

CODING COMMUNITY-ORIENTATED CANALSIDE PLACES

DESIGN SCENARIOS

5



'COULD...'

Further exploration of potential canal-side design opportunities

DESIGN SCENARIOS

INTRODUCTION

1.42. Key design concepts in the preceding section are based on a high level, abstract development composition, for interpretation when applied to each character area.

1.43. As sites and redevelopment opportunities come forward over time, some more specific design challenges and opportunities will arise. The design scenarios presented below aim to anticipate and explore potential situations where more detailed aspects of design could help maximise the potential to create a people-friendly canal-side environments, to be adapted in the context of each character area design concept.

1.44. The scenarios describe a potential site layout composition, exploring ideas for the structure of streets and spaces. Where dimensions are stated these are approximate for guidance, to give an indication of scale and proportion.

SCENARIO

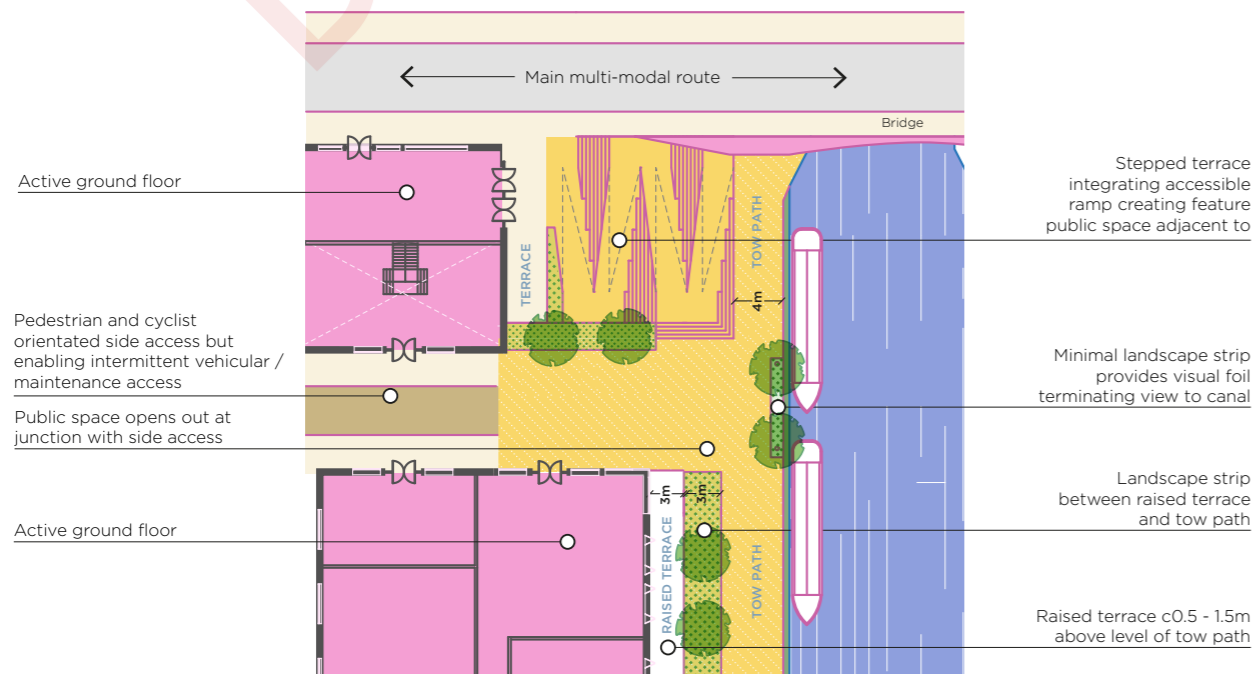
Higher density mixed use development adjacent to canal bridge, combining pedestrian access and 'destination' public space

RESPONSE

Site layout maximises canal bridge as a placemaking 'anchor', with a holistic approach to building form, ground floor use and public space integrating both stepped and ramped access to create a distinctive multi-functional location.

