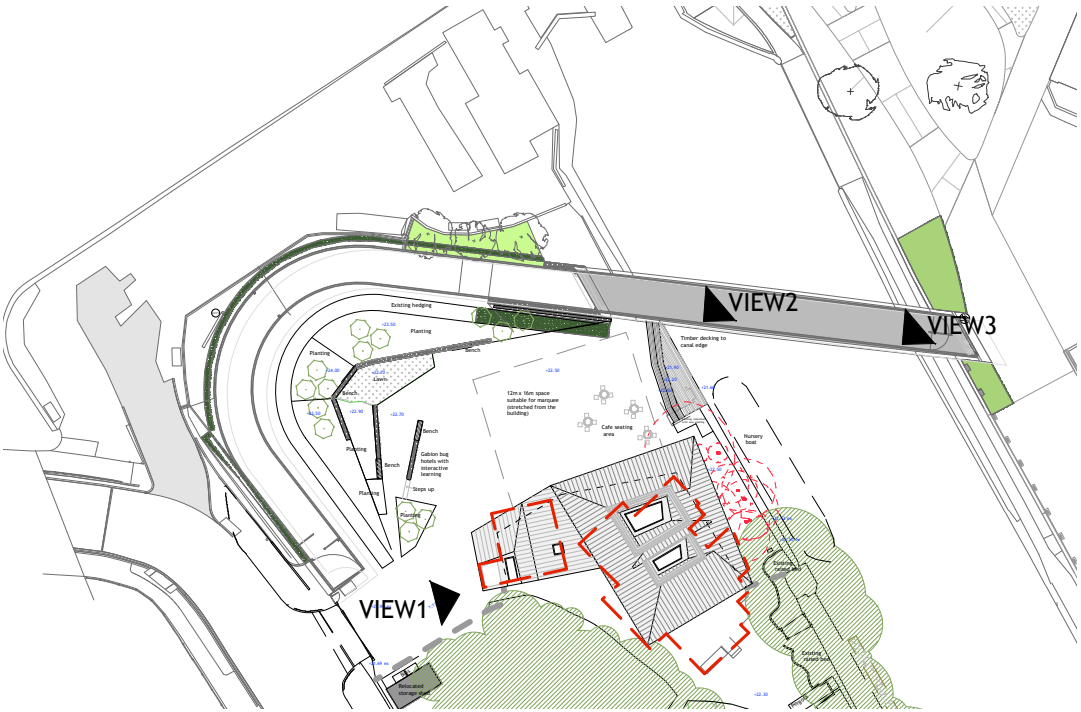


5.3.1 Building Volume in Context of Site

Pre Planning response submitted documents



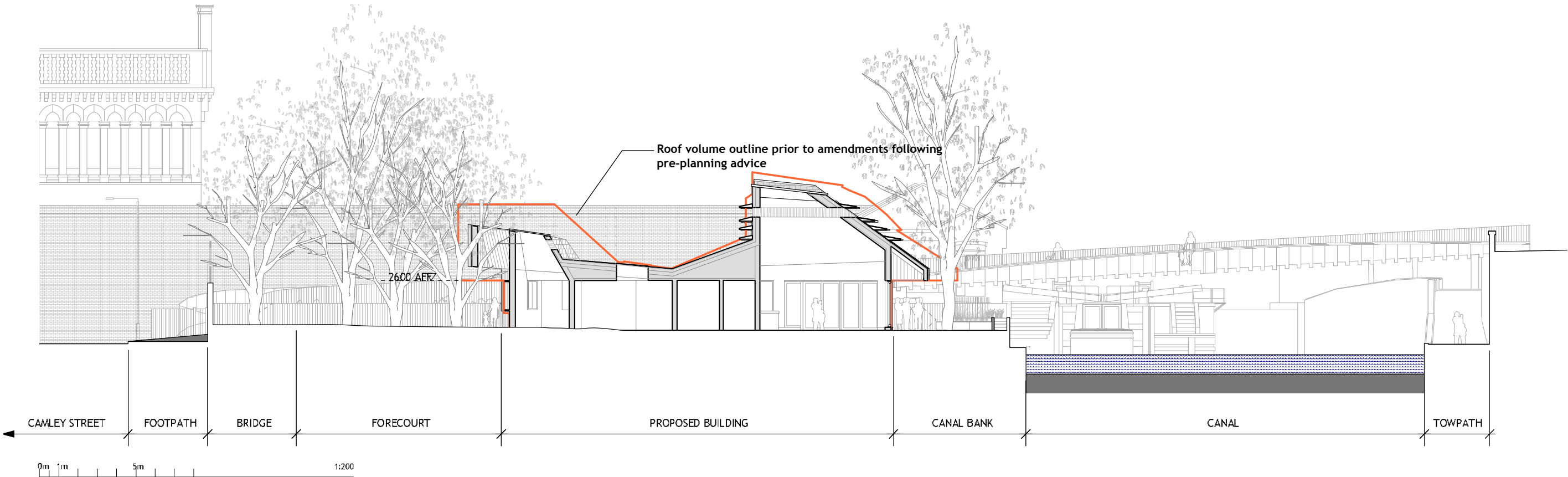
Views from Somers Town Bridge



VIEW 2

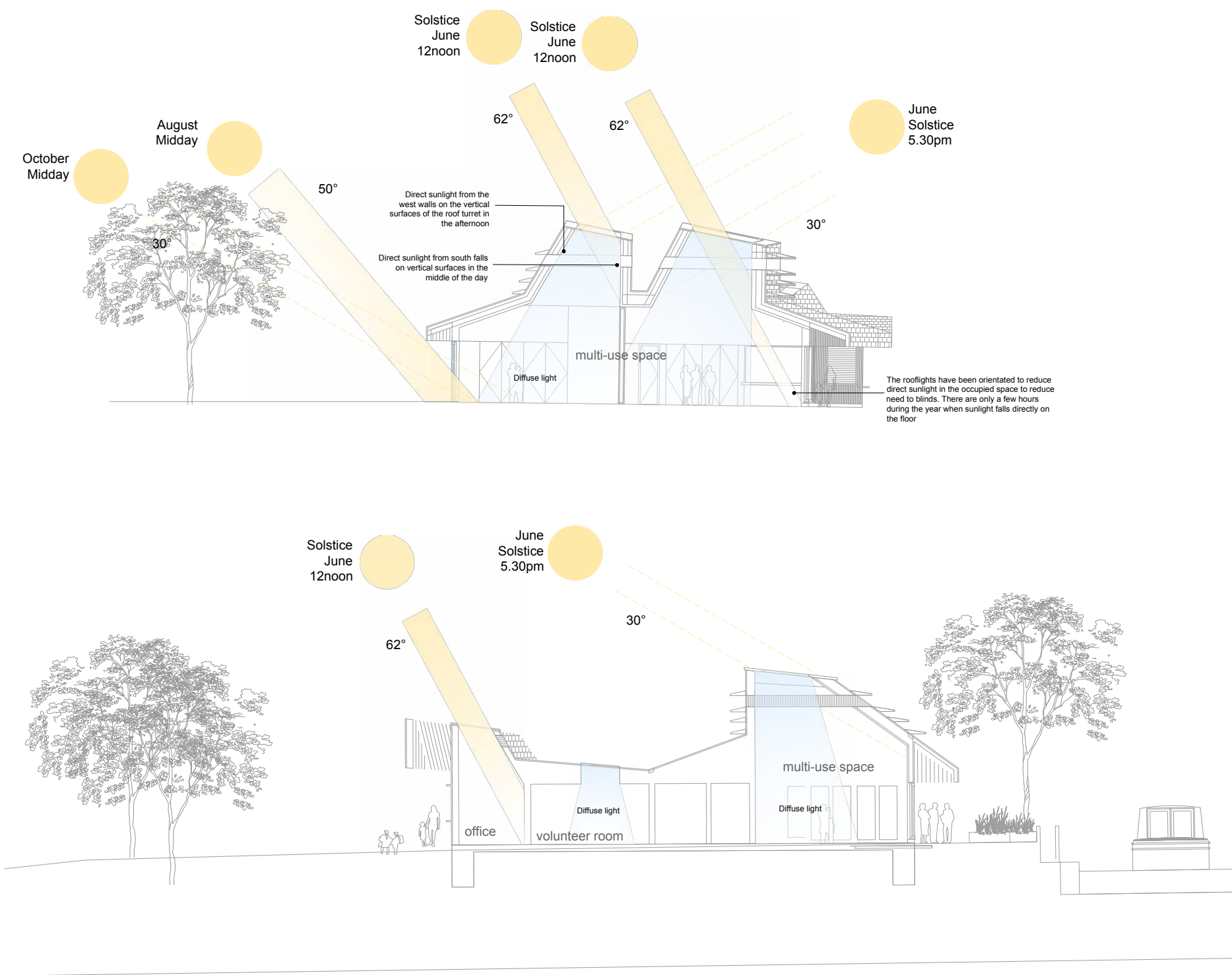


VIEW 3



# 5.3.1 Building Volume in Context of Site

Chimneys designed to optimise daylight



