canal-related commercial activities, has been increasingly recognized as a valuable resource for water-based leisure activities, for its tranquil seclusion, for its ecological value and its potential for transportation and informal recreation"*.

Many of the industrial buildings and structures are fine examples of industrial brickwork, illustrating styles of engineering construction characteristics of the 19th and early 20th centuries and using various types of brick, some produced in London and others brought in by the railways from their respective regions. Cast iron and wrought iron are also represented on the site.

2.3 Character Analysis

The Stables Market is located within the northwest corner of Regent's Canal Conservation Area. Built in 1856, originally an early example of stabling for the working house, with hay lofts.

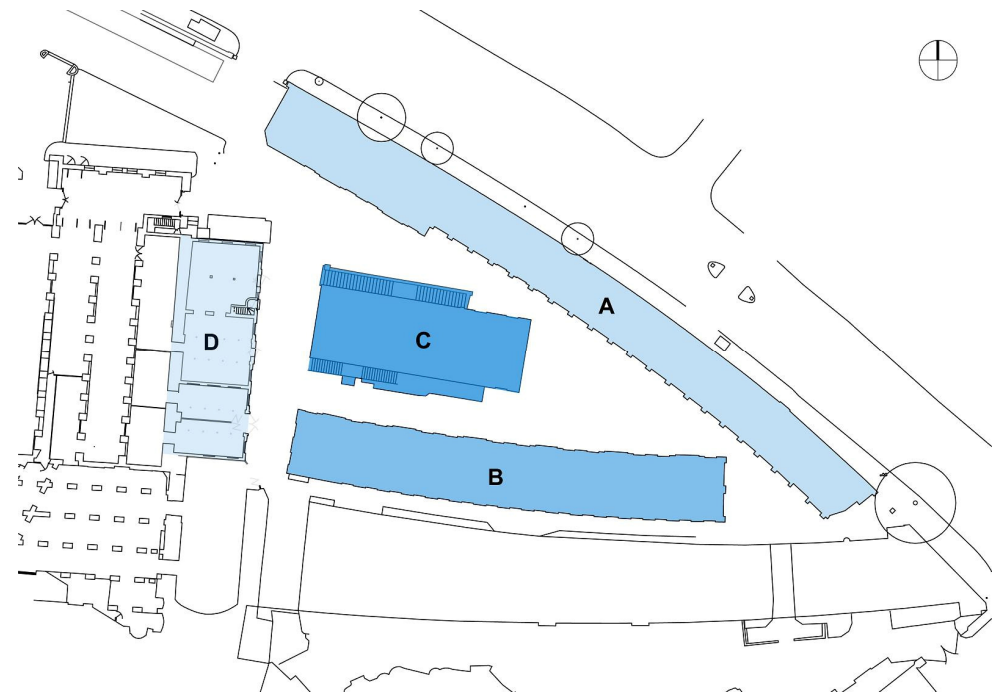


Figure 1: Stables Market - Listed group of buildings, subject site Building D

2.4 Listing Description

The full listing description by English Heritage is as follows:

List entry Number: 1258101

Grade: II

Four blocks of industrial stabling, now workshops and warehousing. c1855-1870, with later Victorian additions. For the London and North-Western Railway Company's Camden Goods Yard. Stock brick, with hipped slate roofs, some stone lintels. Some iron columns internally, but floors and roofs generally of timber. EXTERIOR: mostly of 2 storeys.

Northernmost block (A) abutting on Chalk Farm Road, c1855, with upper storey of c1895. Long curved front road, mostly of 2 storeys with eaves cornice but western end of one and a half storeys, somewhat altered, with chimney on roof. Round-headed half windows for stabling on ground storey, segment-headed industrial windows in upper storey (eastern end only). Elevation towards yard irregular. Eastern portion has cantilevered open balcony at first-floor level retaining some concrete horse troughs and connected by bridge to Block B and separately to ramp on Block C. Ceilings of ground storey have jack-arch iron and brick construction. INTERIOR of upper storey has separate compartments and paving for horses but no stalls.