POTENTIAL APPLICATION

Character Area 1 ✓✓ (strong potential)
 Character Area 2 ✓✓ (potential)
 Character Area 3 ✗ (unlikely to apply)



SCENARIO

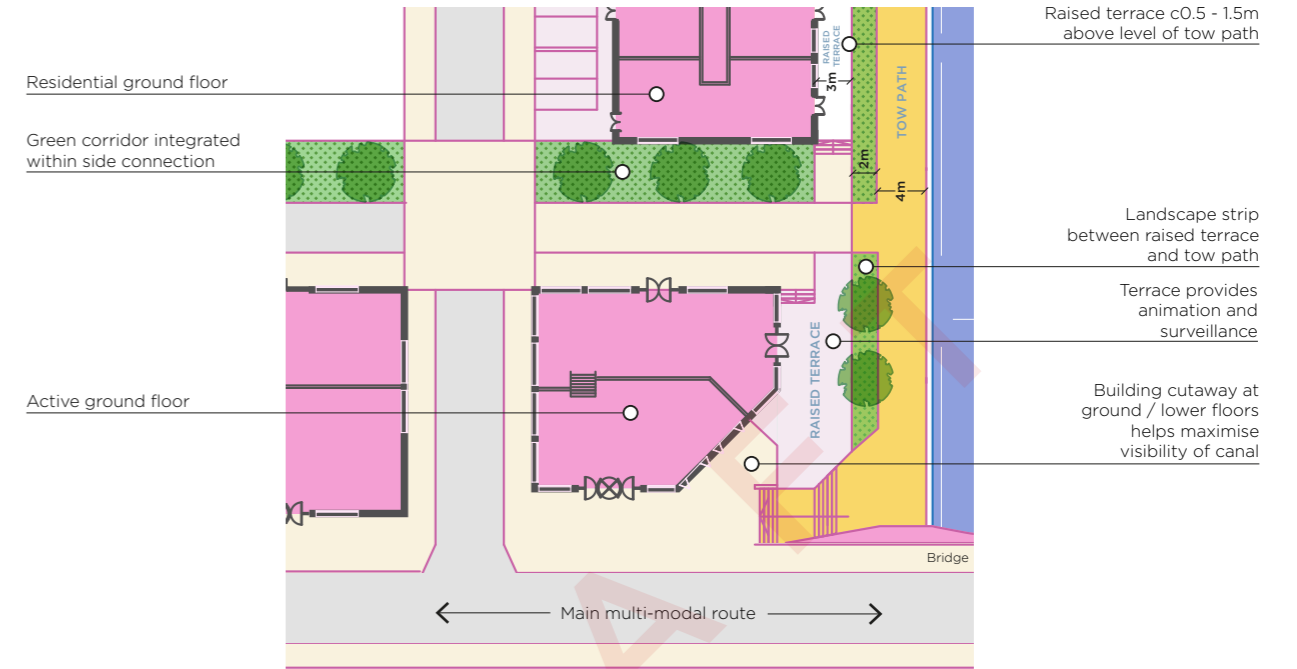
Higher density residential development adjacent to canal bridge

RESPONSE

Building form and layout of lower floor(s) coordinated with stepped access to tow path and raised terraces to enhance visibility of the canal edge. Alternate accessible route provided via street layout to rear and side.

POTENTIAL APPLICATION

Character Area 1 ✓✓ (strong potential)
 Character Area 2 ✓✓ (strong potential)
 Character Area 3 ✗ (unlikely to apply)



