
3.0 Design Response

3.1 Plan Layout

Existing Layout

The existing layout comprises of 34 stalls, arranged in linear clusters from Regent's Canal to the direction of Camden Lock Place.

There is a free standing bar stall to the north of the site near the entrance from Camden Lock Place.

The busiest areas, the entrances from Camden Lock Place and the south-east entrance from the canal towpath, are constrained in terms of space and provide bottle-necks for circulation.

The existing planters around the trees to the north of the site provide further constraints regarding the flow of pedestrians.



As existing





Proposed Layout

The proposed layout releases the bottle-neck to the north-east entrance, by removing two units and replacing them to the west side of West Yard. This allows for better flow of pedestrians, accessing West Yard from the canal towpath.

The rearrangement of the planter to the north of the site also improves the circulation by allowing more open pavement within the public realm.

The number and location of units is consistent with the existing 34 stalls.



As proposed



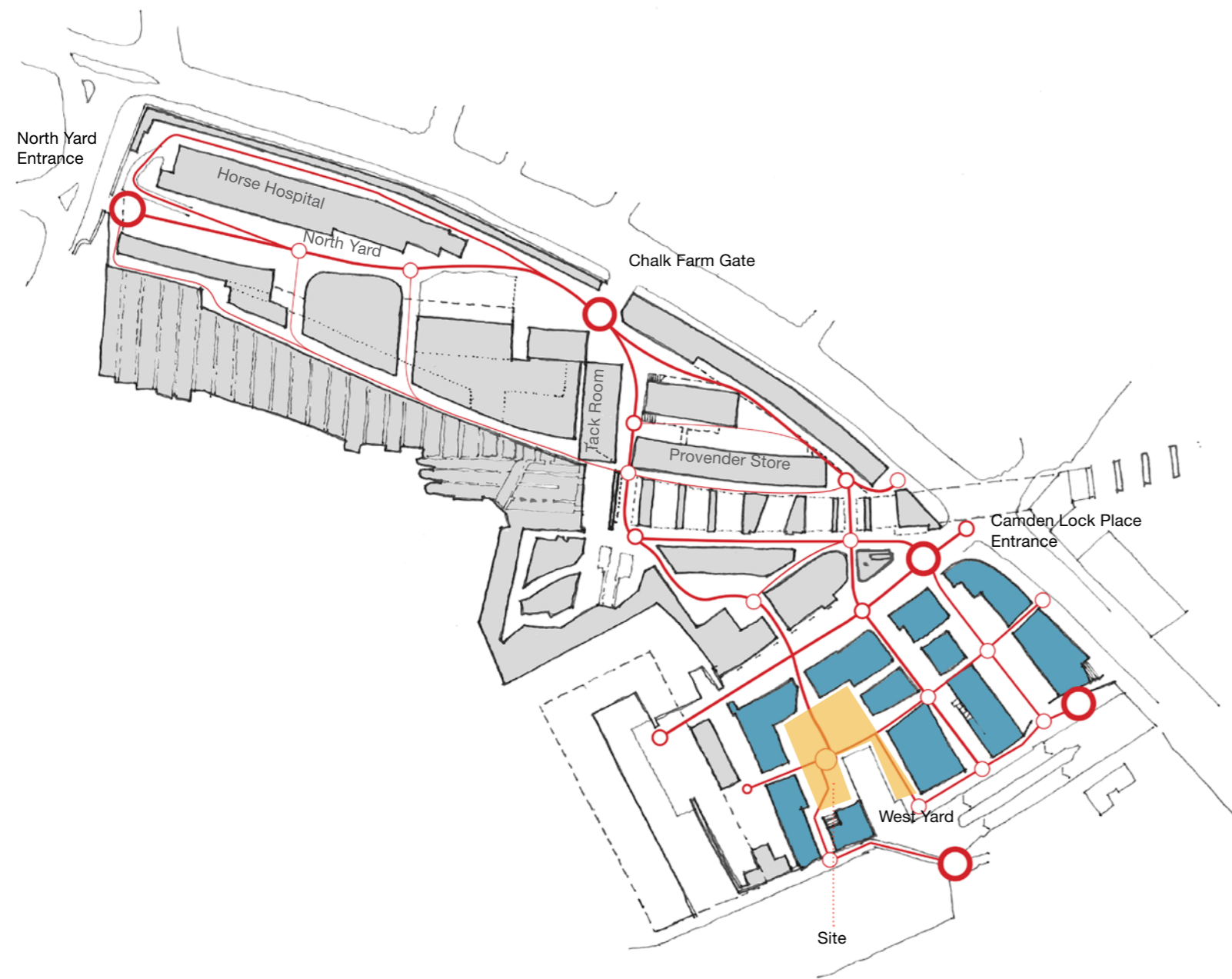
3.2 Masterplan Principles





PROPOSED ACCESS & CONNECTIVITY

The adjacent diagram highlights connections to the wider context and key points of access to the site.

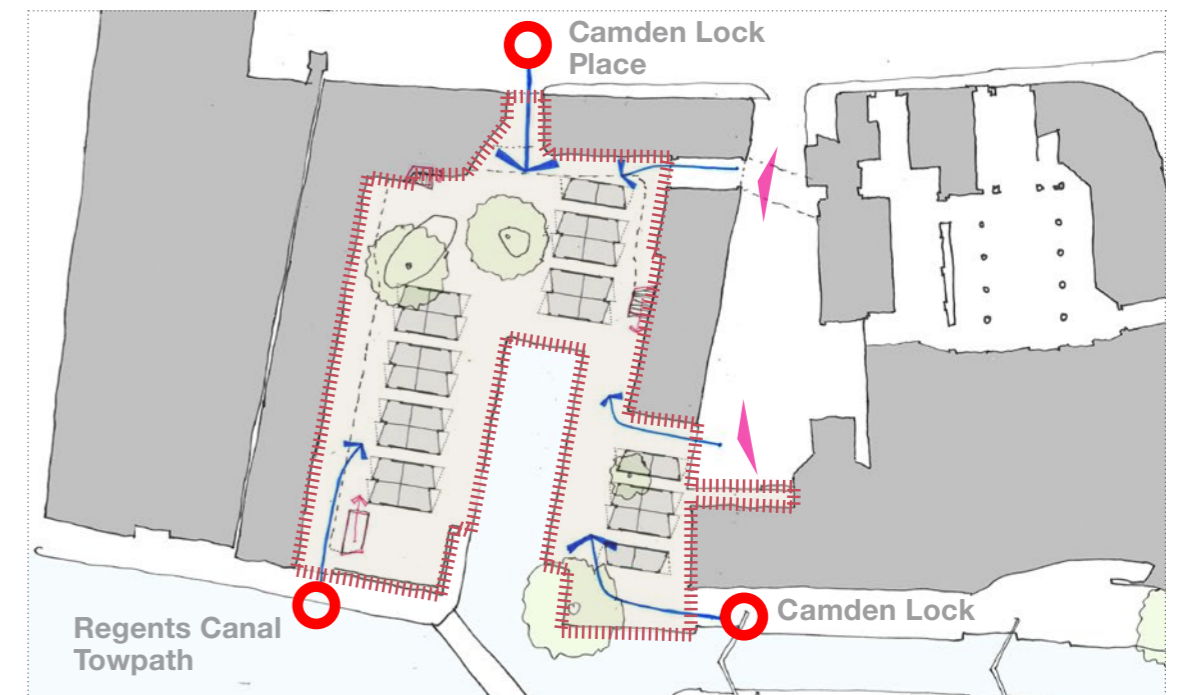
As indicated on the diagram, the proposed stalls are set within close proximity to the Camden Lock, and a point of confluence for visitors moving through West Yard towards Camden Lock Place and the Stables Market.

The layout represents a direct replacement of the existing stalls, located in the same areas, but with improved legibility and construction. Key access points and circulation are maintained throughout the site.



