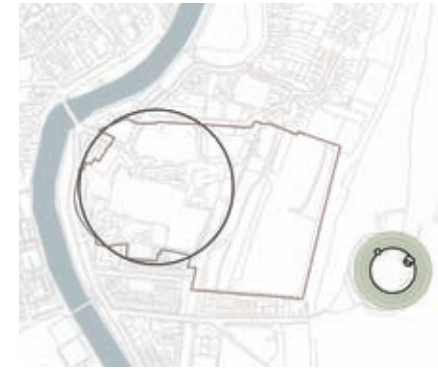
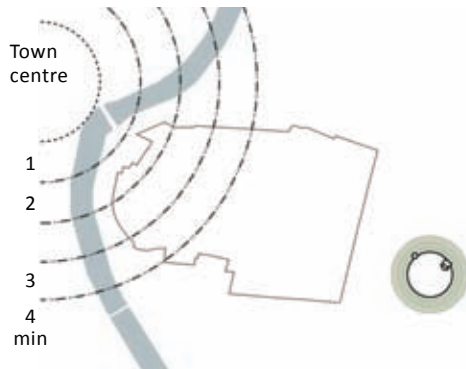


1.4 CANAL HEAD - A CRITICAL EVALUATION

The Canal Head development site and surrounding areas have been subject to a rigorous process of analysis and review. A synopsis of this work is illustrated below in the form of simplified diagrams and annotation which highlight observations and associated strategic opportunities. Collectively, they have informed the 7 Key Moves that underpin the spatial masterplan.



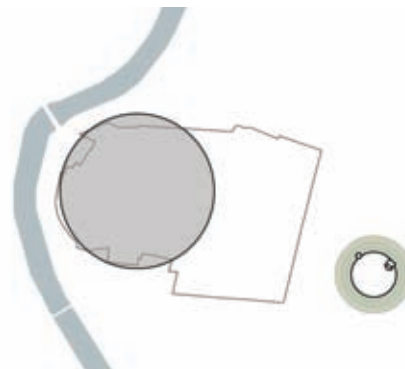
Key Diagram



1 ACCESSIBILITY

Observation: Canal Head lies within a 3 minute walk of Kendal town centre.

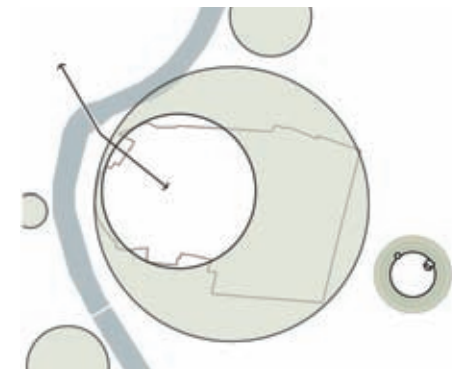
Opportunity: To add complimentary new uses and activities that strengthen the town centre.



2 A CITADEL

Observation: The existing site consists of large warehouses that prevent access through the site.

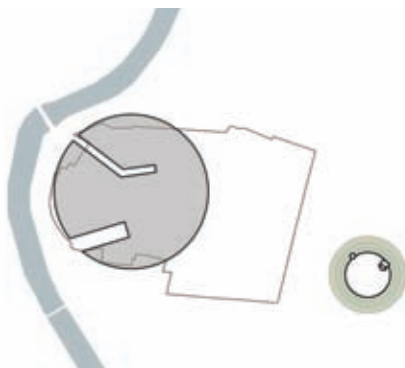
Opportunity: To create a more permeable and accessible site.



3 TOWN AND COUNTRYSIDE

Observation: The current site is industrial in character with a dominance of hard, man-made surfaces.

Opportunity: To 'soften' the site so that it acts as a bridge between the town and the countryside.



7 PEDESTRIAN ACCESS

Observation: The current site is a series of dead ends and poor quality public realm.

