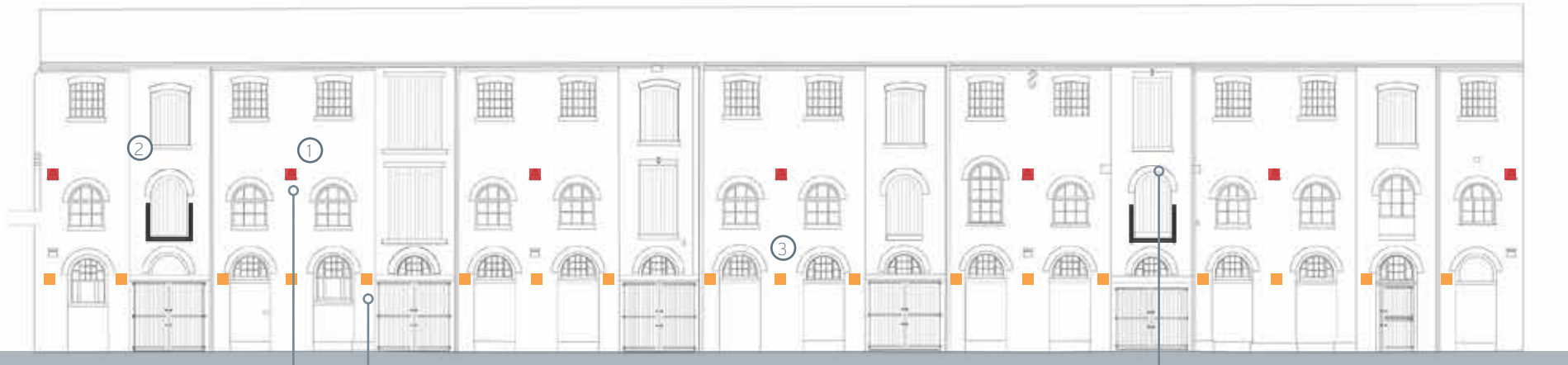


3.9 Provender | Existing Lighting

The elevation below shows the analysis of the existing lighting undertaken by lighting design consultants, Light Bureau. The existing floodlights highlighted in red (12 across all facades) align with the architectural rhythm of the building and can be refurbished to provide better quality lighting. The existing beacon lights are shown in orange (23 total across facades) offer poor quality lighting and are to be removed.

Please note that new lighting is proposed only to the Provender Stores, with no lighting proposed to the Long Stable building.



Existing North Facade Elevation



Luminaire D
Flood lights to be refurbished



Anti glare louvre



Light Reflector

Suggested accessory:
Manufacturer: iGuzzini
Allow 03 accessories per luminaire:
45° anti glare screen
28° light reflector
Filter to warm down lighting effect (2700K/3000K)
*Subject to testing (Mock-up required for accessories)



Light beacons to be removed

3.10 Provender | Proposed Additional Lighting

LightBureau developed two strategies for additional lighting the building, uplighting from ground level and up lighting from the windows. Following discussions with LB Camden, Labtech decided to progress the window lighting strategy as this best highlighted the architecture and was least invasive, requiring minimal fixings into the heritage fabric while maintaining the design intent.

The elevations below show the impact of this lighting strategy, along with the proposed entrance lighting using luminaires A and C, highlighted in blue.

Please note that new lighting is proposed only to the Provender Stores, with no lighting proposed to the Long Stable building.

Luminaire A

Description: Diffuse linear profile

- Location: Exterior windows
- Colour temperature: 3000K
- Wattage: 8.7W/m (490 lm/m)
- Beam Angle: Diffuse

Suggested Product:
Manufacturer: Light Graphix
Product name: LD15 - LW30 - SC - IP67

Luminaire C

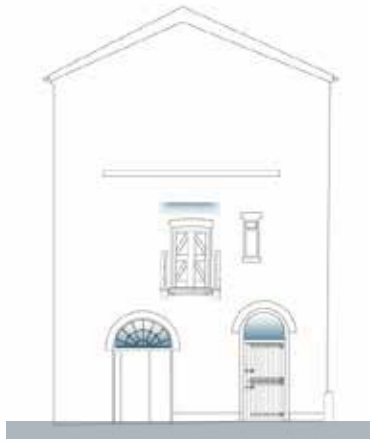
Description: Bracket linear luminaire

- Location: Exterior Facade (bridge)
- Colour temperature: 3000K
- Wattage: TBC
- Beam Angle: Diffuse