# 6.0 DESIGN PROPOSALS

## 6.1 Organisation, Layout and Features

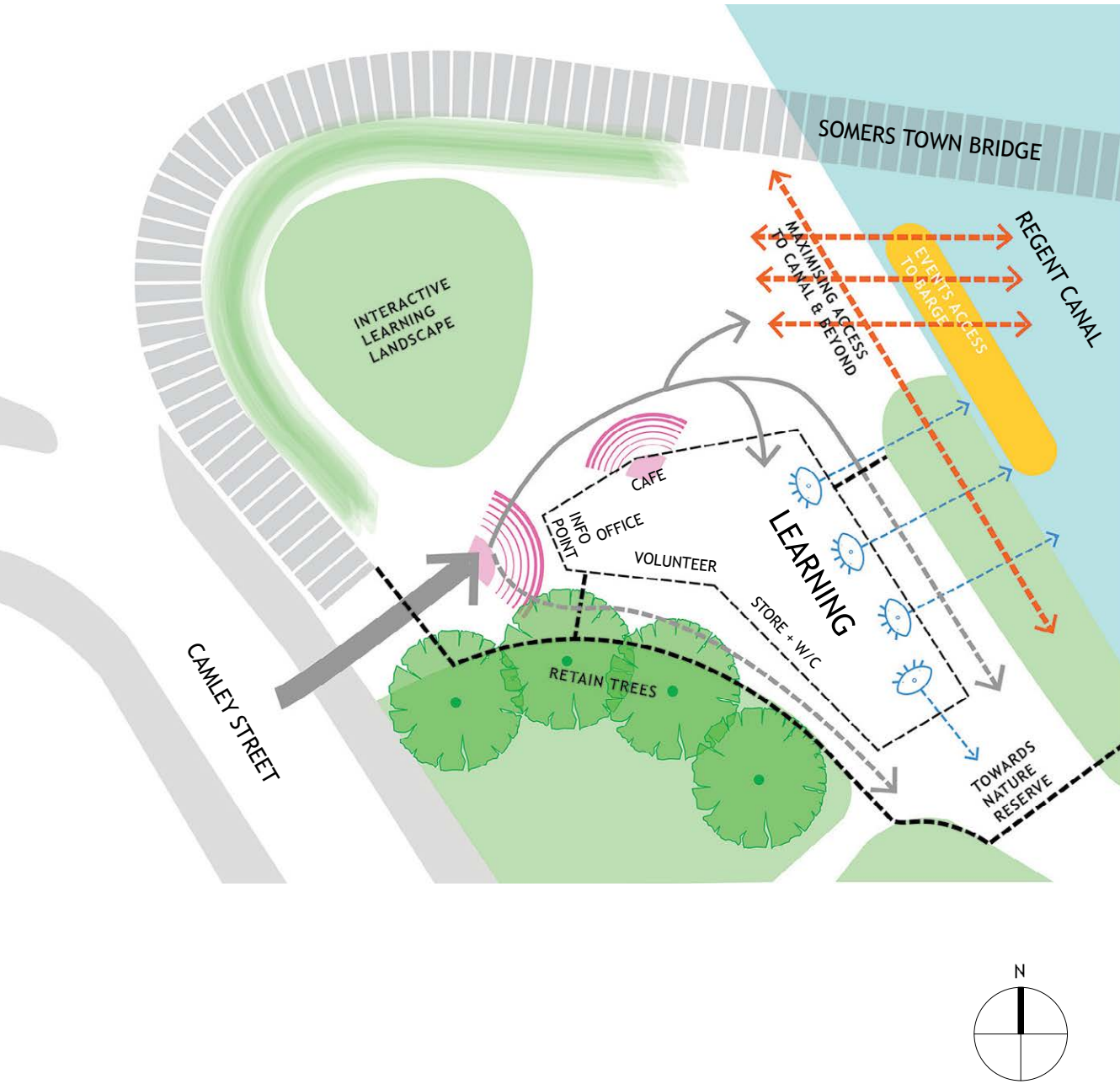
The new learning centre building and landscape enhancements will celebrate Camley Street's 30 year legacy as a pioneer of the urban nature conservation movement and be the ecological knowledge hub in central London. The learning centre will provide access to London's wildlife and the training, skills, learning and volunteering opportunities to inspire people about London's wildlife. The building is designed with high environmental sustainability standards, with renewable energy strategy, built in habitat features and better interpretation.

