

The Applicant has undertaken a comprehensive programme of local consultation with the surrounding communities, local councillors, historians, and business owners, ahead of submitting this application.

The consultations have been taken in the form of one-to-one meetings, public exhibitions, canal boat trips, online meetings and public webinars.

The objectives of these consultations were to fully explain the context for the proposals, present the designs for the proposals and to engage with a wide cross-section of local stakeholders, and properly consider and respond to comments and questions raised.

The London Borough of Camden (LBC), LBC Design Review Panel (DRP), local residents, market traders, Historic England (HE), Canal & River Trust (CRT), and the Greater London Authority (GLA), and local schools have been consulted about the proposals. The Applicant is also engaging with its STEAM partners.

Generally the feedback has been positive, especially the renovations proposed within the east vaults and dead dog basin. the opening of these areas to the public have been highly commended by the consultees.

Consultees have been supportive of the principle of the observation wheel, as it is intended to be a temporary structure. however queries have been raised about how structural supports will be used.

it is our aim to keep carefully design any supporting structure to minimise impact the existing fabric, and ensure that once the wheel has been dismantled and removed from site, any disturbance will not be visible.

Consultation also includes Castlehaven Community Centre and Camden Town Unlimited, RCAAC, Hawley Wharf Working Group and TRACT.



SUMMARY OF KEY STAKEHOLDER FEEDBACK:
.....

Canal & River Trust, 22.03.2021:
.....
The Trust has no objection to the principle of the opening of the Dead Dog Basin and East Vaults.

Concern over the covering of the basin at West Yard (Dingwall’s Dock). The basin should be integral to the proposals.

Concern of the risk of physical harm to the historic fabric of the basin and surrounding cobbles which the proposed temporary observation wheel may cause.

Concern over the visual impact the observation wheel would cause within the setting of designated and undesignated historical assets.

Clarity required on improving accessibility around the observation wheel on West Yard.

Unclear on how the proposals would attract the local community or how this would encourage the public to stay longer in the area, and the existing basin is itself a draw for visitors.

Canal & River Trust, 25.01.2022:
.....
The trust welcomed the new scheme which allowed the basin to be largely uncovered.

Further technical details on the structure for the foundations for the wheel would be required at the application stage.

The trust would welcome the activation of the open basin at West Yard.

Historic England, 27.01.2022:
.....
Generally positive feedback and no principal objections to the installation of the temporary observation wheel.

Very positive about the design development of the wheel, especially the proposal to keep the West Yard basin open.

Activation of the open basin at West Yard would be welcome.

HE did not raise any significant concerns over the visibility of the wheel during the meeting but would need time to reflect on views.

Design Review Panel, 18.06.2021:
.....
Overall the scheme was seen as an exciting development of the area.

The proposals to open up Dead Dog Basin and East Vaults to the public was very positively received and this served as a great public benefit to the area.

Reduce the lighting within Dead Dog Basin.

Show more detail on the lighting strategy to the East Vaults.

No objection to the principle of the temporary observation wheel.

Clarify the strategy of the Observation Wheel, including pedestrian flow around West Yard and across the canal towpath, and the height and size of the wheel itself.

The DRP felt that the observation wheel base should not be covered to this extent, and the structure should be celebrated.

More clarity on the lifetime and recycling options for the wheel.

Concerns were raised over the covering of the West Yard Basin.

