

# KING'S CROSS CENTRAL CANAL FUND MASTERPLAN

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5.0 Sub Projects

Lathams appointed by BWL and The King's Cross Central Ltd Partnership.

1.8 km stretch of the Regent's Canal, either side of KXC

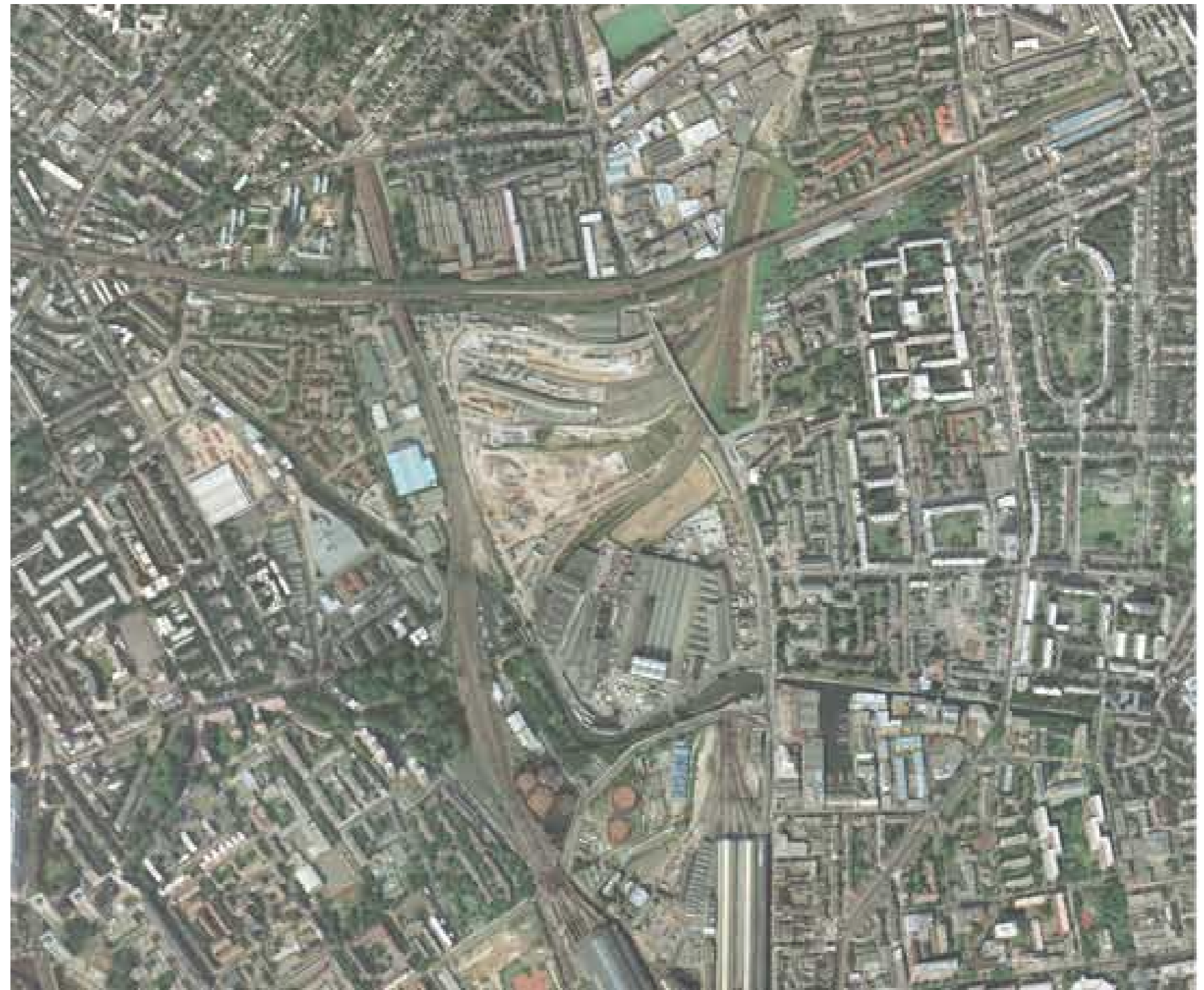
Brief's objective - to regenerate, refresh and reawaken interest in this stretch of Canal, ensuring:

- an inclusive, safe & enjoyable environment
- a high quality design consistent with a high density urban environment
- distinctive character complementary to The King's Cross Central scheme
- An attractive place for leisure activities
- robust, sustainable, low maintenance solutions
- a green corridor, encouraging wildlife
- local heritage is protected and enhanced
- potential shared use for pedestrians and cyclists is managed

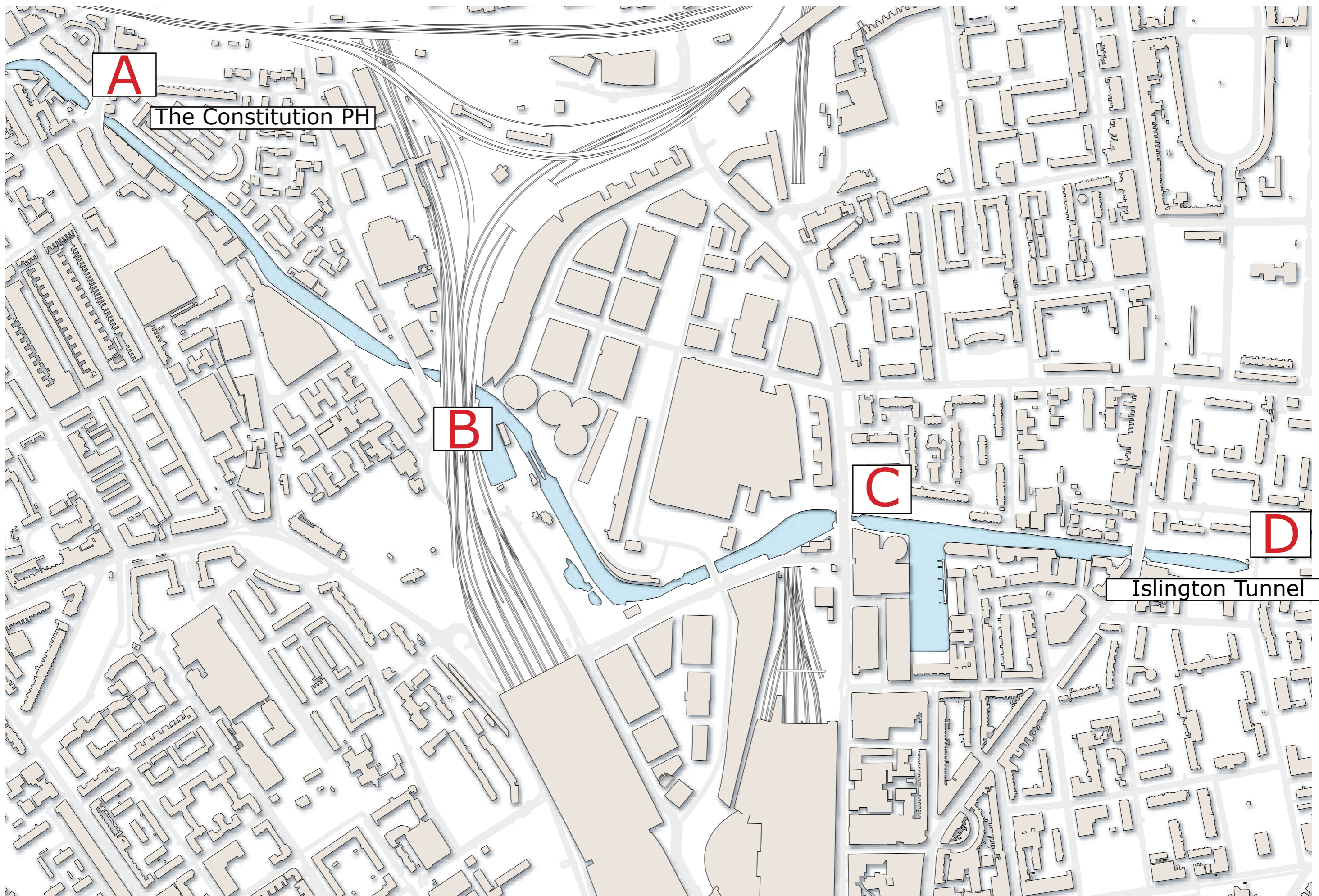
A fund for this work has been established and a Masterplan is required to show how this fund should be best spent over the coming years to deliver the joint vision of the stakeholders.

An initial sum of £500,000 has been injected into the Canal Fund, and further contributions will be paid into the Canal Fund once rental income from the properties starts to be received from specific buildings near the canal.

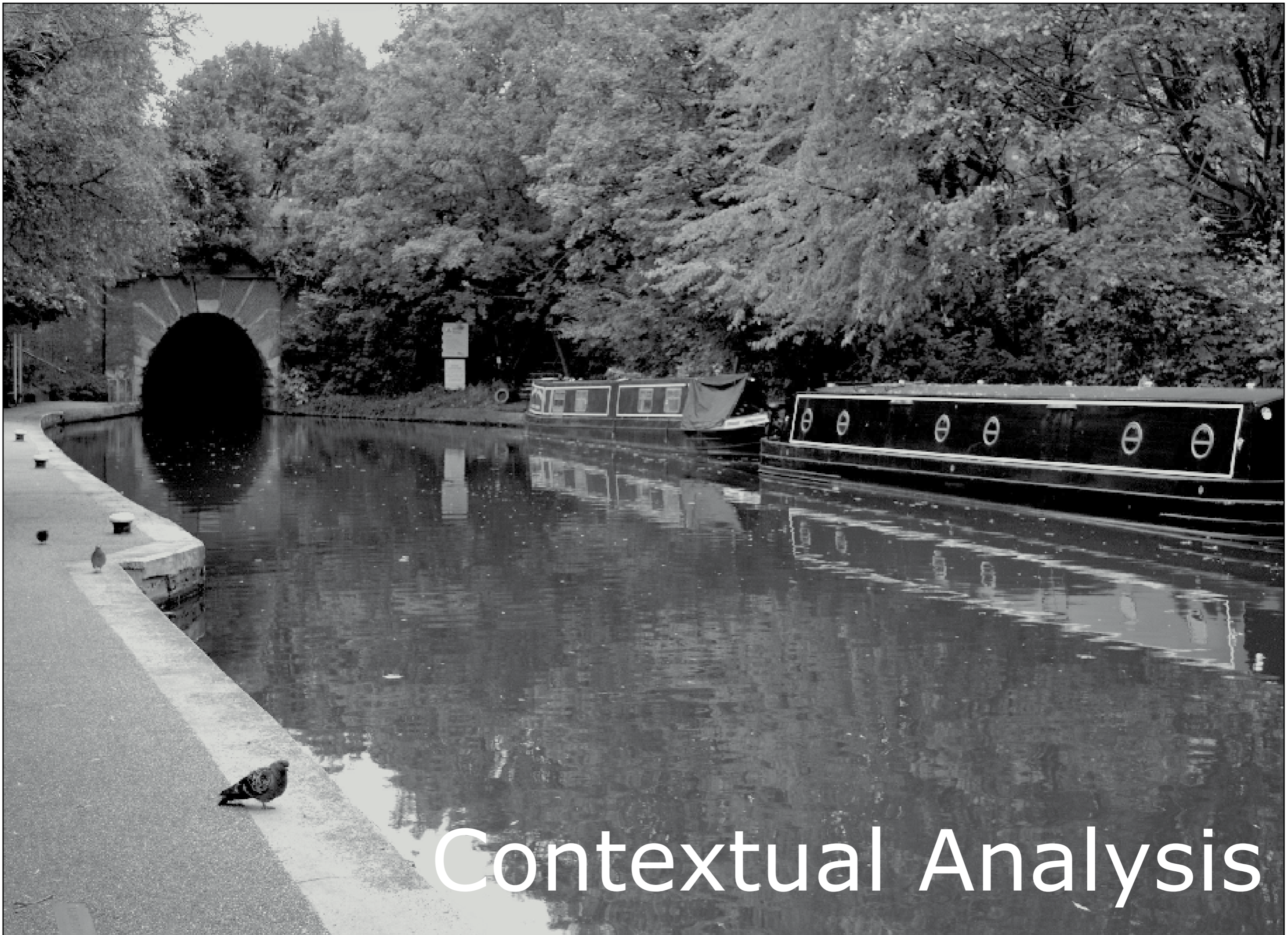
The purpose of the Masterplan, is to produce a scheme that is compatible with the King's Cross Central Development and enhances the canal corridor between Camden and Islington.



