3.2 Planning History

Camley Street Natural Park is situated within the Regent's Canal Conservation area. (ref: section 4.0 Conservation for more information.) The site was used historically as a coal drop area served by the coal staithes used to transfer coal into barges. Since its opening as a a nature reserve in 1984, the park has developed into valuable patch of wild nature hosting a remarkable diversity of wildlife in harmony with its urban context. This juxtaposition of industrial and natural heritage is a core celebrated characteristic of site as described in the Conservation Area Statement: "(CSNP) provides a surprising heaven of peace and nature amongst the bustling urban life that lies so close... The juxtaposition of (CSNP) and the gasometers in the background is striking" (Section The Railway Lands P20 of Conservation Area Statement Regent's Canal by Camden Council)

The diversity of natural habitat on site has been recognised through the site classification as the Site of Metropolitan Importance for Nature Conservation (SINC), and a statutory Local Nature Reserve (LNR).

3.2.0 Master Plan of KXC

The recent mixed use development of King's Cross Central (KXC) by King's Cross Central Limited Partnership has transformed the surroundings of CSNP into one of the largest urban redevelopments in Europe, positively enhancing the pedestrian and cyclist connectivity along the Regent's Canal area with public open green area provision such as the Wharf Road Viaduct and the Gasholder Gardens. The master plan for KXC was granted Outline Planning Permission in December 2006 (ref.2004/2307/P). As a part of the KXC master plan, series of improvements to public open spaces along the Regent's Canal has been granted to improve the pedestrian connectivity across the canal to wider areas of Somers Town. (See figure right)



Illustrative Scheme Plan of KXC masterplan (Courtesey of King's Cross Central General Partner LTD)

- Camley Street Natural Park
- Somers Town Bridge
- St. Pancras Railway 3
- St. Pancras Cruising Club
- St. Pancras Lock & Lock keeper's Cottage
- Gas Holder's Triplets
- Gas Holder Gardens Gas Holder Park 8
- Coal Drop Yard
- Wharf Road Viaduct 10
- Fish and Coal Building 11
- 12 Granary Square
- 13 UAL
- 14 Pancras Square
- 15 Canal Square

3.2.1 Somers Town Bridge (BR3 of KXC Masterplan)

The most immediate development of KXC masterplan to CSNP is the new pedestrian and cycle bridge and ramp over the Regent's Canal, Somers Town Bridge ('BR3' ref: 2016/0288/P), opened to public in July 2017. The bridge (designed by Moxon Architects in consultation with LWT) curves along the Northern edge of CSNP site with bridge deck lead by accessible ramps. The entrance to the bridge from Camley Street is adjacent to the existing entrance gate to CSNP. The associated works to the bridge construction involved demolition of part of the Regent's Canal Wall to make way fo the landing of the bridge as well as removal of trees to provide level ground and access to the bridge.





Somers Town Bridge viewed from Camley Street



CSNP site view from Somers Town Bridge

3.2.2 Viewpoint

Located at the southern end of site, Viewpoint (ref: 2013/4483/P) is a floating platform which operates as a learning facility for Camley Street Natural Park. It is currently used as an outdoor classroom and a place to host workshops for school children. The Viewpoint for Camley Street Natural Park is inspired by the idea of floating rocky islands, which are natural landmarks standing out of the vast open scenery.

The platform allows visitors to safely engage with the canal whilst allowing them to get up close to the wildlife and the water.



Location plan of Viewpoint



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4.0 Conservation Statement

SEE APPENDIX H

5.3 Pre-planning Advice

Pre-planning Advice was sought from LB Camden. On 17.07.2017 LWT and Erect Architecture met with Jennifer Walsh on site to discuss the proposals. The design evolved subsequently in response to the planners comments.

Summary of our response to comments

- **Roof Volume Reduction** 1. Concerns about the entrance area towards Camley Street 'being too heavy and overbearing' have been addressed through volumetric reduction of the entrance volume:
- The roof height and pitch have been reduced ٠
- Additional kink at roof has been introduced to thin out the roof volume
- The soffit line of the roof eave edge has been lifted up to reveal a lighter coloured timber cladding above the eave datum line.
- 2. **Building Volume in Context of Site** The bulk of the proposed building has been thoroughly checked through volumetric modelling, simulating views from Somers Town Bridge as well as through an extended contextual site section, which includes surrounding buildings:
- The building volume is not imposing and is proportional to the scale of the site, surrounding trees and existing buildings and the railway viaduct
- The chinmeys over the multi-purpose room reference the industrial as well as the natural heritage of the site. Their shape optimised to maximise daylight on a site surrounded by trees, the chimneys are an integrated design feature referencing the industrial heritage of the coal hopper whilst the external fins provide bird and bat habitats.

3. **Cladding and Roofing Material**

We have lightened the cladding palette to make the building more welcoming.

Extent of resin-bound area North of Building 4. We have minimised the resin-bound area by introducing further raingardens and maximising the area of planting. In addition we have introduced moveable planters to further break up the event area.

Letter of Support from Camden Concil

From: Madders, Frances [mailto:Frances.Madders@camden.gov.uk] Sent: 13 September 2017 13:01 To: David Mooney <dmooney@wildlondon.org.uk> Cc: Walsh, Jennifer < Jennifer.Walsh@Camden.gov.uk> Subject: FW: CSNP planning application

Hi David,

Jennifer asked me to respond to you directly on the proposed design changes as she is on leave (returning Monday 18th).

We support the proposed changes as illustrated in the updated CGI. The increased planting, proposal to use slate cladding to the roof in place of zinc and the switch to a lighter toned timber cladding to the walls will, we think, soften the appearance of the building. The slate roof in particular has greater warmth and tonal depth and the natural weathering processes that this material allows feels more appropriate to this context.

Kind regards,

Frances

Frances Madders Senior Planner

5.3.0 Roof Volume Reduction



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Initial roof volume