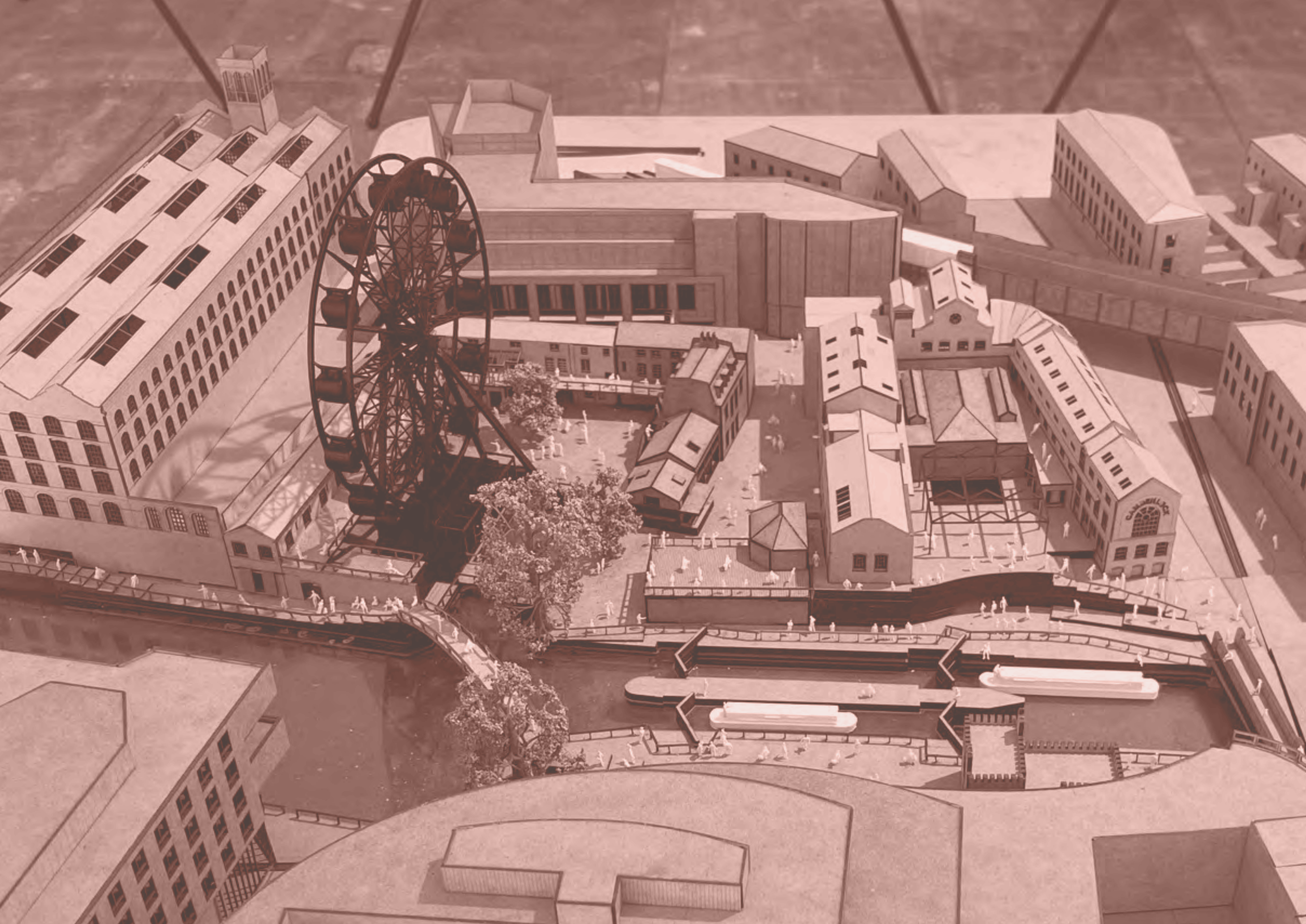
GLA, 01.03.2022:
.....
The proposal for opening up of the East Vaults/Dead Dog Basin to the public using the cultural exhibition space to promote the history of the market and the canal is fully supported. The applicants are advised to maintain their dialogue with Historic England to ensure that the opportunities for enhancement can be maximised.

The proposals for the diversification of the market, delivery of a new cultural exhibition space, opening up the East Vaults to the public and provision of a temporary observation wheel is supported in line with local Policies.

London Plan Policy HC1 states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings; and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Subject to the provision of a Heritage Impact Assessment and further detail design comments, officers are supported of the temporary observation wheel in principle.

Considering the volume of people, the applicants are also advised to explore whether there are opportunities to provide free publicly-accessible toilets which are suitable for a range of users including disabled people, families with young children and people of all gender identities in line with Policy S6.



3.0 Existing Buildings & Spaces

West Yard
West Yard predominantly houses food stalls. This area was formerly known as Purfleet Wharf which used the canal basin to receive and transport goods.