Opportunity: To enhance the pedestrian experience by improving the public realm, providing greater permeability and clearer orientation.



8 ARTICULATED ROOFSCAPE

Observation: The existing roofs are clearly visible from the nearby Castle Hill and are highly articulated.

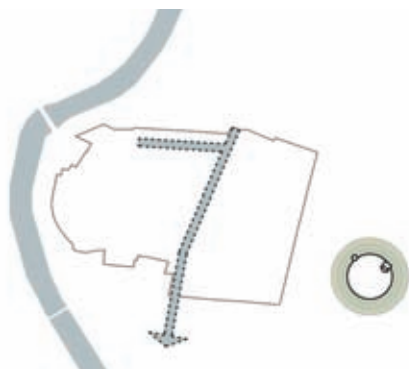
Opportunity: For the roofscape of any new development to be considered as an important 'fifth elevation'.



9 HIDDEN GEMS

Observation: There are a number of discrete delights within the existing site – several of which are not accessible to the public.

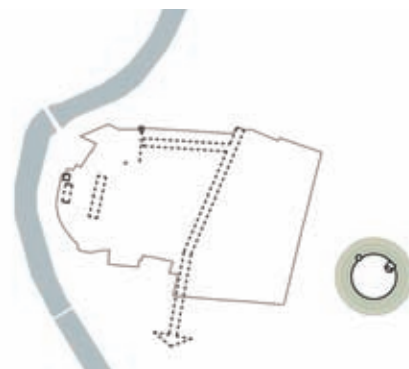
Opportunity: To reveal some of these unexpected 'moments' whilst making them accessible to all.



4 'HIDDEN' CANAL

Observation: The existing canal head is largely hidden from the town and partially inaccessible.

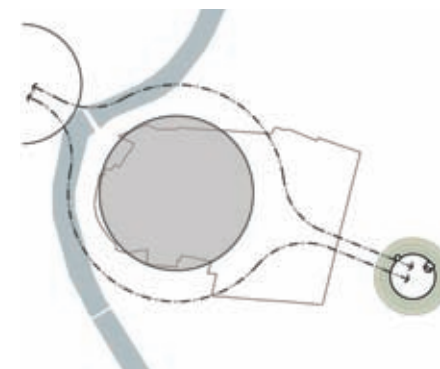
Opportunity: To reinstate the existing canal head and reconnect it to the town.



5 CONCEALED HISTORY

Observation: The site is rich in history and heritage but much of this is masked by more recent developments.

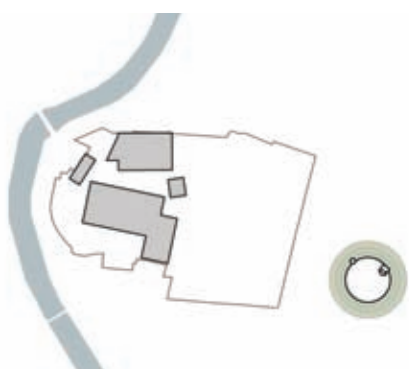
Opportunity: To reveal and celebrate the unique qualities of the site.



6 DISCONNECTED CASTLE

Observation: The existing site acts as a barrier between the castle and the town centre

Opportunity: To create strong physical and visual connections between the town and the castle



10 URBAN GRAIN

Observation: The site is characterised by buildings with a large footprint which do not reflect the historic grain of Kendal.

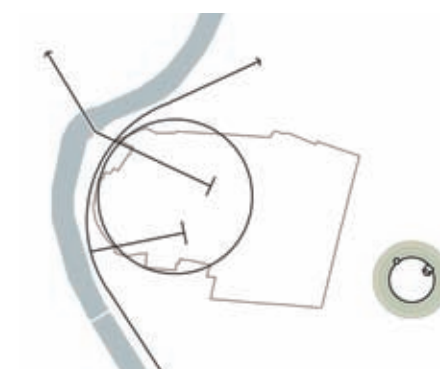
Opportunity: To create a development with buildings which vary in size and scale (to knit Canal Head into the town centre).



