

# CAMDEN MARKET

## HORSE SCULPTURES

Design & Access Statement  
MAY 2022

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### **4.0 Summary**

# 0.0 Introduction

This application seeks planning consent for the temporary retention of three horse statues in the Stables Market for another 12 months, with an amendment to the previously approved locations. The statues have been very successful with the public, with many pictures appearing in social media regularly.

The extant permission (ref: 2021/2873/P) allowed the temporary installation of three horse statues across the Stables Market for a period of one year, until 20 July 2022. The horses' statues have been on display throughout the approved time period and have been a success in driving footfall to different locations across the market, supporting our independent tenants and contributing to the character and function of this part of the Camden Town Centre and the wider market ecosystem.

The horse statues have now all been painted, including one designed by local school children. The location of the horses has been slightly changed due to delivery routes and ongoing works in the Market.



**EDUCATIONAL AND A CELEBRATION OF CAMDEN'S HERITAGE**



**FAMILY FRIENDLY**



**INTERACTIVE TRAIL**

SECTION

1

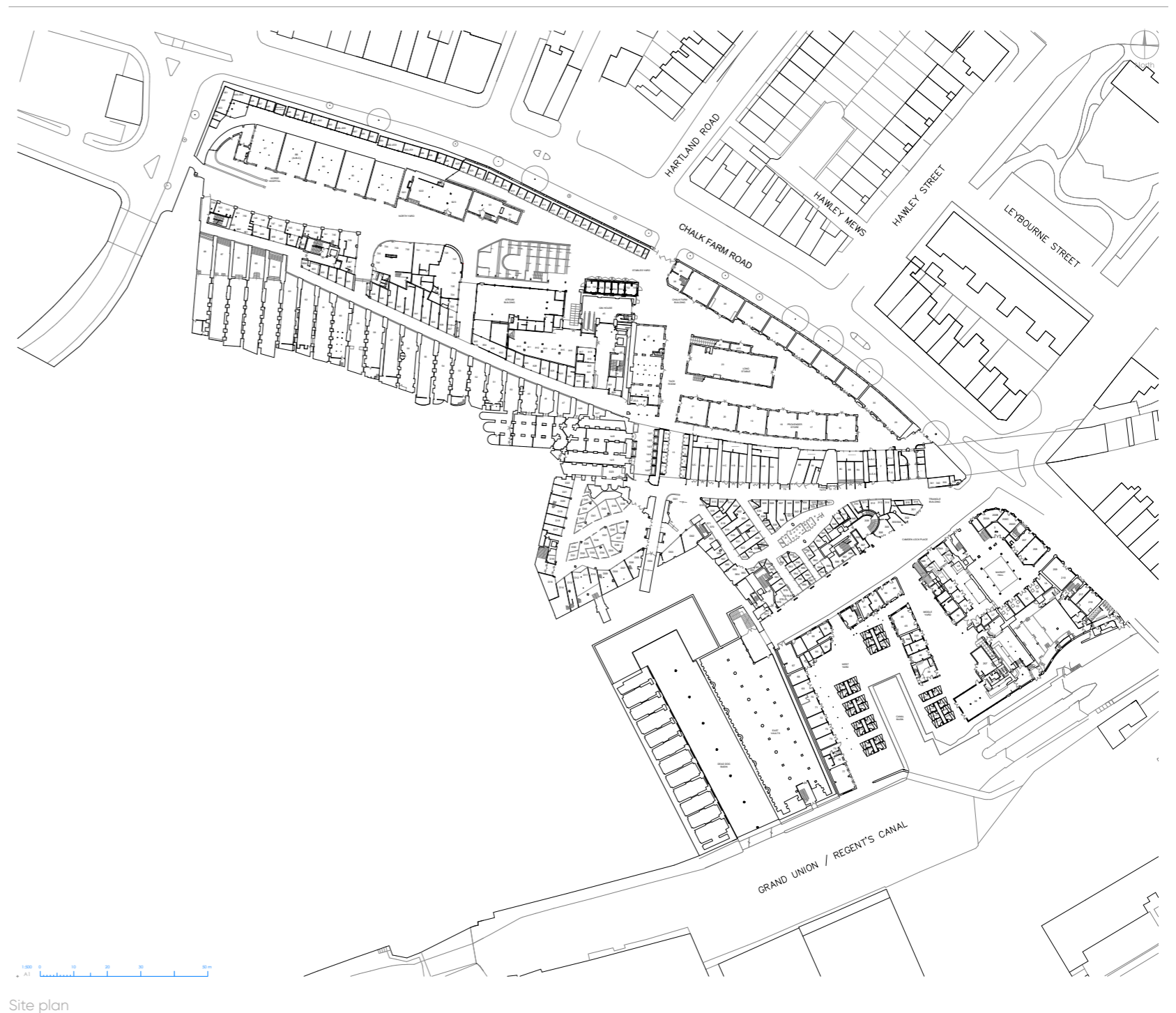
*Site and Historical Context*

# 1.0 Site and Historical Context

## 1.1 The Site

The site is located within Camden Stables Market, London NW1. Camden Stables Market forms an integral part of the larger Camden Markets, a group of popular markets including Camden Lock Market, Hawley Wharf and Buck Street Market. Camden Stables Market lies within the Regent's Canal Conservation Area and contains the listed Grade II\* Horse Hospital Building and the listed GII Stanley Sidings' complex of stabling buildings across the site.

The site is well served by public transport including some 11 bus routes within a five-minute walk. The nearest underground station is Camden Town, approximately 450m to the south east and is served by the Northern Line. Camden Road Station, located approximately 500m east of the site, provides access to the London Overground network. Although the proposals for which permission is sought under this application do not require the provision of cycle parking, it is considered that there is sufficient cycle parking provision.