Block B immediately to north of North London railway line. 3 storeys. Ground storey c1868, originally provender store, with round-headed half-windows for stabling on long elevations; upper storeys c1881, with round-headed windows at first-floor level and segment-headed windows above. Tiers of loft openings for hoists, much altered and renewed. Connected by narrow bridge at east end to Block A.

Block C between Blocks A and B and parallel to Block B. 2 storeys. Ground storey c1868, upper provender store, with round-headed half-windows for stabling on long elevations; upper storeys c1881, with round-headed windows at first-floor level and segment-headed windows above. Tiers of loft openings for hoists, much altered and renewed. Connected by narrow bridge at east end to Block A. Block C between Blocks A and B and parallel to Block B. 2 storeys. Ground storey c1868, upper storey 1881; horse ramp on north side of block c1895, connected with balcony on Block A. Round-headed windows on ground storey, segment-headed industrial windows above on both north and south sides. South side formerly had another horse ramp, of 1881, and covered bridge connecting with Block B, demolished in 1980s. Ground storey has iron and brick jack-arch construction and iron stanchions against walls stamped 'Norton and Son Darlaston'.

Block D at right-angles and to west of Blocks B and C. 2 storeys. Ground storey c1868, upper storey c1881. Main elevation faces eastwards, with return northwards. Round-headed half-windows for stabling at ground level, some segment-headed sash windows above. Tall brick chimneys. INTERIOR with original timber benching, one timber partition and some harness hooks. Said to have been formerly the Tack Room for the stabling. Formerly connected by a bridge at south end to Block B. Included as a rare example of substantial industrial stabling and a major surviving portion of the former Camden Goods Yard. Forms a group with the 'Horse Hospital' to north-west (qv) and with further remnants of stabling and warehouses west of Block D (qv). A tunnel (now blocked) south of the North London line connects the complex with further LNWR buildings and the Regent's Canal south of the North London Line.

Listing NGR: TQ2862684201

2.5 Background History

The heart of Stables Market was previously a part of the Camden Goods Yard and a large area was occupied by warehousing for W.A.Gilbey's wines and spirits from the mid 19th century. 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, Giblet's No.2 Bond, built c.1885.

The former stable buildings are generally of two and three storeys and finished in yellow stock brick with slate roofs. The stable complex comprises a series of tightly enclosed courts leading one into the other, their plan form influenced by the railway viaducts. The floor finishes are a rich collection of worn granite setts, which add greatly to the character of the spaces between buildings. Beneath the site a tunnel of arched brick construction formerly linked the stables with the goods yard to the west. A plan of the underground structures on the site was made by the Greater London Industrial Archaeological Group (GLIAS) in 1990. The entire area has a patina of age and wear, which adds to the bohemian character of the market. Part of the site, retaining the listed buildings and market and some of the underground vaulting, is currently being developed.

The four listed Stables Market buildings, namely buildings (also known as blocks) A Chalk Farm Stable, B Provender Stores, C Long Stable, and D Tack Room, were built between 1855-1870 after the demolition of Camden Goods Depot in 1854. These were one storey buildings with hay lofts. Original materials include yellow stock brick, slate and timber. Unfortunately none of the timber stairs on the site have been retained. In 1881, one storey was added to Tack Room and a bridge connection to Provender Store as part of the stable expansion, however, the bridge was removed after 1975. The northernmost end of the building is the horse-keeper's house; a three bay range with 12-pane sash windows and is thought to be part of the original construction of the Tack Room.

The site's use as market began in the 1970s commencing with small stalls located externally to the stable buildings. Gradually shop units and

canopies (Figure 2) were added to the buildings and by the 1980s it was a fully fledged market place.

Major alterations to Tack Room include the reconstructed south elevation wall. The interior was partly reconstructed and the lower level of the south elevation wall was demolished and replaced with a brick wall with a large archway on the south elevation and large opening on the south end of the west elevation. This has enabled a larger pedestrian thoroughfare.

Other alterations to the building comprise window and door replacements and two enlarged door openings with a concrete lintel; one of them dating from the 1930s.

This report deals with the proposals for the reinstatement of the ground floor openings on the east elevation of the building.



