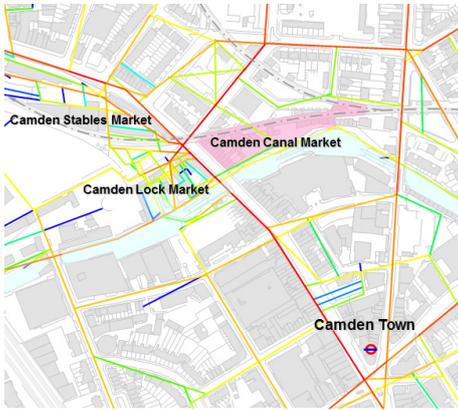


Case study **Camden Canal Market** Urban Baseline Study



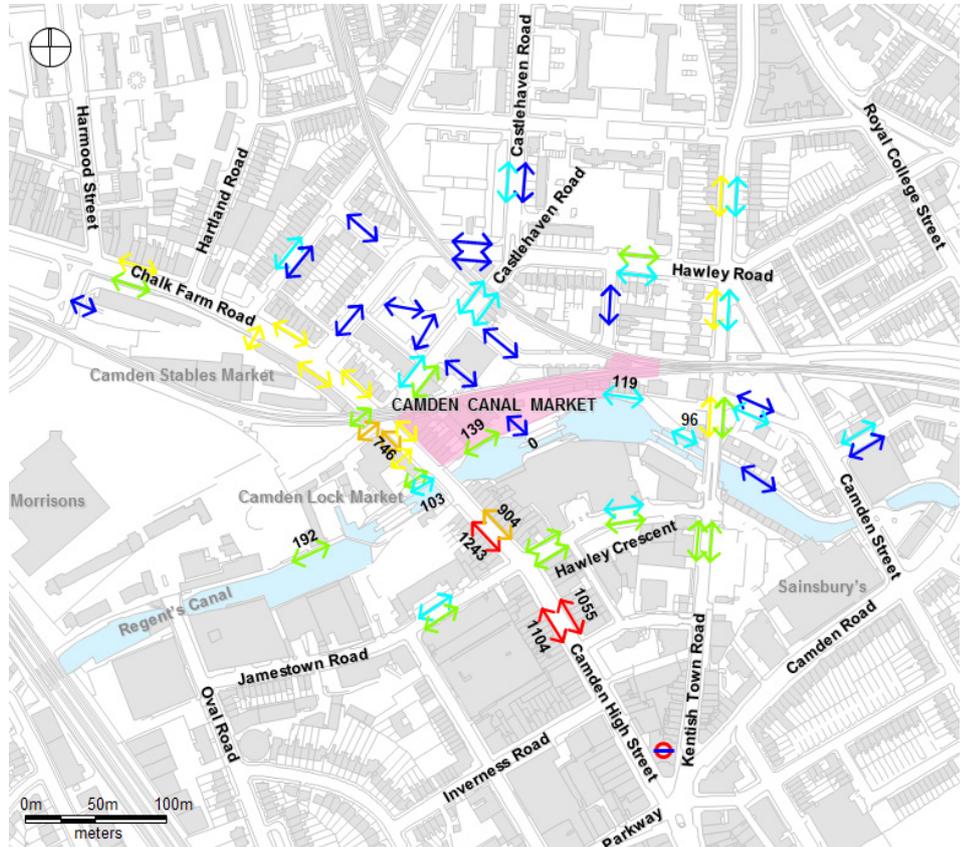
A

A

Map showing the local scale of the spatial accessibility analysis, highlighting a fine web of routes in and around the Camden Stables Market and Camden Lock Market.

B

Map showing the average number of pedestrians per hour observed during the weekday crossing specific cordon lines, establishing the high levels of movement along Camden High Street and up to Camden Lock Market.



