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Camden Stables Market
Chalk Farm Road
NW1 8AH

Chalk Farm Stables

DESIGN & ACCESS AND HERITAGE STATEMENT - For Listed Building Consent and Planning Application

Reinforcement of the Walkway

December 2016

INTRODUCTION

1. 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 structural repair and reinforcement to the underside of the walkway that runs the length of the south elevation of the Chalk Farm Stables (Building A), which is Grade II listed and located within the Triangle Site in The Stables Market, Chalk Farm Road, London NW1 8AH.
2. The purpose of this statement is to provide a general overview of the potential impact of the proposal on the special interest of the listed building and its setting.
3. SLHA has worked closely with the Project Team to resolve a satisfactory design that we consider to be acceptable in both design and heritage terms. Surveys, investigations, recordings and documentary research/analysis have been undertaken to inform the design.
4. The Project Team are:
 - Client: Stanley Sidings Ltd
 - Local Authority: London Borough of Camden
 - Planning Consultants: Gerald Eve
 - Heritage Architects: Stephen Levrant Heritage Architecture Ltd
 - Structural Engineer: Walsh Structural and Civil Engineers
 - ESG: Materials Consultants
 - Amirilan Management Ltd: Contractor
5. This document should be read in conjunction with the following:
 - Metallurgical Testing of Steel Samples and Site Condition Analysis – ESG
 - Structural Engineer's drawings – Walsh
 - Structural Engineer's letter – Walsh

- Method Statements and Risk Assessments – Amirilan Management Ltd
- Sequence of Design – Stanley Sidings Ltd

CONTEXT

6. 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, Tack Room, Chalk Farm Stables and Long Stable are registered as Category F Priority. 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 and condition is considered to be 'fair'.
7. The Chalk Farm Stables was built c1855, with upper storey of c1895.
8. 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 (Figure 1).
9. There have been a number of consented proposals to the Chalk Farm Stable (see planning history below), including works to the walkway. Following closer inspection during these works, the condition of the underside of the walkway was revealed to be in significantly poor condition in numerous areas, particularly the primary beam to the west elevation. For full description of the condition, please refer to Stanley Sidings' 'Sequence of Design' report and ESG's steel analysis report.



Figure 1: Chalk Farm Stables (indicated with red arrow) in Camden Stables Market

10. Following numerous site visits, the structural engineers determined that the condition of the walkway was critical in terms of its structural integrity. Each structural element was surveyed to assess the condition and the level of strengthening required.

PLANNING HISTORY

11. There have been numerous LBC and planning applications to the Chalk Farm Stables, which are as follows:
- External Doors - Replacement external doors to Chalk Farm Building and associated works. 2015/3658/L. Granted: 10.03.2016.
 - Services - Alterations in connection with the removal of existing building services and **installation of new services** to the Chalk Farm Stable. 2015/3772/P & 2015/5481/L. Granted: 08.12.2015.
 - Signage - 2015/4302/L. Granted: 10.11.2015.
 - Replacement of non-original first-floor windows and doors in south elevation of Chalk Farm Stable. 2015/2446/P & 2015/0941/L. Granted: 05.06.2015.
 - Removal of existing building services and installation of new services to Chalk Farm Stable. 2015/3772/P & 2015/5481/L. Granted: 28.09.2015.

PRE-APPLICATION DISCUSSIONS

12. A site visit was held on 22nd November 2016 with Catherine Bond from the London Borough of Camden and Stanley Sidings in attendance. Following discussions regarding the proposed works to the walkway, Catherine Bond considered the proposal to be acceptable.

PROPOSAL

13. The proposal comprises the installation of new structural elements to the underside of the walkway on the south elevation of the Chalk Farm Stable. This is proposed in areas where additional structural support is required. These include the following:
- End Primary Beam and new truss
 - Link Bridge connecting the Provender Store and the Walkway
 - Secondary Beams SB3-16 and SB3-17 in locations as specified by Walsh
 - Long Stable Corner – Secondary Beam SB3-6 and bricks missing
 - Secondary Beams (steel plates) in locations specified by Walsh
 - Local thickening of existing wall beneath padstones
 - Existing wall will be carefully pocketed out to allow for new steelwork and made good with dry pack after installation
14. For full details of the proposed works, refer to drawings by Walsh:
- 3788/201_C3
 - 3788-200_C6
 - 3788-202_C2
 - 3788-203_C2
 - 3788-let-161129-mpc-Walkway-rev 02
 - 3788-SK-160726-MPC

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15. The works are necessary to ensure the structural stability of the walkway and safeguard the historic fabric for future generations.

