

6.2.6 Existing Site Photos - Areas of Demolition



② view of external wooden deck and canopy to be demolished



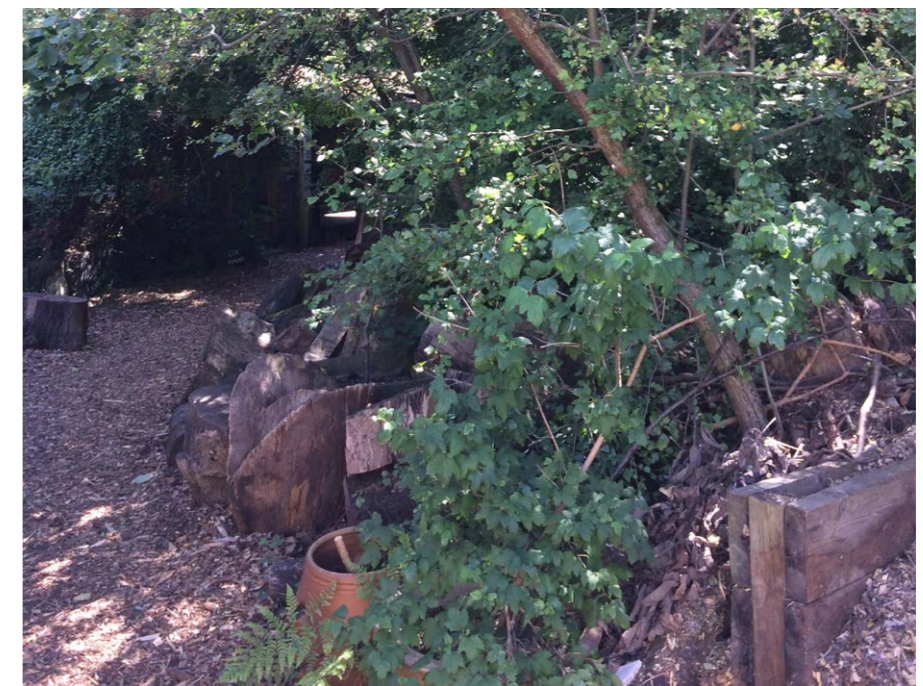
③ view of ramp, handrail, side wall of volunteer room and canopy to be demolished



④ view of Western edge of existing building to be demolished



⑤ view of North edge of existing building to be demolished



⑥ view of existing mound and loose timber edge to be removed

6.2.6 Existing Site Photos - Areas of Demolition



⑦ view of corner of existing building containing anaerobic digester to be demolished and existing willow tree to be removed



⑧ existing boiler room showing flues, water recycling and roof mounted water storage tank to be demolished



⑨ anaerobic digester system to be removed to be reused at another site (biogas storage tank)



⑩ anaerobic digester system to be removed to be reused at another site (main digester and associated plant)



⑪ anaerobic digester system to be removed to be reused at another LWT site (micro combined heat & power unit)



⑫ existing storage container to be relocated



⑬ existing flowerbed to be retained, timber canopy to be demolished, area to left of canopy to be demolished to install new timber tiered decking










⑭ existing raised flowerbed to be retained, brick paving to be removed

6.3 Building




6.3.0 Use & Access



By situating the building towards Northern edge on site in the ecologically less valuable area, the impact of the building on existing eco-systems and biodiversity is minimised. The siting of the building optimises the access to the canal by creating a wide open canal frontage and views towards the industrial landscape of King Cross. The northern edge of the site is open for the new landscape improvements keeping a generous and useful distance between Somers Town Bridge and the proposed building. Every room in the building has a direct access to the outside, reducing the need for internal corridor and circulation while respecting the connection to the nature reserve.

Key features of the new learning centre are:





-  **LEARNING STUDIOS**
the space can be divided for smaller education groups, suitable for a class size, or expanded for conferencing and training events with strong relationship to the canal and the nature reserve
-  **OFFICE**
used for the site staff of LWT, providing desktop workspace for up to three staffs. Strategic location of the office as the front edge of building allows opportunity to greet the visitors with the information board facing the main entrance gate.
-  **VOLUNTEER ROOM**
located on the western edge of the building offering a direct relationship with the nature reserve helping to manage and nurture.
-  **CAFE**
Small café offering hot drinks, sandwiches and cake, acting as a key point of access
-  **W/C**
High quality access and welfare facilities for disabled people including 1 accessible toilet, 4 toilets and nappy changing area.
-  **STORAGE and PLANT AREAS**
Ample storage for teaching and conference furniture, cafe support store, plant.
-  **CIRCULATION**
Internal corridor space allowing access to and from learning studios to W/C to outside.

