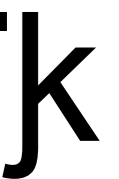




British Library Story Garden

Camden, London
Design & Access Statement

Jan Kattein Architects
277 New North Road
London N1 7AA
020 7704 0604
www.jankattein.com



This design and access statement will outline the context and design rationale behind the proposed scheme for a meanwhile use community garden on British Library land.

The "Story Garden" (working title) will create a lively green space in the heart of London, with community allotments, productive growing spaces, an spaces for holding events/teaching and maker spaces. It will bring together the British Library, Global Generation, Central Saint Martins, Somers Town Community Association and Stanhope to create a garden for all.

British Library

In the two decades since the British Library opened, the surrounding neighbourhood has undergone a transformation of its own: with the opening of the Eurostar terminal at St Pancras; the ongoing redevelopment of King's Cross; and the emerging cluster of world-class knowledge and research institutions dubbed the Knowledge Quarter. The British Library now have long term plans to develop a vacant plot in the North-West corner of their land, along with Stanhope plc and architects Rogers Stirk Harbour + Partners. The development potential of the site for commercial accommodation will include 100k for British Library extension and a headquarters for the Alan Turing Institute. This proposal addresses the meanwhile use of this plot for 2-3 years whilst the long term plans develop.

The British Library put out a call for proposals for the meanwhile use of the site in spring 2017. Proposals were evaluated in accordance with a set of scoring criteria including three criteria which evaluated the community benefit of proposals, the legacy the use would leave once construction for the permanent building starts on site and to what extent the proposals match the library's purpose.

Global Generation and Somers Town Community Association/ Central St Martins scored the highest, due to their focus on legacy, their links and track record in delivering community benefit and the space for partnership with some of the teams delivering core British Library purposes. The space will provide a multitude of opportunities for collaborative projects between the organisations but, to this point, the Library has stated its requirement for its Community Engagement team to be based in an office on the Global Generation site, in order to continue and strengthen its existing outreach work, within the Somers Town community. The British Library also discussed collaborative family programmes and projects in conjunction with their Learning team; and business support and enterprise workshops with their Business and IP team. The eventual new development is part of the Library's Living Knowledge vision to become open and accessible to all, and will incorporate new learning and business programmes, as well as new exhibition spaces, all of which will have a greater emphasis on including those who live and work nearby. The British Library see

the meanwhile use as collaborating with Global Generation and others to build stronger relationships between these departments and the local community which can then be continued into the new, and existing, library spaces. They will also use the garden for learning, business and community engagement events.

Global Generation

Global Generation is an educational charity, which works together with local children and young people, businesses, residents and families in Camden, Islington and Southwark to create healthy, integrated and environmentally responsible communities. They offer practical experiences and employment pathways to young people, often from disadvantaged backgrounds, and give them the social, emotional and practical skills to make a difference in the world. Global Generation will build on the learnings and success of their current moveable urban oasis, the Skip Garden in King's Cross, which has engaged over 5,000 people locally and received at least 40,000 visitors over the past 10 years. Global Generation will set up and run the Story Garden.

Somers Town Community Association

Somers Town Community Association have been working with Central Saint Martins and King's Cross Construction Skills Centre towards more meaningful engagement with the local community. The Story Garden proposes incorporating a "Make Space" run by Central Saint Martins - a prototype community space for making things that weaves together key strands of previous local engagement activity to explore new forms of community-centred learning and co-working space that convenes academia, business, community and the public sector. This will be a public place that will provide the space, tools and training for local people to work alongside each other and connect with others they might not ordinarily meet.

Stanhope Plc

The British Library have selected Stanhope as their preferred partner for the long term development of this site. Stanhope are experienced at large phased projects and like to explore meanwhile uses that can help provide awareness of change, and present a positive view of what it means for the local community and others. Past community engagement in their neighbourhood has revealed how important green spaces are to locals. Stanhope worked with the British Library to develop the meanwhile brief for the site, reviewed the short list of ideas, and were involved in the selection of Global Generation as the most appropriate site operator.

1. Camden Local Plan 4.1, page 130
2. Camden Local Plan 4.14, page 135
3. Respondents to a Camden Council Open Space Survey, June 2014, 4.50, page 55

"People suffering from poor general health, mental ill health and low life expectancy are generally concentrated in the borough's most deprived wards including ... Somers Town"¹

85% feel that local open spaces contribute to their quality of life³

"We will protect, maintain and enhance Camden's parks, open spaces and...seek to tackle deficiencies and meet increased demand for open space"²



The Story Garden will be managed and maintained by environmental charity Global Generation, who have been an integral part of the cultural and educational programme in King's Cross for the last 12 years.

Founded in 2004, Global Generation is an educational charity, which works together with local children and young people, businesses, residents and families in Camden, Islington and Southwark to create healthy, integrated and environmentally responsible communities. Their programme offers practical experiences and employment pathways to young people, often from disadvantaged backgrounds, and gives them the social, emotional and practical skills to make a difference in the world. Ecology, education and enterprise are at the heart of everything Global Generation do, and they have developed a wide range of educational programmes, all of which reflect our core value of: I, We and the Planet.

To date Global Generation has created over 10,000 opportunities for local children and young people, 150 young people have graduated from our Youth Leadership programme and 100 young people have achieved the Horticulture and Businesses BTECs. Global Generation have also started a new collaboration in Canada Water, where they are helping to involve the local community in co-creating the public realm of this new British Land Development.

Skip Garden

The Skip Garden, which is the charity's homebase, is the largest of the 26 community and commercial gardens that Global Generation have co-created with local businesses, restaurants, schools and young people in and around the King's Cross Development site. Here they grow fruit and vegetables alongside a thriving café, where they serve nutritious, seasonal food. The café also offers work experience and employability programmes to those often marginalised by society, such as young people with special needs, the elderly and refugees. Global Generation's community outreach and development projects bring together local school children and business employees, vulnerable families living in the area and local volunteers. All of this helps to nurture a close-knit and collaborative community, which cares about its environment - and about the planet as a whole.

The Skip Garden has a temporary planning permission and the site will be subject to development in accordance with the King's Cross Masterplan in the near future. The Story Garden provides a unique opportunity to create a new educational base for Global Generation in King's Cross, expanding it's work into Somers Town.