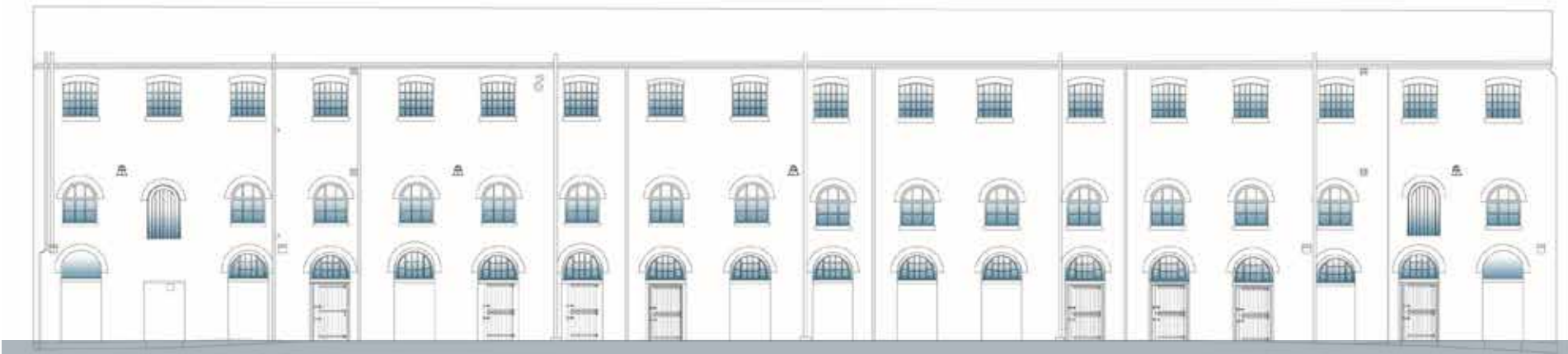
Suggested Product:
Manufacturer: EULUM



North Facade Elevation



West Facade Elevation



South Facade Elevation



East Facade Elevation

SECTION

4

Heritage Considerations

4.1 Significance Assessment

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

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

The Provender Stores and the Long Stable are part of a group listing. As such, their main value is placed on their historic and architectural contribution to the complex to which they belong. The interior of the buildings has been largely altered and stripped of original features.

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

The significance of the stables complex is considered high, given the role the buildings played during the commercial expansion through the canal and railway, and later on as a world-renowned market.

4.2 Impact of the proposals on the significance of the listed building

In considering design for new signage in the Stables Market, according to the NPPF, design should: *“respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation”*.

The new signage and wayfinding proposals have been designed to respond to the market’s character and the historic character of the site in order to advertise and encourage access to the historic buildings without obstructing their appreciation. Architectural lighting has been designed to aid the wayfinding strategy and enhance the architectural character of the buildings.

The Listed Building Consent in 2015 permitted the use of letters up to a maximum dimension of 220mm x 220mm. The new proposals, subject of this application, aim to increase the size of the individual letters attached to mortar joints only to 260mm. The reason for this is based on previous experience, where the signage cannot be properly identified, as can be seen in the Long Stable picture.

The lettering size for the hero sign exceeds that of the corporeal letters as it is based on the historical proportions of ghost signs and the scale of the Provender Store where it would be located.



“Camden 250 years ago was a mud bath,’ says Simon Pitkeathley, Chief Executive of Camden Town Unlimited, a Business Improvement District former in 2006. ‘It exists today because of road, rail and water; all the horse tunnels and the Interchange Building were all about the movement of goods. The Interchange itself was a version of a market, while the original market exists because of the proposed ring road: it was built out of a dead space’. He says there are mixed views on whether the markets have helped preserve the Regent’s Canal. ‘Traditionalists want it how it was, they don’t want young people eating food, stopping them walking down the towpath, but you can’t stop change’. And as for Starbucks, ‘who else will maintain the lock-keeper’s cottage? Compromise is better than disrepair?’”

Caitlin Davies, ‘Camden Lock and the Market’, 2013

Historic England Conservation Principles accepts that change is part of the life of heritage assets: ‘Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people’s responses to social, economic and technological change’. We believe that the proposed signage and wayfinding are necessary to facilitate the successful use of the buildings in the short and long term, and the impact is considered generally beneficial.