Key access routes include:

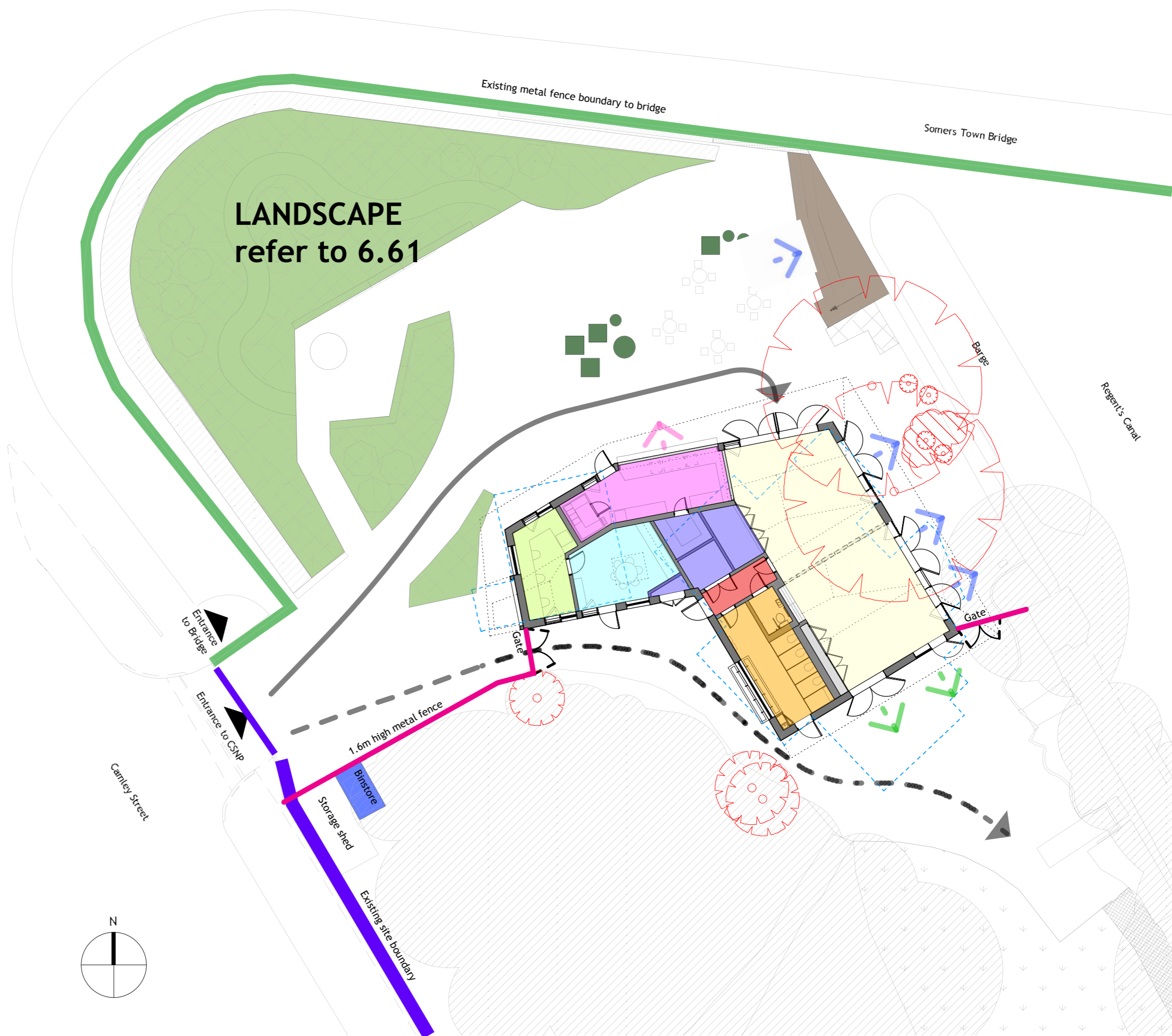
-  **ACCESS TO MAIN ENTRANCE TO LEARNING STUDIOS**
the space with strong relationship to the canal and the nature reserve. It can be reduced for small education groups, suitable for a school classes or expanded for conferencing and training events.
-  **DIRECT ACCESS ROUTE TO NATURE RESERVE**
the secondary access along the Western edge of the building is a controlled access with a gate for school visits.
-  **VIEW/ACCESS TO CANAL**
the Eastern side of the learning studios have maximum glazing for maximum views to and from the canal.

