

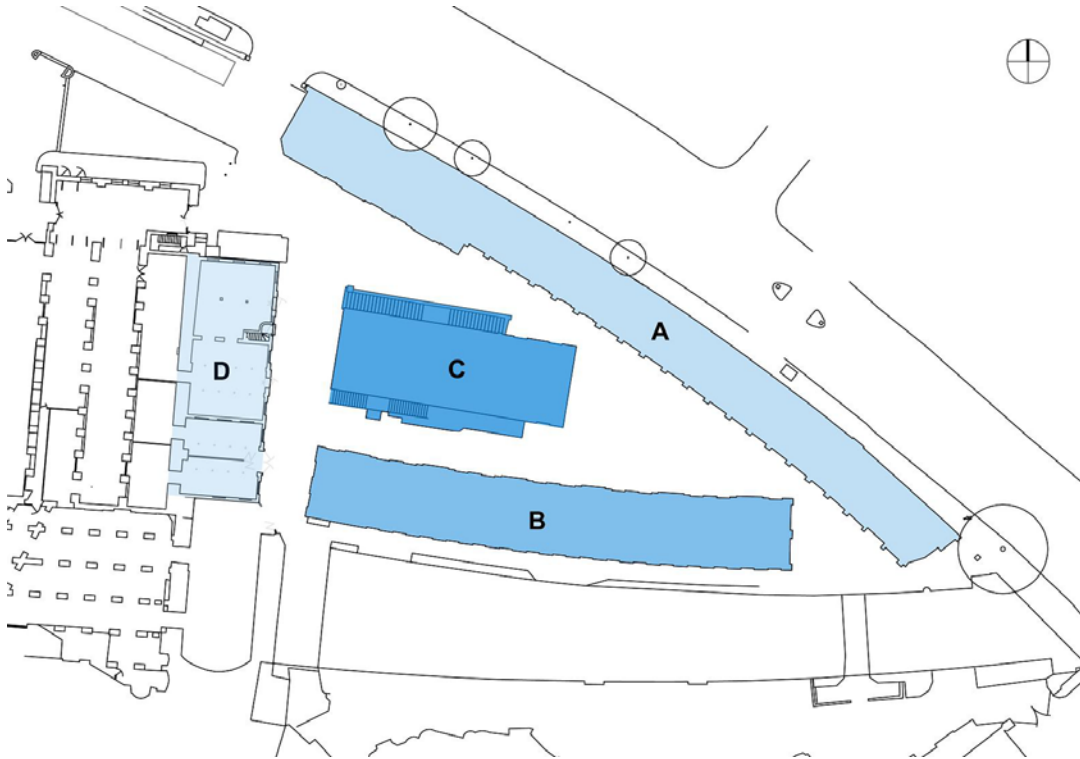
**STABLES MARKET  
TRIANGLE SITE**

**DESIGN AND ACCESS  
AND  
HERITAGE STATEMENT**

To accompany an application for  
Planning Permission and  
Listed Building Consent  
**For Additional Electrical Services**

October 2016

Prepared for  
Stanley Sidings  
by



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**Stables Market: Triangle Site - Design and Access and Heritage Statement**

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# 1 INTRODUCTION

## 1.1 Summary

This Design and Access Statement and Heritage Statement has been prepared as supporting documentation for the application for Listed Building Consent and Planning Permission for proposed distribution of additional electrical services at the Triangle Site, which consist of the Provender Store (Building B), Chalk Farm Stables (Building A), Long Stable (Building C) and Tack Room (Building D), all Grade II listed and located within The Stables Market, Chalk Farm Road, London NW1 8AH.

The proposed works comprise of distribution of additional electrical services and installation of required external fittings such as CCTV cameras, high level luminaires, Wi-Fi access points and emergency lighting.

The Triangle site buildings are on the Heritage at Risk Register, which replaced the Buildings at Risk Register on July 8th, 2008. The Provender Store and Tack Room are registered as Category D in the priority ranking, the Chalk Farm Road and The Long Stable are registered as Category C Priority for action is assessed on a scale of A to F, where 'A' is the highest priority for a site which is deteriorating rapidly with no solution to secure its future, and 'F' is the lowest priority. Buildings in category D are assessed as suffering 'Slow decay; solution agreed but not yet implemented' and Buildings in category C are assessed as suffering 'Slow decay; no solution agreed' (English Heritage, HAR 2013, p. XVI).