# 1.0 Site and Historical Context

## 1.2 Stables Market historical background

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 southeastern 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 now Stables Market site.

The first phase of stabling, the four western ranges forming a triangular shaped site, was built between 1854 and 1856. They were designed by the LNWR staff 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.

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 marketplace.

*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.*



Camden Goods Station

Image Credit: <https://www.camdenwatchcompany.com/blogs/the-camden-watch-company/the-history-of-camden-market-the-stables-of-camden-town>



# 1.0 Site and Historical Context

## 1.3 The Victorian Working Horse

The rapid growth of railway traffic created parallel growth in passenger movements and carriage of goods, thereby increasing the need for horses. Apart from conveyance of people and goods, the Victorian working horse was required for municipal services (fire engines, waste carts, postal services), machine power (shunting, hoisting, exceptional loads), and national defence (cavalry, artillery, transport). As an example of machine power duties, in 1864 it was claimed that about 90 horses were exclusively dedicated to shunting and sorting at Camden Goods Depot. This number can only have increased over the years.

Land was primarily in the hands of large landowners and money for breeding was therefore available. A stallion at stud could serve up to 100 mares. Colts were broken in as geldings for later urban duties as they reached the optimum age of about five, with one in 50 perhaps retained as a stallion for stud purposes. Mares were kept for farm work and breeding, although they too could find themselves in urban employment and were favoured by many omnibus operators.

The typical life cycle of a male urban working horse was:

Year 1	Weaned by farmer and sold to professional buyer
Year 2	Castrated, broken in, sold on
Years 3-4	Work on farms near urban/industrial centres (canals and railways blurred this pattern, as transport became cheaper)
Year 5	Sold for urban duties
Years 6-9	First urban duty when at peak of powers
Year 10+	Sold on for other urban or farm duties as strength and reliability declines

The Victorians were generally unsentimental about horses. The horse's main advantages over machines were its low cost and flexibility. Favoured animals were those that best turned food into money. Fodder was a major operations cost, the fodder market representing 10% of agricultural output by the end of the 19th century, with London by far the largest market.

The quality of horses varied greatly. Brewery companies with their heavy cart horses had the highest standards, followed by parish vestries, railway companies and major carriers such as Pickford's. Omnibus, tram, and cab horses were lighter and worked harder. The treatment of horses gradually became a greater issue through the 19th century. A number of breeding societies were formed in the 1870s and the London Cart Horse Parade was started at this time to encourage and reward better care of horses. Sir Walter Gilbey was a central figure in this movement, which also influenced the stabling of horses in terms of improved lighting, ventilation, and drainage.<sup>1</sup>



The Victorian working horse

Image Credit: <https://www.camdenwatchcompany.com/blogs/the-camden-watch-company/the-history-of-camden-market-the-stables-of-camden-town>

<sup>1</sup> Peter Darley, Camden Railway Heritage Trust. <http://www.crht1837.org/history/horsesstables>

# 1.0 Site and Historical Context

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## 1.4 Horses in Camden Goods Yard

Canals carried mainly lower value bulk goods such as coal, timber, stone, and waste materials. Stables built by canal companies were often associated with locks, like those at Hampstead Road Lock which dates from 1816. Other stables on both sides of canal were associated with the timber wharves.

Later on, railways generated vast amounts of work for horses, principally delivery and collection of railway goods; big railway companies required about as much space for stables as for engine sheds.

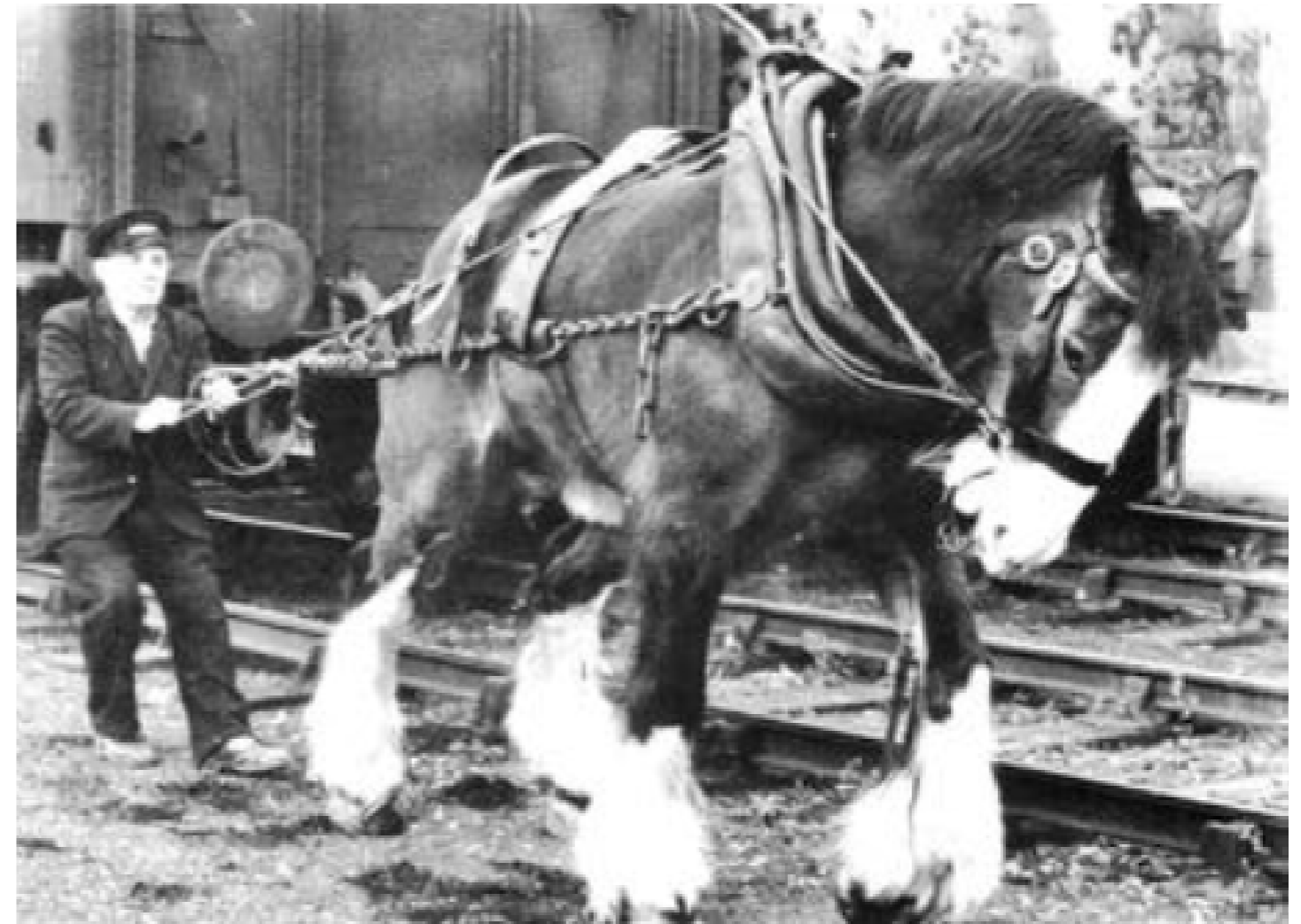
Many horses in Camden and King's Cross were initially stabled in vaults and basements with little light or ventilation. The stable ranges built in the 1850s in the now Stables Market improved these conditions. The Horse Hospital construction and extensions to the existing ranges in 1880-1900 created 2-3 storeys with external ramps and galleries to reach upper floors furthered these enhancements.