The proposed design will increase the legibility in this area of the market, increase safety and promote further investment in the listed buildings which will secure their long-term optimum viable use. The proposed design will also support night-time activity on the site, which will support the market economy in line with Camden and GLA objectives. The signage design also reflects heritage signage as demonstrated in the earlier parts of this document.

4.3 Planning Considerations

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

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

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for development that affects a listed building or its setting, the decision-maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also provides that, in respect of development affecting conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposed signage, wayfinding, and lights are considered a beneficial addition that will aid identification of the buildings and finding the way to visit. The new elements have been designed respectfully and sympathetically taking into consideration the significance of the assets; the character and appearance of the asset and conservation area will therefore be preserved.

National Planning Policy Framework March 2012 revised July 2021

16. Conserving and enhancing the historic environment

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
 - b) the wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring;*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.*
- Proposals affecting heritage assets*

Proposals affecting heritage assets

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

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

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

The impact of the addition of light and signage has been assessed as generally beneficial; the metal straps securing the columns to the listed wall pier have been attached to the mortar joints and can be removed without further damage.

We believe that the proposals will contribute to the character and will support the continued success of the market and the listed buildings within therefore securing their long-term future.

Camden Local Plan 2017

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

Policy D2 Heritage

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

Designated heritage assets

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

Listed Buildings

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

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

The listed GII Provender Stores and Long Stable are part of the wider Camden Markets and house retail units which are open to the public and in continuous use. Signage is thus fundamental to the buildings' successful operation. The buildings have been subject to change over time to accommodate new uses and to remain sustainable, welcoming, and

pleasing, which will doubtless continue to evolve. The proposed signage, wayfinding, and lighting scheme are driven by a need not only to conserve and enhance the building but to ensure a sustainable solution that safeguards the current and future use of the buildings and the market at large.

Signage has always played an important role in the history of the area. Camden High Street was historically a shopping street and the end of the 19th century saw a peak of small businesses in the locality.

It is therefore considered that:

- The proposals are generally beneficial, supporting the use of the buildings and promoting the success of the market at large, hence safeguarding the significance that the heritage assets hold for present and future generations and securing their long-term conservation.
- The proposed signage would add the public benefit of encouraging people to visit the historic buildings, particularly the upper floors, and would facilitate the wayfinding and circulation around the market.
- The proposed alterations do not affect the special interest of the buildings; the level of the proposed intervention is acceptable in conservation terms and is substantiated by the research undertaken.

SECTION

5

Conclusion

5.1 Summary of Proposals

This proposal seeks to unify the exterior treatment throughout the Camden Market in a sensitive and considered manner. It 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 signage proposals are required to improve wayfinding and legibility within the market. The proposals are sensitive and appropriate to the surrounding context and historical nature of the site. Signage has always been part of the history of the area and our strategy builds on this rich history.

The lighting strategy is a light touch and works to highlight the architectural features of the heritage buildings within the market. It has been designed to enhance the wayfinding strategy, legibility, architecture, and safety of the market benefiting both the visiting public and market traders which will secure their long-term optimum viable use, supporting the market economy in line with Camden and GLA objectives.

The designs have been reviewed with LB Camden and have responded to the comments and concerns raised.

For the above reasons, it is considered that the proposal would be acceptable in the context of the setting of The Provender Store and the heritage assets in the immediate surroundings and wider conservation area. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF as detailed above and are consistent with the spirit of the local policies and national conservation principles.

SECTION

6

Appendix

APPENDIX I

List Entry
STANLEY SIDINGS, STABLES TO EAST OF BONDED WAREHOUSE
Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1258101
Date first listed: 30-Sep-1981
Date of most recent amendment: 11-Jan-1999
Statutory Address: STANLEY SIDINGS, STABLES TO EAST OF BONDED WAREHOUSE, CHALK FARM ROAD

Details
CAMDEN
TQ2884SE CHALK FARM ROAD 798-1/65/193 (West side) 30/09/81 Stanley Sidings, stables to east of Bonded Warehouse (Formerly Listed as: CHALK FARM ROAD Former Tackroom of Railway Stables, to east of Bonded Warehouse)

GV 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