The Design Documents have been prepared by and with the input of the Project Team who are:

Client: Stanley Sidings Limited

Heritage Architects: Stephen Levrant Heritage Architecture

Mechanical & Electrical Engineers: Michael Jones Associates

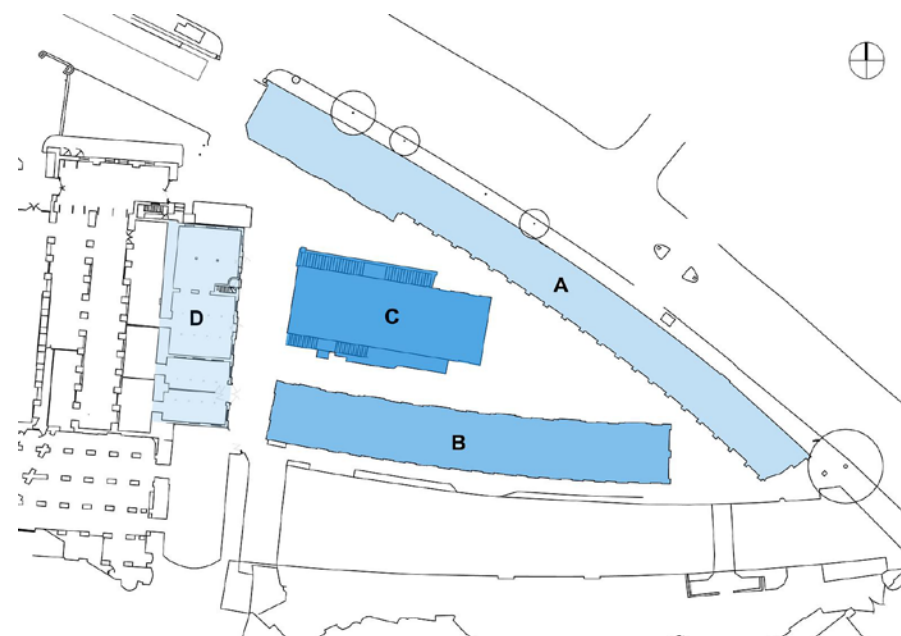
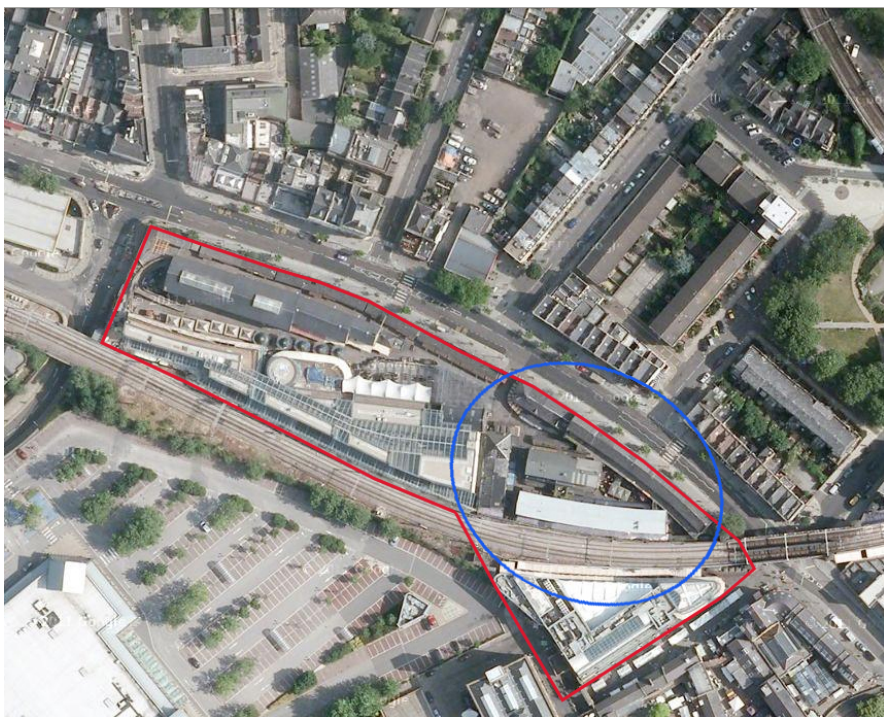


Fig. 1 Stables Market: The Triangle Site - Listed group of buildings

## 1.2 Location

Stables Market, in the northwest corner of Regents Canal Conservation Area. The area is bounded to the north by Chalk Farm Road (Hampstead Road as it was known until 1862), and is separated from the former lands of the goods yard to the south by the railway viaducts (Fig. 2)