In the Horse Hospital, loose boxes were provided for recuperation from injury/sickness and were about three times the space of a typical stall.

Horse tunnels are unique to Camden Goods Station. They provided safe passage under the main line (Western Horse Tunnel) and goods sidings (Eastern Horse Tunnel) from stables to goods sheds/warehouses for some 600-700 horses.

The last shunting horse, 'Charlie' a Clydesdale, was sold into railway service at 6 years-old and worked in Camden Goods Yard in the 1950s. He was withdrawn from duty at Newmarket in March 1967 at age 24.

Note: text from kind contribution by Peter Darley



*Historic photo of a horse at work*



# 1.0 Site and Historical Context

## 1.5 Camden Markets today

The GLA report 'Understanding London's Markets' Nov. 2017, acknowledges that the markets sector is flourishing, but although many markets are thriving, there are challenges for markets to maximise social value, to evidence it to unlock further investment, and to ensure that the way markets change benefits all Londoners.

Markets are public spaces not only for selling and buying but also with vibrant social character stemming from the range of free activities which happen in market sites. They are historic spaces with a strong place identity for the community that has evolved over time.

The Stables Market used to exhibit large horse sculptures that attracted many visitors and were the highlight of many excursions to the site as largely reported on the web:

*'The coolest thing about it all is Stables market. It's a great testament to London culture, when the area is made current without trampling over its history. From a horse hospital to a vintage clothing market; the old engravings in the wall and the huge horse sculptures give the market character and an odd sort of beauty.'*

Camden Market, Camden Town  
Posted by: Excited About Lunch on July 4, 2013

*'With a nostalgic moment successfully fulfilled, I walk outside and head to the adjacent Stables Market – a behemoth sprawled through a maze of buildings, old and new, plus some catacombs with Victorian brick arches dating back to 1854. Through them all are dotted large equine statues made of bronze. They are a reminder of the past purpose of this place, where the horses, used to drag barges and freight along the Regent's Canal, used to be housed and taken care of.'*

Camden Town, London – How to Spend a Day Exploring the Markets  
Posted by: Rossi Thomson on January 17, 2016

*'This place gets its name from its previous incarnation as a horse stables and hospital. A network of stable blocks, horse tunnels, tack rooms, saddler's workshops and a horse hospital were once on the site now known as Camden's Stables Market.'*

Strolling around in Camden Town  
Posted by: Louise on January 23, 2017

*'I can remember visiting Camden Lock Market in the late 70s and early 80s at the height of the New Romantic craze. All I can remember was visiting stall after stall selling either Victorian trinkets and antiques or vintage lace dresses. Camden has come a long way since then and a long way since being the centre of the Gothic explosion in the late 80s and 90s. (Did I mention I bought two pairs of Dr. Martens boots in Camden?) I'm so glad to see it going strong and think that the redevelopment of the Stable Market has been a good thing (even if the massive horse statues freaked me out).'*

An endless afternoon in Camden Town  
Posted by: Emm in London on May 31, 2011

*'Further to the post below complaining about the lack of craft touches in London, I now have to eat my words. The rebuilt stables at the north end of Camden Market are a sight to behold. Virtually everywhere you turn there are massive bronze statues and friezes of horses, ostlers, stableboys, guardsmen and others whose lives were entwined with horses. The old horse hospital and the labyrinths beneath them are now filled with such touches. It's a fitting memorial to the horses who pulled the canal barges here.'*

The Horses of Camden – London, Observatory  
Post by: Christopher Fowler 'an award-winning novelist who would make a good serial killer' according to Time Out on December 17, 2009



*'I love horses – especially this one!', 2017*

Image Credit: 'Louss loves London. Accessed at <https://louiseloveslondon.com/1838-2/>.