SCENARIO

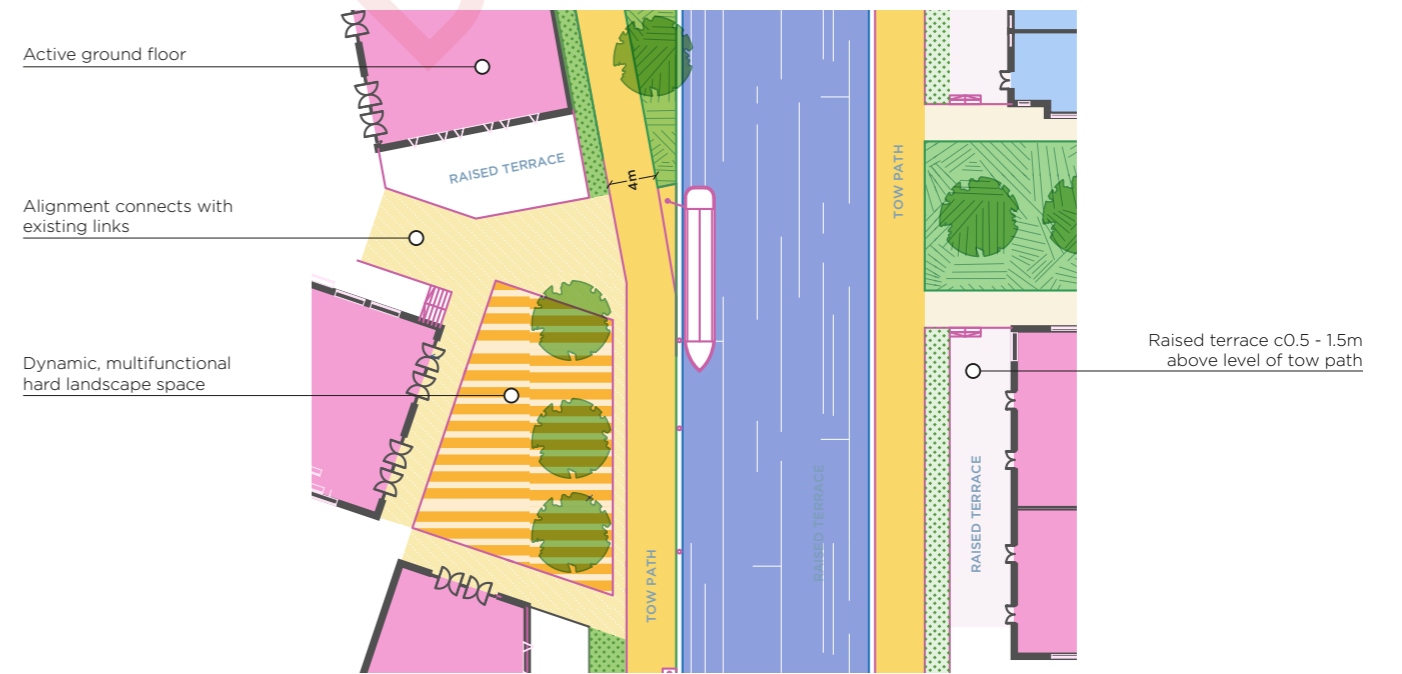
Higher density development integrating canal-side public space where connecting routes are aligned obliquely to canal

RESPONSE

Site layout creates an informal and dynamic, 'off grid' urban grain, with buildings, spaces and routes meeting the canal at different angles

POTENTIAL APPLICATION

Character Area 1 ✓ (potential)
 Character Area 2 ✓✓ (strong potential)
 Character Area 3 ✗ (unlikely to apply)



SCENARIO

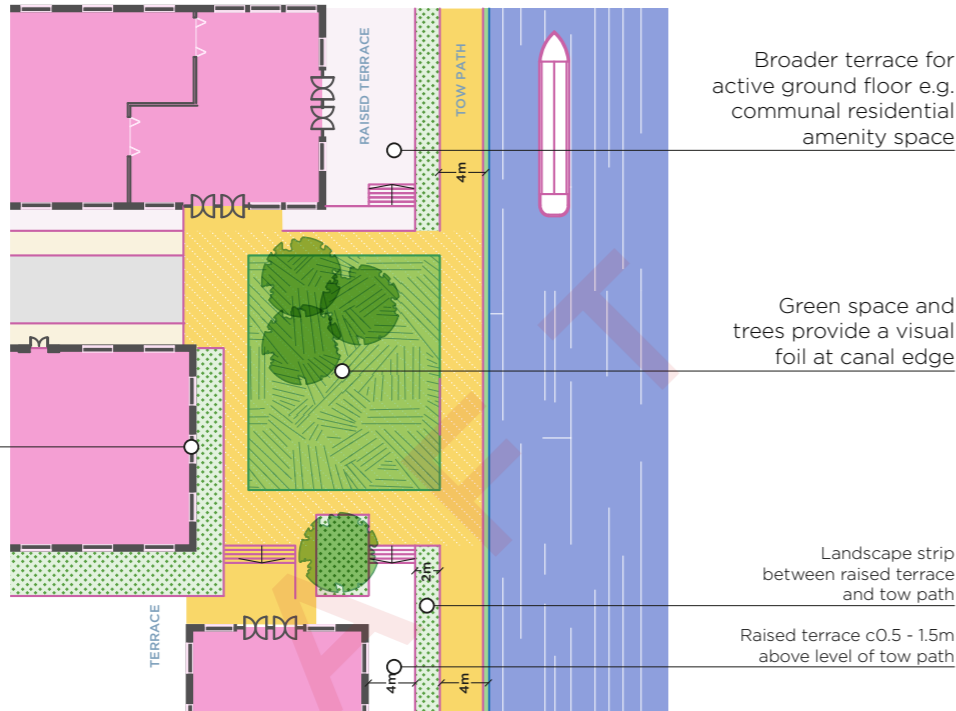
Higher density residential development integrating semi-private canal-side space

RESPONSE

Site layout creates a balance between delivering a flowing, legible public route to the canal, and a space which feels intimate and integrated with adjacent buildings and residents.