# Introduction



# Study Area - 'King's Cross Canal'



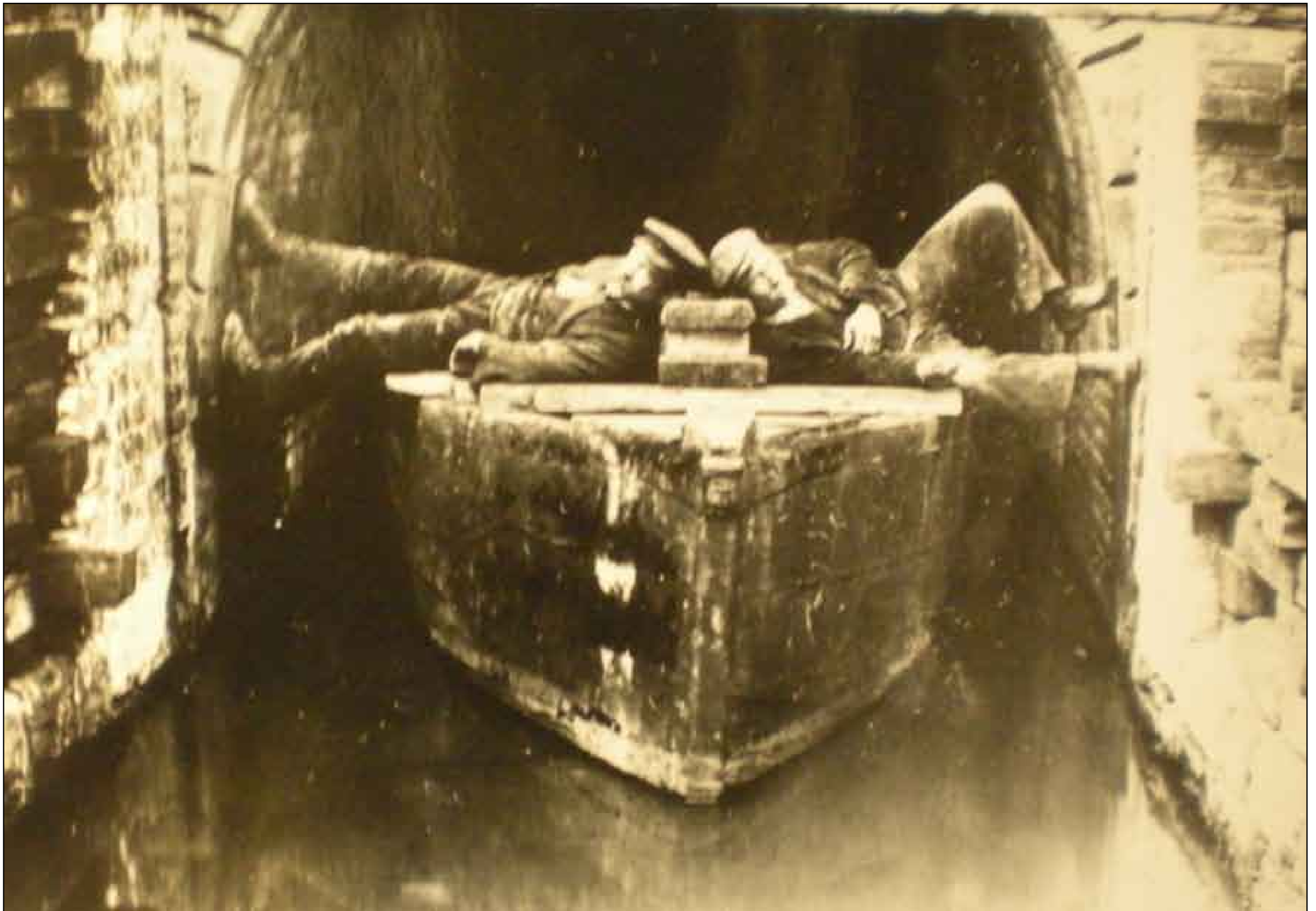
# Contextual Analysis



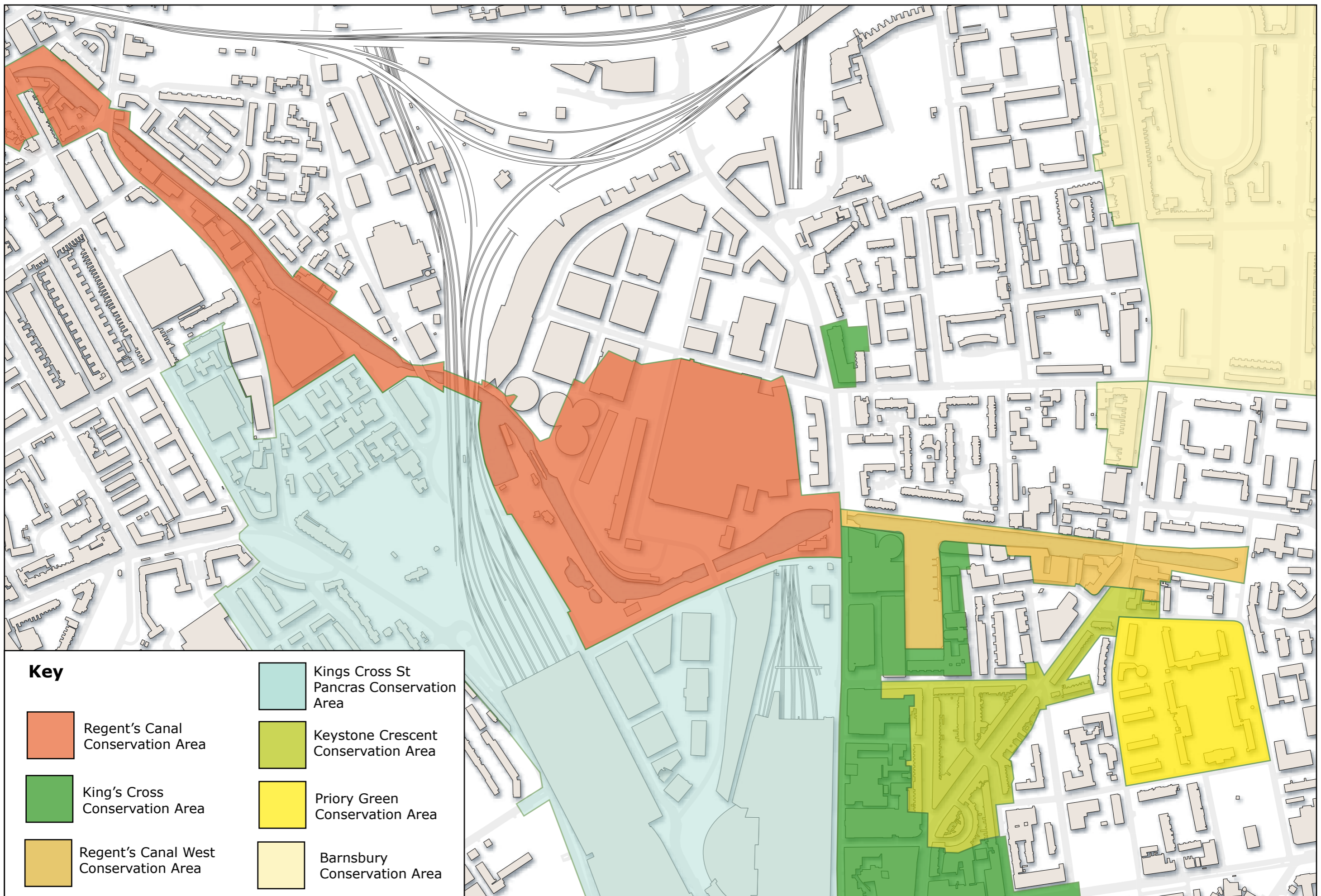
- Listed Buildings
- Rich Industrial Character
- Significance of Canal Basins
- Lockside (SPCC)