Figure 2: Tack Room east elevation showing widened opening on LHS and replaced windows on the first floor.

3 ASSESSMENT OF SIGNIFICANCE

As recommended by NPPF (March 2012) proposals for the alteration or redevelopment of listed building or buildings within a Conservation Area should be considered and be based on an understanding of the site's significance.

Paragraph 128 of NPPF states that '*In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should also be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance.*

The criteria for the assessment of significance comprises:

- **Evidential Value** – relating to the potential of a place to yield primary evidence about past human activity;
- **Historical Value** – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- **Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- **Communal Value** – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

The special interest of Tack Room in Camden Stables Market is established primarily its evidential, historical and communal values. With three other stable buildings, as a group, it enhances the historical significance of the site.

Evidential Value

There are many surviving features preserving much evidence of its original operation; much of the historic fabric still remains and contributes greatly to the building's special interest and character. **Evidential value is therefore high.**

Historical Value

It is a listed building (Grade II) and has a number of features that display the historical value of the building: most important of these is the surviving original fabric in addition to the subsequent adaptations of the structure to accommodate new uses or changes in demand. **Historical value is evident but eroded.**

Aesthetic Value

Although the Tack Room is an exemplary Mid-Victorian stable building, it has little artistic or architectural merit; this is expected for a building of this type. It is of traditional construction with materials including yellow stock brick, timber, metal and slate. As they are common examples of a wide-spread building type, **aesthetic value is therefore low to medium.**

Communal Value

There is a strong sense of identity with the place, nurtured by the historical trade and industrial character of the area; and for many years now, the international recognition of the site as one of the most famous markets in London. The Stables Market is therefore considered to have high communal value since it's a vivid representation of the history and development of the area. The fact that the building is still in use brings together past and present common uses by the community. **The Stables Market listed buildings therefore have a high communal value.**

4 PROPOSED WORKS AND IMPACT ASSESSMENT

The following paragraphs will briefly discuss the potential impact of the proposal, which is subject of this application, on the special interest of the heritage asset: Grade II listed Tack Room (Block D) at Stables Market, Camden.

The subject building is Mid-Victorian and has two storeys that were once used for residential use, horse stables and storage.

The proposal is to replace the existing ground floor doors with traditional braced timber doors. The double opening with a concrete lintel, as seen in Figure 3, was constructed in the 1930s. The proposal is to retain it and replace the double doors with traditional timber ones with wrought iron strap pintle hinges. All brackets will be bespoke to fit each door; the suggested provider is JH Porter.



Figure 3. Photo taken in 1975. Opening: second from the left hand side

The other existing double door (Figure 4) was constructed after the building's listing and is therefore not part of the historic fabric. It will therefore be reduced in dimensions with a fully bonded brick recess to match the existing adjacent ones. The door will be a traditional timber stable door with strap pintle hinges. The last door to the north side of the elevation will also be replaced with a traditional stable door.

The proposal for the stable master's door (Figure 4) is to replace the existing with an inward opening traditional timber door.

The paint colour for the proposed doors will be agreed with the Local Authority during the on-site works.



Figure 4. Photo taken in 1975 showing stable master's door - third from the right hand side.