# 1.0 Site and Historical Context

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*'Camden Catacombs are a series of underground passages which lead the horses from the Stables Market through to the Tube (rail) station. When wondering through the Stables section, the newer additions include sculptures and statues of horses in humorous positions.'*

Camden Market: Best Street Market in London  
Posted by: Tessa Schlesinger on December 5, 2016

The proposed new horses aim to brighten the atmosphere as the former ones did, this time in an informative, educational, and artistic manner. Labtech seeks to provide vibrant spaces and attractions to draw more visitors contributing to the dynamic and vitality of the Market.



*Photo of a former horse statue in the Stable Markets, 2010*

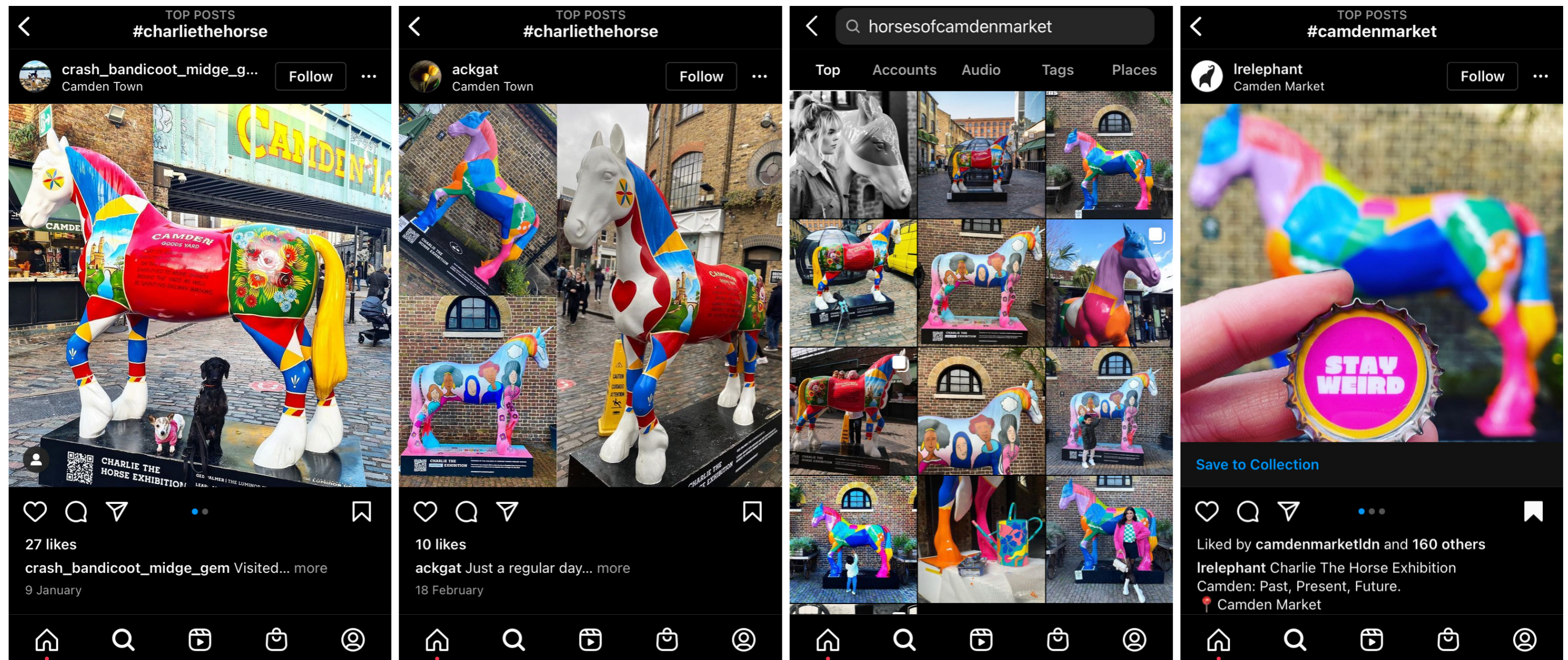
*Image Credit: Kim Traynor. Accessed at <https://www.geograph.org.uk/photo/1712752>*



# 1.0 Site and Historical Context

The horses have brightened the atmosphere as the former ones did, this time in an informative, educational, and artistic manner. The statues have been very successful with the public, with many pictures appearing in social media regularly. Labtech seeks to provide vibrant spaces and attractions to draw more visitors contributing to the dynamic and vitality of the Market.

#CHARLIETHEHORSE #HORSESOFCAMDENMARKET





SECTION

# 2

*Proposals*

# 2.0 Proposals

## 2.1 The Horse Sculptures

There is no easier way to show how magnificent Clydesdale horses that historically worked in the Stable Markets were than with a life-sized sculpture. Three of these shire horse design sculptures were installed around the Market with QR codes on the statue's base, telling visitors more about the history of the Market and the buildings they see around them.

Camden Goods Depot brought employment and industry to NW1 on an unprecedented scale, and the operation of the railways required the use of horses for pulling trains, train parts and barges along the canal. The trusty steeds were also used for transporting goods and passenger luggage. All this information is displayed in the app tour accompanying the sculptures.

There are three shire horse design sculptures in total, and each statue arrived to us as a blank canvas, allowing for a complete redesign of the 'skin'. Artists Julie-Ann Pugh and Ged Palmer designed two of the horses. Ged Palmer reflected on Camden's Past using the decoration motives of the canal boats, whilst Julie-Anne Pugh took inspiration from the horse tunnels layout and adapted it into the Market's vibrancy using colour. The third horse is of the winning design by Richard Cobden Primary School, as part of the STEAM Borough-wide competition for secondary schools in Camden reflecting on the theme "Camden: Past, Present and Future" interpreted by artist Captain Kris.

The designs submitted by Richard Cobden Primary School, Torriano Primary School, Brecknock Primary School and Primrose Hill Primary School were judged by Camden Market representatives, Camden Council, a heritage representative, and a local community organisation. The judgement criteria were concept, creativity and originality, quality of artistic composition and overall impression of the design.