the timber tiered decking on the North Eastern edge of the site creates improved accessibility to canal towpath and the barge.
-  **ACCESS HATCH TO CAFE**
visitors stroll past the café kiosk to the canalside coffee barge or into the learning centre or the nature reserve.
-  **ACCESS TO NATURE RESERVE FROM BUILDING**
the Southern edge of the learning studio has glazed double doors allowing views into and access directly into the nature reserve to aid and maximise outdoor learning.

Boundary treatments include:

-  Existing metal fence along Somers Town Bridge
-  Existing site boundary consisting of closely spaced approximately 1.6m high timber palisades and densely grown shrubs
-  Existing ornamental metal gateway with double gate and pedestrian access gate
-  Proposed 1.6m high metal railings with matching gate

6.3.1 Use, Access Plan & Boundary Treatments

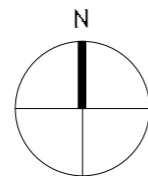


**LANDSCAPE
refer to 6.61**

- - - Outline of existing visitor's centre
- - - Trees to be removed

ZONE (Landscape)

- Deck/Step/Ramp
Access to canal
- Planted Area /
Trees
- Mobile Planters
- Bins



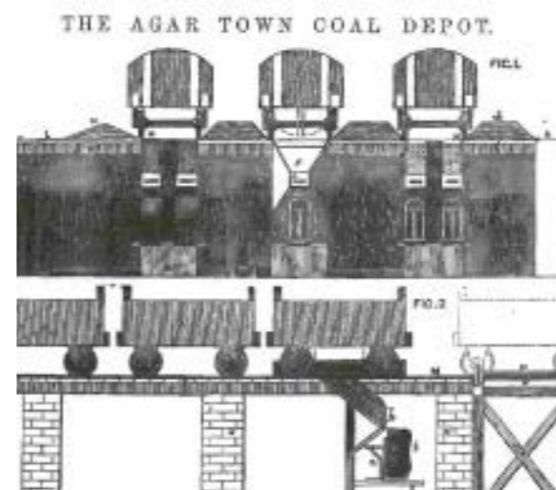
6.3.2 Design Concept

Nature conservation and the historical use of the site, a Victorian coal drop, inspire the building. The roof form with three extended 'hoppers' takes inspiration from the industrial heritage of the site where coal hoppers transferred the material from rail to barge. The chimneys are biodiversity habitats where bats and swifts nest under the extended fins.

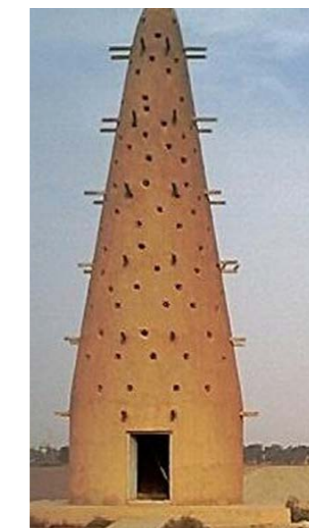
Internally the chimneys offer sky views and optimum daylight levels to contribute to a building with excellent sustainability credentials and create interest.

The levels along the Eastern canal edge and the new footbridge are higher than the site, which means the majority of visitors look down onto the building calling for a sculptural roofscape. It is paramount that the roof offers interest- a visible volume that will be appealing and attractive to visitors from across the canal.

A smaller chimney sits above the 'gatehouse' (part of building accommodating office and volunteers) towards Camley Street. At a more human scale it greets all visitors entering site.



INDUSTRIAL HERITAGE - COAL DROP



NATURAL HERITAGE - HABITATS FOR ANIMALS (SWIFTS & BATS)

6.3.3 External View

View of the North West corner of the site.

