



4.8 Soft Landscape

The drawing to the left identifies the five trees on or immediately adjacent to the Site. Due to the historic character of the Site, there are very few areas of soft landscaping, limited only to very poor quality planting beds around T4 and T5 trees. It is proposed as part of the wider public realm works that these later beds are removed and replaced with tree grills more suited to the hard landscape character setting.

T1 and T2 are Willow Trees that are specimens of significant value to the character of the Market and the canalside setting. T4 and T5 whilst of lower quality, bring some relief to the hard character of West Yard and as such are retained on the proposed scheme.

Tree T3 is removed from the proposed scheme and is highlighted in red. It had been classified as Category C1 and is therefore considered to be of low quality. T3 does have a Tree Preservation Order protecting the tree so approval will be sought from the Local Planning Authority prior to any tree works being undertaken.

It is anticipated that there will have to be minor works to lift the northern canopy of T2 to facilitate the proposed bridge across the basin. Approval will be sought at such time as is necessary.

For further details, please refer to the Arboricultural Report prepared by AECOM Environment on behalf of the Applicant.



Existing plan show tree planting



Camden Lock Place:

- 01. Mixed granite setts dating from 1830-1850s
- 02. Setts and curb stone dating from 1830-1850s
- 03. Original setts re-laid at a later date
- 04. Contemporary setts from 1990s

West Yard:

- 05. Small format mixed granite setts dating from 1830-1850s
- 06. Larger setts and original basin edge stone from 1850s
- 07. Small format pink granite re-laid at a later date
- 08. 1990s York stone paving

Middle Yard:

- 09. Large format rounded pillow edge setts from 1840s
- 10. 19th century setts forming drainage channel
- 11. Medium format 19th century setts
- 12. Granite setts forming steps from 1840s



East Yard:

- 13. 1830s/1850s
- 14. Mixed format granite setts from 1830s to 1850s
- 15. 1990s York stone slabs
- 16. Concrete and asphalt horse creep

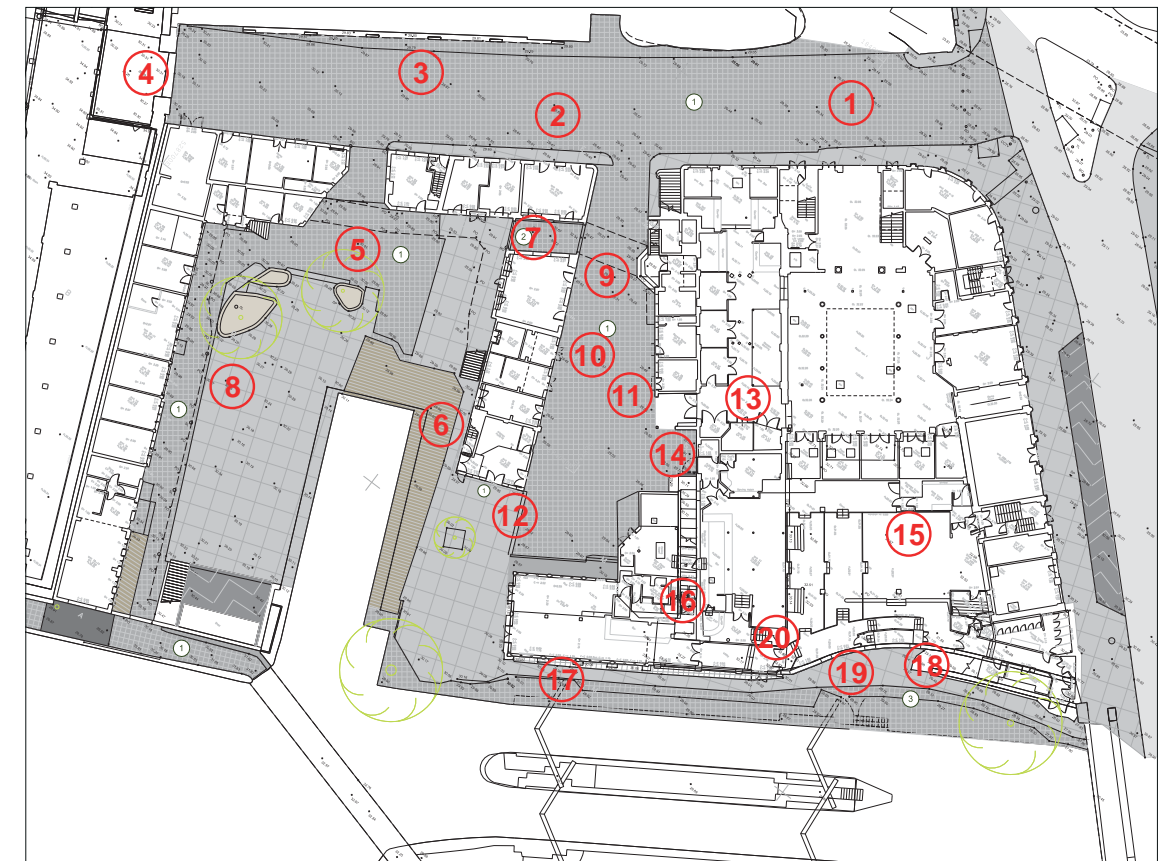
Canalside:

- 17. Small format setts with brick course and PCC slabs
- 18. Medium format setts re-laid at a later date
- 19. 1990s York stone slabs
- 20. 1990s York stone slabs

4.9 Hard Landscape

The existing granite setts are one of the most significant heritage assets on site and help to create the unique and exceptionally fine urban setting of the Market along the canal. The photographs adjacent are a survey record of the key types of surface finish across the public realm and different character areas.

The historic setts date from the mid-19th Century but there are a variety of different setts, presumably laid at different times reflecting the changing footprint of the basins. In more recent times original granite setts have been relaid as required and large areas of York stone slabs have been placed around East and West Yards.



Existing plan highlighting photograph locations



4.10 Public Realm Character

The key design challenge has been to carefully balance the heritage value and character of the existing setts with the access expectations of the 21st century.

The public realm is the single unifying element across the whole site, and one of the most significant heritage assets, creating the unique and exceptionally fine urban setting along the historic canal. In order to maintain the character of the setting, it is important to retain as many of the historic granite setts as possible. The uneven, worn and rounded surfaces of the setts pose a significant challenge to less-abled and especially wheelchair and pushchair users. The proposal therefore seeks to balance the needs of all users whilst retaining as much of the historic character as possible.

The majority of granite setts will be carefully lifted and stored during construction. They will be assessed in terms of their suitability for future use and if possible relaid in accordance to the landscape proposal adjacent. Essentially where fully accessible routes have been identified earlier in the masterplan principles, larger granite slabs will be used to allow for easier navigation by wheelchair and less-abled visitors. Everywhere else will see the historic granite setts relaid, this is mainly in large centralised areas of the character spaces. When the historic setts are relaid they will be laid on a new sub-base which will reduce maintenance requirements and allow for a more even surface.

The proposed alterations to east-west routes and reorganisation of the Middle Yard area will provide improved sightlines across the site allowing for improved visitor way finding and less congestion. The opening up of the East Vaults will also ease congestion by ending the currently dead-end route along Camden Lock Place. This should also ease congestion at the south-western entrance to the West Yard.

In addition to accessibility, way-finding and retention of historic character, it is important that the proposals provide spaces to sit and rest to allow visitors to enjoy the food they purchase on site and to watch the theatre of the market itself. This has been challenging to provide within such an intimate and congested site but will be provided through the proposed grand stair and pavilion structure in the south west corner of the site. This provision is extended to the upper levels where a terrace, widened walkways and bridges allow for tables and chairs overlooking the West Yard.

It is also intended that a reorganisation of market stalls within West Yard will allow not only for improved wayfinding but also to expose the existing basin which is currently obscured by a wall of market stalls.

In summary, the proposals seek to retain much of the character of the existing site whilst improving accessibility throughout the site. This will increase opportunities for visitors to continue to enjoy the market spaces through new routes and bridges, increased visibility and places to simply rest and watch the theatre of the market.