Camden Market held an unveiling event of the third horse for the participating schools and their families with The Mayor of the London Borough of Camden, Councillor Sabrina Francisof. The event was accompanied by a temporary exhibition of all the schools' design submissions and ran throughout the half term.

The sculptures are designed to be tactile, so that children are able to understand the size and stature of these animals. They are subject to the same rigorous cleaning routine as all other high traffic contact points at Camden Market. The horse sculptures are made from fibreglass. They are 2m in height, 2.5m in length, 1m in width and are approximately 95kgs with a weighted base.



Camden Open Air Gallery / Julie-Ann Pugh  
L225cm x H200cm x D90cm



Luminor Sign Co / Ged Palmer  
L225cm x H200cm x D90cm



Sugar for my Soul / Captain Kris - Winning Design by the children of 'Richard Cobden Primary School'  
L225cm x H200cm x D90cm





# 2.0 Proposals

## 2.2 The Interactive Trail

This free, self-guided tour allowing families to travel around the Market with a progressive web app (PWA) guide, discovering the architecture and horse sculptures for themselves in a trail that will take between 30-45 mins to complete.

The PWA guide allows families to use their own phones to guide them around the trail conveniently and hygienically. The revolutionary technology allows for easy use with a tailored experience including customised content access to a range of media such as videos, audio, images, text, geolocation specific information, and route guidance. Imagineear developed the app.

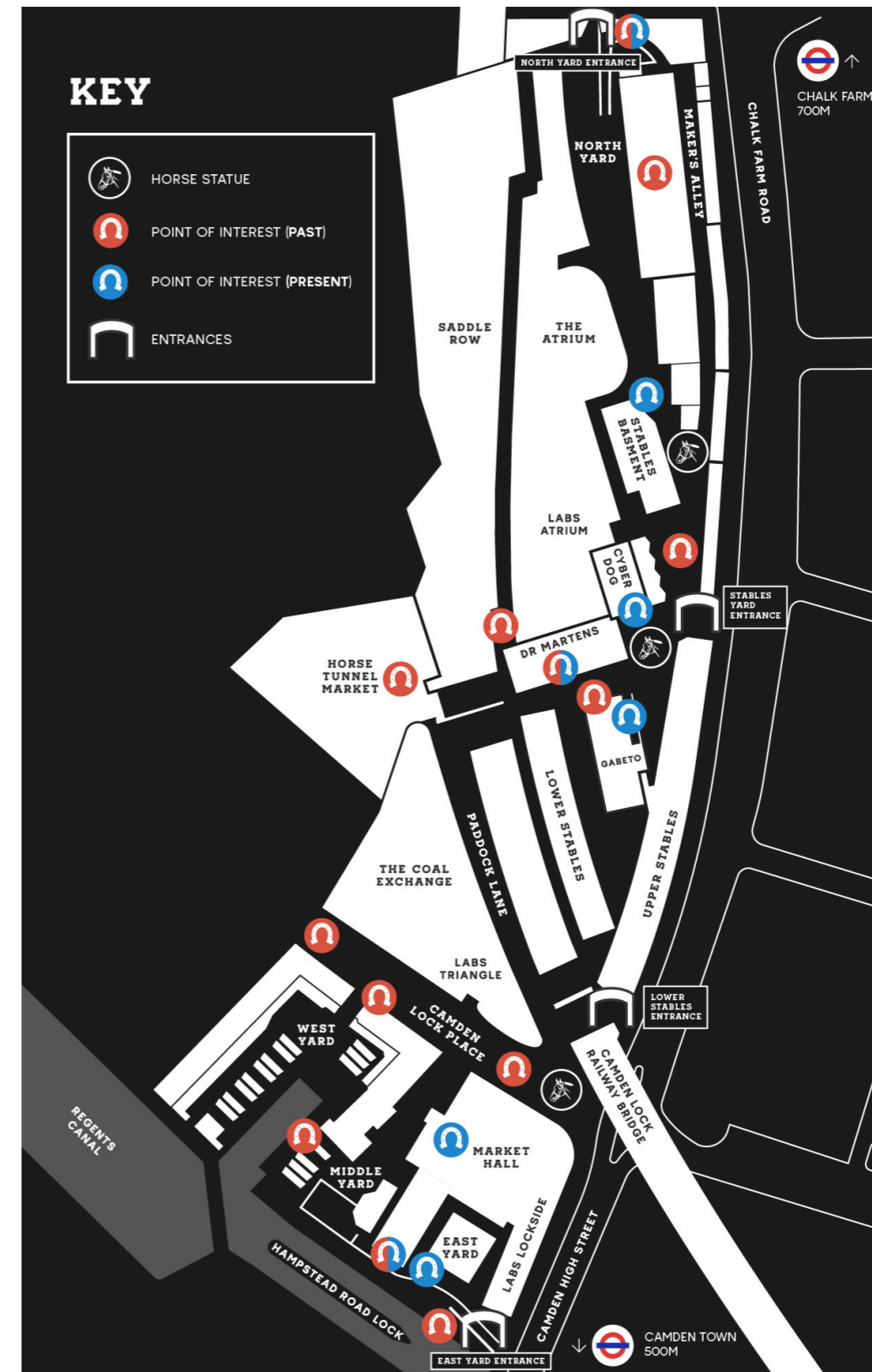
The trail comprises 18 points of interest (excluding the horse sculptures) that tell the past, present and future stories of the Stables and Camden Market in a fun, engaging way. The trail is self-led, with a built-in map that families can follow to find the various points of interest, including information of the stable's history, old vs new comparisons, artist spotlight, quizzes, action points and promotions for local traders. Each point of interest is marked out in the Market by a non-permanent, horseshoe-shaped vinyl. The app features a timeline of the market's history from 1790's till nowadays.