**Fig. 2** The Stables Market shown in red line; the stable range (Triangle site) circled in blue.

## 1.3 Planning Policy Guidance and Legislation

The assessments of the listed buildings and conservation area have been prepared taking into account the information contained in:

- NPPF National Planning Policy Framework, 27 March 2012.
- Planning practice guidance for the National Planning Policy Framework and the planning system. , 12 June 2014.
- 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 PLANNING HISTORY

The Triangle site buildings all have had their services upgraded in the recent years as part of the individual applications:

Building	Development description		Granted	Registered	Ref. number	
<b>CHALK FARM (A)</b>	Services	Alterations in connection with the removal of existing building services and installation of new services to the Chalk Farm Stable.	08.12.2015	28.09.2015	2015/3772/P	2015/5481/L
<b>PROVENDER (B)</b>	M&E	New distribution of mechanical and electrical services in the Provender Store comprising removal of unsuitable cabling and pipes attached to elevations of buildings, relocation of essential services and the replacement of required external fittings including CCTV cameras, high level luminaires and emergency lighting affecting the exterior of a Grade II Listed Building.	31.07.2015	24.06.2015	2015/0576/P	2015/0577/L
<b>LONG STABLE (C)</b>	M&E, new toilets, roof works	Works to Cuban Building including installation of mechanical and electrical services, refurbishment of roof, replacement of public toilets and installation of 4x CCTV units to east and west elevations.	06.11.2015	15.10.2016	2015/4958/P	2015/5826/L
<b>TACK ROOM (D)</b>	South Elevation, Canopies and M&E	Dismantling and rebuilding of the ground floor south and west elevation, including the formation of an opening at ground floor level of the south side and a smaller opening on the south section of the west elevation, and repairs to the upper level. Installation of glass canopies to the east and south elevations and new distribution of mechanical and electrical services, all to the Tack Room, Stables Market. (Revised documents submitted)	22.10.2014	03.02.2014	2013/7891/P	2013/8060/L

### 3 PROPOSAL

#### 1.4 Description

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Following the previously granted and implemented works it has become apparent that all the Triangle site buildings require minor additions to their electrical services and installation of external fittings such as CCTV cameras, high level luminaires, Wi-Fi access points and emergency lighting. All details and fittings are to match previously approved – a contemporary industrial style subservient to the historical character of the building.

The works are needed to provide much improved services throughout in order to accommodate contemporary living and working standards.

As previously approved all the services will be inconspicuously fit internally; services connections are proposed within trays that are fitted at a high level and the power room is installed in Building AB, the recent construction abutting the Tack Room.

Externally the building's facades will be fitted with CCTV cameras, high level luminaires, Wi-Fi access points and emergency lighting.

Where indicated it is proposed that new weatherproof wireless access points and CCTV dome cameras are to be provided on the building façade. These shall be served from new wiring routed internally to the building, mounted on new cable tray installed at high level at ground floor level within the retail units.

Luminaires will be Iguzzuni City Woody wall mounted fittings as used elsewhere on the site and as per data sheets attached to this document and as indicated on the planning drawings accompanying this application.

Emergency lighting to the area will be provided by 2 x 10W LED twin spot self-contained non maintained emergency luminaires with integral battery backs at positions as indicated on the planning drawings accompanying this application.

#### 1.5 Layout

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Not affected by the proposals.

#### 1.6 Use

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Not affected by the proposals.

#### 1.7 Scale

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Not affected by the proposals.

#### 1.8 Landscaping

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Not affected by the proposals.

#### 1.9 Appearance

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The historical character and appearance of the stable buildings will not be adversely affected by the proposal.

#### 1.10 Access

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Not affected by the proposals.

## 4 IMPACT ASSESSMENT

The impact assessment on the heritage asset and the conservation area takes into account whether the proposal causes substantial, less than substantial or no harm by altering or eroding the authenticity and the heritage values of the heritage asset and the conservation area as a whole.

The new services are designed to have minimal impact on the heritage asset in order to accommodate contemporary living and working standards. The distribution of services has been designed using cable basket containment systems at high level. Riser enclosures are proposed for vertical distribution in the form of boxes painted to match interior decoration. No chasing or intervention to the historic walls is proposed other than fixings of trays and risers as shown on the planning drawings accompanying this application.

Where and if required, all repairs and making good will be carried out to match existing historic fabric.

**Impact:** It is considered that the proposal of additional services, to match in detail those already recently approved, is neutral in nature and will not have any adverse impact on the historic building fabric, nor the character and appearance of the listed buildings or the conservation area as a whole.