## Historical Background



'Legging' through Islington Tunnel



# Conservation Areas

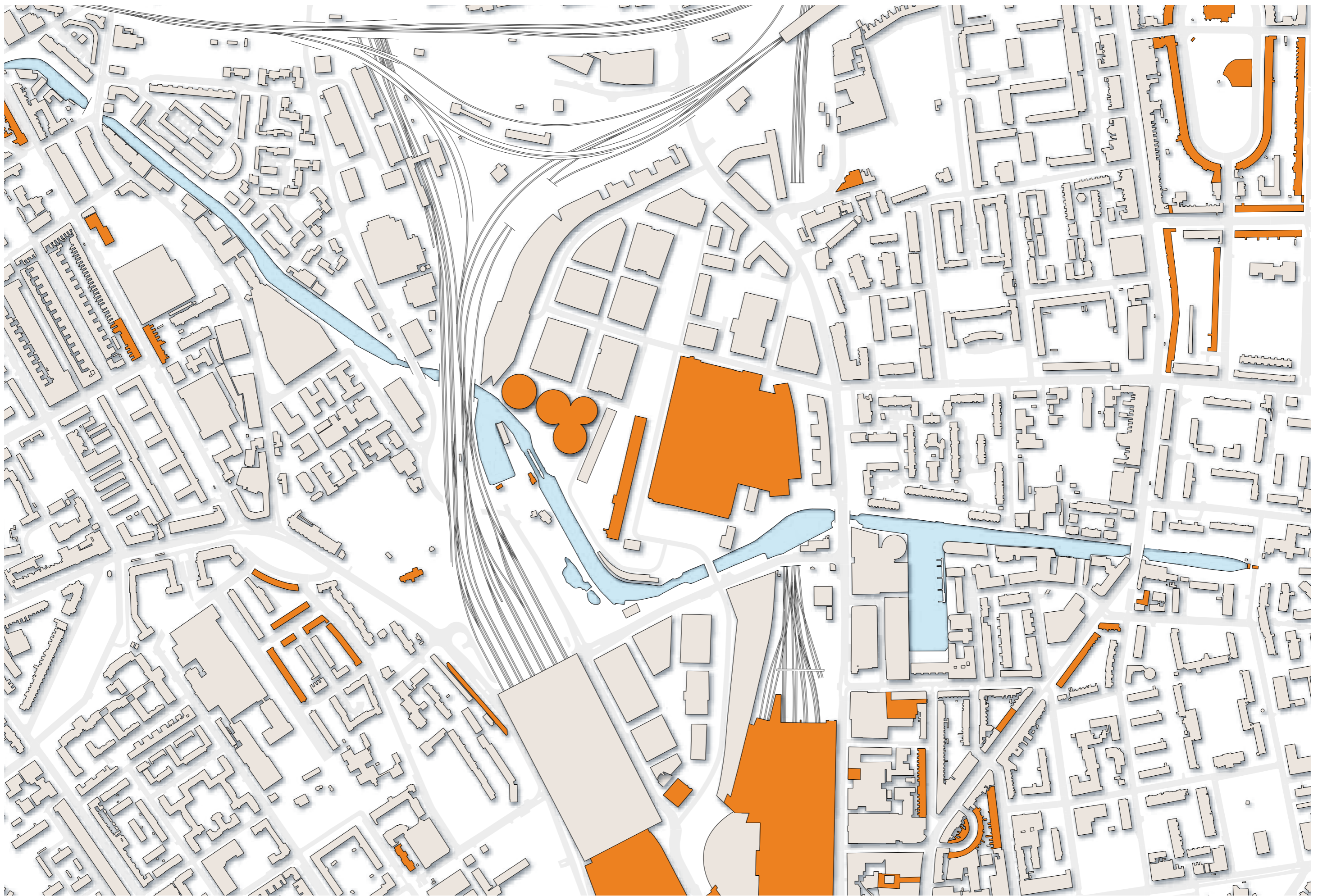




## Listed Buildings (Grade II)

- Islington Tunnel West Portal
- The Granary building & eastern coal drop off York Way
- Gas Holders, erected between 1864 and 1883
- St Pancras lock keepers cottage. Designed in 1898 as a pumping house, it was converted into a dwelling in 1926.
- The Steam Locomotive Water Point was (offices of Sir George Gilbert Scott) and relocated earlier this century





# Listed Building Locations



## Existing Materials



# Existing Furniture - Mixed Quality



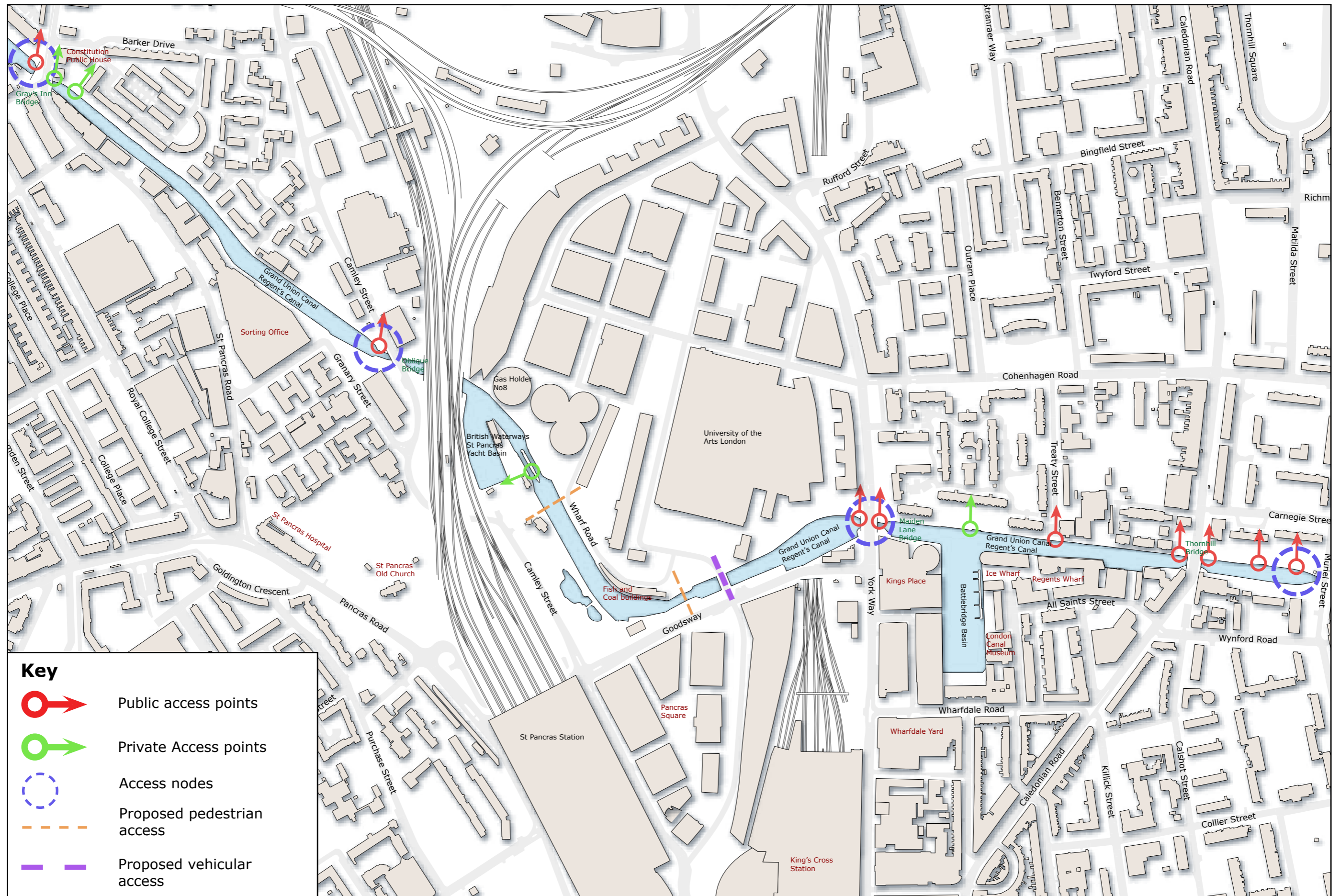
Patina of Age



- Camley Street Natural Park
- Thornhill Community Gardens
- Tunnel portal
- St Pancras Lock
- Linear landscape character
- Self set trees and vegetation



## Ecology



Access points located along the Regent's Canal

# Access and Movement



- Wheelchair/pushchair access issues
- Poor towpath surface
- Destinations unclear
- Limited amenity space
- Unwelcoming barriers and boundaries, restricting potential use
- Incoherent and inconsistent signage
- Crime and anti-social behaviour - vandalism and graffiti



## Access and Movement



# Planning Policy



- Camden and Islington committed to enhancing the existing character
- Part of the 'Blue Ribbon' network which aims to enhance the use and value of the Capital's canals
- Commitment to protecting/enhancing biodiversity along London's waterways (BAP)
- Scope for new moorings, improved facilities for canal boats and areas for new activity
- Drive to improve access for all
- Range of uses throughout the day, evening and year-round

