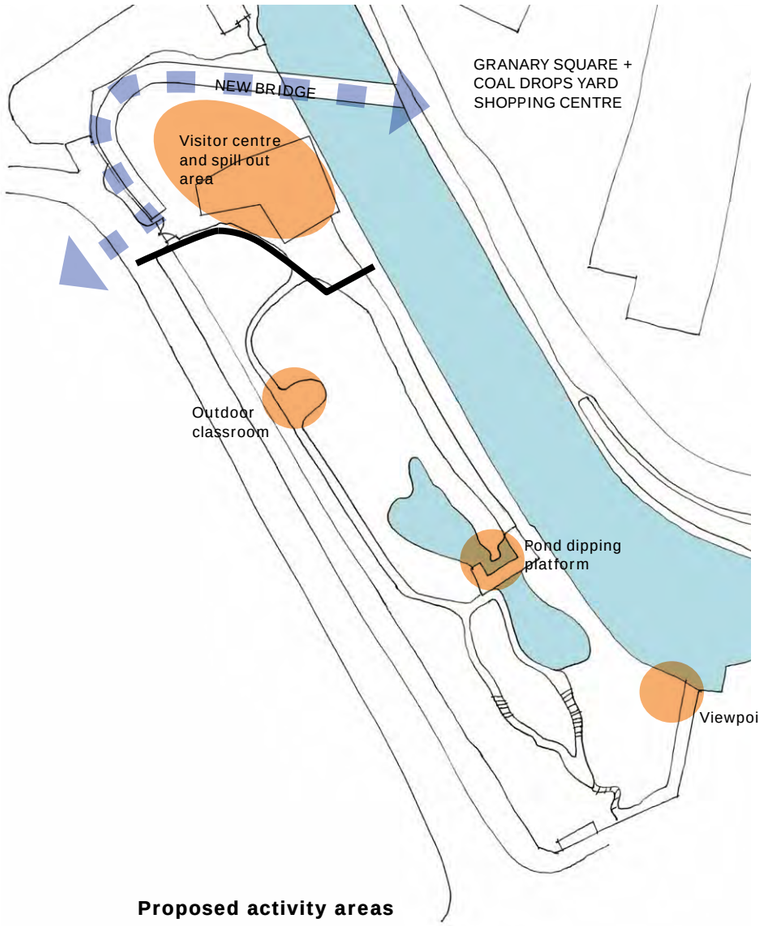
6.6 Landscape

6.6.0 Introduction

The replacement of the existing buildings in CSNP presents an opportunity to preserve and enhance the reserve's ecology and create new areas of habitat, undisturbed by visitors. The focus will be to concentrate and better manage visitor activity to the north end of the reserve and insure the most sensitive habitats and species can be better protected in the remainder of the site.

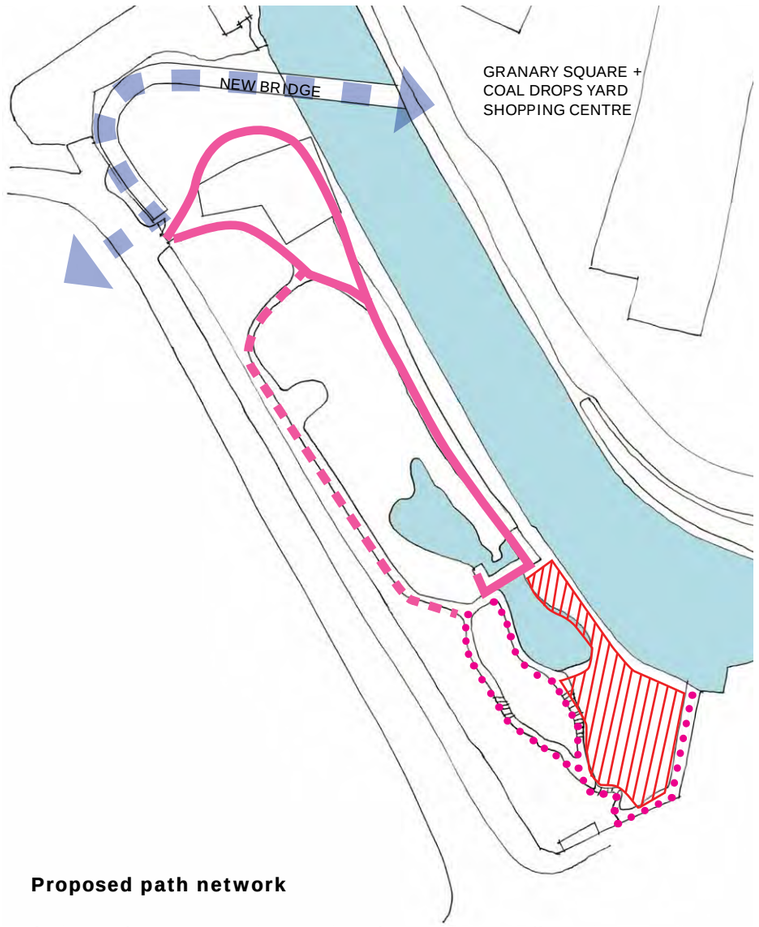


Proposed activity areas

The new visitor centre centralises the facility provision.