Horseshoe shaped vinyls signage placed on the cobblestones at points of interest, made from durable and hygienic vinyl (secure mounting will ensure these are not a trip hazard and will allow for the complete removal without damage to the cobblestones and granite setts).

To date nearly 700 visitors has experienced the app tour.



Please scan to experience the web app tour.



Above shows is the interactive app tour map developed.

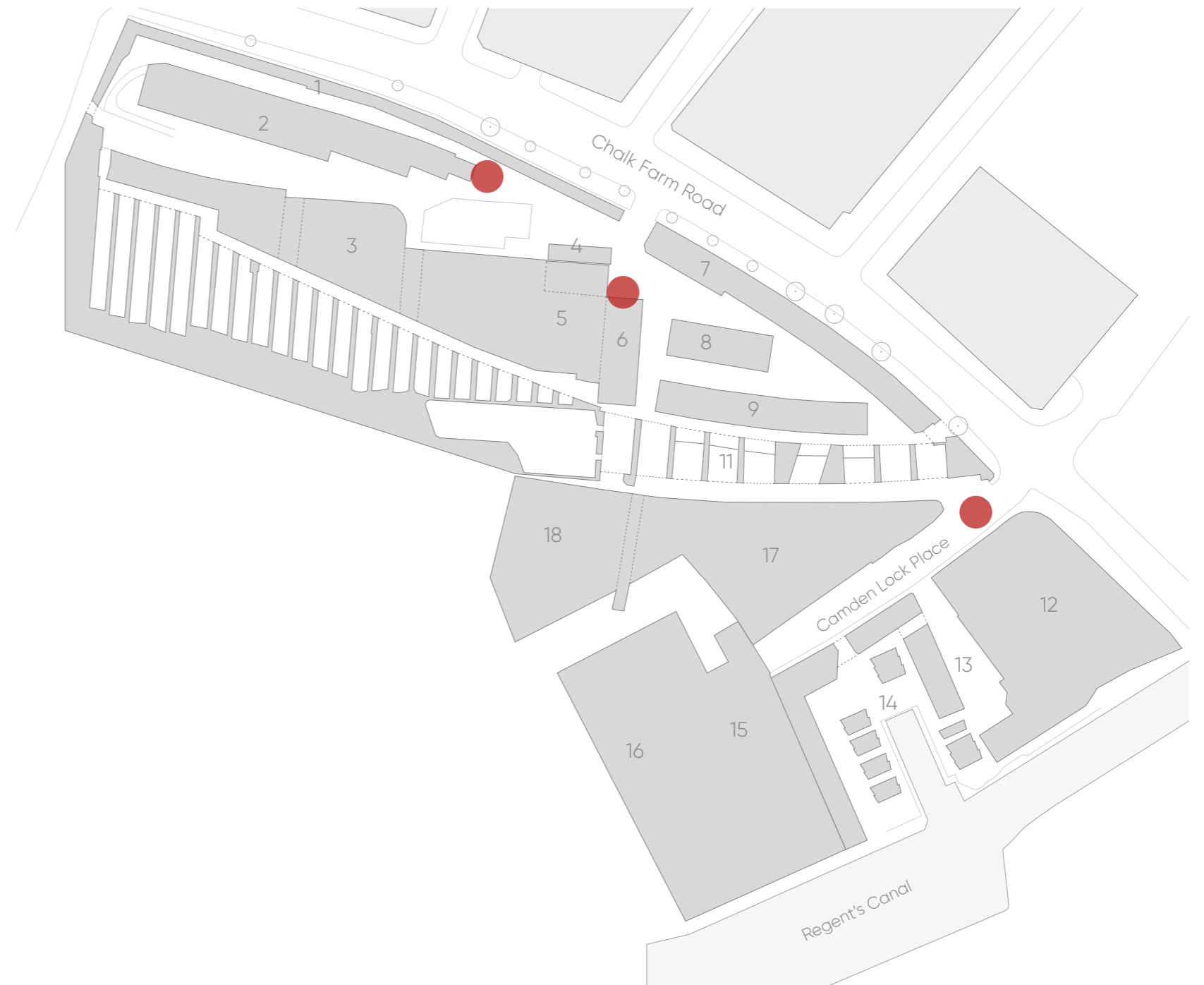
# 2.0 Proposals

## 2.3 Horse Statue Locations

Art installations are an unobtrusive way to tell the story of the Market, from its industrial roots to the iconic tourist destination that is loved today. The three proposed horse statues and the interactive trail will:

- Continuously encourage a local, London audience back to the Market by creating a new reason to visit (our Saddle Row umbrella installation has been Instagrammed over 10k times and covered by popular London Instagram channels such as @London where it received 50k lives). This will support the weekday trade.
- Tell a non-language based history of the Market (47% of visitors do not use English as a first language, so art can help to tell the story without words, preserving it for generations to come).
- Support local artists, schools and talent, by enlisting them to consult on and create Market artworks
- Create focal points for the Market that encourage a better flow of traffic throughout the site, encouraging visitors to travel to parts of the Market where footfall is naturally low. This will encourage a more organic 'exploration' of the Market, whilst also supporting the trade of businesses in quieter areas.

The horse statues have been relocated from their original location due to the understanding that they are a focal point of interaction, and positioning near the entrances draws people to stay around, take pictures, and log in to the web app history trail. Moreover, the previous positioning had disturbed the market's deliveries and ongoing work.