POTENTIAL APPLICATION

- Character Area 1 ✓✓ (strong potential)
- Character Area 2 ✓ (potential)
- Character Area 3 ✗ (unlikely to apply)



SCENARIO

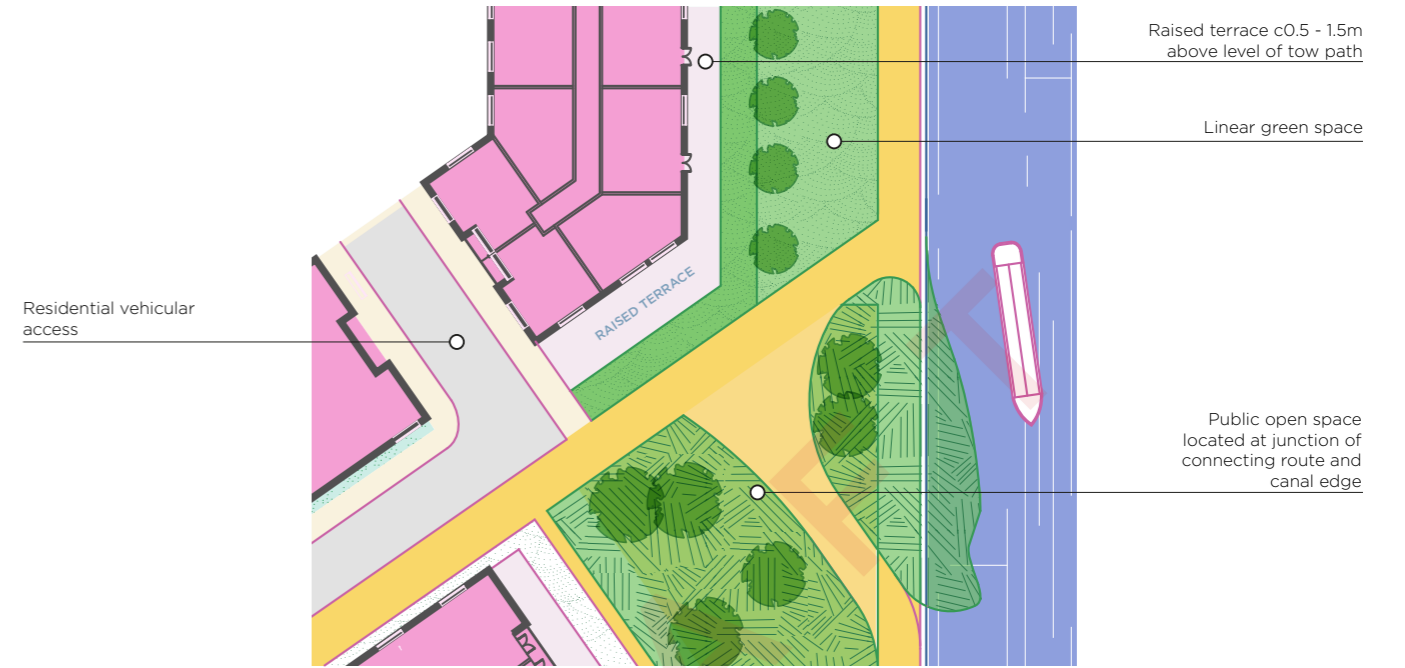
Geometry created at junction of canal and angled connecting route creates green space opportunity

RESPONSE

Angled route marked with a strongly defined building line, setting the foundation of an urbanised green space. Building set back and geometry allows green space to provide a distinctive setting and informal canal edge.

POTENTIAL APPLICATION

- Character Area 1 ✗ (unlikely to apply)
- Character Area 2 ✓✓ (strong potential)
- Character Area 3 ✓ (potential)