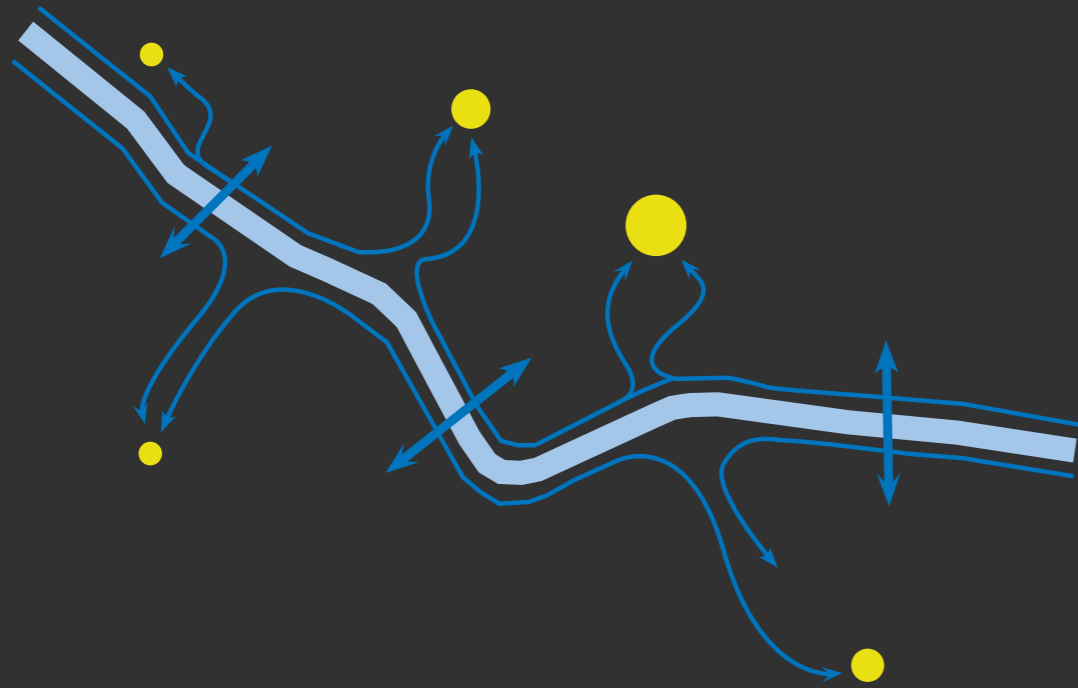


Ensuring a good fit with Planning Policy

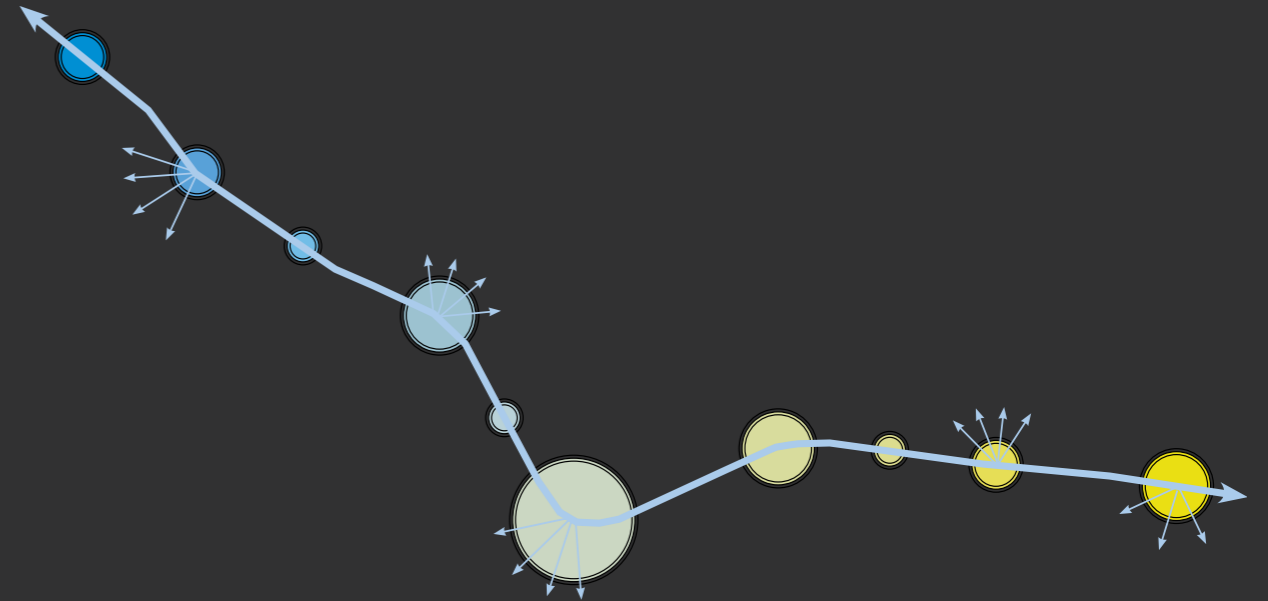


# Vision & Design Principles

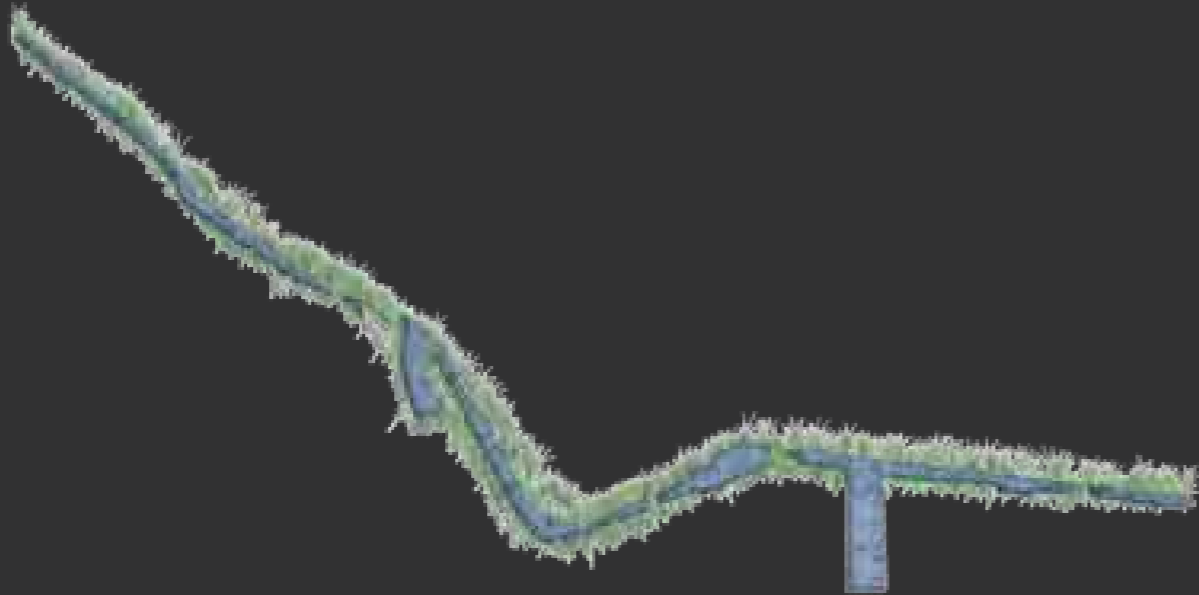
## Access



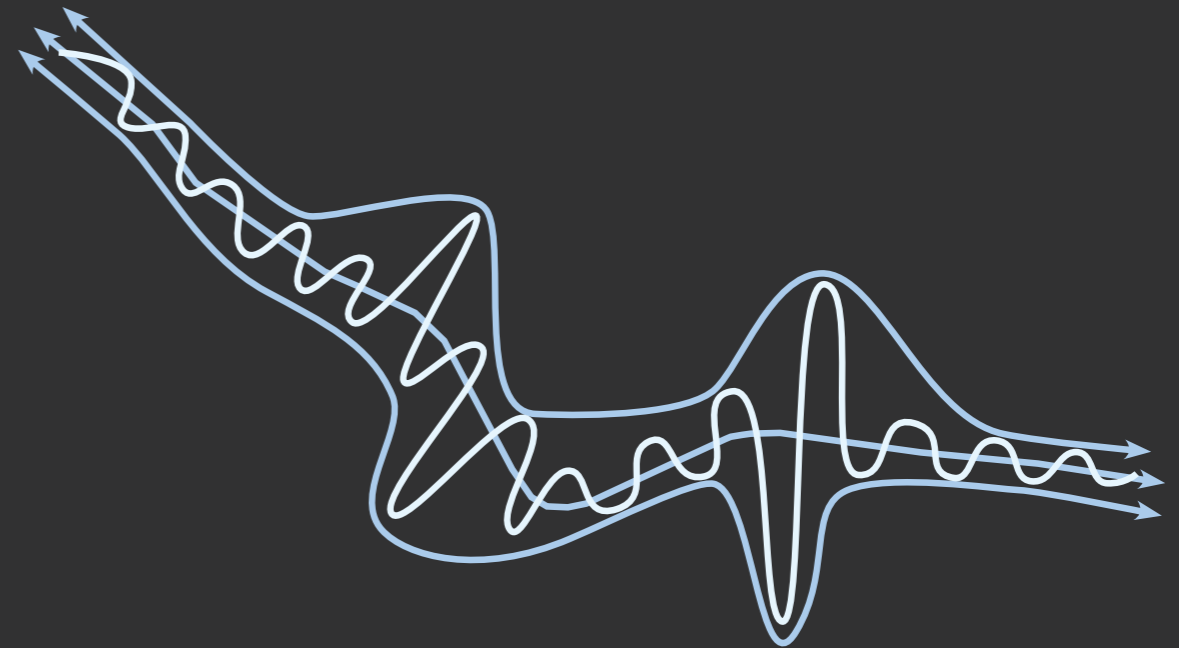
## Identity



## Ecology



## Waterspace





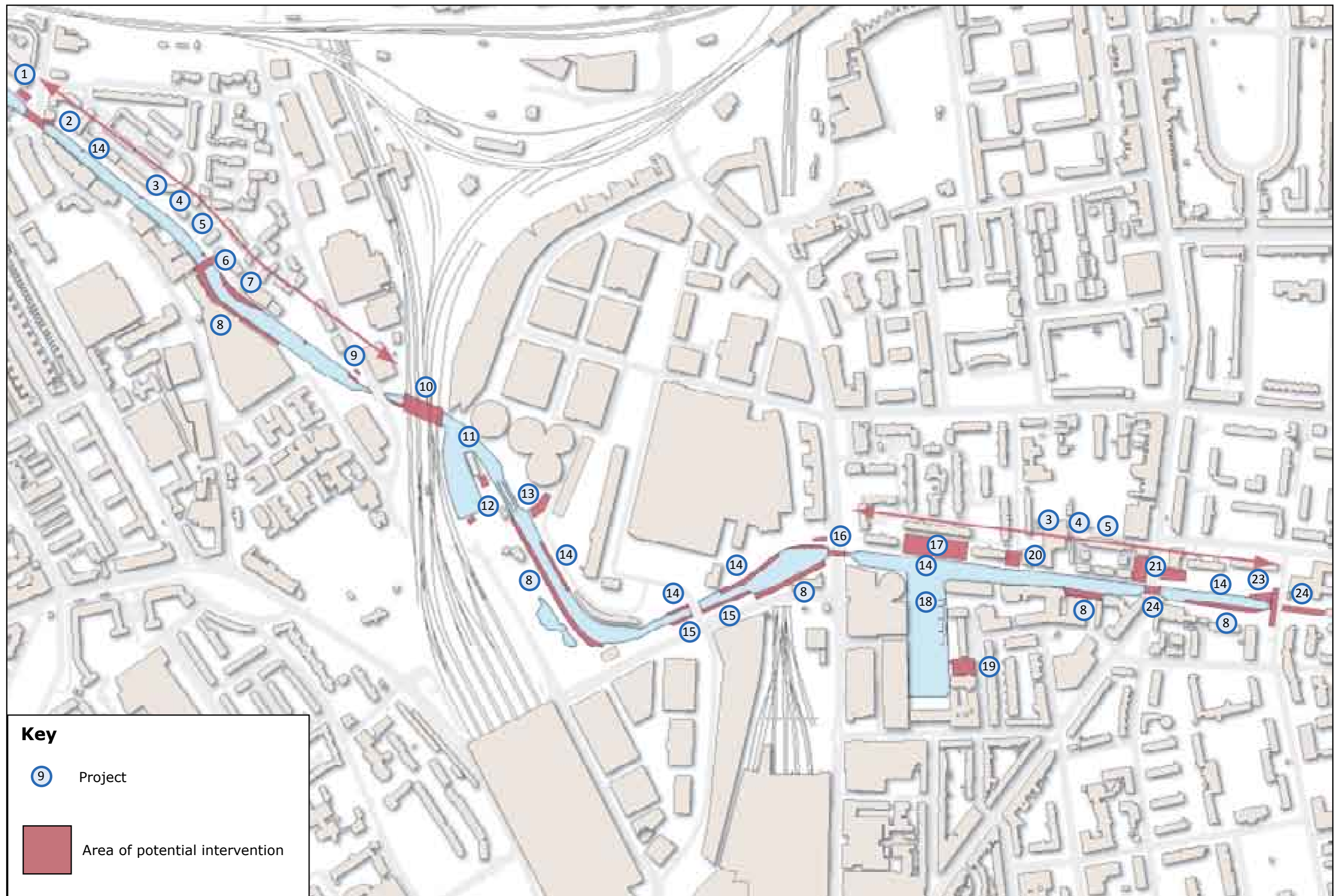
# Concept Masterplan

## Areas for potential intervention:

A list of suggested projects follows. The projects and initiatives described are intended to address identified concerns, targeting crime and anti-social behaviour, as well as reinvigorating the stretch of canal through improved access, lighting, ecology and the arts:

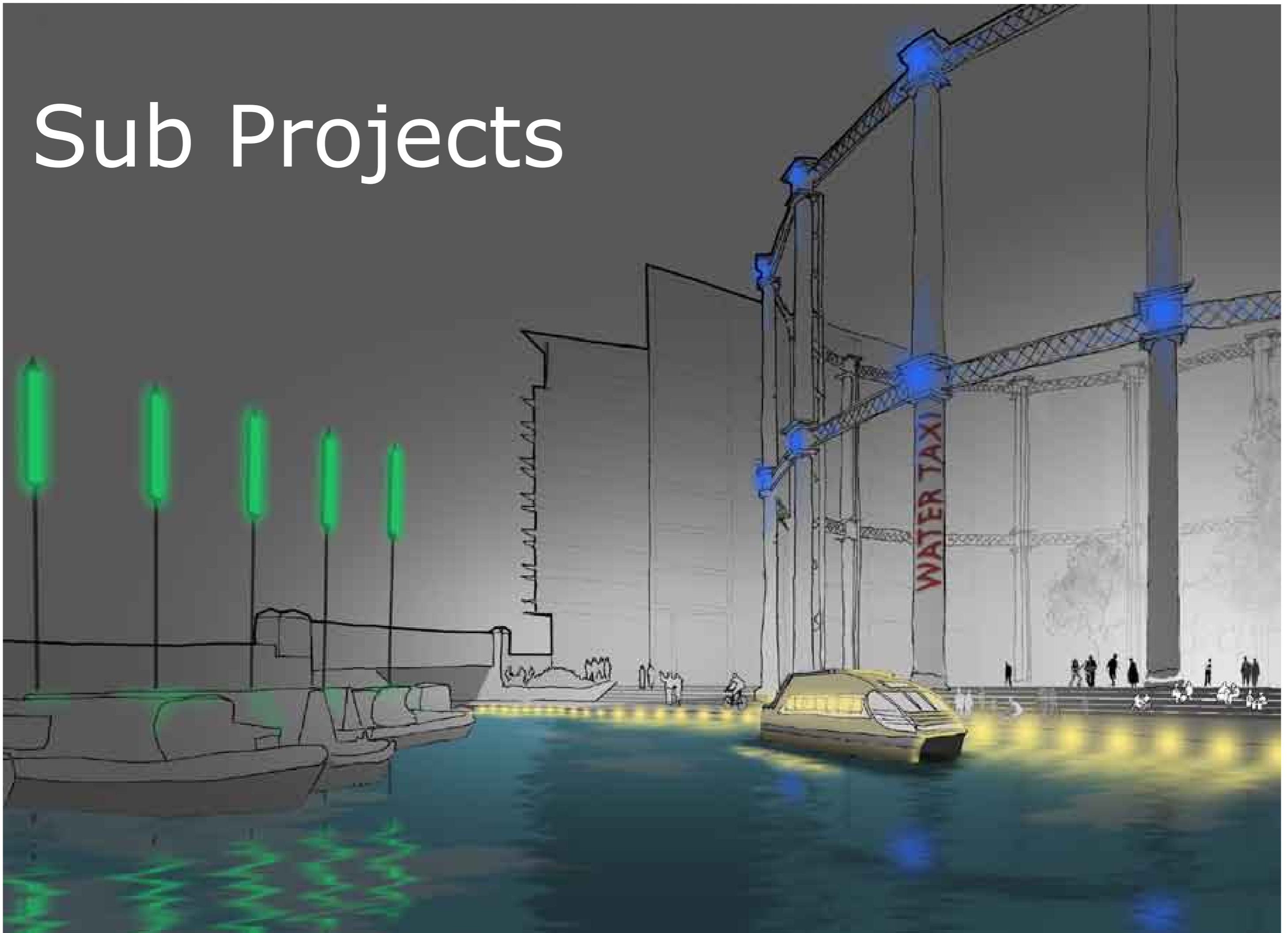
- ① Camley Street Access Point
- ② Constitution PH (St Pancras Way) Bridge Lighting
- ③ Towpath Improvements Including Coping Restoration
- ④ Towpath Lighting
- ⑤ Trim Trail
- ⑥ Potential New Bridge
- ⑦ Floating Structures/pontoon?
- ⑧ Permanent Moorings
- ⑨ Camley Street Bridge Lighting and Access improvements
- ⑩ St Pancras Railway Bridge Lighting
- ⑪ Gasholder Access Point
- ⑫ Visiting Boaters' Facilities at St. Pancras Cruising Club and Associated Recycling Facility
- ⑬ Re- opening of part of former basin adjacent coal drops
- ⑭ Visitor Moorings
- ⑮ Commercial Moorings and Business Barges
- ⑯ Maiden Lane Bridge and National Grid Pumping Station
- ⑰ Community Garden enhancement
- ⑱ Water Taxi
- ⑲ London Canal Museum - improved visibility and links
- ⑳ Treaty Street Public Space Enhancement
- ㉑ Thornhill Community Gardens Public Access
- ㉒ Caledonian Road Bridge Lighting Scheme
- ㉓ Islington Tunnel Pedestrian 'Gateway'
- ㉔ Islington Tunnel Arts Based Installation