Site plan showing the proposed statue locations and information screen

### LEGEND

 Horse Statue Locations

1	Makers Alley	10	The 99's
2	Horse Hospital	11	Arches
3	Atrium	12	Market Hall
4	Gin Stalls	13	East Yard
5	Gin House	14	Middle Yard
6	Tack Room	15	East Vaults
7	Chalk Farm Building	16	Dead Dog Basin
8	Long Stable	17	Triangle
9	Provender Store	18	Horse Tunnel



# 2.0 Proposals

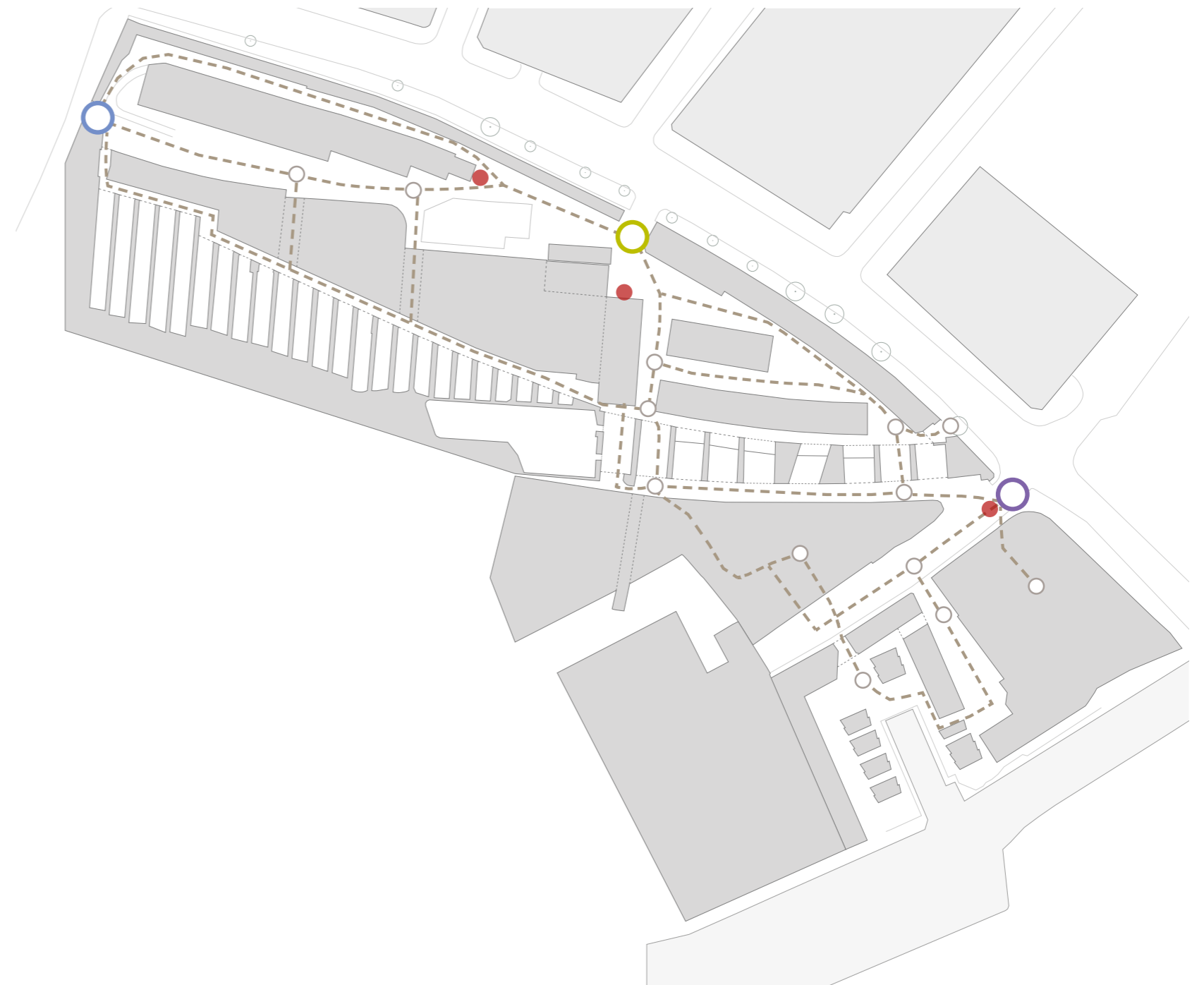
## 2.4 Access and Operational Management

### Access

The positions for the horse statues have been strategically chosen to highlight the historical narrative of the working horses which can be woven into the interactive activity trail. They have also been carefully positioned in open areas which do not have high levels of pedestrian traffic, allowing for visitors to pass freely around the statues or stop and engage with them without obstruction.

### Operation and Management

The statues, and interactive trail opened in the summer of 2021 to run for 12 months. The interactive trail is operated and monitored by Imagineear, the users log into the guided tour using their phone supported by Camden Markets' free wifi. It's covid safe as it is an open-air activity across the market with no touchpoints. The horse sculptures are coated to resist weather constraints.



Pedestrian access plan (not to scale)

### LEGEND

-  North Yard entrance
-  Stables Main Gate entrance
-  Camden Lock Place entrance
-  Main intersection point
-  Pedestrian route
-  Horse Statue Locations