Lunch and learning at the Skip Garden



Wider Site Context

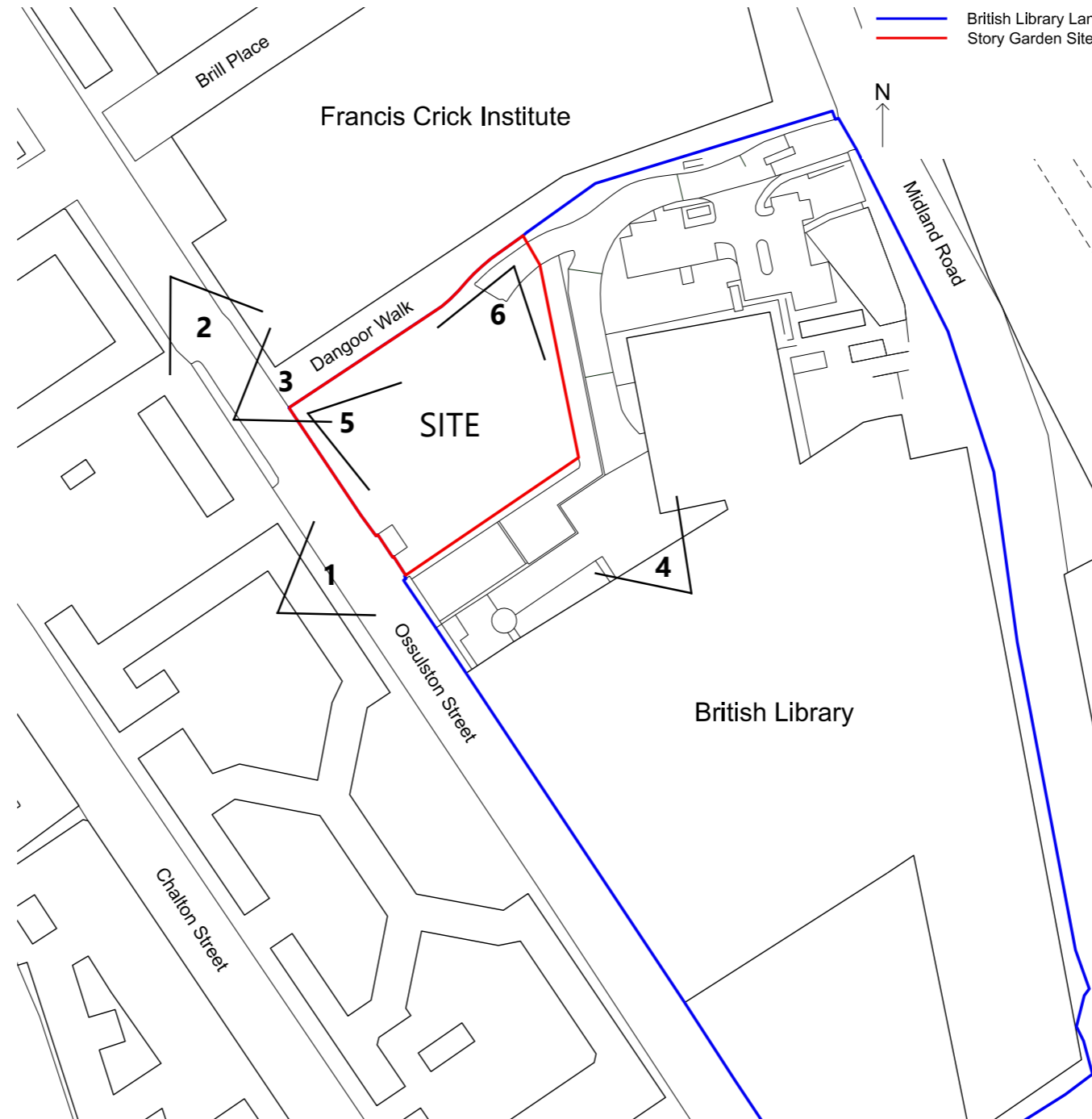


Wider context

The Story Garden is located at the North-Western corner of the British Library's land. The Northern boundary of the site runs parallel with Dangoor Walk (entrance to the Francis Crick Institute), to the South is the British Library, to the East is St. Pancras International Station, and to the West is Somers Town residential area. Further South across the British Library's land is Euston Road.

The site is just outside of the King's Cross/St. Pancras Conservation Area, which runs to Midland Road. The immediate area is defined by 7-8 storey educational institutions. The British Library, designed by Colin St John Wilson, is a Grade I listed building of exceptional interest for its architecture and history (BBC News. 1 August 2015). Somers Town consists of mid and low rise estate buildings. These are a mixture of 20th and 21st century buildings, including the 1927 Ossulston Estate, which is Grade II listed. Nearby St. Pancras station is 5 storeys tall, and grade II listed.

Somers Town, a densely populated area of London neighbouring the site, is predominantly 5 - 6 storey mansion blocks housing some of Camden's most deprived communities. The majority of residents do not have access to their own outdoor space. The creation of the Story Garden creates a unique opportunity to improve a piece of underused land and create a biodiverse community garden for and with local residents and workers.



Lease Plan showing ownership of land



3. Street view from Dangoor Walk looking East



4. 3D Aerial view from The British Library looking North



5. View from the North-West corner looking across the site



1. 3D aerial view from Somers Town looking East



2. Street view from Ossulston Street looking South



6. View from the North-East corner looking across the site

Existing Site

The entrance to the site is on Ossulston Street, near the junction of Dangoor Walk and the Francis Crick Institute. The North-East corner of the site also has an entrance of a private road on British Library land.

The site is vacant, but previously it has been used in the past for construction site offices for building the Francis Crick Institute. This scheme proposes a meanwhile use of the site for 2-3 years. The British Library have publicised their intention to develop this site, stating their ambitions as the following:

“To achieve our Living Knowledge goal of transforming the British Library at St Pancras we have selected a consortium led by Stanhope as our preferred partner, working with architects Rogers Stirk Harbour + Partners (RSHP), to develop a 2.8 acre site at the northern end of our estate” (press release, https://www.bl.uk/britishlibrary/~media/bl/global/projects/the%20british%20library%20at%20st%20pancras%20building%20the%20future/documents/st_pancras_building_the_future_our_ambitions.pdf).

“ A healthy environment can promote and encourage healthy lifestyles and these are aided through good urban design, green open spaces and access to active travel choices.
-Camden Local Plan 4.6, page 132 ”



Existing Site Plan

Camden Council's Open Space Deficiency map (taken from Camden Local Plan 6.55, page 199), shows the site is located 250m from publicly accessible open space. The Story Garden proposal could fulfill this need for its temporary use of up to 3 years.

The plan states: "We will strongly support the temporary use of cleared sites for public open space during the construction period where this can meet local needs. Such sites provide a potential location for local food growing projects" (6.55, page 198).

It is recognised that "parts of Camden have some of the poorest air quality levels in London and since 2000 the whole of the borough has been declared an Air Quality Management Area" (Camden Local Plan 8.74, page 269). The Story Garden also responds to this. The local Somers Town community, already surrounded by A-roads, are experiencing increased noise, dust and traffic congestion due to the construction of the HS2 line. Demolitions are making way for construction sites, creating a loss of green and open spaces. Over 200 trees, including mature ones, are being lost in the Euston area, impacting negatively on residents' health and wellbeing. In addition to Air Quality Policy CC4, Camden promises to improve air quality in Camden by "maintaining and increasing green infrastructure" (Camden Local Plan 8.75, page 269).

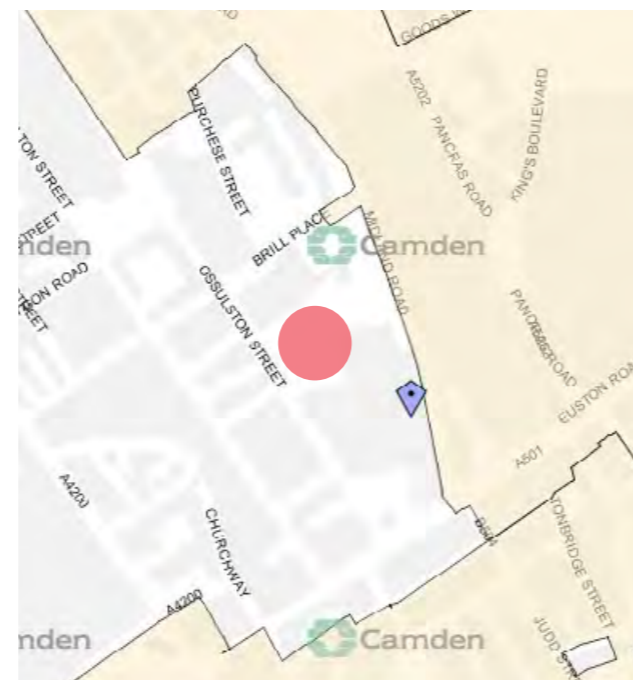
The Story Garden is not in a conservation area itself, the site neighbours the King's Cross/St Pancras Conservation Area (as shown in Camden Council's map below) and as a result the proposed scheme is designed to minimise impact on the neighbouring buildings. There are no structures over 2 storeys tall in the Story Garden. This is low rise in the context of the surrounding buildings. The site is surrounded on three sides by Grade I, II and III listed buildings (as shown in Camden Council's map below) and as a result the proposal has a significant amount of green infra-structure. This will enhance the setting of the listed buildings in comparison to the current bare site.

An enquiry to Camden Council has revealed that there are no protected trees on the site, and within the grounds of the British Library no permission would be required for tree works to be carried out. There is one existing tree on site, which will be retained.