Visitor numbers can be managed with a boundary treatment that prevents overpopulation of the natural park

Fence separating nature reserve from visitor centre



Proposed path network

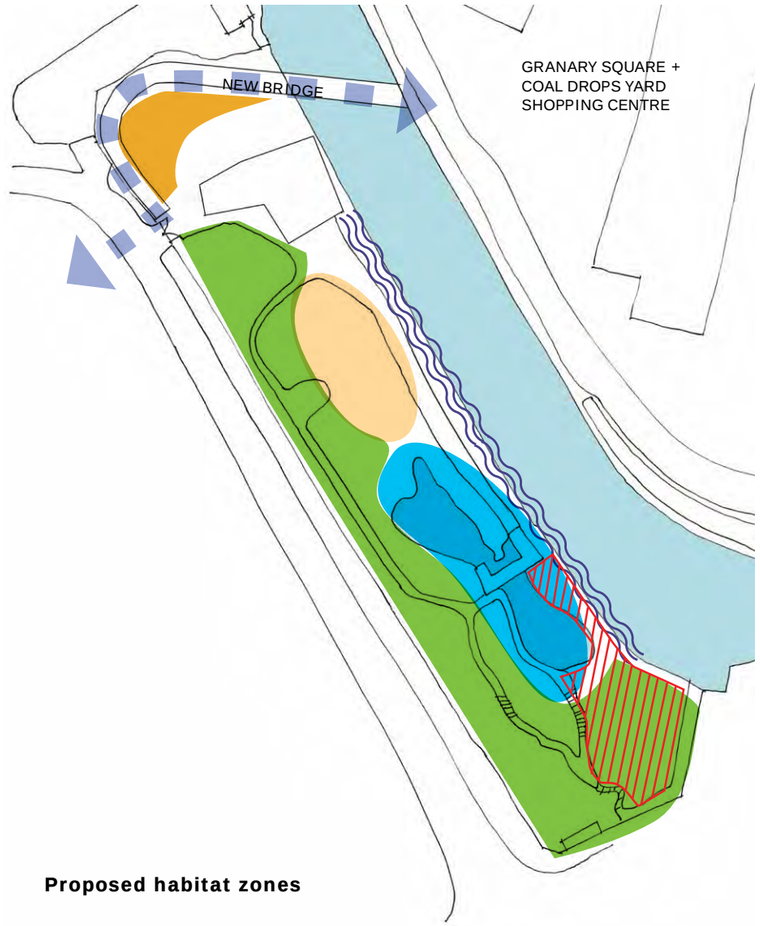
A clear primary, secondary and tertiary network defines the Natural Park and manages visitors

Primary Footpath (accessible to all)

Secondary Footpath (steep slope)

Tertiary Footpath

Non-intervention no access zone



Proposed habitat zones

The habitats become better defined and managed for species and structural diversity, with marginal habitat created along the length of the canal.
The non-intervention zone is doubled for wildlife conservation.

Woodland

Meadow

Wetland

Invertebrates especially butterflies

Marginal Habitat

6.6.1 Landscape Proposed Plan

01 Mounded planting to accommodate spoil and surplus material, and facilitate open mosaic habitat in keeping with a brownfield site, to include annual meadow displays as well as pioneer species

02 Gabion insect hotels and habitat spaces providing an interactive learning space and reinforcements to stepped landscape

03 New entrances gates by local metal worker

04 Multi-use space for weddings, conferences, wildlife weekend fayres etc. capable of holding a 12m x 16m marquee for all weather events, permeable bound gravel surface suitable for vehicle loading

05 Stepped timber decked area to access canal side, with resurfaced existing steps and enhanced existing border planting

06 New step-free, accessible route to the building

07 Relocated and clad storage container

08 Level access to rear providing outdoor classroom space, pedestrian loading bound gravel surfacing.

09 6 no. category C trees removed to accommodate new building and open up views to the canal

10 1.4m high secure boundary treatment/fence to the natural park with 2 no. pedestrian gates