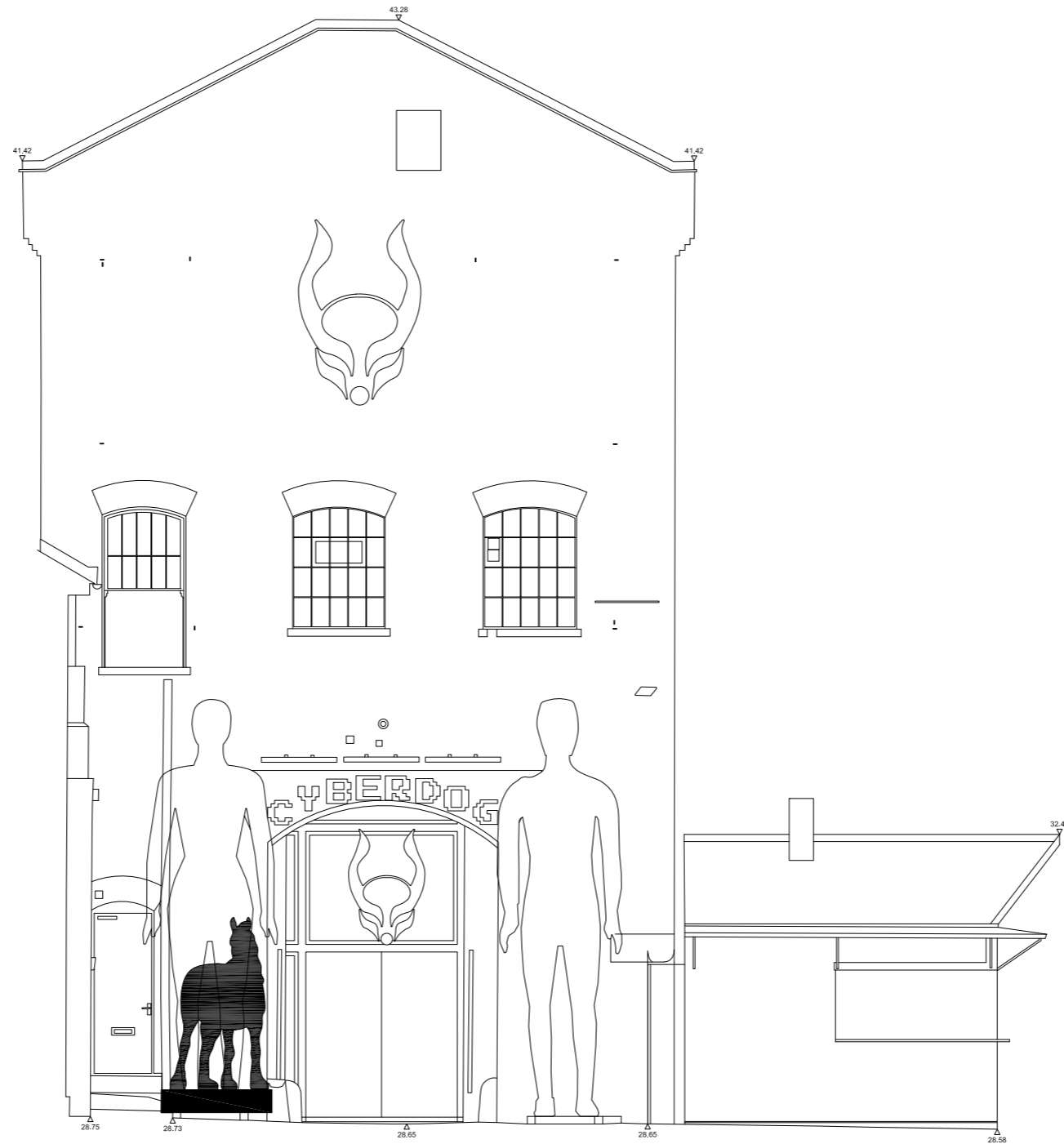
# 2.0 Proposals

## 2.5 Camden Lock Place | Proposed Elevation



# 2.0 Proposals

## 2.6 Stables Yard | Proposed Elevation





# 2.0 Proposals

## 2.7 North Yard | Proposed Elevation



SECTION

3

*Planning Considerations*

# 3.0 Planning Considerations

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

## 3.1 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 which 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 possess. 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.*

Horses are the reason why the site was built as it is, and the statues and activities are planned to understand the history and character of the place. We believe that this will be of great public benefit in the appreciation of our common past and why these historic buildings are so important.

## 3.2 The National Planning Policy Framework (2021)

*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.*

*202. 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, where appropriate, securing its optimum viable use.*

We believe that the proposed statues, exhibition, and activity trail will contribute to a better understanding of the historic environment and the continued success of the market hence securing the markets, and the heritage assets within for the long-term future.

## 3.3 The London Plan (2021)

Chapter 1 Planning London's Future (Good Growth Policies)

*1.0.9 This London Plan takes a new approach. It plans for growth on the basis of its potential to improve the health and quality of life of all Londoners, to reduce inequalities and to make the city a better place to live, work and visit. It uses the opportunities of a rapidly-growing city to plan for a better future, using each planning decision to improve London, transforming the city over time. It plans not just for growth, but for Good Growth – sustainable growth that works for everyone using London's strengths to overcome its weaknesses*

Policy HC1 Heritage conservation and growth

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

## 3.4 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 [...]*

Policy D2 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 proposed statues and activity trail has been designed taking into consideration the above policies and guidance. The significance of the heritage assets in the site will be beneficially affected by the proposals since the public will be able to know about their history and reason to be.

We believe that the proposals will contribute to the continuous appreciation of our heritage assets, hence safeguarding the significance the stables complex hold for present and future generations.

SECTION

# 4

*Conclusion*

# 4.0 Conclusion

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## 4.1 Summary of Proposal

The proposed retention of the horse statues and activity trail will continue to create greater connections between the local community, visiting public and the historic environment, contributing to a better understanding and appreciation of the unique character of the market in general and the heritage assets in particular. The proposal encourages families in our community to engage with the local history in a fun and interactive manner. It is also our hope it will create more opportunities to connect with and support local artists, schools and talent, finding pride in the outcome exhibited in the Market.

It is therefore considered that the proposals will be of high benefit not just to the local community and general public but to the markets and traders at large, driving footfall to the markets and ultimately supporting their vitality and their function, and the livelihood of our traders.

The long-term success of the markets and tenants will also support the preservation and enhancement of the historic structures and their setting, in compliance with the principles of the NPPF and local policies.