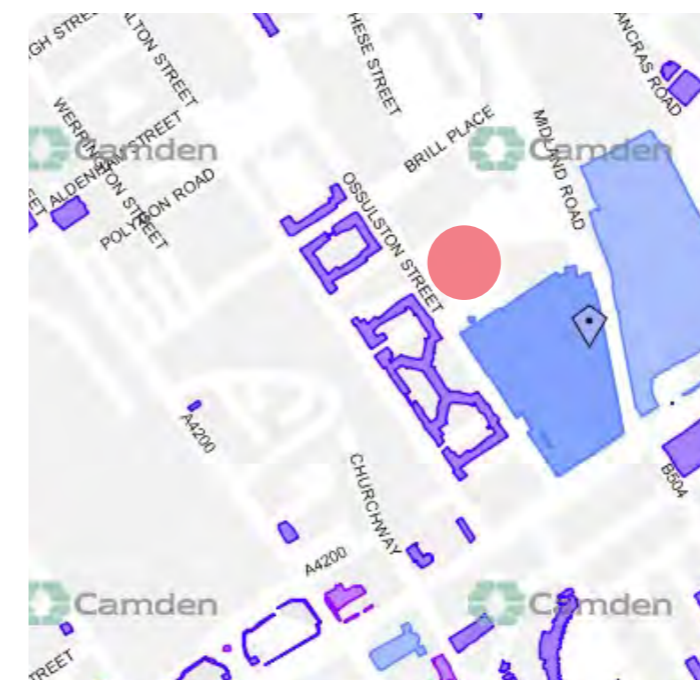
Camden Open Space Deficiency Map

- Existing open space
- 250m from open space
- 400m from open space
- more than 400m from publicly accessible open space
- Borough boundary
- Site (250m from open space)



King's Cross/ St. Pancras Conservation Area

Site



Grade I listed buildings
 Grade II listed buildings
 Grade III listed buildings

Site

“ Sites awaiting development can sometimes make short term contributions to open space provision. We will strongly support the temporary use of cleared sites for public open space during the construction period where this can meet local needs. Such sites provide a potential location for local food growing projects. - Camden Local Plan 6.55, page 198 ”

Consultation and engagement is integral to the success of the Story Garden project. The British Library and Stanhope have already invested a lot of time and energy into building relationships with the local people of Somers Town. Involving local residents in decision making for the site's use, design, and construction processes provides opportunities for learning, dialogue and exchange, and creates well-loved spaces.

October 2017 Consultation on BL/Global Generation temporary use

A series of consultation sessions took place. These consultation events were organised to get the local community's feedback on the proposal for the British Library to lease the currently vacant space to Global Generation for use as a community garden, with community projects and events carried out by Global Generation and the British Library in partnership.

The events were attended by around 50 people and was, across the board, given positive support. The following information is a summary of the feedback that was received through the feedback forms that were filled out at the event.

Thoughts on the proposal

All attendees that filled in a form felt that a temporary community garden was the best use of the site before building of the British Library extension. Those who didn't, later verbally expressed support for the idea.

Some of the reasons given were:

- It would be a beneficial place to go, for schools, clubs and the community in general
- The need for more green and open spaces in Somers Town, which is suffering the loss of other spaces
- The need to use empty spaces

All but one of the attendees liked the proposal that Global Generation and the British Library had outlined. They felt the best elements of it were:

- The ambition to engage with local people
- The encouragement for local people to begin growing their own food
- Sustainability

Concerns raised about the proposal were:

- It looked a bit sparse
- The potential noise disruption from future events

- The need to get it up and running as quickly as possible
- The concern that Global Generation and the British Library may look at rerunning a successful pre-existing formula as opposed to tailoring the format to suit Somers Town
- The security of the site
- The length of time it is envisaged to be running for

All attendees felt the proposal would be a welcome addition to Somers Town and Camden. Reasons given for this were:

- The benefit that wildlife and growing will have on the environment and people's mental health
- The partnership opportunities between the British Library and Global Generation
- The learning opportunities for the local community
- The space being a place where the community can socialise
- Encouraging children to be green fingered
- The garden could signal a new way forward in approaching inner city regeneration

Activities on site

Attendees expressed interest in being involved in the following Global Generation projects:

- Volunteering as a gardener
- Volunteering as a chef in the community kitchen
- Having an allotment space (both as an individual or as part of a community group)
- Running sessions to share skills and experience with children and young people



Consultation Event

“

A key objective of the BAP is to increase engagement with nature. There are typically lower levels of active engagement in more deprived areas of the borough.
- Camden Local Plan 6.71, page 205

”

Attendees expressed interest in the following suggested activities that the British Library could run in partnership with Global Generation (recorded in order of popularity):

1. Enterprise and skills development & school trips, visits and lessons
2. Literacy and reading & youth activities
3. Family activities & community meetings and consultation events

Other suggestions were:

- Creative writing groups
- Poetry groups
- Special day events
- Workshops for people with mental health concerns or disabilities
- Somers Town history club events
- Acting classes
- Twilight gardening
- Political events or debates
- Sessions for ward councillors to meet community
- Improvised music events
- Enterprise and skills development for women
- Film showings
- Community barbeque/picnic
- Dog training area

Other comments received were:

- Try to engage with less active members of the community
- Another activity on the site apart from garden – e.g. from a mobile vehicle
- That the Global Generation project should be part of shaping the eventual development's landscaping
- The need to include elderly residents in Somers Town, particularly the elderly Bengali community
- To gain input from Levita House, TRAs and Somers Town Neighbourhood Forum to complement (but not replicate) what is happening in their courtyards
- The Garden as a potential home for some activities for the Somers Town festival (START)
- There should be more allotments
- There should be community involvement in the design of the space
- There should be Somers Town historical references within the site
- A community noticeboard at the entrance to the site would be welcomed
- It would be good to see this deliver jobs and training for Somers Town residents
- The garden should sell the food it grows locally
- The garden should consider smells to make it accessible to those who are visually impaired

-Opening hours should be considered to enable all Somers Town residents to be part of the site

Thank you for coming

Update on our extension

Why we want to use the site

How did we decide?

Who are Global Generation?

What do Global Generation do?

How will the site be used?

Projects and activities in the garden

How will the garden benefit the local community?

The garden will be open Monday – Friday, 09.00 – 17.00, though opening hours will be dependent on funding. The garden will be open occasionally for evening workshops and events as well as at weekends for community days. The Library's Community Engagement team will also relocate their office to this site and carry out engagement activities from here.

We plan for the temporary garden to have a long-term future. Global Generation is currently exploring permanent spaces, which will become available in 2021–22.

- One of these is a barge on the canal by Granary Square
- The other is an ecology garden on the other side of York Way.

Discussions are taking place with British Land to create a garden and community plant nursery as part of the Regent's Place development. Many of the structures from our temporary garden will move to a permanent home at the ecology garden, whilst others, like the big polytunnels will go to the plant nursery.

It is our intention that building on initial work with the Somers Town community, and the new opportunities that the garden at the British Library will create, that both Global Generation and the Library will continue to work with Somers Town residents into the future.

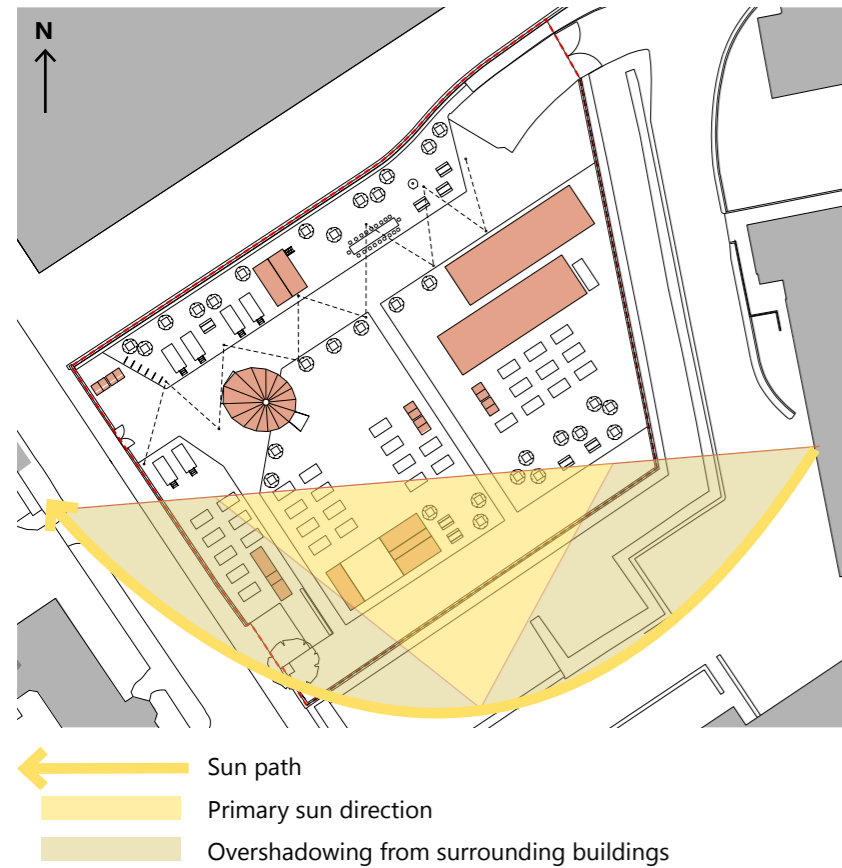
LIBRARY STANHOPE
In partnership with
GLOBAL GENERATION