11 Widened access (to 2.5m) to south of the proposed building, gated access

12 New bark mulch 1.2m wide footpath with timber edging

13 Site for temporary art installations

14 Bin store for 2 no. 1100lt Eurobins, 1500mm height

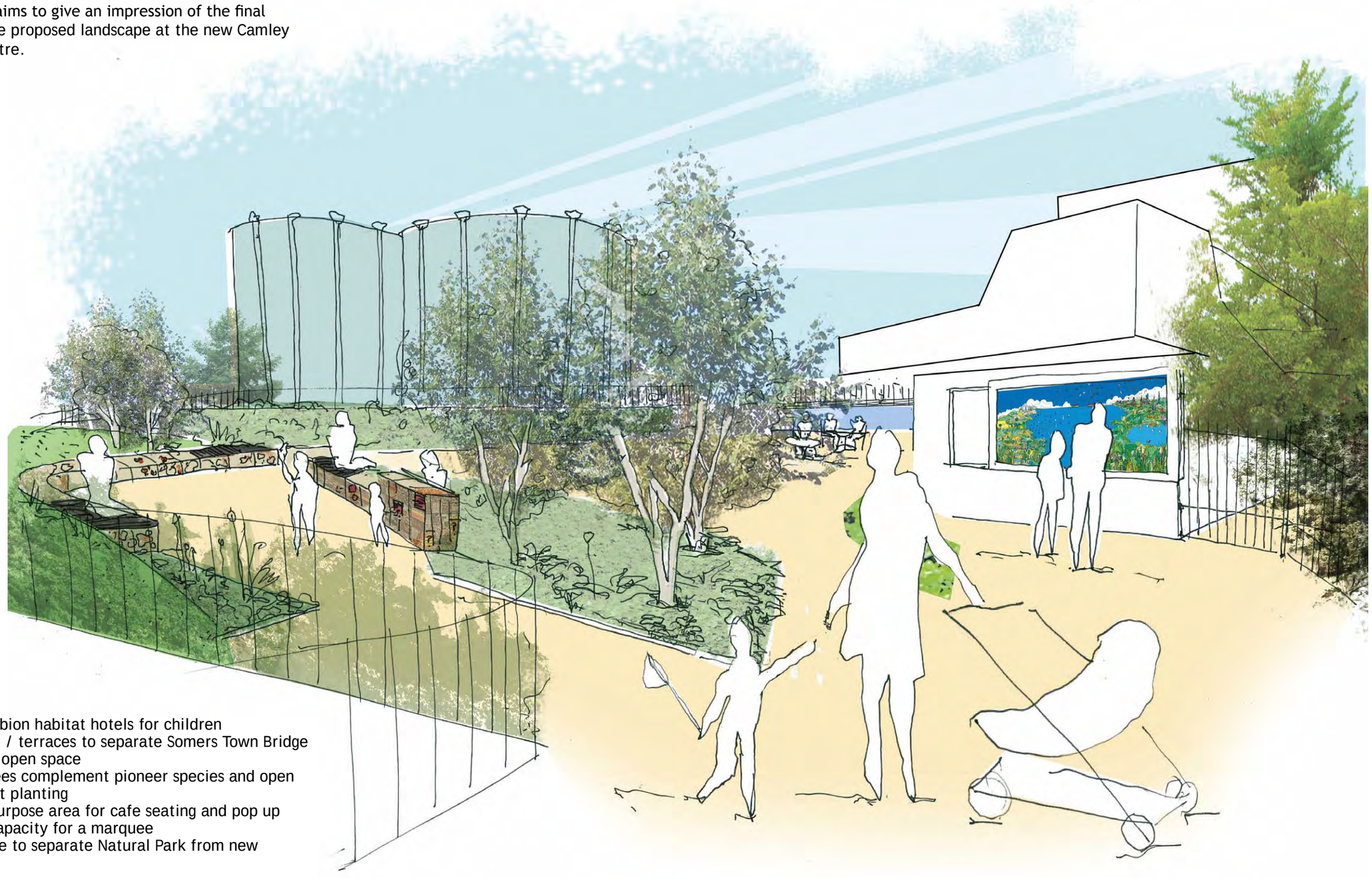
15 Extended gabion retaining wall

16 Pedestrian 1.1m timber gates to natural park (2 in total)

D	09.10.17	Planning Issue	LE	AM	AW

6.6.2 Illustrative Sketch
New Entrance & Approach

The sketch here aims to give an impression of the final appearance of the proposed landscape at the new Camley Street visitor centre.

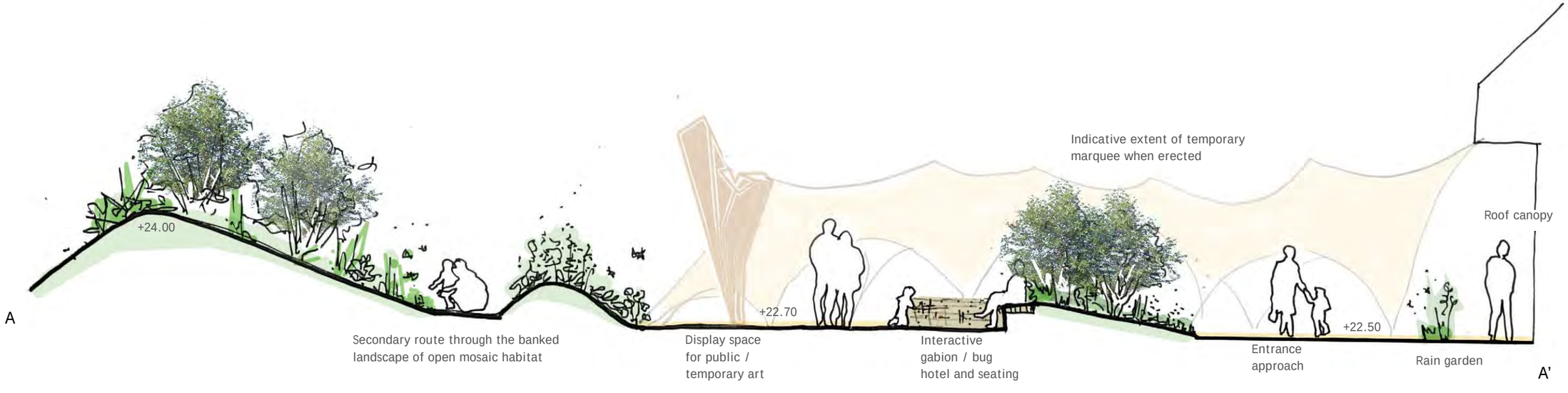


- Interactive gabion habitat hotels for children
- Planted banks / terraces to separate Somers Town Bridge from the new open space
- Multi stem trees complement pioneer species and open mosaic habitat planting
- Large multi-purpose area for cafe seating and pop up events with capacity for a marquee
- New fence line to separate Natural Park from new entrance

6.6.3 Illustrative Sketch
Canal View

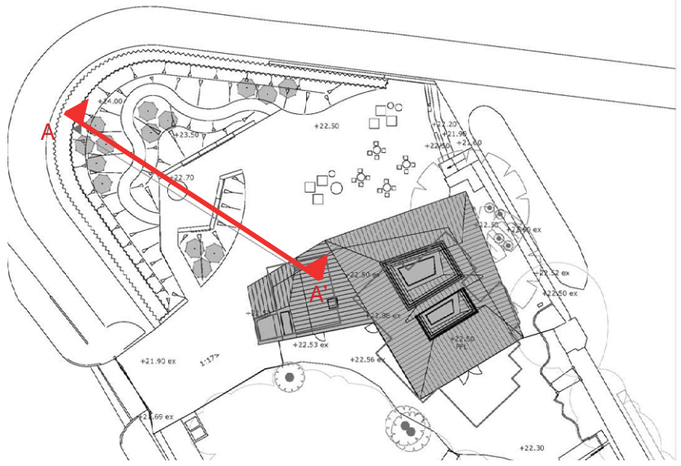
The sketch here aims to give an impression of the final appearance of the proposed landscape at the new Camley Street visitor centre, viewed from the canal. The view shows the upgraded canal side footpath running through the park, the proposed treeworks including crown lifting of the willows to increase the clearance between the ground level and the lower branches to clear sight lines and improve views. It also indicates the new marginal planting along the canal edge, the placement of the new building and associated tree removals.