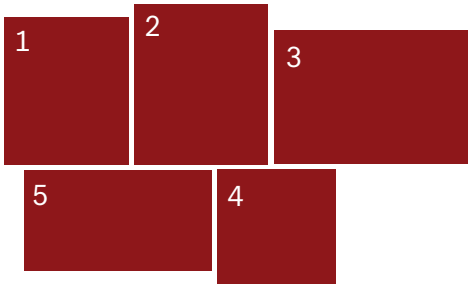
East Vaults & Dead Dog Basin
East Vaults is situated beneath the grade II listed 1900s Interchange Building at the western end of the site, the vaults provide access to the area of water known as 'Dead Dog Basin'. The East Vaults are currently used as storage space for the market and are inaccessible to the public.

The following section presents a summary collection of photos of the existing buildings and spaces. Further detailed photos are presented in this report in respective sections.



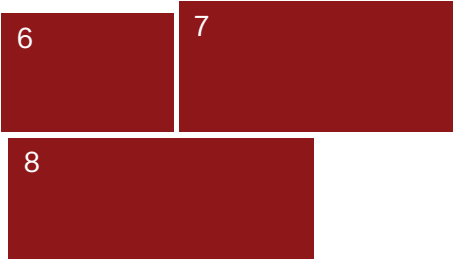
Photo reference plan (nts)

- West Yard & the surrounding buildings
- East Vaults
- Dead Dog Basin



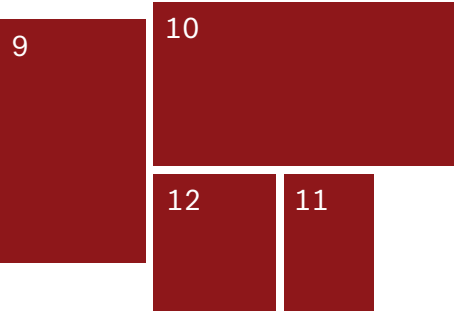
Clockwise from top left:

1. Entrance to West Yard from the canal towpath
2. Passage towards West Yard from Camden Lock Place
3. Unit on the northern edge of West Yard
4. View of West Yard from the SW corner looking north
5. West Yard stalls along the western edge of the market



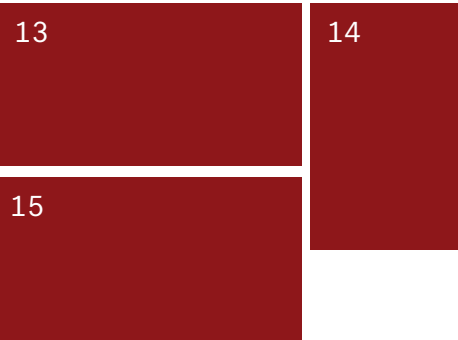
Clockwise from top left:

6. Location of the proposed pavilion
7. Panoramic view from the NE corner of West Yard
8. Panoramic view from Roving Bridge looking north



Clockwise from left:

9. View of the entrance courtyard of East Vaults
10. East Vaults from the north looking south
11. View of an existing fire door
12. View of the location of the proposed opening



Clockwise from top left:

13. View of the entrance to Dead Dog Basin from Regent's Canal

14. Dead Dog Basin looking north

15. View of the wall between Dead Dog Basin and East Vaults

4.0 Design Response

4.0.1 Design Aspirations

4.0.1
DESIGN ASPIRATIONS

The proposed detailing of the new installations reflect patterns of the Victorian-era, which are embedded within eg. the metal working details and colour tones.

The patterns reflected in the historical features of balustrades, structure, and the simplicity of the construction are implemented on the smallest elements of the proposed designs such as:

- The balustrades around the temporary bridge and the basin within the West Yard.
- The cladding of the new pavilion and the balustrade detailing at high level.
- The new shop front doors facing West Yard.
- The proposed entrances to the East Vaults, and the minimal intrusions within the existing masonry fabric, namely lintels above any new penetrations.



4.0.1
DESIGN ASPIRATIONS

Additionally, the design of the proposed wheel has been discussed with the manufacturers, with the aim of avoiding cover plates exposing the structure. The colour of the wheel is proposed as black, again to reflect the nature of Victorian-era steelwork.



Historic photos of the Great Wheel at Earl's Court