“ The creation of healthy environments for people of all ages across the borough will be a key consideration when the Council assesses planning applications. - Camden Local Plan 4.6, page 132 ”

Consultation Event Leaflet

Proposal: Design Principles

Orientation and Sunlight



Arrangement

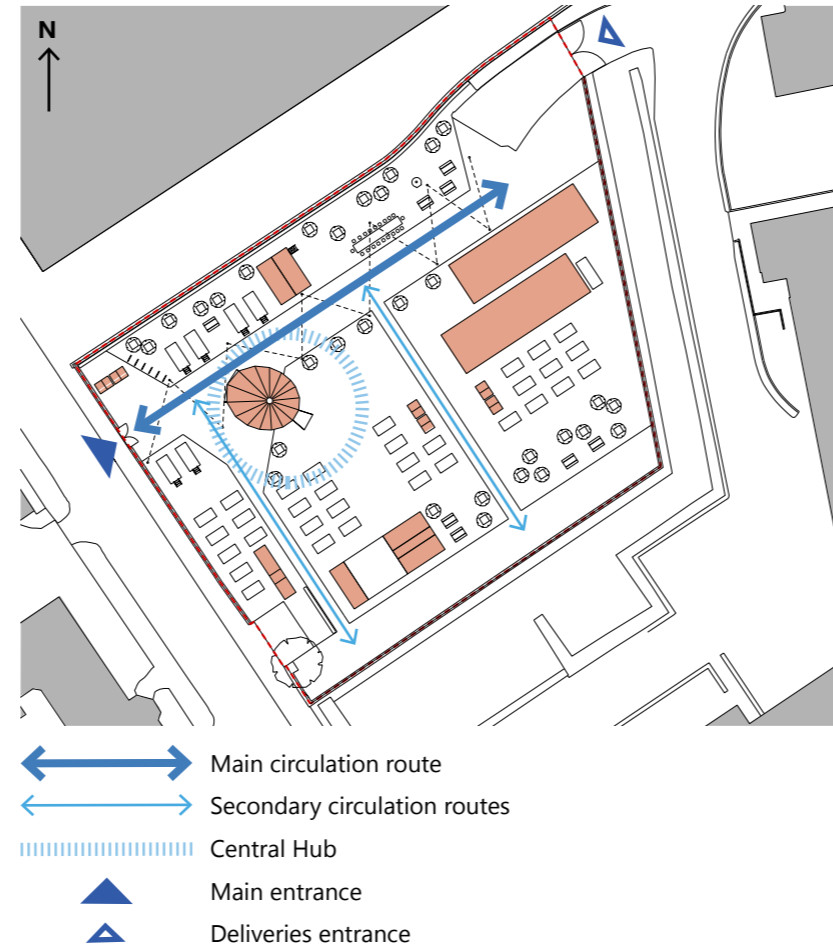
The following three parameters defined the site arrangement:

1. Maximising exposure of growing areas to the sun in particular in the winter
2. Site legibility and navigability
3. Achieving a balance between the educational benefits of public access with the desire to minimize disturbance of wildlife, and control the security of buildings

Orientation and Sunlight

The site slopes very slightly towards the South. The site will receive most of its sunlight from the South towards the middle of the day, as morning and evening light will be more affected by overshadowing from the British Library and Somers Town estates. This will last for a greater proportion of the day during the summer months when the sun is higher in the sky. For this reason, the majority of the structures are located towards the North of the site. This allows maximum solar gain for those buildings, without overshadowing too much of the growing areas.

Entrances and Circulation



Entrances and Circulation

The main entrance to the site is from Ossulston Street. This will address Somers Town residents in particular and encourage passersby to come in. There is a deliveries entrance from a private road on British Library land in the North-East corner of the site. All buildings will be disabled accessible, whether using ramps or level access, apart from the 1st floor of the kitchen/office building.

The main circulation spine runs North-East from the entrance. It is lit by festoon lights, and is wide enough for deliveries vehicles. The secondary routes run adjacent to this, leading to the WC block/potting area, Central Saint Martins Make Space, and the traditional orchard. The Round House is the entral hub of the site, and has a spill out area to the South-East. The planting areas (allotments/orchards etc.) will be gravel with donated handmade brick edgings, and the circulation routes will be woodchip. These surface treatments allow for natural rainwater absorption below and for the site to easily be cleared when the meanwhile use comes to the end of its lease.

Levels of Access



Levels of Access

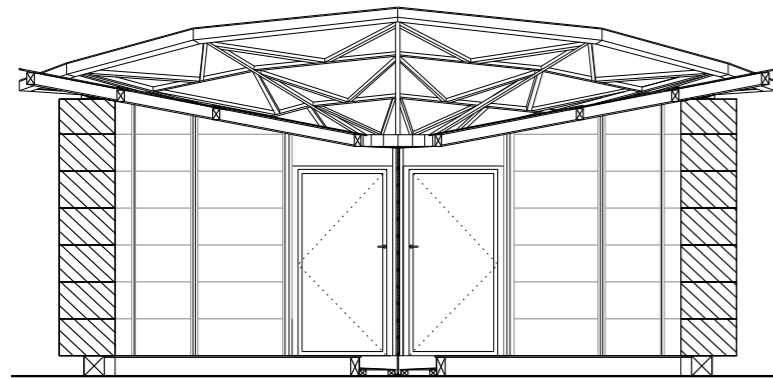
Defined by the previous 2 parameters, the levels of access are designed to direct people to wander freely into the central hub, and for the wider growing areas to be less frequented. This is determined by the placement of the structure on the site, as opposed to use of fences or gates. This will also help to control security of the buildings. The Make Space, for instance, is located a little further from the entrance to distance it slightly from the rest of the garden whilst being integrated. This building will need professional supervision when used by members of the public. The polytunnels and community kitchen will only be used by members of the public when supervised by Global Generation/British Library staff, or as part of planned events for organisations. The community allotments are more readily accessible to allow local residents to easily get to their plot. Existing hoarding and welded mesh fencing, with a new welded mesh gate, keeps the site secure. CCTV and lighting provided by the British Library will also contribute. Sheds containing tools, and the main buildings, will be lockable.