-  Key Public Entrance
-  Nodal Intersection point
-  Pedestrian Route
-  Approved CLM Scheme

Access and connections diagram within context of consented Camden Lock Market Scheme (2015/4774/P)



Main Site Access points

3.3 Proposed Site Permeability

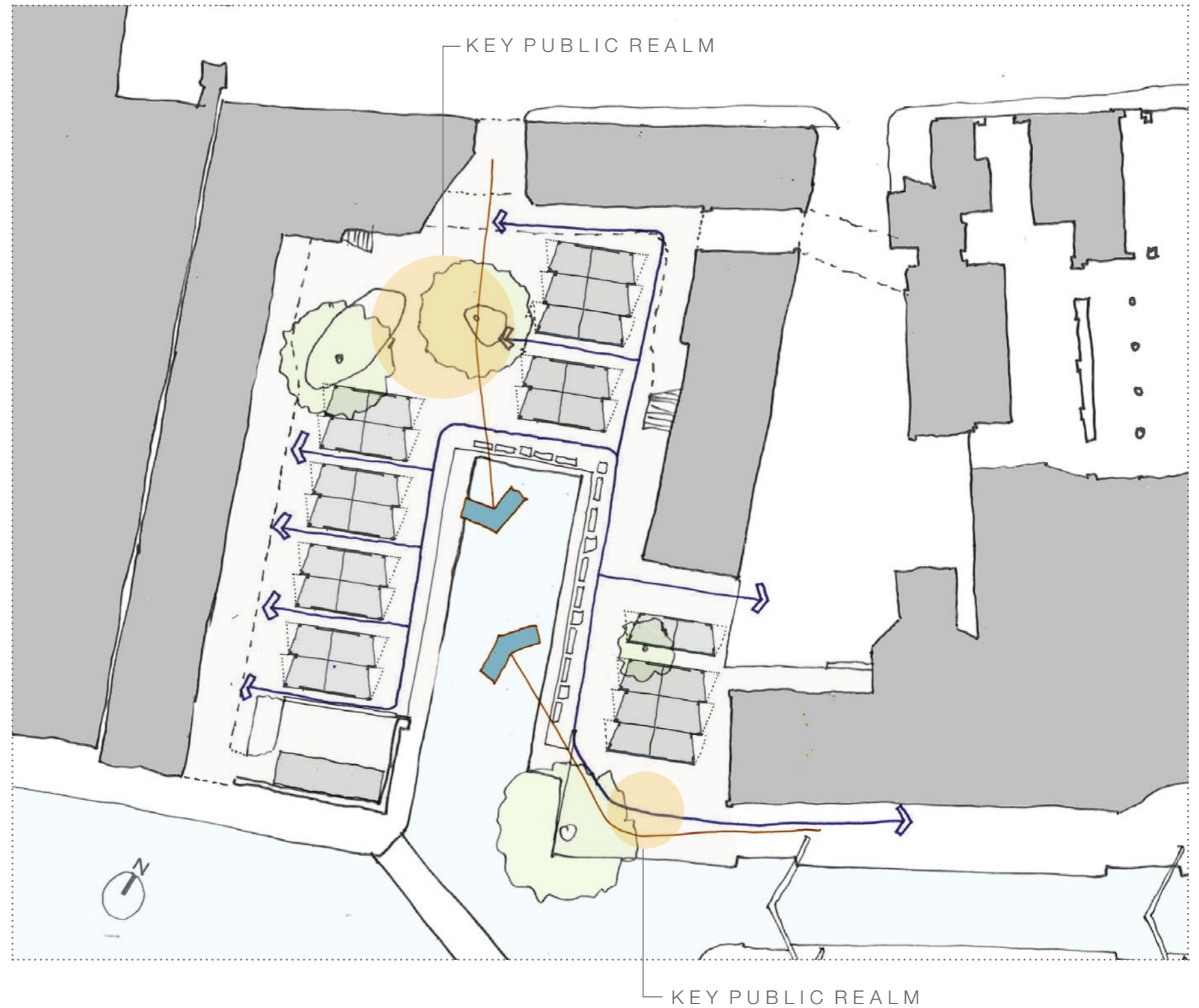
The proposed temporary layout aims to maintain and improve circulation and key public realms within the West Yard.

Two areas of focus are indicated on the sketch plan, highlighting the importance of key views of the historic market context and water's edge.

To the eastern entrance from the canal towpath, additional space is given to open up the corner and promote views across the basin towards the Interchange building.