We contend the proposed works will not detract from the character and appearance of the heritage asset and the conservation area as a whole and it is therefore considered there is **no harm** and the overall impact on the heritage assets will be **negligible**.

## 5 NPPF CONSIDERATIONS

All policies in the NPPF adopted in 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.

*'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 Paragraph 7).

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 and enhanced and meets all current standards in a respectful manner towards the historic environment. Overall, the proposed minor addition of electrical services, already approved recently, will ensure continued effective use and operation of the Triangle site buildings.

NPPF Paragraph 128 states that *'In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any*



*contributions made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance'.*

As recommended in Paragraph 128, an assessment of the significance of the listed Stable Market buildings has been provided in Appendix III: Significance Assessment below.

Appropriate and proportionate historic research and analysis was undertaken to identify the heritage values and character of the heritage assets, including the origins of the building and how it has changed over time (see Appendix II: Historical and Background Information).

The significance assessment was based on historic research and consultation of relevant historic records and was examined according to the criteria set out in English Heritage's 'Conservation Principles'.

It is our belief that the NPPF requirement for provision of proportionate information which will enable the assessment of the likely impacts of proposed development on the special historic and architectural interest of the Triangle site buildings has been therefore fulfilled.

Paragraph 134 states: *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including its optimum viable use'.*

As noted above in Impact Assessment it is considered that **no harm** is caused to the significance of the Grade II listed Triangle site buildings and the overall impact on the heritage assets will be **negligible**.

Ensuring its continued use and maintenance is in the interest of

the heritage asset's 'long term conservation'.

The proposal will deliver public benefits through the improvement and enhancement of the listed building and consequently, its setting and context.

## 6 LOCAL PLANNING POLICY

Camden Local Development Framework, Camden Core Strategy, 2010 -2025, Adopted Version, November 2010.

The Camden Core Strategy Policy CS14 – 'Promoting high quality places and conserving our heritage', sets out the requirements to safeguard Camden's heritage. The overall strategy is to sustainably manage growth in Camden in a way that conserves and enhances the heritage and valued places that give the borough its unique character.

Camden Planning Guidance provides advice and information on how the Local Authority applies its planning policies. The guidance is consistent with the Core Strategy and the Development Policies, and forms a Supplementary Planning Document (SPD) which is an additional "material consideration" in planning decisions.

CPG 1 – *'Design'* ; deals with heritage issues in Section 3. This section sets out further guidance on Core Strategy Policy CS14 - *'Promoting high quality places and conserving our heritage'* and Development Policy DP25 - *'Conserving Camden's Heritage'* .

Paragraph 3.22 refers to the statutory requirement, when assessing applications for listed building consent, to have special regard to the desirability of preserving the building or its setting or

*any features of special architectural or historic interest which it possesses.*

It is considered that the proposal preserves the character of the historic environment through minor interior and exterior alterations and the full provision of additional electrical services, discretely positioned as to not impact on the character and appearance of the listed building.

*Paragraph 3.23 expands on the desirability to retain original or historic features and to carry out repairs in matching materials. The proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.*

As stated above, the proposals actively seek to enhance the historic character of the building, and retain surviving historic features.

The works will be carried out using traditional materials and techniques to match the existing and thus strengthen the historic integrity of the listed building.

Development Policy DP25 – ‘*Conserving Camden’s Heritage*’ . The proposals are considered to preserve and enhance the character and appearance of the conservation area. There is no harm to the special interest of the buildings or the setting, indeed the heritage assets significance will not be adversely affected by the proposed works.

## 7 CONCLUSION

The Triangle site buildings are all listed Grade II, currently on the Heritage at Risk Register. The buildings are open to the public, and not a static place. They have been subject to change and in order to remain sustainable, welcoming and pleasing, it will continue to change.

The proposed scheme is driven by a need to not only conserve and enhance the building, but also to ensure a sustainable solution that safeguards their current and future use within the market. It is considered that the proposed alterations do not alter the special interest of the building and that the level of proposed intervention is acceptable in conservation terms and is substantiated by the research undertaken.

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.

## APPENDIX I: LISTED BUILDING DESCRIPTION

### List entry Summary

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

## APPENDIX II: HISTORICAL AND BACKGROUND INFORMATION

This complex of multi-storey stables was developed by the London and North Western Railway Company (LNWR) from 1854. The horses stabled here supplied much of the power for the large LNWR goods yard at Chalk Farm.

