

Dear Kathryn

I am writing to you on behalf of the Regent's Canal CAAC in regard to the above application.

We are currently assembling our comments and will be submitting these in the next week. One feature of the applicant's proposals that gives us some cause for concern is the treatment of the walkway that crosses the site at first floor level from the New Market Building, across Middle Yard as a bridge, across the new range of buildings forming the west side of Middle Yard, and across West Yard as a bridge to terminate on the new one storey building, from where a broad set of stairs lead down to ground level.

This walkway creates a very strong east-west feature that severely challenges the north-south orientation of all the rest of the market. It seems contrary to the Design Principles set out in the Design and Access Statement. Of even greater concern than the impact on the character of the market is the walkway's impact on the Roving Bridge. The Roving Bridge is an iconic feature of the area that is popularly known as Camden Lock, and is arguably the most important feature in that area. It is a highly significant structure in heritage terms, and a candidate for upgrading from II to II\*, an objective that we have been pursuing for some time. The new bridge will be particularly unhelpful in achieving this objective. Apart from its architectural impact, so clearly seen in the artist's impression view from the Roving Bridge, the new bridge obscures the views of the Roving Bridge from the north, as can be appreciated from the view attached, taken from the Design and Access Statement.

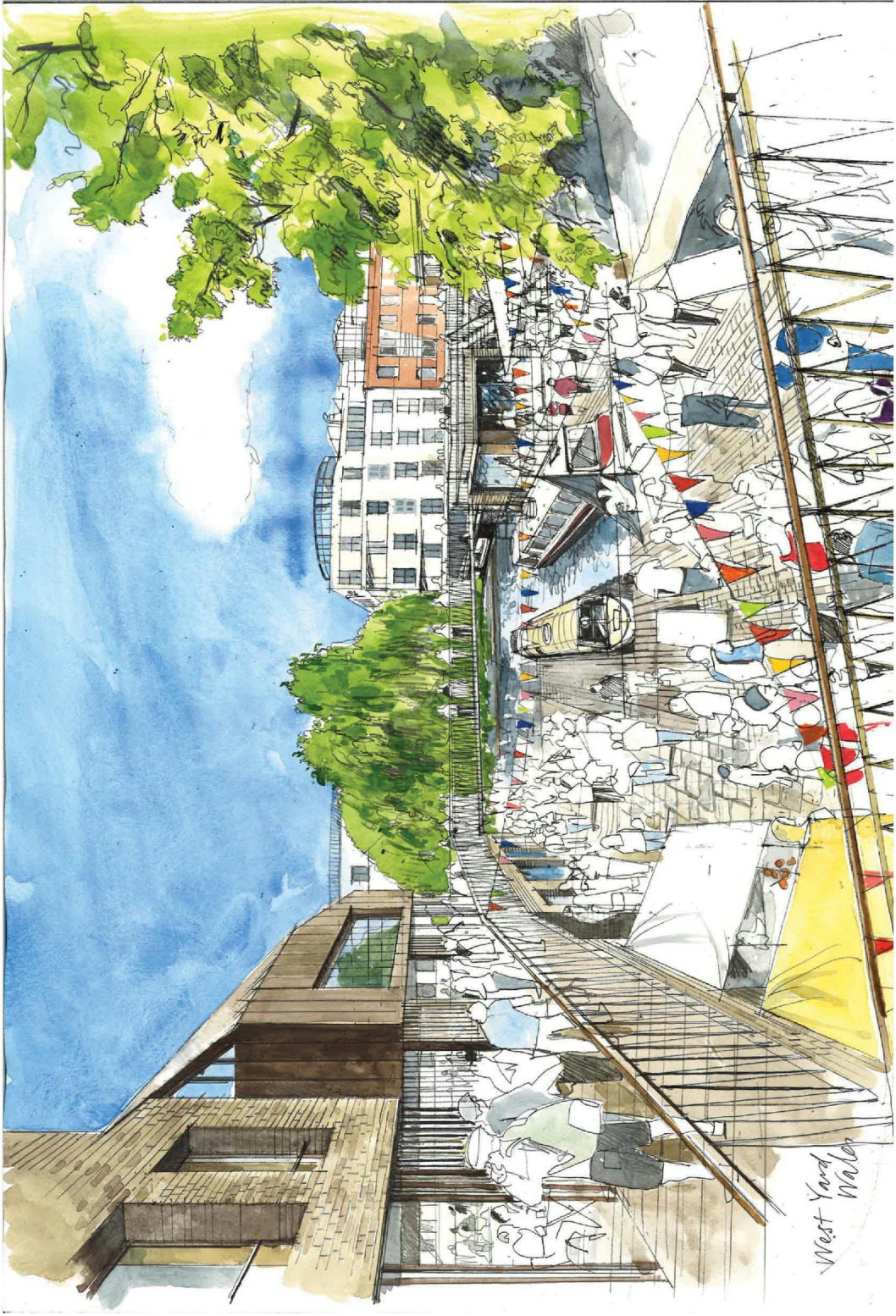
We can see that, in principle, there is a very obvious need for such a passage across the site. However, the solution, apart from having the impacts already described, is compromised by what locals (ie those who may wish to avoid the market) must go through at its west end where they will be required to negotiate a set of stairs through crowds of diners before reaching the bottleneck that is the exit onto the towpath.

In contrast to the applicant's justification of the new buildings, notably the range between West and Middle Yard, this major new feature has been entirely ignored in any discussion of design development in the Design and Access Statement. The only discussion is in regard to materials. It is difficult to avoid the impression that the architect would not have included this feature unless it were a requirement of his brief. We have queried this with the

applicant and have been advised that the walkway is a Camden requirement. We have therefore been unable to exert any influence on the design of this feature, which has such an important impact on the Conservation Area.

We would welcome any information you can give us in regard to your requirement for such a feature.

With regards  
Peter Darley



West Yard Walk