6.6.4 Illustrative Section Elevation



(Not to scale)

Location Plan



This section illustrates how the new outdoor space adjacent to the new visitor will offer a variety of uses. It will provide a resting space for visitors, but additionally the banked landscape offers interactive learning space for children and young people. This will be a sensory garden and play space with interactive learning features where children can get up close to nature. There will be a flexible event space where a marquee can be erected, and a location that could host temporary arts and nature exhibits.

The will be a rain garden that will showcase Sustainable Drainage Systems.

6.6.5 Furniture & Precedent Images

The following images give an impression of the final appearance of the proposed landscape at the new Camley Street visitor centre. The pictures also show the finished appearance of the seating, gabions, play features and mobile planters proposed for the site.

Naturalistic planting with multi stem small trees

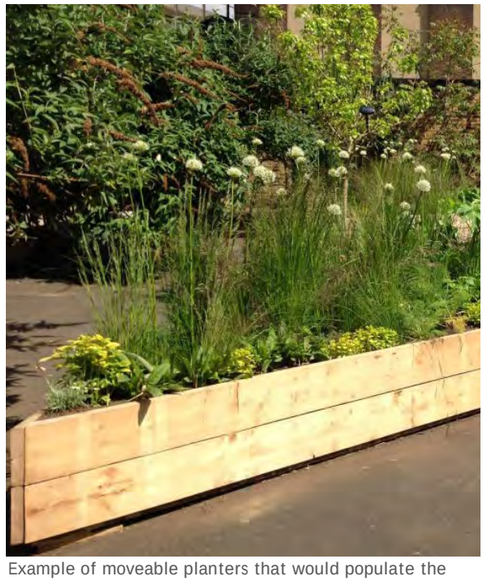
Example of gabion seating with timber surface - at Camley Street charred larch is proposed to match the new building

Planting beds would also include annual meadow displays and some areas left for natural colonisation

Interactive insect hotel feature, similar to what will be integrated into the gabions at Camley Street

Example of gabions filled with habitat features and working as a retaining wall

Example of storage container, clad to minimise visual impact

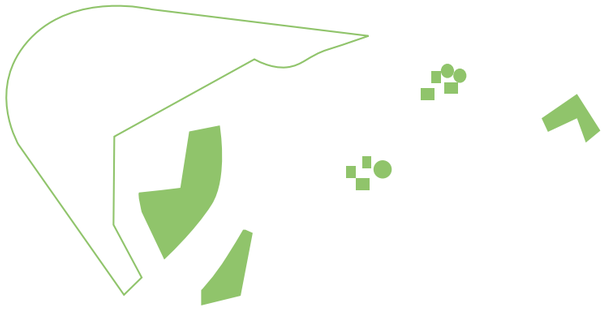


Example of moveable planters that would populate the entrance plaza when the marquee is not operational

6.6.6 Planting Strategy & Soft Landscape Palette

Biodiversity and enhancing the natural environment is essential to the values of London Wildlife Trust. As well as promoting wildlife with features such as the invertebrate hotels and reusing any waste wood on site, the proposed planting palette for Camley Street respects the local habitats found in open mosaic brownfield sites, while also giving some amentiy landscape value. In the low level areas and planters, hardy species have been chosen that will provide good ground cover throughout the seasons. Annual flower displays and pioneer species will be encouraged in the rear embankment, which will been a planted area to be viewed from a distance rather than passed through. Finally, shrubs and trees will be pioneer species such as birch and hazel to provide some height and structural diversity.

Low level and planters



Wildflower native mixes

Vinca major

Ajuga reptans

Saxifrage urbium

Embankment

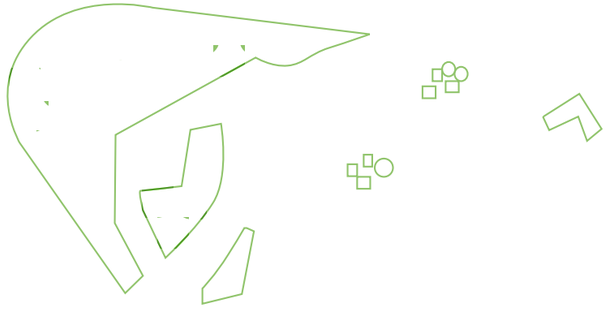
Achillea millefolium

Silene dioica

Scabious

Chamerion angustifolium

Shrubs and trees



Cytisus scoparius

Multi-stem birch

Natural site succession

Multi-stem hazel

6.6.7 Surfacing Strategy & Hard Material Palette

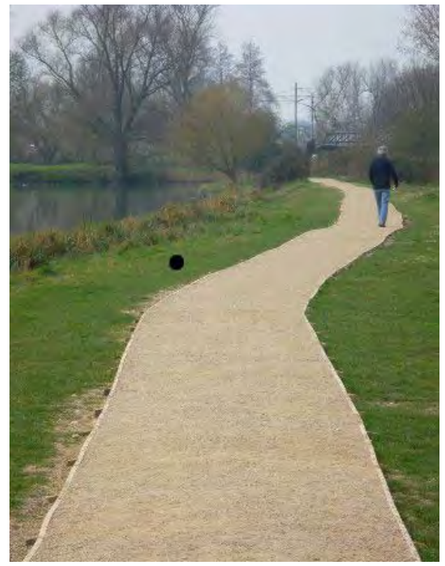
The diagram below describes the new surfaces proposed outside the new visitor centre. A reinforced resin bound gravel will provide a suitable non-slip surface for pedestrians as well as wheelchairs and visitors with reduced mobility.

Decking to the canal is proposed to offer greater connection to the environment of the canal.

A woodchip path through the learning landscape provides a route of a scale suitable for children to provide an intimate learning environment.

The path to the pond dipping area and the pond dipping deck will be resurfaced to ensure access for all.