Site Layout: Buildings

The new proposal includes;

1 The Round House

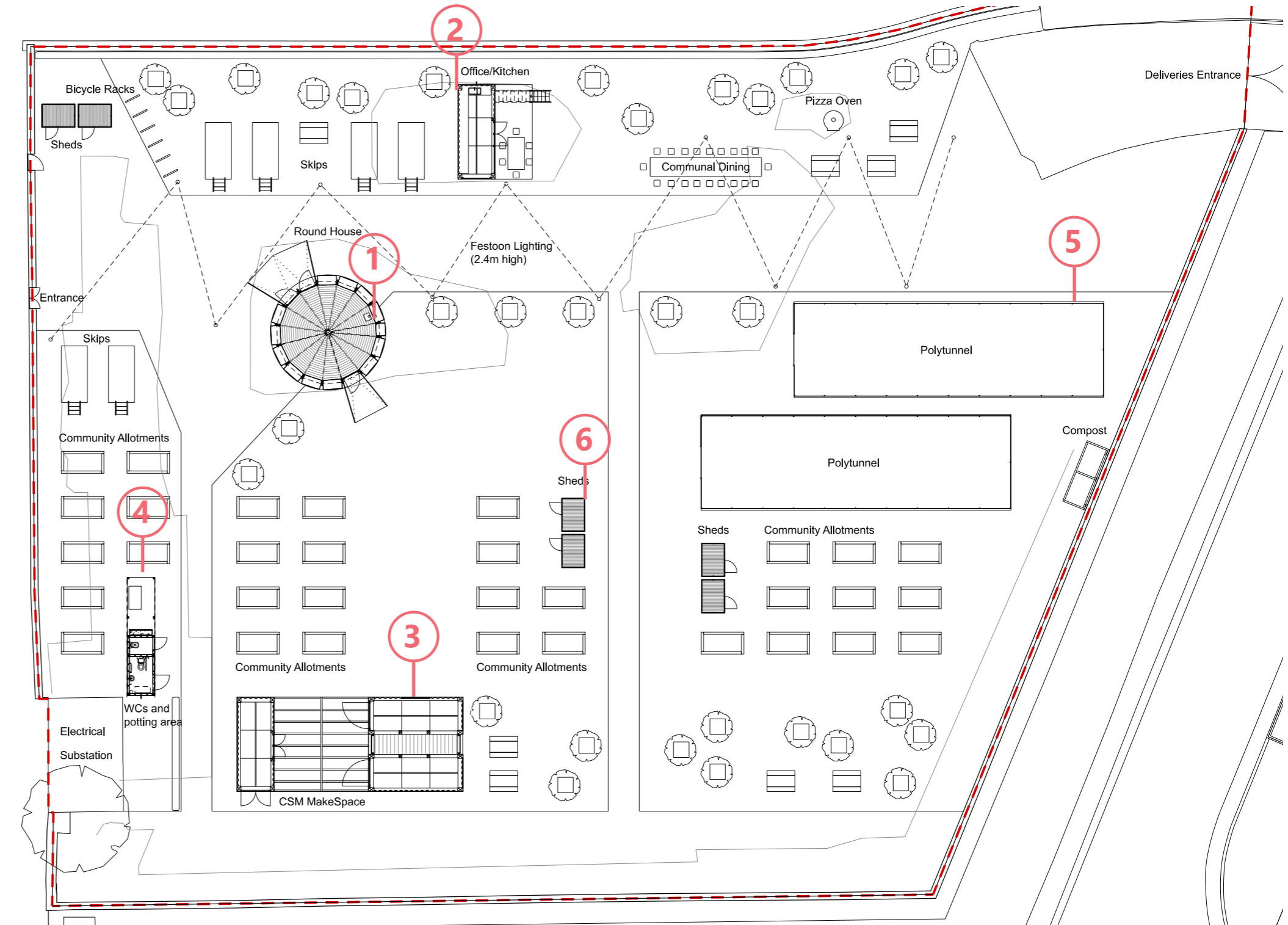
This building has been designed "in the round" in response to Global Generation's previous experience that teaching is more successful in non-hierarchical circular formations. The Round House can accommodate up to 30 school children. The two glazed door entrances are orientated towards the main site entrance, and the over spill outdoor yard space, surrounded by the world orchard. The building is constructed from straw bales held in place by a recycled scaffold board timber frame. The straw bales will be coated with a sloppy lime mix on the exterior to protect them from the weather whilst retaining their expressive texture. The roof structure is made from clear polycarbonate panels attached to a softwood timber frame. The form reaches up towards the main entrance as a welcoming gesture. The roof also acts as a teaching aid by making a feature of the drainage; it is inverted, allowing rainwater caught by the roof to trickle down a Japanese style "rain chain" in the centre of the space and into a centralised well/drain.



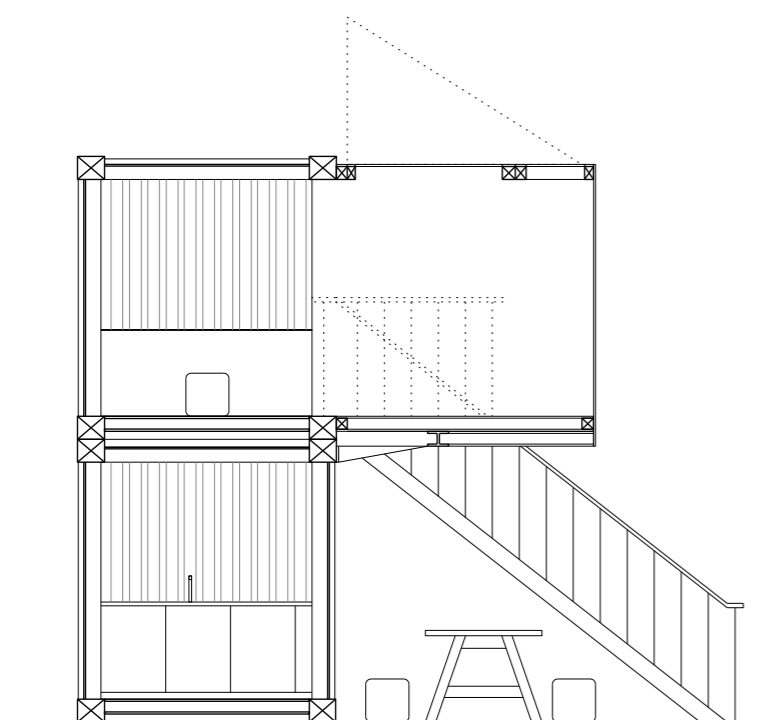
Round House Section

2 Office/Kitchen

This building houses an office for Global Generation and the British Library's Community Engagement Manager on the first floor, and a communal kitchen on the ground floor. It is constructed from two recycled shipping containers, stacked securely one on top of the other, accessed by a steel stair, and a cantilevering structure of timber frame and polycarbonate of the same size. The shipping containers will be converted to remove one long side, insert glazed doors on the ground floor, and attach the cantilevering structure on the first floor. This will make them a light weight structure allowing for the cantilever and will create a glowing "lightbox" when illuminated at night. The outdoor space below will create a covered dining area.



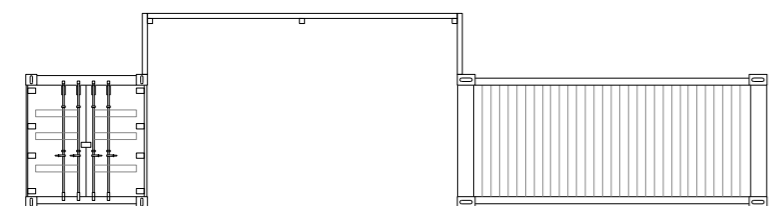
Ground Floor Plan



Office/Kitchen Section

3 Make Space

This building accommodates a community and student maker space in the larger block, and a storage space in the smaller block. The two structures form an enclosure around a central yard covered by a half-open timber structure for outdoor making. It is also constructed from recycled shipping containers. The storage block will have a small door inserted to address the inner courtyard. The larger block will have the container doors removed to allow for larger glazed doors to the ends, and one long side removed. The two containers can then be pulled apart and connected by a timber infill to make a slightly larger space supported by columns.