To the Northern entrance from Camden Lock Place, a clear viewing path maintains visibility of the Regent's Canal and Roving Bridge.

Key circulation space around the basin is also maintained (highlighted in blue), whilst routes between units create a visibly permeable and active frontage.



3.4 Concept Model

A physical 1:100 site model indicatively shows the proposed layout. Permeable frontage, key circulation routes and public realm areas are maintained and improved to promote views of the historic context and Regent's Canal.



Model Photographs: Proposed Layout Aerial & Plan Views

3.5 Landscaping Strategy

Overall, it is proposed that a majority of the soft and hard landscaping stays intact, with the exception of the tree planters within the NW side of the site. The planters create an awkward relationship to the public realm, serving no purpose and offering no advantages in their current form. It is there proposed that the planters (1 & 3) around the notable trees are reduced in size with the cobbles and stone re-laid and aligned to suit the new shapes, with the remaining planter (2) to be removed and replaced with paving.

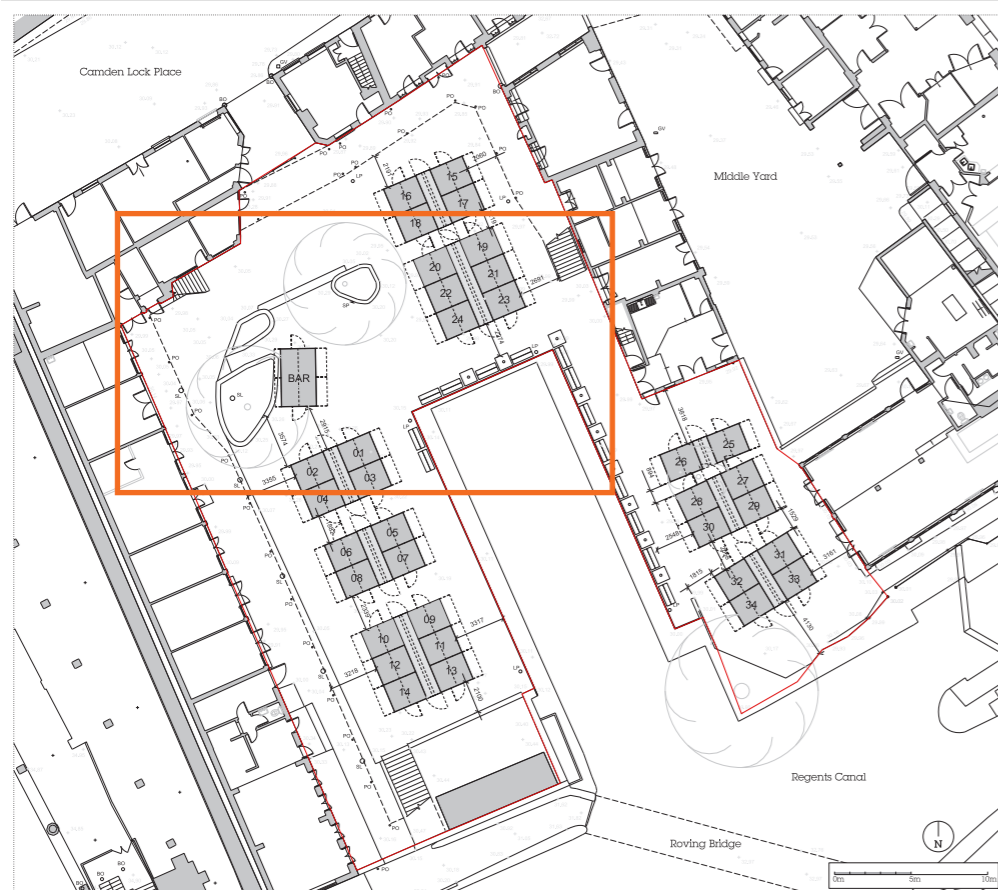
Reducing the planters enhances the circulation and openness of West Yard, allowing for a better flow of people, and omits any potential for rubbish and waste to be left in the current redundant planters.



Existing planters - Plan



Proposed planters - Plan



Existing reference plan - Not to scale