There will be timber decking to the canal and narrow boat as a break-out area from the visitor centre. The pond dipping platform will be repaired and re-surfaced with new anti-slip timber decking

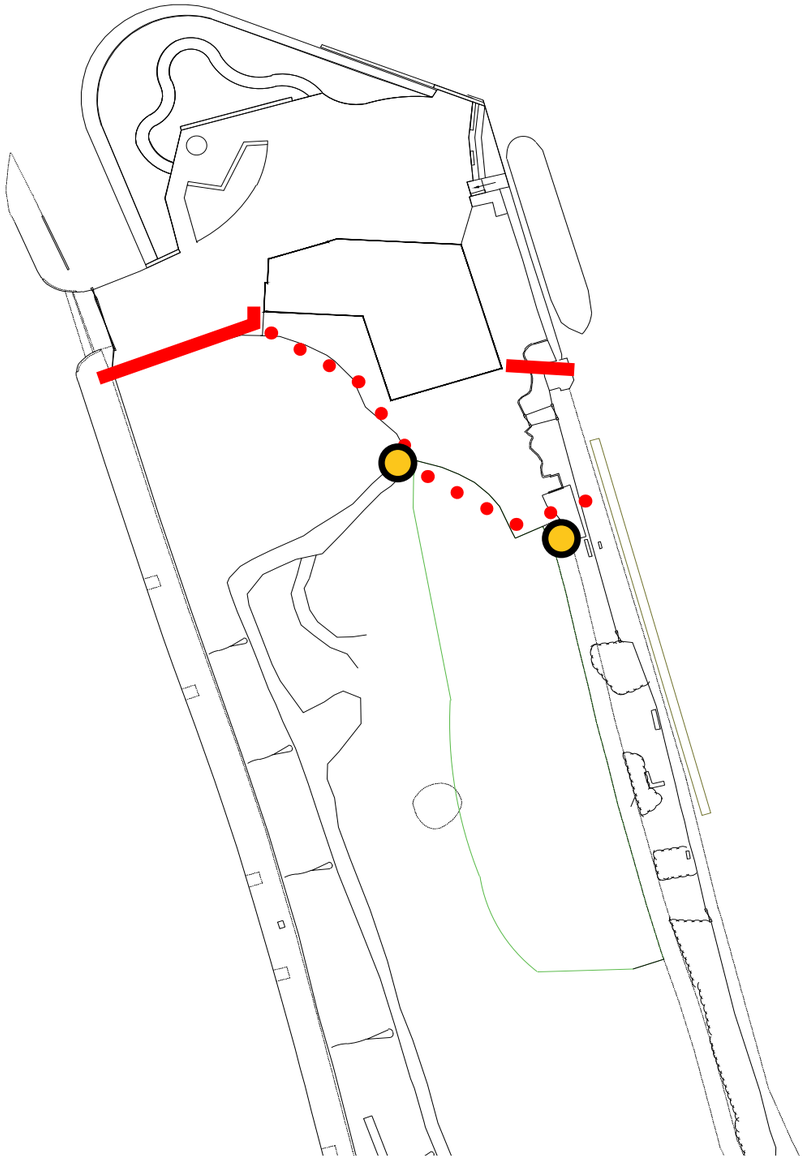


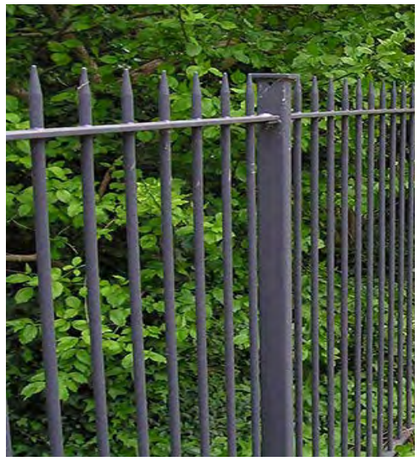
The route to the canal will widened to 1.8m wide with self binding gravel surface and reinforced with appropriate edging and cambered to aid drainage

The new area will be surfaced with permeble resin bound gravel which enables a flexible, durable space where a marquee can be pitched. The orange area will be suitable for vehicle loading, and the purple area constructed to pedestrian weights

A woodchip path will be provided as an adventure play route for children to engage with interactive learning and get up close to wildlife. A circle of woodchip in the entrance break out area provides a location for interactive art / sculpture and educational features.

6.6.8 Boundary Treatments





1.6m tall vertical bar railing for security to the nature reserve. Strong long lasting and secure, but provides visual permeability.

Laser cutting techniques can add interpretation to the fence panels and create interactive features

Willow edging protects natural areas and no-access nature conservation zones without interrupting views

Timber gate prevents access to natural park when visitor centre is in use after hours

6.7 Contamination Strategy

Intrusive ground investigations and testing have been carried out by Ashdown Site Investigation Limited in accordance with the requirements for a site proposed for recreational public space. This has identified two potential risks associated with contamination of the made ground on the site, asbestos and ground gas.

Although the presence of asbestos has been identified by the initial ground investigation, the concentration and extent has not. Therefore, further testing will be carried out prior to commencing works on site to confirm these factors. If the concentration of asbestos is found to be within acceptable limits then the material can be classified as non-hazardous. However, if the material is classified as hazardous the affected areas will either be exported from site or, more preferably, retained on site by relocating, burying and capping with non-hazardous material as part of the landscaping proposals. In either case the works will be specified to ensure all risks are mitigated and will be carried out by a competent contractor.

With regard to ground gas, the risk is primarily related to the new building where any gases could accumulate in the relatively confined internal spaces. The current structural proposals include ground gas protection measures to mitigate the risks posed. However, it is also proposed to undertake further monitoring of the site to confirm the presence of a ground gas risk prior to commencing works on site.