The new Learning Centre is located on the site of the existing buildings. It acts as gatehouse greeting the visitors to the park, providing guidance and information.

Key features of the new learning centre are:

- Situated to Northern edge on site to minimize impact on existing eco-systems and biodiversity
- Interactive learning landscape to north edge of site with strong relationship to the canal
- The Learning Studios with views and access open to the canal and the nature reserve
- Maximised access & view to the canal
- Information point at entrance
- Office space for site staff
- Volunteer room with a direct relationship with the nature reserve
- High quality access and welfare facilities for disabled people
- Small café acting as a key point of access
- Alternatively school classes can access the reserve directly along the western edge of the building.

## 6.1.0 Site Organisation Diagram





## 6.2 Areas Affected by Planning Application

### 6.2.0 Existing Buildings

The existing buildings are located in the northern part of the reserve acting as a visitors and educational centre for CSNP with use Class D1. The volunteer room aligns with the access route from the main entrance gate.

The Facilities currently on the reserve include:

- an outdoor kitchen
- a volunteer room comprising a social space with kitchen
- the main building divided into offices for London Wildlife Trust, a reception space, a classroom, toilets and storerooms
- lean-to building containing anaerobic digester
- a metal container for tool storage

The volunteer room and main building are housed in timber cricket pavilions which were installed in 1984 prior to site opening; by their nature these buildings have a limited life span. The facility has developed overtime in a temporary nature in order to house the growing programmatic needs of the site: the lean-to timber sheds house the anerobic digester and a separate timber pavilion structure works as a volunteer room. A shipping containers is used for storage, giving the impression of a ramshackle assembly of buildings.

Due to their age, the buildings are beyond their serviceable life, and the many separate buildings are difficult to operate and secure efficiently and cost effectively. These buildings do not give a contemporary impression of the Park and will not stand the expected visitor needs to match the development around KXC and CSNP. (ref: 6.2.1 Existing Plan)



Aerial photo of site