SCENARIO

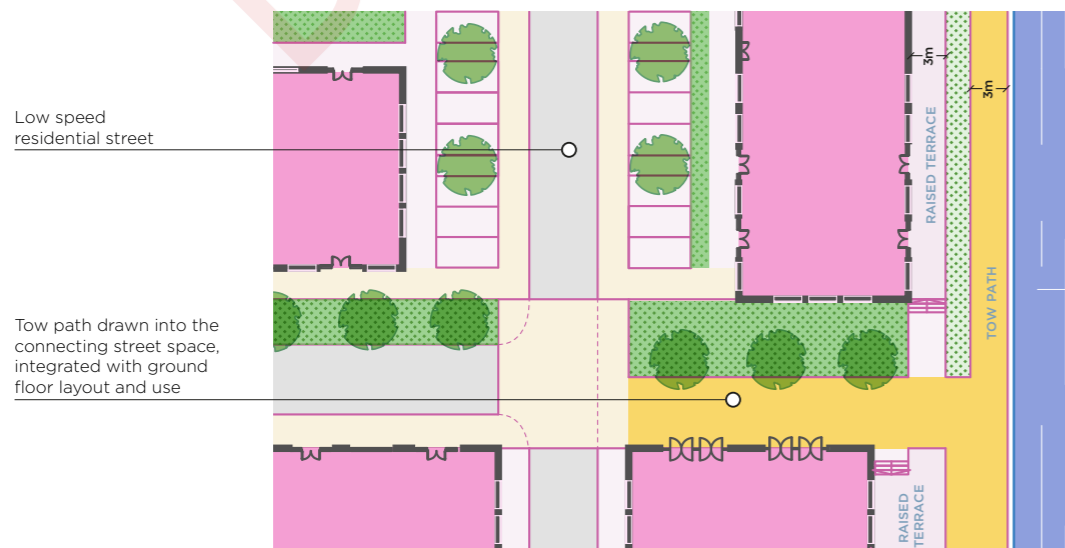
Medium to higher density development enabling wider access to the canal edge

RESPONSE

Strong perpendicular route direct to the canal edge, integrating a green corridor including tree planting and potentially linear surface water drainage features. Space becomes progressively more pedestrian-priority approaching canal edge

POTENTIAL APPLICATION

- Character Area 1 ✓✓ (strong potential)
- Character Area 2 ✓✓ (strong potential)
- Character Area 3 ✓ (potential)



SCENARIO

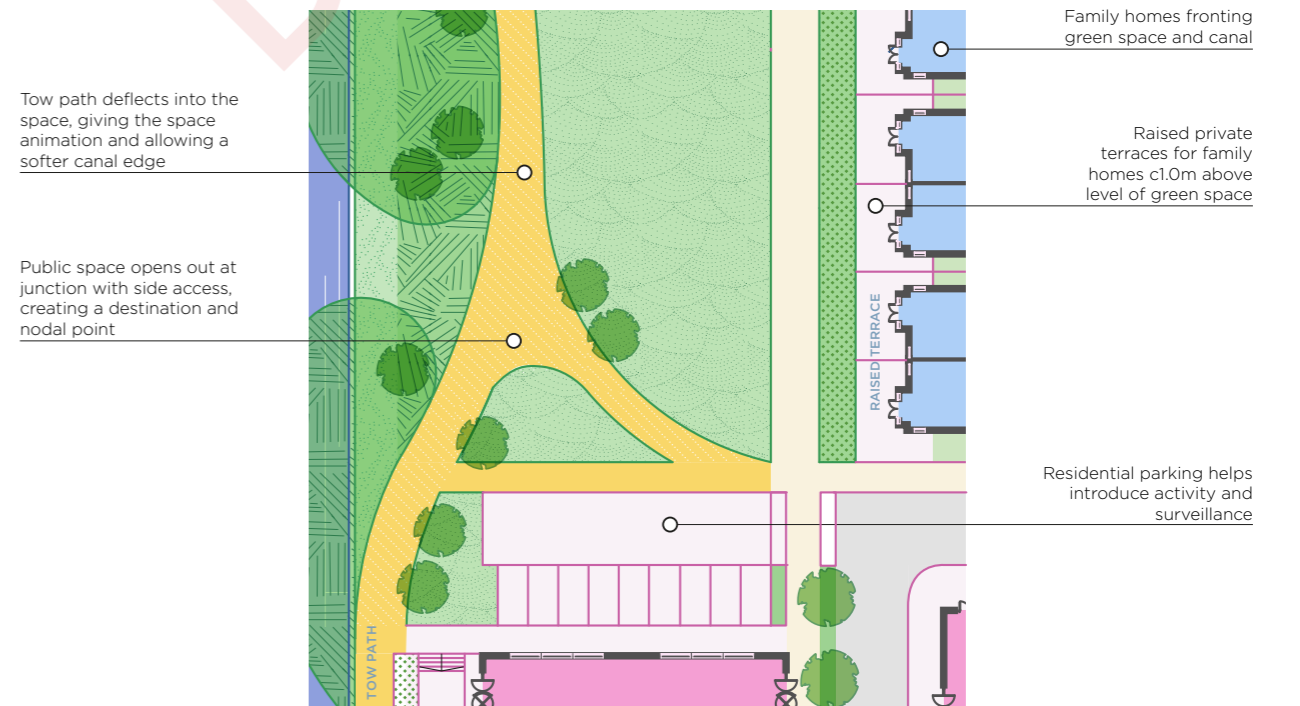
Larger public open space to canal edge framed by medium density residential

RESPONSE

Rectilinear layout geometry creates an elegant space fronted by new homes (potentially either family homes or apartments). Tow path pulls away from canal edge to create a distinctive feature and opportunity for a softer greener canal wall.