6.8 Sustainable Urban Drainage Systems (SUDS)

The overall strategy for surface water run-off is to manage as much on-site as possible. The proposal is to collect surface water in the areas adjacent to the building and then direct flows below ground where they will ultimately discharge into the existing ponds and wetland areas to the south of the building. An initial review has indicated that this proposal is likely to be viable in terms of the site topography but this is subject to further monitoring of the existing site water levels and to approval from the Environment Agency.

Run-off from the building roof will be collected at ground level from downpipes around the perimeter of the building and run below the structural slab to a below ground collection point (a manhole) to the south of the building. From there a connection will be made below ground to the existing ponds.
The hard landscaping will be considered in two parts. The first will be smaller or narrow areas such as pathways which will collect low volumes of rainfall and will be designed with falls to direct run-off away from the centre to the edges and into the adjacent soft landscaping.

The larger area of hardstanding to the north of the building will be constructed from permeable resin bound gravel through which a proportion of rainfall will drain into the underlying material. However, during heavier rain events, there will still be a significant amount of run-off and the falls of the hard surfacing will direct this to a French drains which will collect the run-off and divert it to a swale/rain garden for attenuation and gradual dispersal into the surrounding ground. An overflow will also be provided from these attenuation areas to channel any surplus to the roof run-off collection point.

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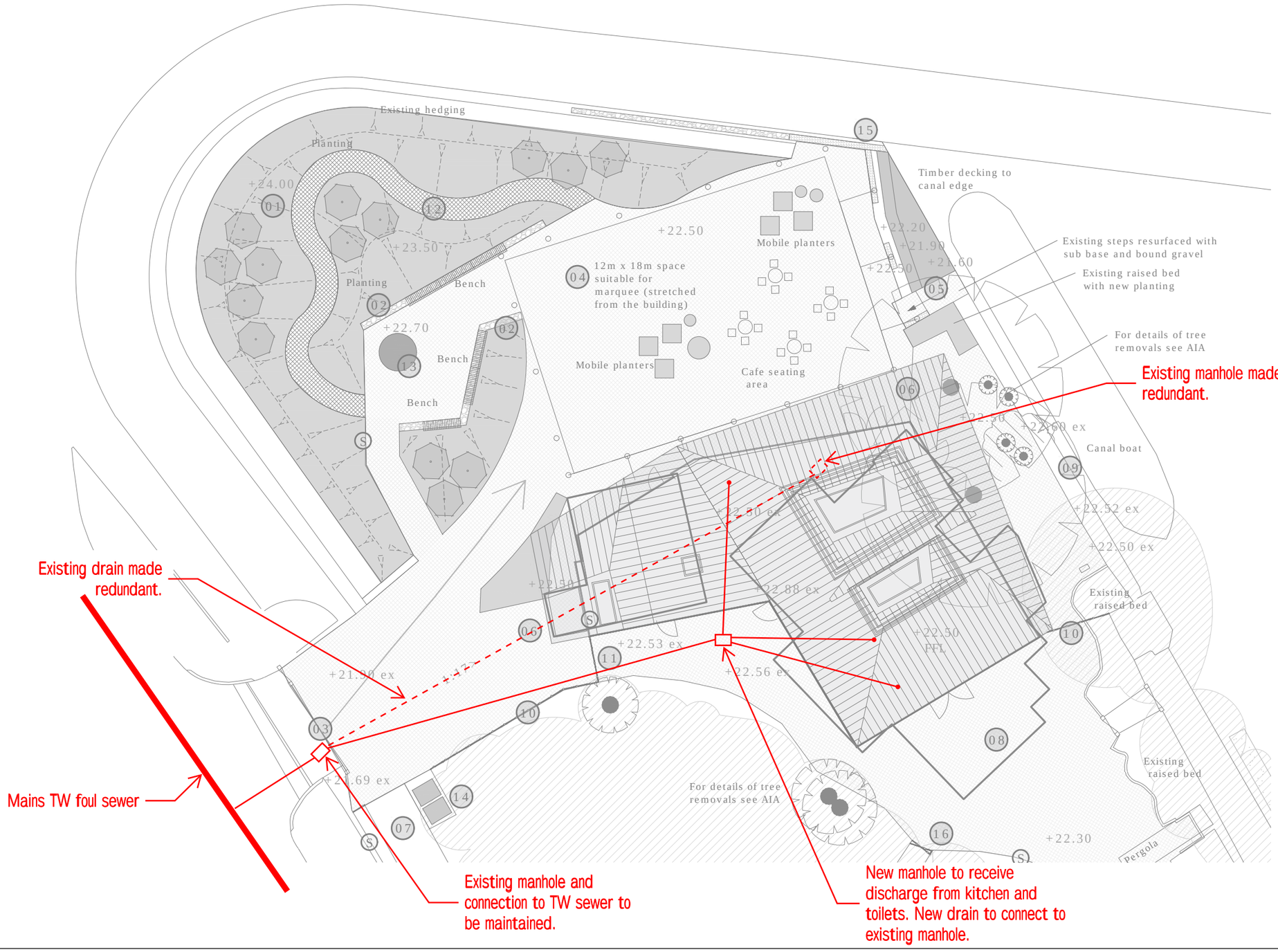
Project:				Project No.:	No.:
CAMLEY STREET NATURAL PARK				4521	SK-D-002
Design:	Drawn:	Checked:	Date:	Activity No.:	Scale:
-	FWM	-	28/09/2017	-	1:100 @ A3
Subject:				Status:	
FOUL WATER DRAINAGE STRATEGY				PRELIMINARY	



Foulwater Strategy Outline:

Manholes for existing building will be made redundant and appliances for new building will discharge to new manhole.

Existing connection to Thames Water sewer in highway to be maintained. Further action to confirm flow rates are not significantly increased.