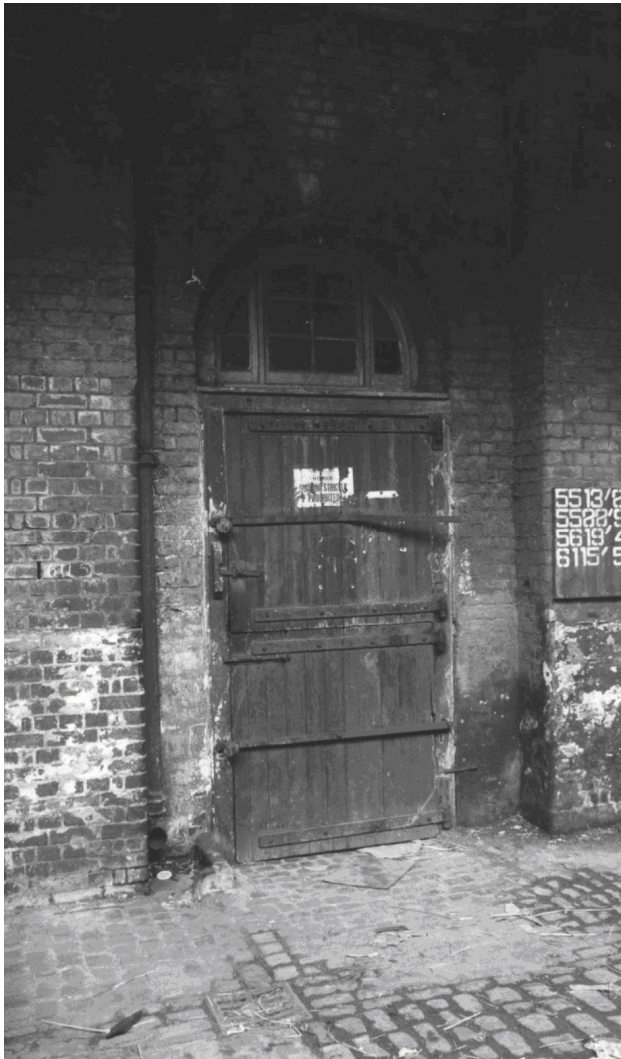


Figure 5. Photo taken in 1975 showing an original stable door in Camden Stables Market

5 DESIGN AND ACCESS

This section summarises how the proposal affects different aspects of the site including layout, use, scale, landscape and context, appearance and access.

Layout: not affected by the current proposals.

Use: not affected by the current proposals.

Scale: not affected by the current proposals.

Landscape and Context: not affected by the current proposals.

Appearance: The historical character of the Tack Room's exterior will be enhanced by the proposals. Works will be carried out using traditional materials and techniques in order to restore the integrity of the listed building. It is therefore considered that the appearance will be improved.

Access: not affected by the current proposals.

6 NPPF CONSIDERATIONS

These NPPF considerations provide supplementary information which will enable the planning authority to assess the likely impact of the proposed works on the heritage asset.

All policies in the NPPF adopted 27th March 2012 constitute the government's view of what sustainable development means in practice. The NPPF contains an express presumption in favour of sustainable development which should be taken into account when making planning decisions.

Paragraph 126 of NPPF states that: "*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities 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;*

Paragraph 131 of NPPF states that: "*In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of 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*"

The proposal has been driven by the need to ensure the historic character of the listed building is preserved or enhanced and meets all current standards in a respectful manner towards the historic environment. Overall, the proposed alteration will ensure continued effective use and operation of the building.

Paragraph 137 of NPPF states: "*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*"

Due to past alterations to the east elevation, the historic character of the Tack Room has been eroded. It is considered that reinstating original features such as the stable doors will enhance the historic character of the heritage asset.

Paragraph 132 of NPPF states that: "*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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification*".

The existing doors are relatively recent alterations and have little or no historic importance; therefore their removal will have minimal or no impact on historic fabric. Their replacement by doors that match the period in which the building was constructed will, however, have a significant beneficial impact on the heritage asset and its better appreciation and understanding.

7 CONCLUSION

The Tack Room is a Grade II listed building part of a large market and therefore accessible to the general public. The proposed alterations will have no detrimental affect on the historic fabric. Reinstating traditional timber doors and stable doors will have a positive visual impact, contribute to the historic character of the building and site and thus contribute to a better understanding of how the building was used.

This proposal complies with policy at the heart of NPPF in respect of sustaining and enhancing not just the historic fabric but the significance of the Regent's Canal Conservation Area and the heritage assets within and in the vicinity of the site.

The NPPF contains an express presumption in favour of sustainable development which should be taken into account when making planning decisions. Change is at the heart of sustainable development. The three dimensions of sustainability: economic, social and environmental, are not static; neither is the built environment. Buildings need to change in order to adapt to climate change and move towards a low carbon economy (NPPF Para 7).

In light of the above, it is considered that the relevant criteria policies of NPPF have all been complied with, and thereby must also satisfy the relevant local plan policies.