POTENTIAL APPLICATION

- Character Area 1 ✗ (unlikely to apply)
- Character Area 2 ✓✓ (strong potential)
- Character Area 3 ✓✓ (strong potential)



SCENARIO

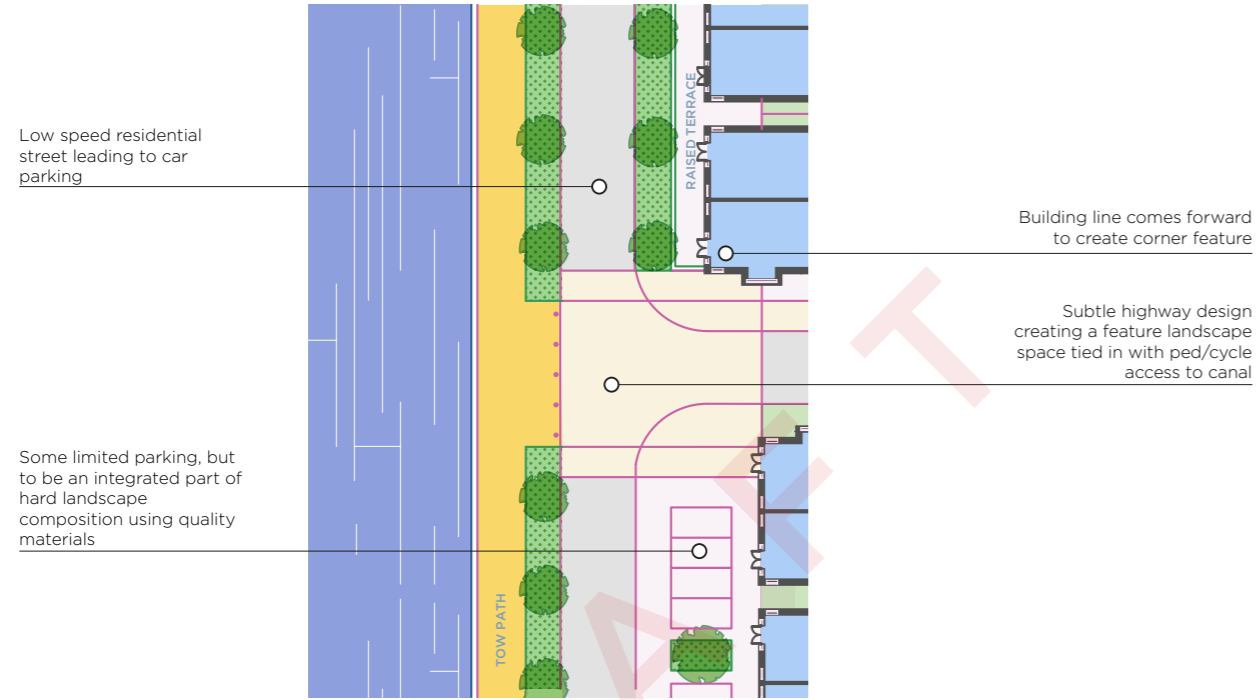
Medium to lower density residential development integrating vehicular access adjacent to canal

RESPONSE

Minimum space given to vehicular routes, with geometry and widths designed to create a tight, people-friendly low speed street space. Visual impact of car parking minimised wherever possible (e.g. use of courtyards) but some parking to front elevation could help activate the space

POTENTIAL APPLICATION

Character Area 1 ❌ (not applicable)
 Character Area 2 ❌ (unlikely to apply)
 Character Area 3 ✅ (strong potential)



SCENARIO

Medium to lower density residential development integrating ped/cycle connection to canal

RESPONSE

Strong perpendicular route direct to the canal edge, integrating soft landscape and creating an overlooked junction with canal tow path. Homes front onto the space with parking to the rear.

POTENTIAL APPLICATION

Character Area 1 ❌ (unlikely to apply)
 Character Area 2 ✅ (strong potential)
 Character Area 3 ✅ (strong potential)