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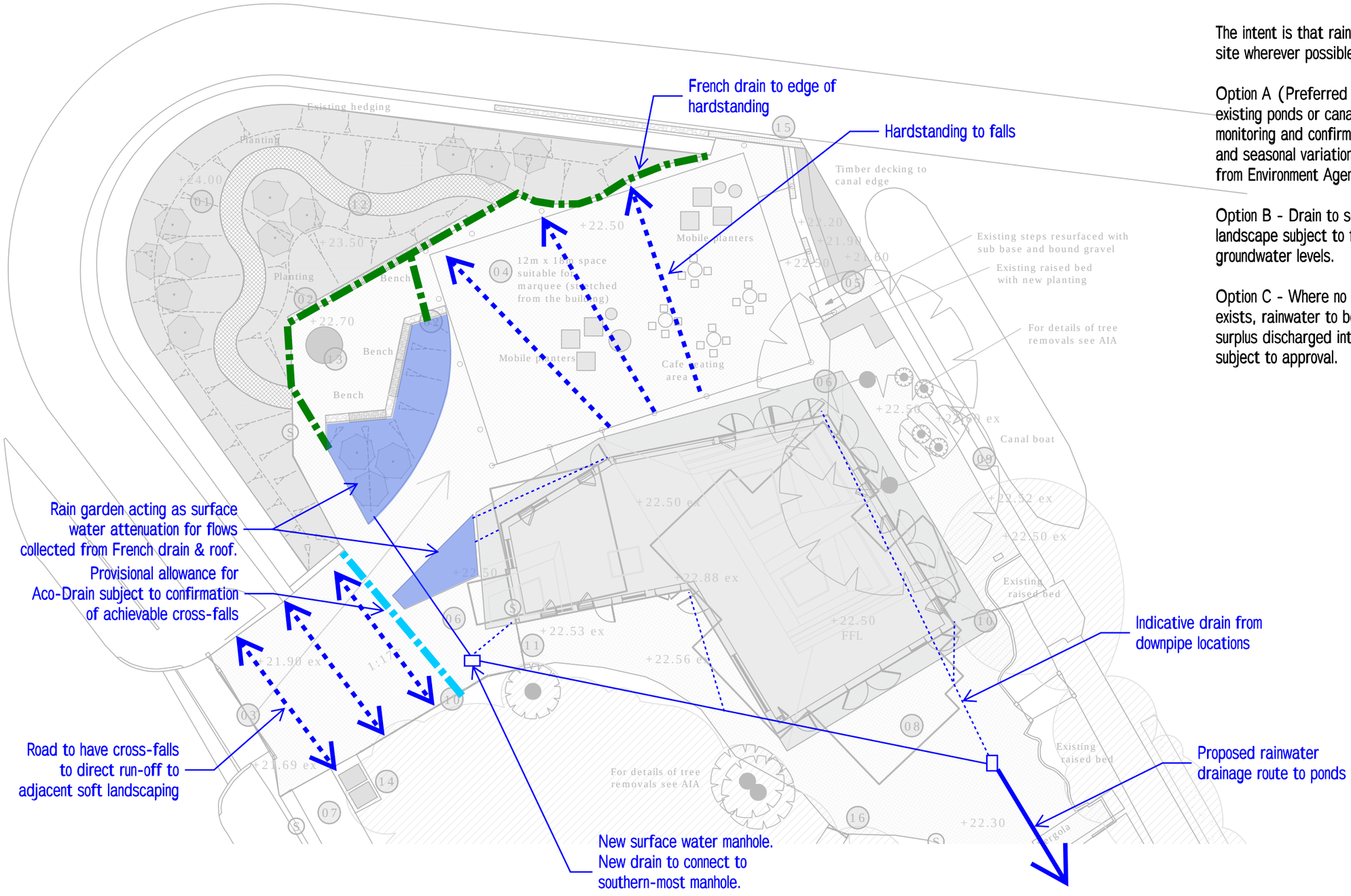
Project:				Project No.:	No.:
CAMLEY STREET NATURAL PARK				4521	SK-D-003 A
Design:	Drawn:	Checked:	Date:	Activity No.:	Scale:
-	FWM	-	29/09/2017	-	1:100 @ A3
Subject:				Status:	
SURFACE WATER DRAINAGE STRATEGY				PRELIMINARY	



Surface Water Strategy Outline:

The intent is that rainwater will be discharged on site wherever possible.

Option A (Preferred & as indicated) - Drain to existing ponds or canal subject to further monitoring and confirmation of existing water levels and seasonal variations. Also subject to approval from Environment Agency and Local Authority.

Option B - Drain to soakaway beneath new landscape subject to further monitoring of existing groundwater levels.

Option C - Where no other viable alternative exists, rainwater to be attenuated on site and any surplus discharged into Thames Water system, subject to approval.

7.0 ACCESS

7.1 Transport - Pedestrian and Cycle

The new visitor centre and associated landscape has been designed to be accessible to all.

The new proposals are for a sloped ground to an accessible visitor centre, removing the existing impediment of steps and uneven ground.

The site will remain car free. In partnership with Sustrans and Camden Highways Team, cycle parking will be provided by the entrance. There is current provision here with space to provide further Sheffield stands. Planter bike stands currently give space for 6 bicycles and these will be retained on site.

The new bridge from the adjacent Kings Cross development will bring additional foot and cycle traffic to the site, but all will come through a single entry point to the park.