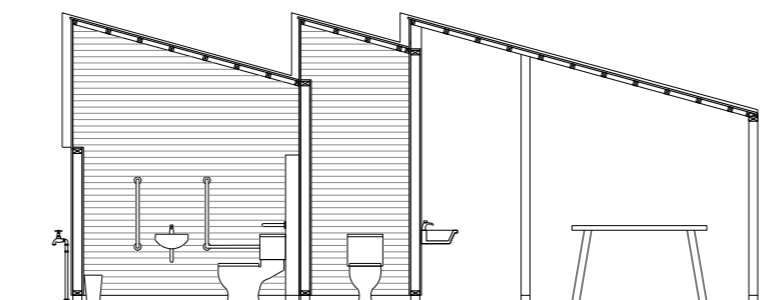


Central Saint Martins Make Space Section

4 WC Block and Potting Area

This building contains two WCs (one disabled accessible), an outdoor covered hand wash area, and an outdoor covered potting area. It is a timber frame construction, with metal feet to raise the structure off of the existing concrete slab. The roof is made

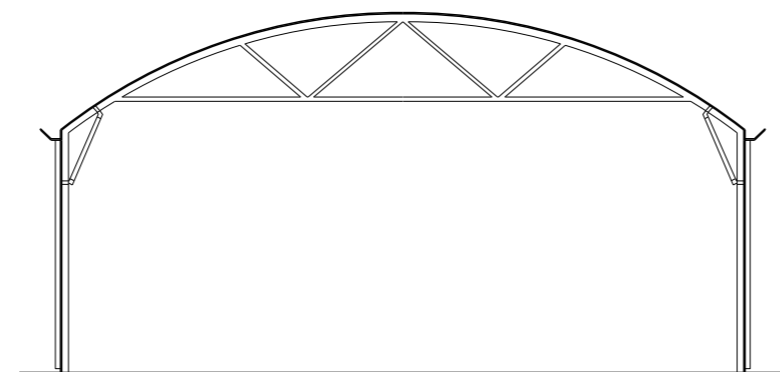
from softwood and coloured polycarbonate to admit light into the cubicles without compromising privacy. The three-peaked form tells of the three "rooms" from the outside, and the timber cladding stops short of the outdoor covered area to keep the potting activities open and visible to all.



WC Block and Potting Area Section

5 Polytunnels

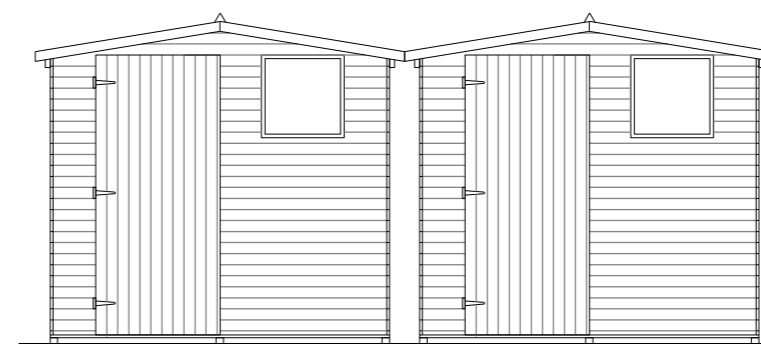
The polytunnels chosen are Keder Greenhouse's Commercial Growers, in their standard size 6m x 20m. These have been selected as an off-the-shelf product rather than designed and built because the 9 layer plastic skin makes a very effective lightweight greenhouse (easy to transport to other Global Generation sites after the meanwhile use lease has come to an end), but would be too complicated to build from scratch on a project with this short a timeframe. The polytunnels are very useful because of their modular design which allows the addition of further growing space at a later date.



Polytunnel Section

6 Sheds

The sheds chosen are Lawsons Dart 705. A simple off-the-shelf product was selected for this component as it is the most efficient option for a project with a limited budget. The sheds can also easily be transported and re-used when the meanwhile use of the site comes to an end.



Sheds Elevation

The Story Garden is designed to encourage a range of native and more exotic species to grow and flourish.

A Hedge

Global Generation will plant a traditional British hedge with a core of hawthorn and a selection of typical hedge species from Guelder rose to sloe berries (Blackthorn). The hedge will offer a brilliant habitat area for birds and insects throughout the year. It will be packed with wildlife food from wayfaring tree and Guelder rose autumn berries to all flowers in the early to mid Spring.

B Skips

The skips will be planted with a mix of fruits and vegetable crops, with the front of most skips planted with pollinator friendly plants that flower for a long period like catmint and hyssop. All the crop will be grown following organic guidelines and interplanted with companion flowers like calendula and tagetes that will attract pollinators and naturally fight pests.

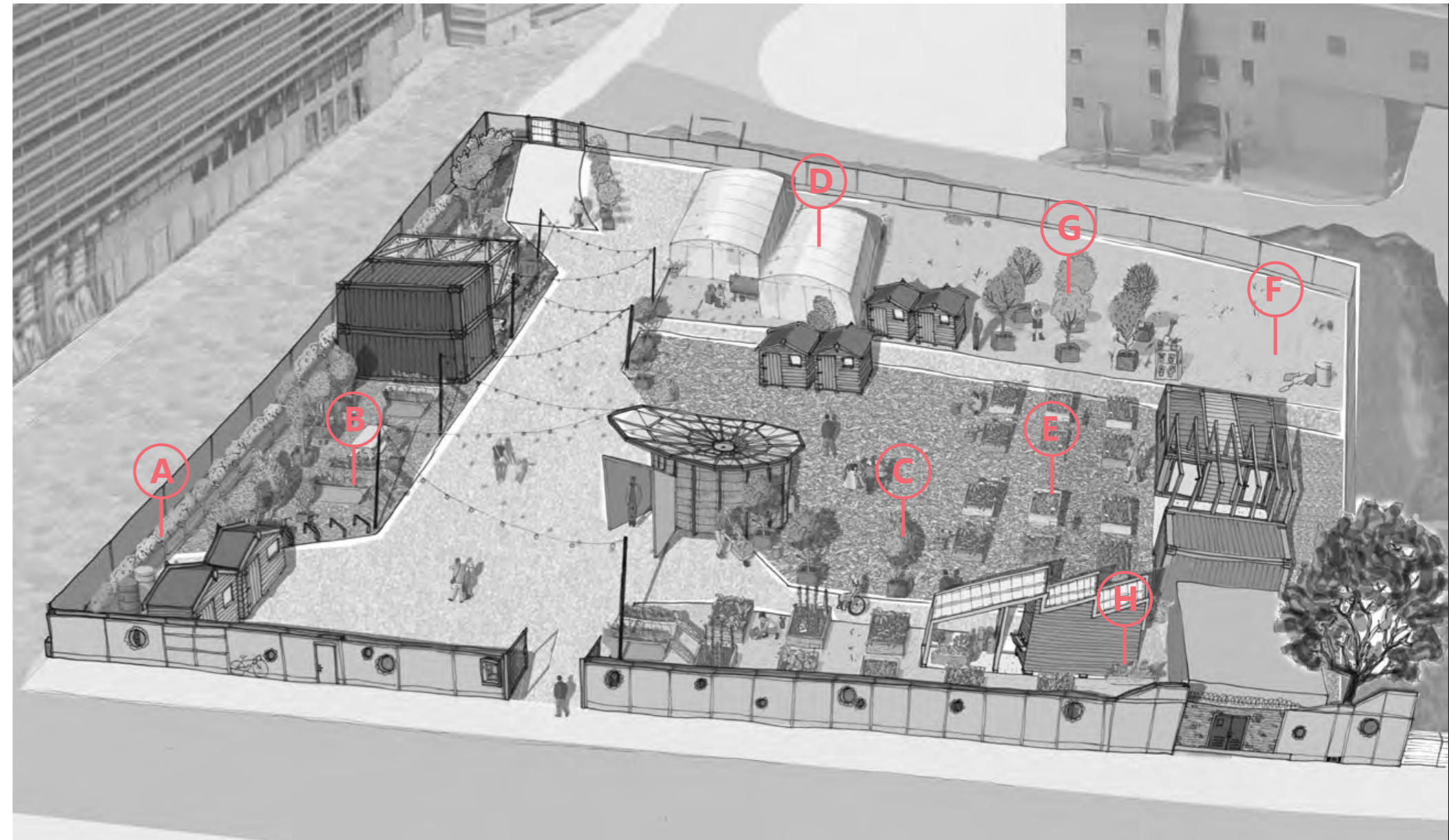
C World Orchard

This orchard has a tree for each continent, representing the variety of fruits existing in the world, while showing the UK climate can support a variety of fruits. Each tree will be planted into moveable containers to tackle soil quality issues and possible root spreading issues, while allowing all the trees in the world orchard to be moved in a warmer area like our polytunnel in the winter. The trees will be underplanted with wildflower like calendula, poppies and other native species, as well as early flowering bulbs like crocuses to provide fodder for early pollinators like bumblebees in early Spring.