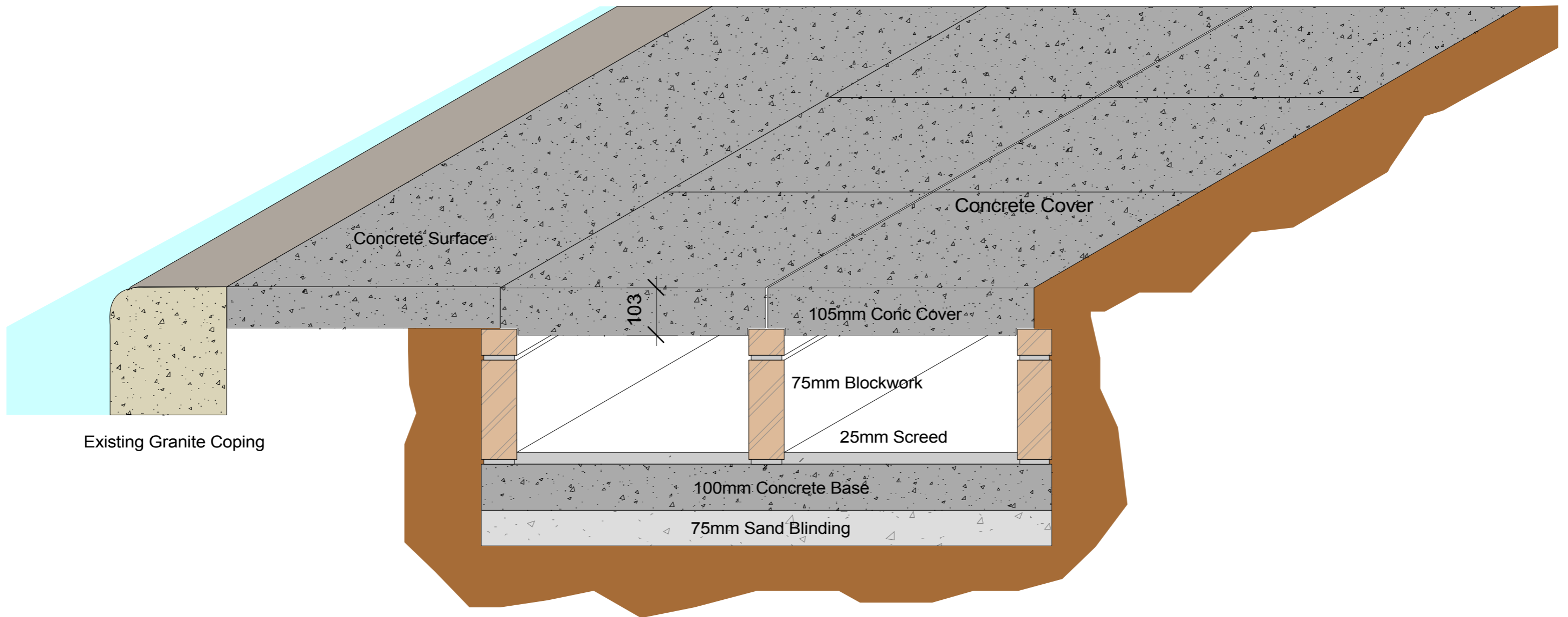


# Areas of Potential Intervention

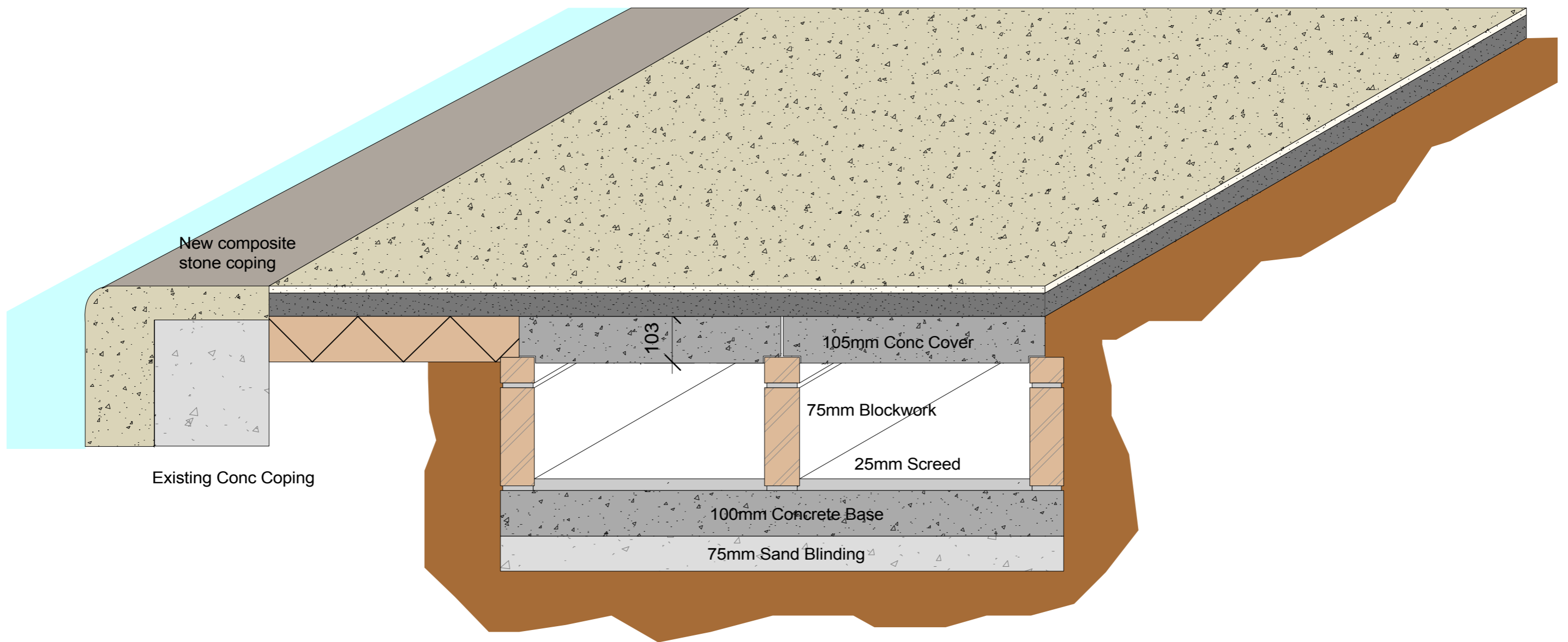
# Sub Projects



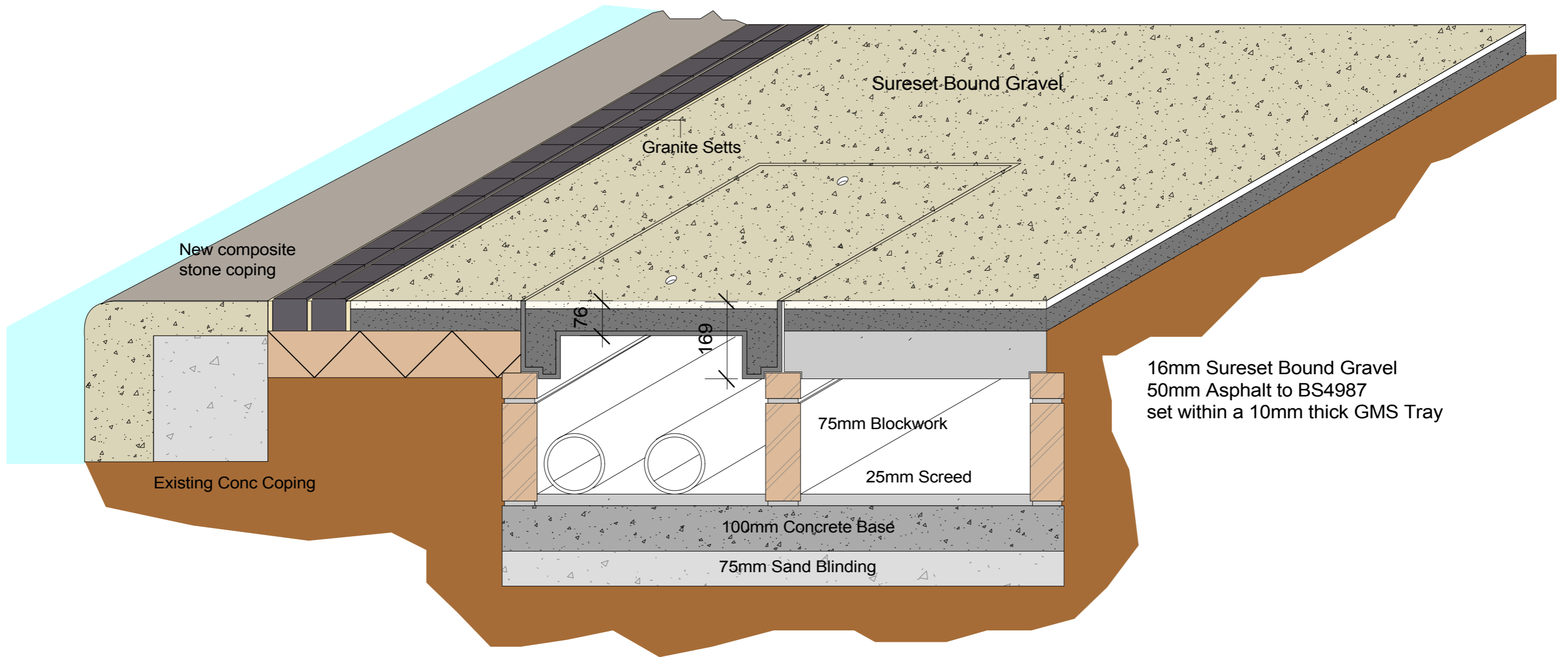




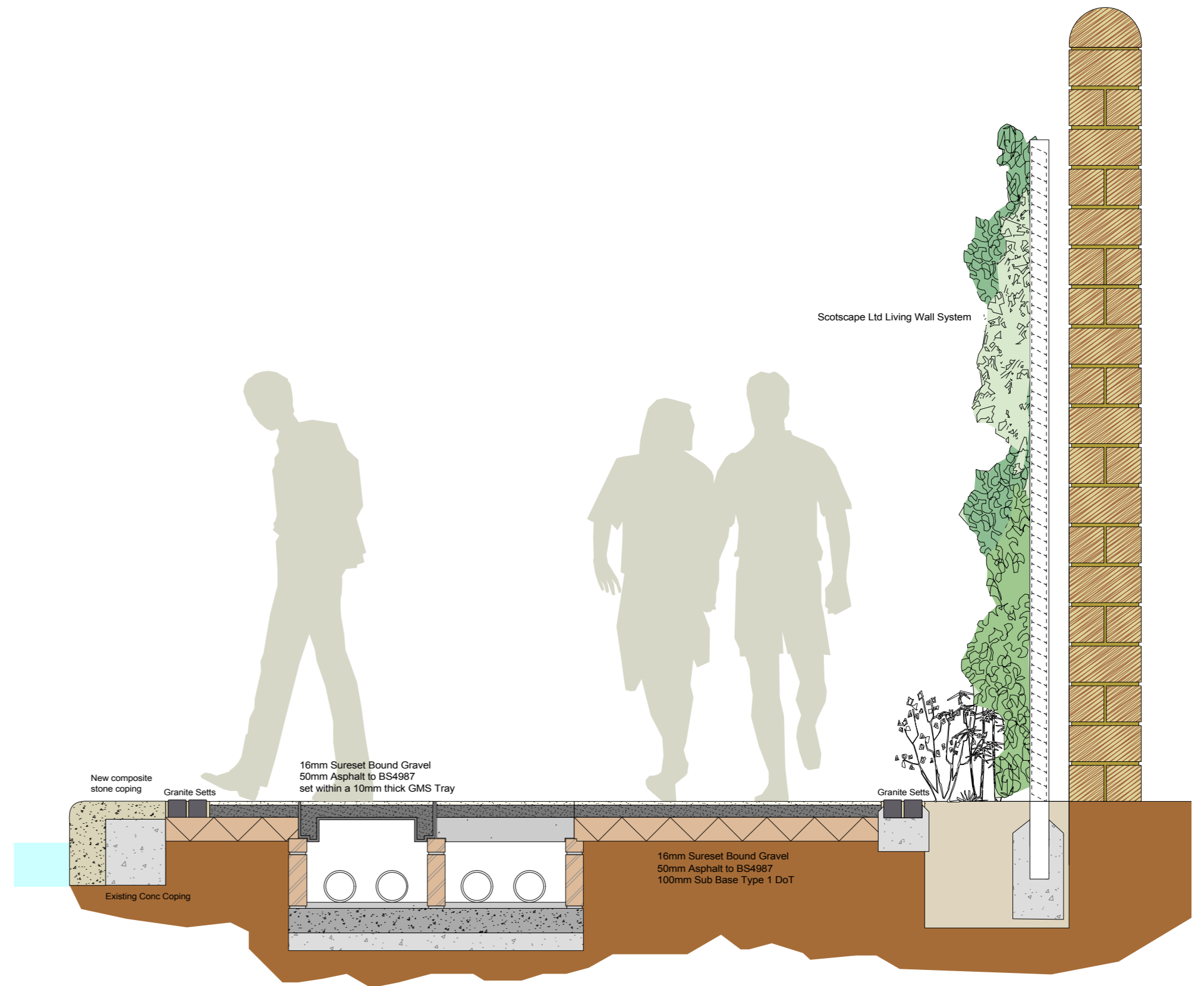
# Towpath Improvements - Existing Conditions



# Towpath Improvements - Access Covers Topped Over



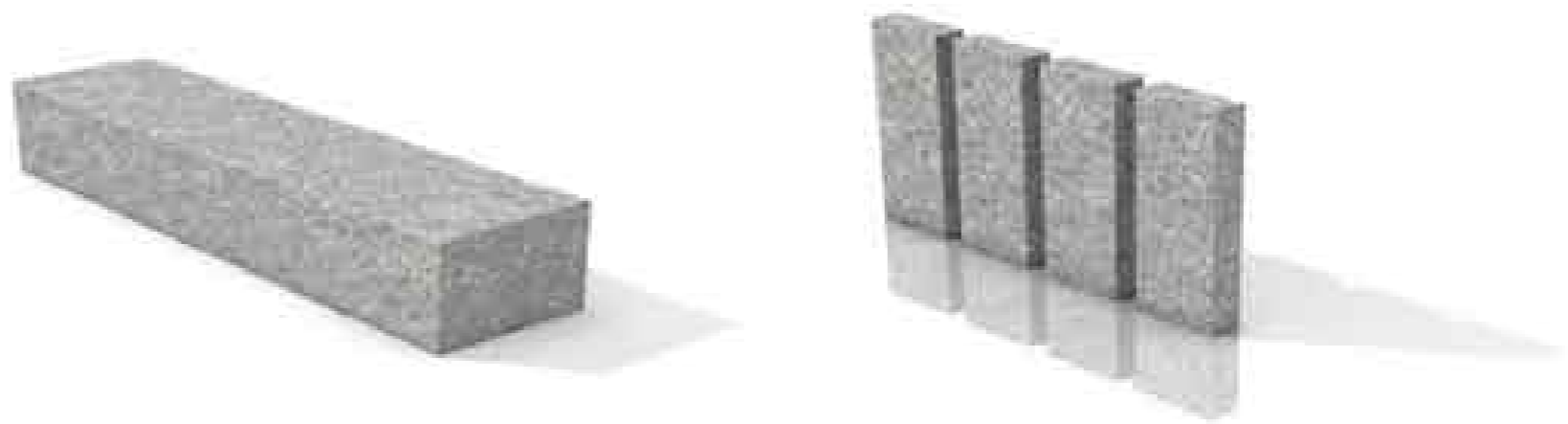
# Towpath Improvements - Individual Access Covers



# Section through Towpath



Green walls



Simple robust furniture

(Reclaimed materials?)