On street cycle parking could be expanded

On site cycle parking will be retained

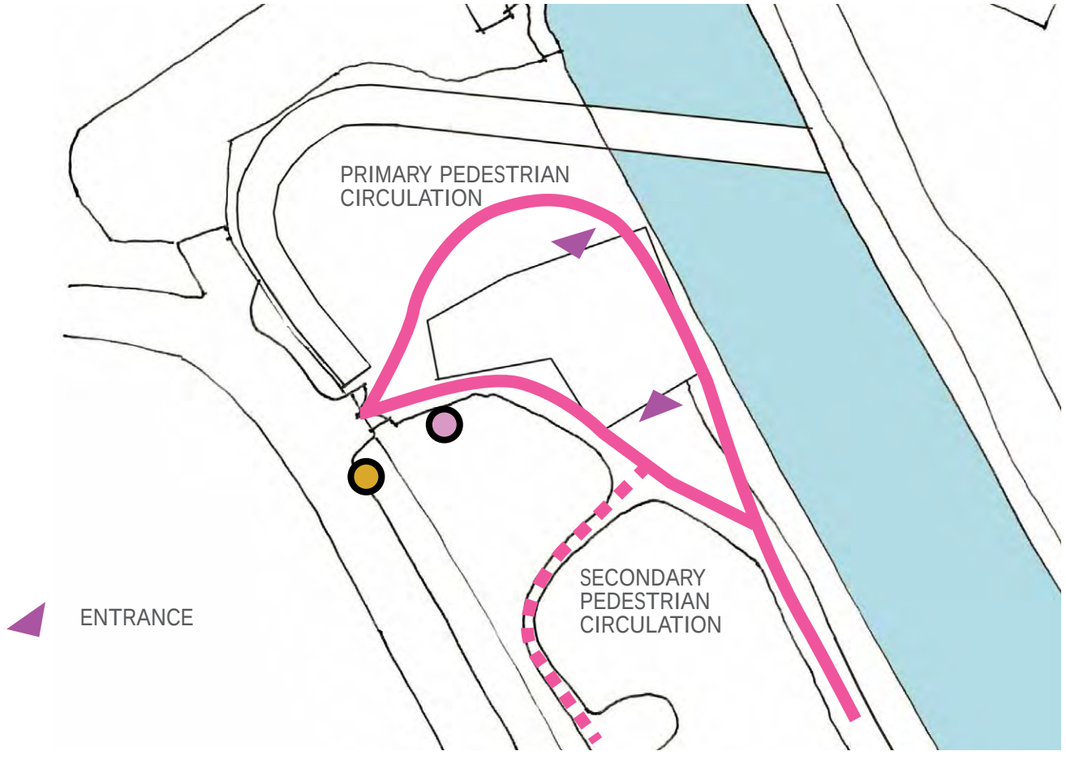
7.2 Refuse Strategy

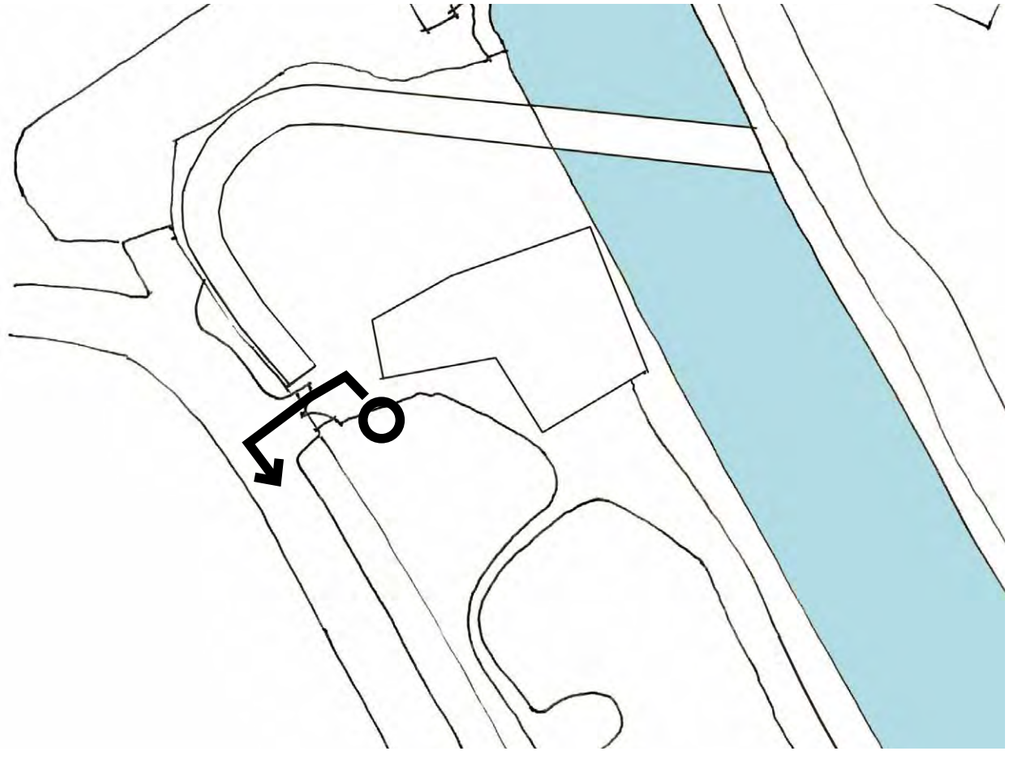
A timber bin store is proposed for the site to house 2 no. 1100lt eurobins, one for recycling and one for general waste.

The bin store is located close to the front property boundary but is designed not to detract from the street scene, nor from the amenity space around the building.

The strategy will remain the same, the site manager will wheel out the bins to the kerbside on collection day, and return the bins to the bin shelter once the collection has taken place.

Example of timber, lockable bin store with open roof





7.3 Deliveries, Servicing and Emergency Access

The site has been designed so that a small box van can access the site at the north, turnaround and drive away without interfering with any landscaping.

Deliveries will only be permitted when the site is closed to the public so as they do not interfere with visitor movement through the site.

The proposed emergency access is the same as the existing. Fire assembly point in on Camley Street opposite the entrance. A fire tender or ambulance is able to reverse into the driveway, which is less that 10m from the building to extinguish any fire.

Step free access in the proposals mean that the site is easier to access than before the proposed development.

EMERGENCY VEHICLE TRACKING

DELIVERY AND SERVICING TRACKING

8.0 Conservation Assessment of Proposals

- Conservation from an ecological point of view is covered in the Biodiversity Report Appendix E

- Conservation from a buildings point of view is not applicable