D Polytunnels

The polytunnels are the functioning heart of the garden. They are a protected area where Global Generation can not only raise healthy seedlings protected from the wind and cold all year around but also grow some more tropical vegetables. Most of the annual plants we will grow at the skip garden - from beans to chillies and lettuce - will start their life in a polytunnel where they will grow from seeds to bigger seedling, before being moved outside the the garden where they will thrive and grow before being harvested.

At any time the Polytunnel will have a mix of seedlings sown by the garden team and local community groups, a selection of transplanted plants - bigger seedlings that are not yet big enough to be moved to their final place in the garden, and a mix of plants



Perspective View

that will thrive in the warmer environment like sweet potatoes and incaberries in the summer, and lots of gorgeous greens in the winter like mustard leaf, cos lettuce and more. The Polytunnels will be in a place where Global Generation can teach gardening workshops and host events in the middle of plants at all stages of growth - inspiring people to be curious about food and where it comes from.

E Community Allotments

The allotments will be used by the local community with the help of a gardener. Global Generation expect a wide range of fruits and vegetables to be grown in them based on local residents

knowledge and backgrounds. From coriander, to gourds and wasabi, everything is possible! The gardener will be able to help Allotment Holder and give advice on organic and chemical free growing techniques, to promote a wildlife friendly approach to food growing.

F Wildflower Meadow

The back of the garden will be seeded with a mix of british wildflowers seeds including cornflower, Campion, Mallow and field poppies. The wildflower mix will be a source of food and habitat for a wide variety of insects and small birds, while providing a flush of colour from Spring to Autumn.

G Traditional Orchards

Global Generation will plant the traditional orchard with a selection of apple, pear and plum trees. All varieties planted will be types not usually found in supermarkets. They will also pick pollinating partners, and using this opportunity to explain tree pollination and the importance of bees and other pollinators in getting fruits.

Each tree will be planted into moveable containers to tackle soil quality issues and possible root spreading issues, while allowing all the trees in the world orchard to be moved to fit different event and space use.

The trees are a mix of early flowering and later flowering varieties, offering a spread of flowers from April until late June which will benefit a wide range of insects from bumblebees to honey bees and solitary bees.

H Herb and Vegetable Planters

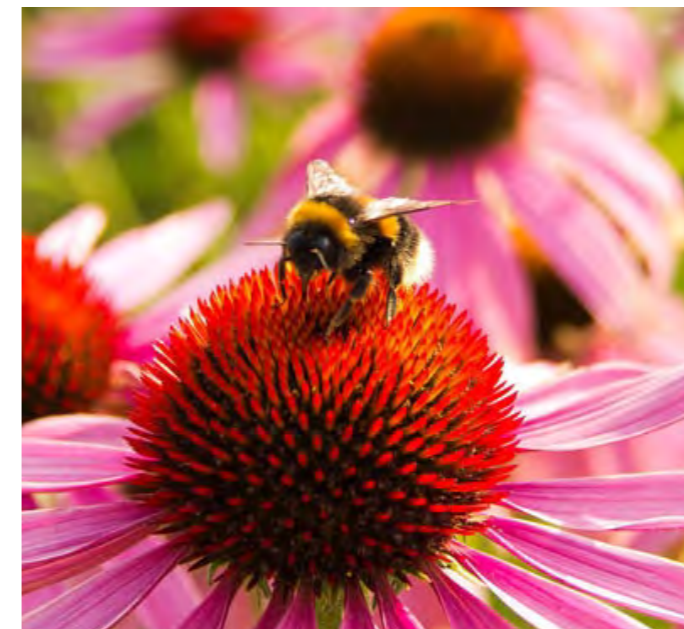
The vegetables containers will be dotted around the site and the depth of the planters will vary between approximately 60 cm for perennial and 20 cm for annual leafy vegetables. Global Generation will follow a crop rotation for the annual vegetable that will include green manure or lay crop like clover, alfalfa and phacelia to support soil life and provide extra fodder and habitat for insects. They will also include edible and companion flowers in all the planters from calendula, to nasturtium, violas and cornflowers.

On top of the habitats offered by the variety of areas described above, Global Generation will add the following structures for wildlife throughout the garden:

- Bird boxes, both entrance holes and open fronted
- Solitary bee boxes (tubes) and bumblebee nest box (especially around the orchards)
- Day roost bat boxes
- Insect hotels



◀ Traditional orchard



◀ Planting to attract polinators.

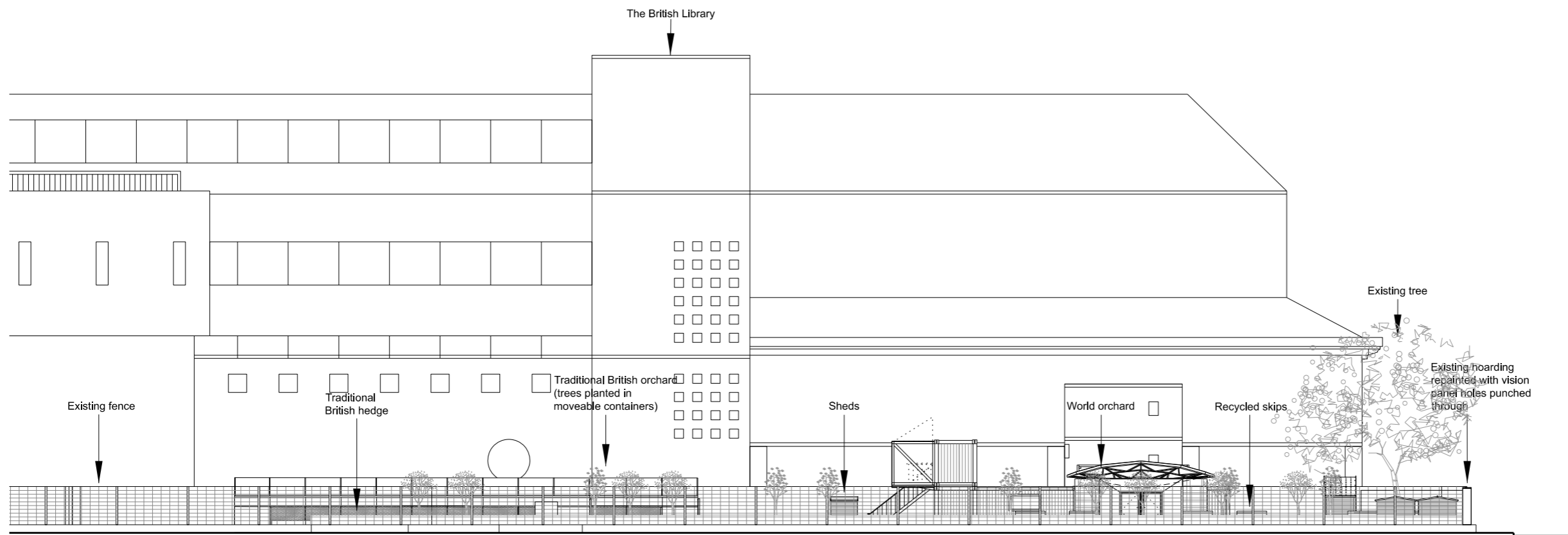


◀ Recycled skips as planters.

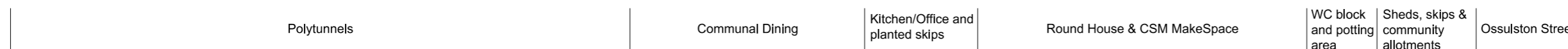
Design: Transparency and Engagement

The elevations of the scheme have been designed to have minimal impact on the listed building context. The proposal creates transparency and interaction through the elevation treatment. As it is a meanwhile use and the budget is very low, where possible existing hoarding and fencing will be used. There will be no change to the North, East or South fences enclosing the site, as this is already a secure, welded mesh fence, and can clearly be seen through, allowing passersby to see into the garden. On the Western edge, along Ossulston Street (see elevation on next page), the existing hoarding will also be retained, but with

some adaptation to make it more engaging. The hoarding will be repainted a bright colour (no text/graphics). Circular holes will carefully be punched through to provide vision panels into the site. These will be lined with circular tubing and have a mesh covering to keep the site secure. There will be a lockable notice board to the side of the entrance gate in order to inform members of the public of upcoming events even when the garden is closed. A new welded mesh gate will be inserted to provide a more welcoming main entrance off Ossulston Street.