*'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 [...], a later block of 1883-85, and the surviving bonded warehouse, Gilbey's No.2 Bond, built c.1885' (Regent's Canal Conservation Area Appraisal and Management Strategy, adopted 11 September 2008, pp.17). The Chalk Farm Stable, subject of this application, was built during the first phase of stabling. These four western ranges, which also include the Tack Room, the Provender Store, and the Long Stable, form the triangular group A-D built between 1854 and 1856 as indicated on a site plan of 1856 (The National Archives, RAIL 410/2072).*

Note: From Royal Commission on the Historical Monuments of England; Historic Building Report; Former LNWR Stables, Chalk Farm Road, Camden, London NW1; September 1995. Crown Copyright. Unless stated otherwise.

### Regents Canal Conservation Area

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The site falls within the 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"* (Regent's Canal Conservation Area Appraisal and Management Strategy, adopted 11 September 2008, pp.5).

Many of the industrial buildings and structures are fine examples of industrial brickwork, illustrating styles of engineering and 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.

### Listed buildings

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There are five listed buildings on site. These are the Tack Building, the Long Stables, the Provender Store, the Chalk Farm Road Building, and the Horse Hospital. All of these buildings are Grade II other than the Horse Hospital which is Grade II\*.

### Historical Background

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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 1850-1.

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 first phase of stabling, the four western ranges forming the triangular group A-D in the modern site plan, was built between 1854 and 1856, as indicated as indicated on a site plan of 1856 (The National Archives, RAIL 410/2072). They were designed by the LNWR staff on 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 the early 1880's the whole site underwent a phase of expansion and alteration with additional storeys added to the western ranges between 1880-3. During this period, a bridge connection between the Provender Store and the Tack Room was also created.

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.

Note: From Royal Commission on the Historical Monuments of England; Historic Building Report; Former LNWR Stables, Chalk Farm Road, Camden, London NW1; September 1995. Crown Copyright.

## APPENDIX III: SIGNIFICANCE ASSESSMENT

### SIGNIFICANCE ASSESSMENT

In assessing the significance of the listed building, consideration has been given to the policies contained in the NPPF, and the guidance contained in English Heritage's "Conservation Principles" (2008); and DCMS "Principles for Selection for Listing Buildings" (2010):

- Intrinsic architectural merit (architectural design, plan form, decoration, craftsmanship, building type and technological innovation or virtuosity);
- Completeness in terms of external characteristics, internal features and plan form; any alterations to the early or period features or layout were considered detrimental to the completeness of the building and therefore to its significance;
- Contribution to the character of the area due to its value as a landmark, or as particular good example of local traditions, or for the space that it defines in term of mass and scale;
- The extent to which the building illustrates important aspects of the nation's social, economic, cultural or military history and/or close historical associations with important people or events.

The significance of No 1 Hawley Road is appraised below based on the four types of value a heritage asset may hold: aesthetic, evidential, historic and communal according to English Heritage's Conservation Principles (2008).

### Criteria

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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 according to English Heritage's 'Conservation Principles' consists primarily of:

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.

### **Evidential Value**

There are numerous surviving features providing evidence of the original function of the building, although disturbed by many alterations. The legibility of the former use is however clear. The extent of historic fabric preserved contributes greatly to the special interest and character of the Stable Market. **Evidential value is therefore high.**

### **Historical Value**

The historical value of the Stable Market is recognised by the statutory Grade II and Grade II\* listing of the buildings on site. In this case the historic value is closely associated to the evidential value, providing a significant example of stables construction of their historic period beyond the numerous alterations suffered through the years.

**Historical value is therefore medium to high.**

### **Aesthetic Value**

The whole stables complex, is a utilitarian building purpose-made. There is no artistic 'design ethos' in these buildings; utilitarian buildings are economical: there are no added embellishments, wasted space, nor selection of materials but those easily sourced.

The Stables are an exemplary Mid-Victorian group of buildings, and together with the listed Grade II\* Horse Hospital form an utilitarian however architecturally interesting group of buildings. The **aesthetic value of the group is therefore medium.**

## Communal Value

The Stables Market and its listed buildings have a **high communal value** as there is a strong sense of identity with the place, nurtured by the historical industrial use.

The original purpose of the stables 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's/60's. The market use, established since the late 1970's/80's, is the reason why this area of Camden achieved worldwide recognition and attracts over 100.000 visitors per week. Furthermore, a poll carried out by NOP World in late 2003, shows that 95% of visitors agreed that the Camden markets are a valuable tourist attraction and 89% agreed the markets are a valuable amenity to the local community as well as visitors (London Borough of Camden, the role the markets play in the vitality & viability of Camden Town, 2006.). The communal values of the site can be associated to the later but firmly established market function, and 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 the communal value of the group as high.