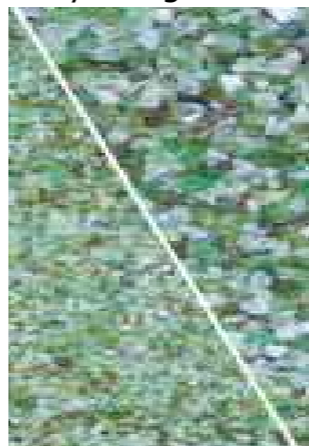
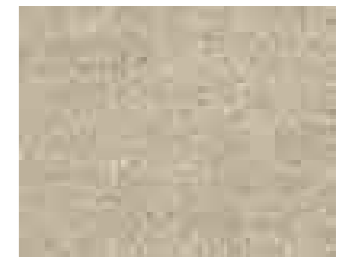
# Planting & Furniture



Recycled glass



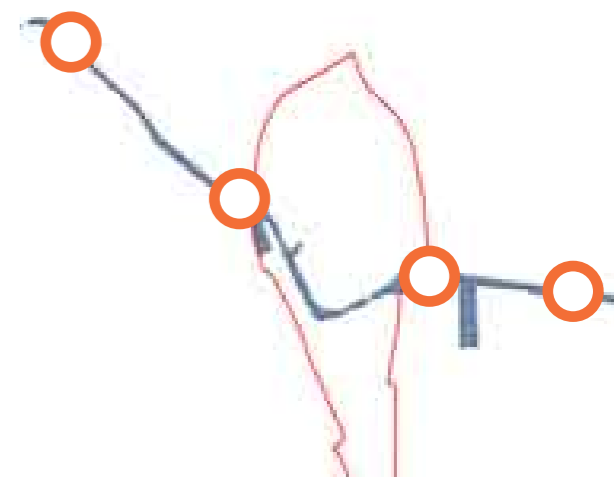
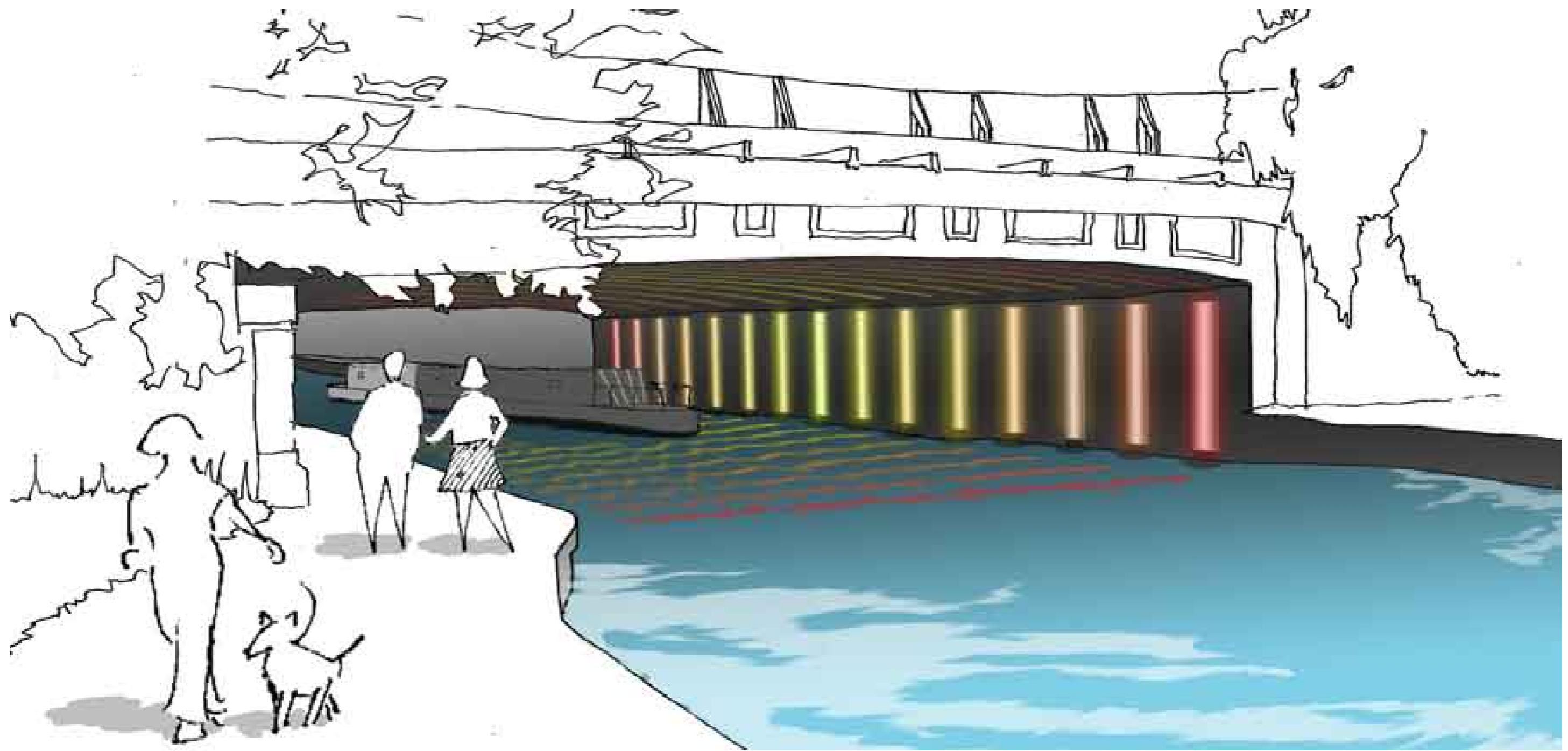
Integrated mooring rings/lighting



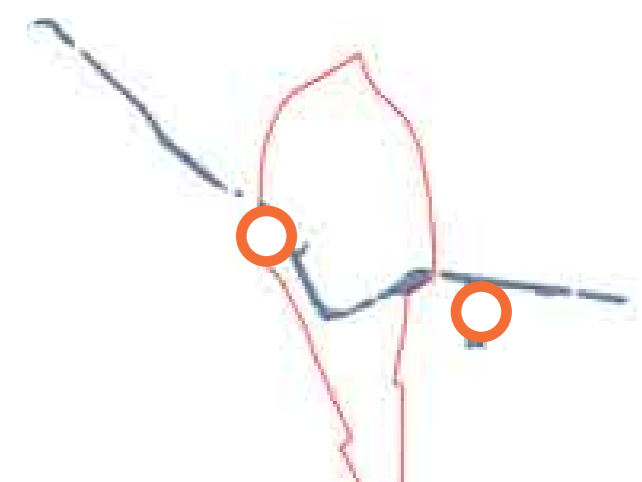
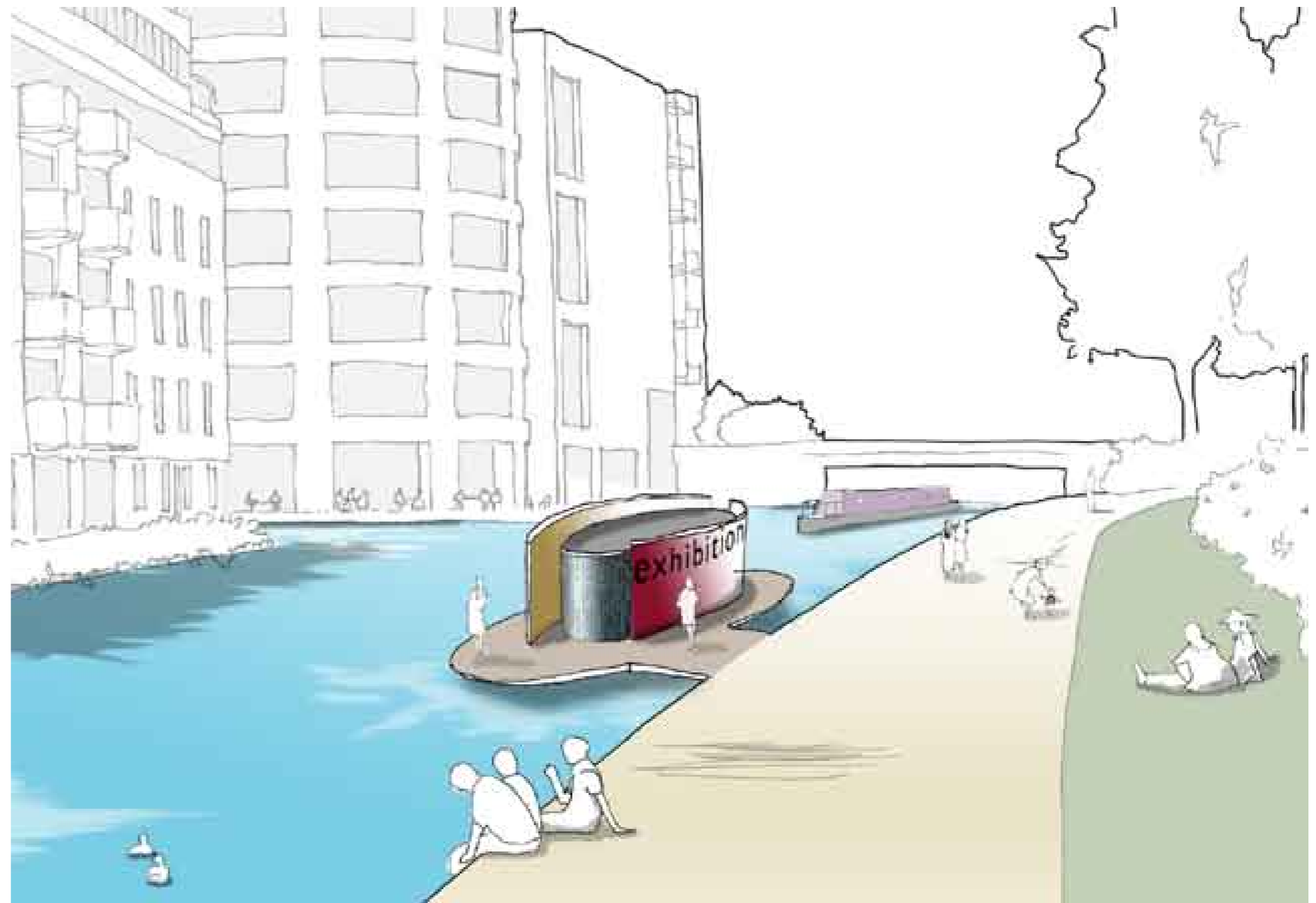
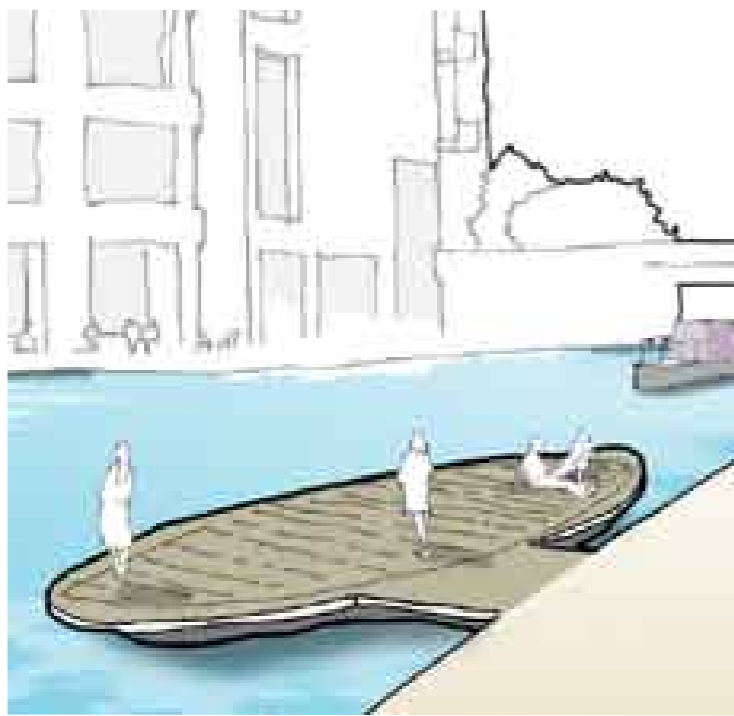
Resin bound gravel