11 DILAPIDATED BUILDING STOCK

Observation: Existing building stock is of varying age, in poor condition and generally no longer fit-for-purpose.

Opportunity: To retain and preserve historically significant buildings whilst augmenting them with high quality new development.



12 VEHICULAR ACCESS

Observation: The existing site is well connected to Kendal's primary road network, but access into and out of the site is congested and difficult to manoeuvre large vehicles.

Opportunity: To provide better road linkages through the site and to make necessary provision for service access.

02

VISION STATEMENT

2.1 INTRODUCTION

The regeneration of Canal Head presents a unique opportunity for Kendal and the wider South Lakeland area to redevelop an under-utilised area of the town. The site's history, heritage and proximity to the town centre mean that the redevelopment of this brownfield land has the potential to transform the areas in and around Aynam and add value to the regeneration activity that is taking place across the region. The restoration of the Canal Head and the associated Northern Reaches of the Lancaster Canal have the potential to bring about substantial social, economic and environmental improvements to Kendal, providing a stimulus to commercial investment across a wide range of sectors including leisure and tourism facilities.

The Vision Statement is intended to raise aspirations and succinctly communicate the key design drivers that underpin the evolving spatial masterplan. It will provide a point of focus for discussions, build consensus and ultimately shape what happens on site, giving the masterplan coherence and a real sense of identity and place.

The overall objective is to make Canal Head a unique and distinctive place within Kendal whilst at the same time ensuring that the development becomes an integrated new area that strengthens and enriches the existing town centre. The Canal Head will offer high quality working, living, leisure and retail opportunities for both existing and new communities. The development will create significant enterprise opportunities and job creation within the local and regional marketplace. In so doing it will add to the ongoing economic regeneration of the wider South Lakeland Area and make a significant contribution to the local and regional economy.

AIMS AND OBJECTIVES OF THE CANAL HEAD REGENERATION

The vision for Canal Head can be expressed as a series of strategic aims and objectives as outlined below:

- Deliver an appropriate mix of uses that include (much needed) employment, housing, retail and leisure;
- Create a unique, 'renewables' quarter which is integrated with the existing built form and character of the town;
- Create high quality public realm;
- Form a natural extension of the town centre;
- Open up access to Kendal Castle (a Scheduled Ancient Monument);
- Re-instate a section of the Lancaster Canal;
- Capitalise on and further enhance the water-based activities;
- A commercially robust and deliverable solution;
- Adopt a positive approach to the site's history and heritage;
- Apply 'best practice' urban design principles; and
- Adopt positive solutions to building density and car parking.
- Provide a focal point for 'knowledge' industries

2.2 KEY MOVES

The Vision Statement is by its nature a very broad statement of what Canal Head will be. As a result, it is important to provide a bridge between the vision and the evolving spatial masterplan. This is provided by the establishment of 7 key themes or 'moves'. These underpin the development proposals and are central to the delivery of the overall vision for Canal Head.

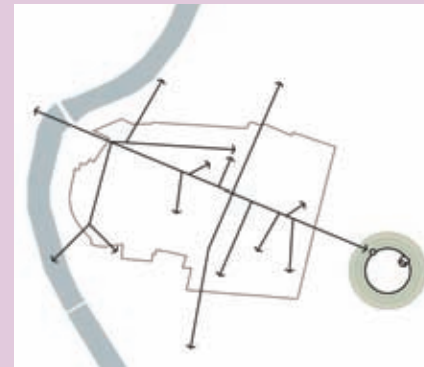
The '7 Key Moves' have formed consistent strands in developing and testing the evolving proposals and will continue to do so in the future as the scheme progresses.

KEY DIAGRAM

1 A NEW QUARTER



2 WELL CONNECTED



3 REVEALING HISTORY