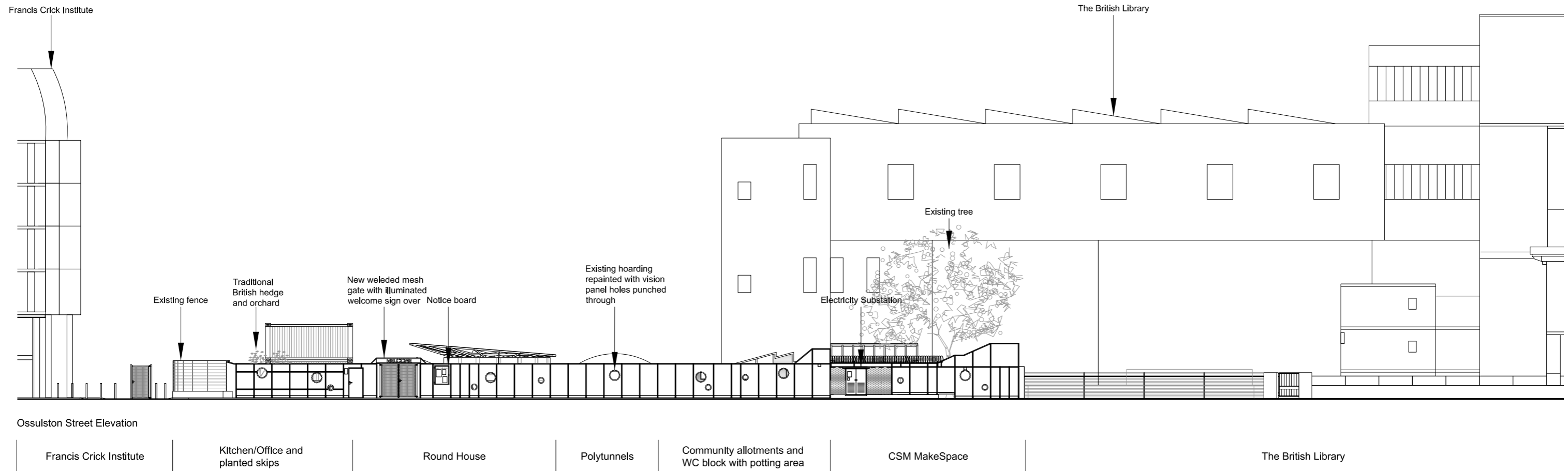
Dangoor Walk Elevation



Design: Transparency and Engagement



- ▲ A notice board outside the hoarding will let people know what events are taking place even when the garden is closed.
- ▲ Hoarding doesn't have to be hostile - vision panels can engage passersby. Our proposal will use vision panels rather than text/graphics.



The proposed buildings consist mainly of low tech construction methods and recycled materials. Shipping containers, straw bales and scaffold boards are used because, as a meanwhile use site, it is particularly important to keep the carbon footprint of the project low. Budgets are tight and many materials have kindly been donated to the team.

Straw bales have many advantages when used as a construction material, are very low in embodied carbon and have a very low u-value. In addition, at the end of the buildings lifespan strawbales are 100% biodegradable. Scaffold boards are a waste product from building sites, but make very good building materials themselves, and don't need to end up in a skip. Simple materials like timber can create wonderful spaces when carefully finished. Shipping containers create ready-made structures, lessening the labour required to complete this project, which is key as it is a meanshile use with a limited lifespan.

Other new materials can live on after the Story Garden's lease is up, as the structures are simple enough to be taken down and reassembled elsewhere. In addition, the site itself is an educational tool. Parts of it will be built by volunteers in workshops, so methods are kept simple accordingly. The structures reveal their materiality as a teaching aid to complement Global Generation's ethos.



Materials Palette

- ▲ A straw bale arch structure is sustainable and allows volunteer participation during construction
- ◀ Straw bale building is a well-established and commonly used sustainable building technique



Site Data

Round House	28m.3 ²
Office/Kitchen	43.8m ²
WC Block and Potting Area	14.3m ²
CSM Make Space	51.8m ²
Sheds	19.2m ²
Polytunnels	240m ²
Total building area	397.4m²
Total site area	3866.3m²

Sustainability Statement

MATERIALITY

Materials are chosen for their whole-life performance. Construction methods are intentionally traditional and low-tech to ensure reparability and ease of construction. This will reduce construction waste during the lifetime of the garden, and buildings have been designed to be easily relocated once the meanwhile use comes to an end. Materials such as recycled scaffold boards have been chosen as they are low in embodied carbon, are readily available, and biodegrade once the lifespan of the building is over.



Low tech simple construction methods allow for easy repairs and maintenance.

POSITIONING

The position of the structures on the site was determined by maximum solar gain, so buildings are mostly towards to North end to avoid overshadowing by the British Library. The main Round House building has one large Southern glazed door for light and heat. Other smaller structures have glazing to allow views across the site. Existing concrete footings from previous uses of the site are reused to massively reduce our carbon footprint.



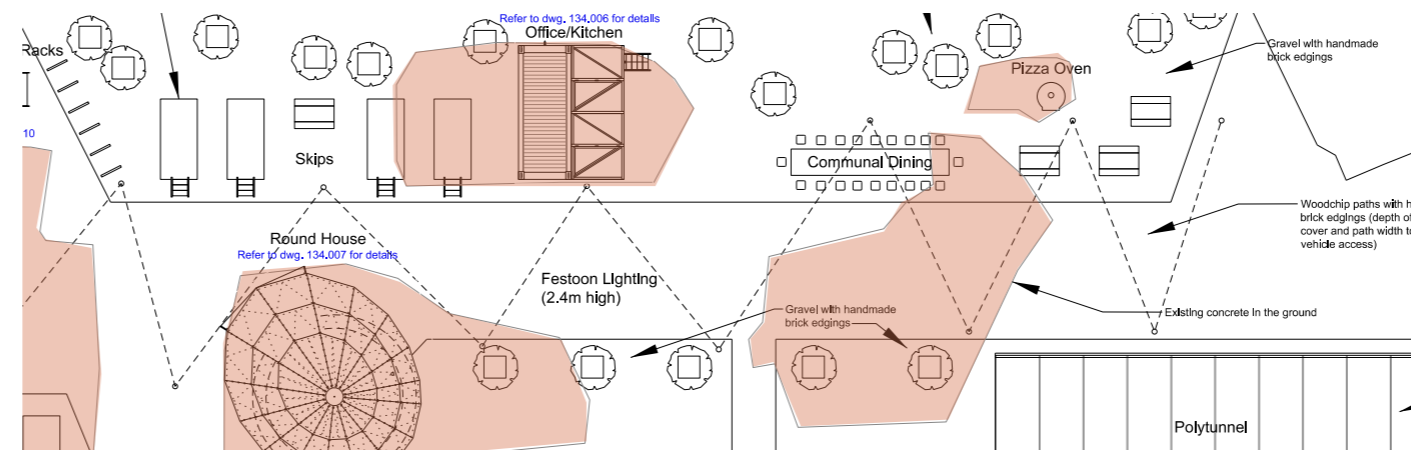
Growing, teaching and learning about ecology is important in educating children to lead healthy sustainable lives.

GREENING STRATEGY

The proposal also incorporates a greening strategy which includes the planting of new trees, allotments, recycled skips, polytunnels and a sedum roof. These grow beds will be used both to improve the sites ecology and also teach people young and old about planting and growing. Deeper engagement with locals is a key aim of the British Library development, and teaching about how to lead healthier, more sustainable lives is important to the ambitions of Camden Council, so has been embedded into the design wherever possible.

SOCIAL SUSTAIBILITY

The offer to improve the lives of both children and adults within the local community is at the heart of this project. The new Story Garden has been designed after extensive consultation on the needs of local residents, existing and future, who particularly highlighted concerns over air pollution in the area. The ongoing consultation process is crucial for realising the ambitions for the garden to act as a community hub for the local area. We believe that consultation is crucial to designing a well loved place that will be well used, respected and looked after by all its inhabitants.



Re-using existing concrete footings, hatched in orange