B

Client

Stanley Sidings Ltd

Duration

2007 - 2012

Professional team

Make Architects
AHMM
Arup

Our role

Strategic urban design advisor

Key features

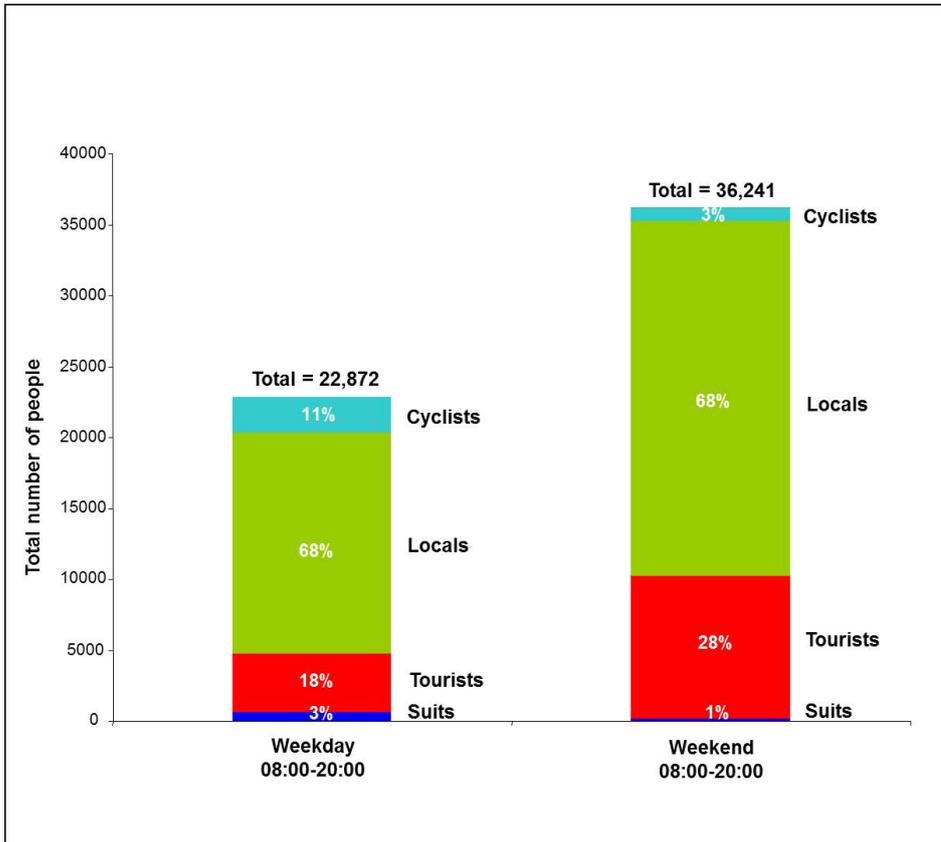
Urban baseline study
Design review
Development option evaluation

The opportunity

The planned major redevelopment of this two hectare site was of great significance for the surrounding area due to its proximity to the Camden Stables Market, Camden Lock Market and Regent's Canal in central London.

The initial masterplan was led by Make Architects. A mixed use development was proposed to include retail and catering, commercial, residential units and amenities for the local community. The redevelopment of the site was expected to improve the overall public realm, particularly routes along the towpath and to add more retail and catering offers in the area.

Space Syntax was commissioned to carry out the Urban Baseline Study and support the design team in design development and option testing. We also played a crucial role in stakeholder engagements including local residents, police as well as the Camden Council.



C Graph of the weekdays and weekends the Camden Canal Market area was dominated by locals and tourists. This shows the dominance of the Camden markets function together as an urban centre which attracts both local people and tourists, especially during the weekend when the markets are fully opened.

C

Our contribution

A comprehensive Urban Baseline Study carried out in 2007 identified opportunities and constraints of the site and guided the masterplanning process.

Key issues included:

- lack of east-west permeability stitching through the radial structure of the main roads;
- high pressure of pedestrian movement along Camden High Street especially at weekends; and
- adjacency to the two areas with different characters, residential areas to the north and the east and a tourist attraction area to the west and the south.

In light of these findings, a number of design iterations have been tested with a particular focus on:

- potential impacts on pedestrian movement on Camden High Street and the Level of Service on its pavements;
- the safety of the developments particularly at night times when the market is closed;
- the integration of the development in its local context with particular consideration for local residents;
- potential footfalls for retail and catering units within the development.

The outcome

After a number of consultations with local residents and other stakeholders and a change of the lead architect from Make to AHMM, a planning permission has been granted in November 2012.