DESIGN AND ACCESS

16. Layout

Not affected by the proposals.

17. Use

Not affected by the proposals.

18. Scale

Not affected by the proposals.

19. Landscaping

Not affected by the proposals.

20. Appearance

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

21. Access

Not affected by the proposals

IMPACT ASSESSMENT AND NPPF JUSTIFICATION

22. The proposal comprises the addition of new structural elements to the building. However, due to the location and size of the proposed structural elements, they will be inconspicuous, thus minimising visual impact and impact on the historic fabric.
23. The National Planning Policy Framework (NPPF) considerations provide supplementary information which will enable the planning authority to assess the likely impact of the proposed works on the Chalk Farm Stables.
24. 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.
25. 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; and*
 - *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 continual and sustainable solution for the listed buildings and to meet all current standards in a respectful manner towards the historic environment. The proposed works will ensure continued effective use and operation of the building.

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26. 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”*.

It is not considered that these minor alterations to existing fabric causes any harm to the special interest of the listed building. There is minimal impact on historic building fabric and low visual impact.

Furthermore, Paragraph 134 of NPPF states that *“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 securing its optimum viable use.”*

It is considered that ensuring the building’s structural integrity and securing and maintaining its viable use vastly outweighs the minor impact of the proposed alterations on the exterior walls. Improvement to the walkway structure is essential for the long-term use of the Chalk Farm Stable.

CONCLUSION

27. The proposed additional structural elements are of suitable design in terms of materials and details and adhere to the existing historic character of the site.
28. The proposal is consistent with the spirit of local policies and national conservation principles, particularly NPPF policy principles guiding the determination of applications for consent relating to the heritage assets.
29. It is considered that the proposed works cause **“no harm”**. Areas where historic fabric is proposed for removal are in severely poor condition; the removal of historic fabric is mitigated by the improved structure of the walkway.
30. This proposal will have low impact on the historic fabric and low visual impact. The proposed alterations will not adversely alter the special interest of either the Chalk Farm Stables.

**Stephen Levrant: Heritage Architecture
Architects and Heritage Asset Consultants**

Appendix 1:



Figure 2: Bridge between the Chalk Farm Stables and Provender Store



Underside of walkway showing the critically poor condition of the beams





Figure 3: 1975 photograph looking south west towards the Chalk Farm building.

Appendix 2: 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.

Appendix 3: Significance Assessment

As recommended by NPPF (March 2012) proposals for the alteration or redevelopment of a 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 throughout the buildings providing evidence of their original functions and subsequent alterations. The legibility of the original uses is, however, quite clear.

The extent of historic fabric preserved contributes greatly to the understanding and special interest and character of the Chalk Farm Stables and to that of the group in general.

Evidential value is therefore considered **medium to high**.

Historical Value

The historical value of the Chalk Farm Stables is recognised by their statutory Grade II listing, as part of a distinctive group of former stables.

In this case the historic value is closely associated with the evidential value, providing a significant example of stables construction of the period - beyond the numerous alterations suffered through the years.

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

Aesthetic Value

The Chalk Farm Stables, as well as the whole stables complex, is utilitarian and purpose-made. There is no artistic 'design ethos' in these buildings as such; utilitarian buildings are economical - there are no added embellishments, wasted space, nor selection of materials but those easily sourced.

Although the Chalk Farm Stables is an exemplary Mid-Victorian stable building, it has little artistic or architectural merit as such.

Aesthetic value is therefore **low**.

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 former 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 Chalk Farm Stables is still in use brings together past and present common uses by the community, reaffirming its communal value as **high**.