# Materials & Lighting



'Gateways' (under bridge lighting)



# Floating Structures / Exhibition Spaces?

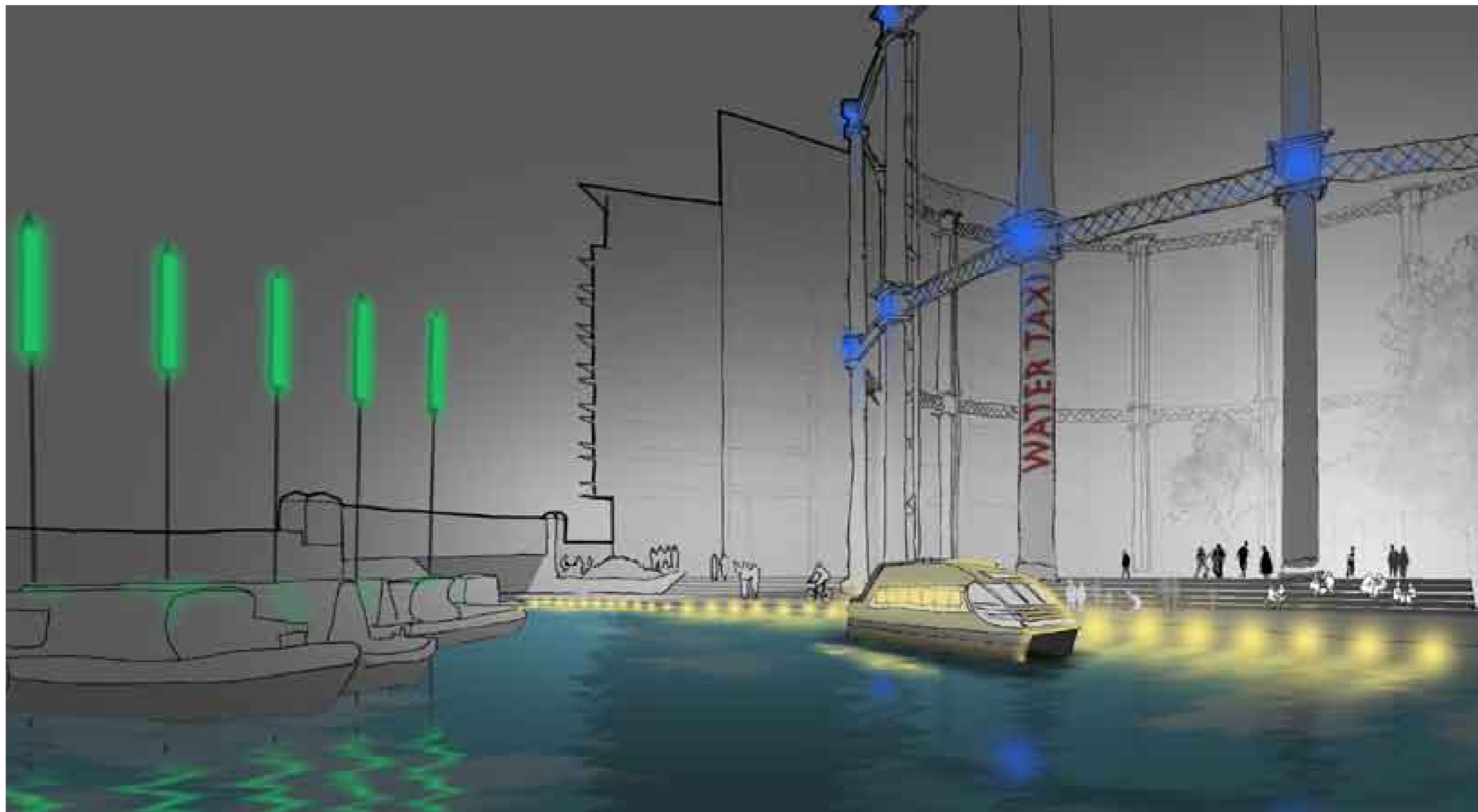




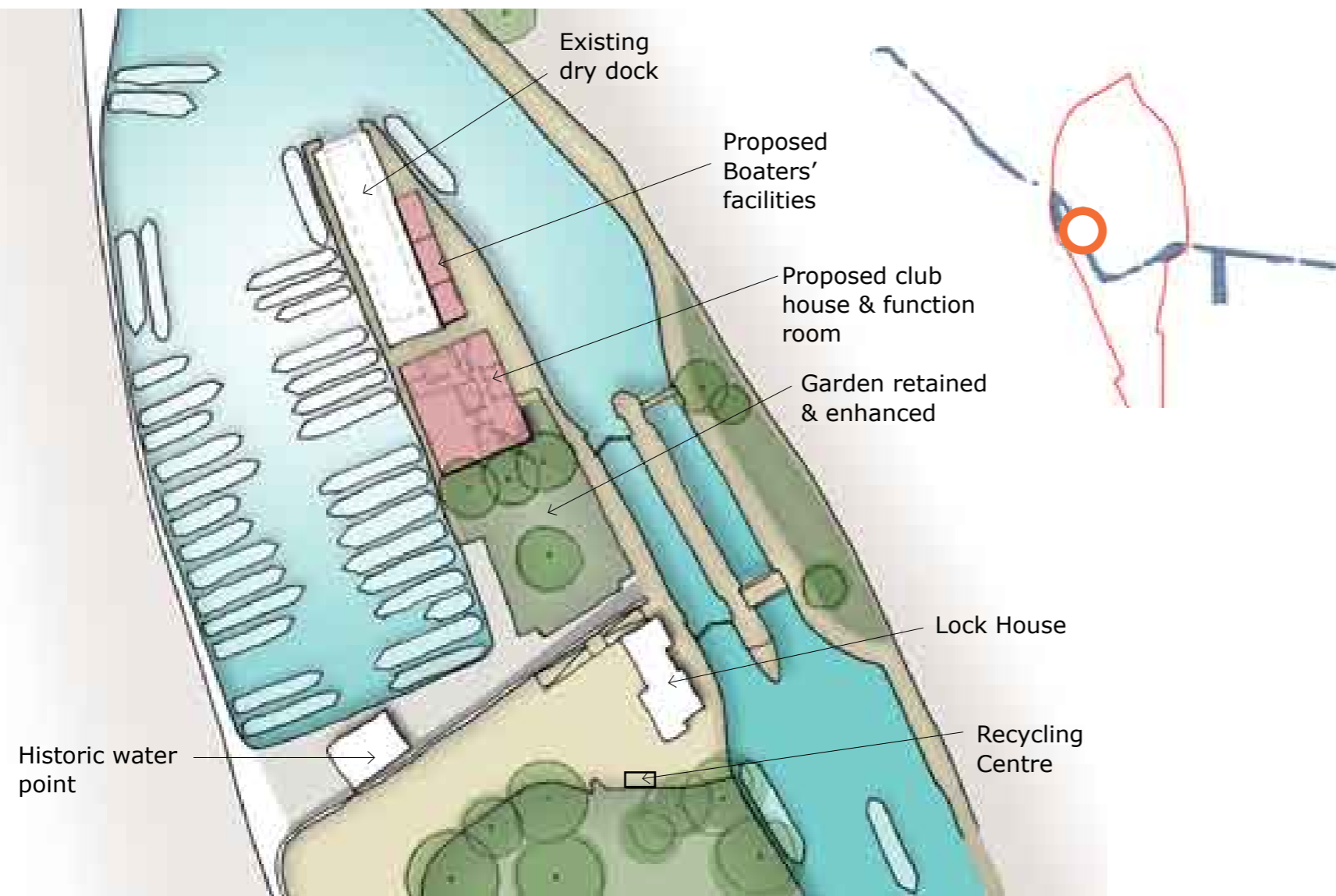
## Events Lighting...?



# Maiden Lane Bridge Enhancement



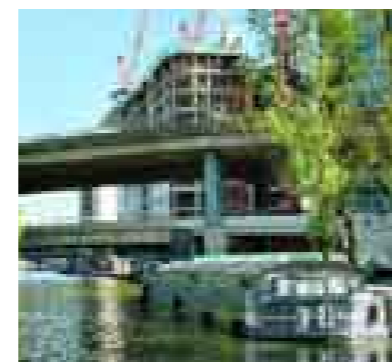
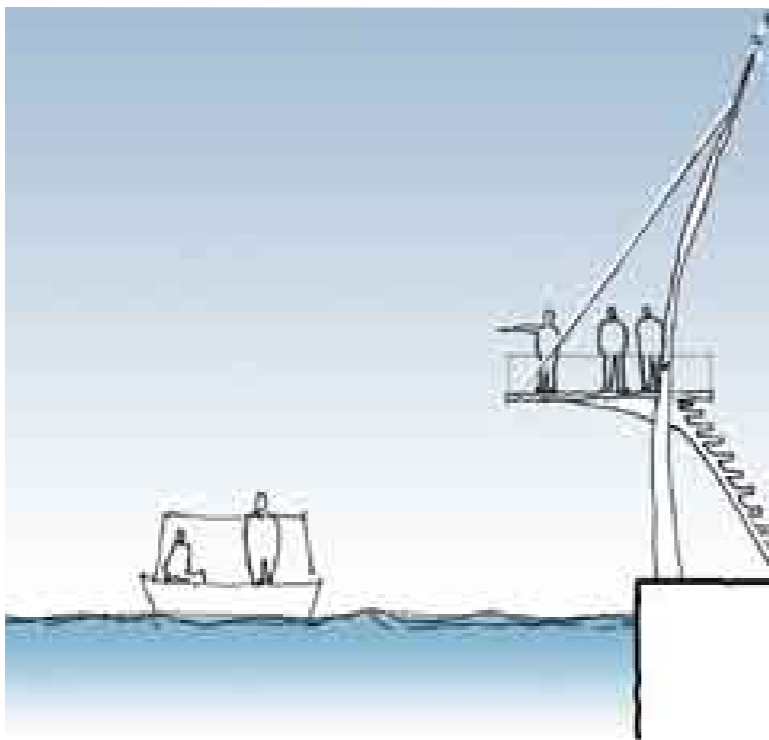
## Trip Boats & Facilities?



# Clubhouse & Facilities at St Pancras CC



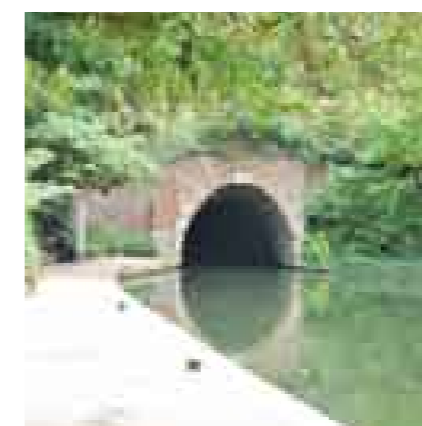
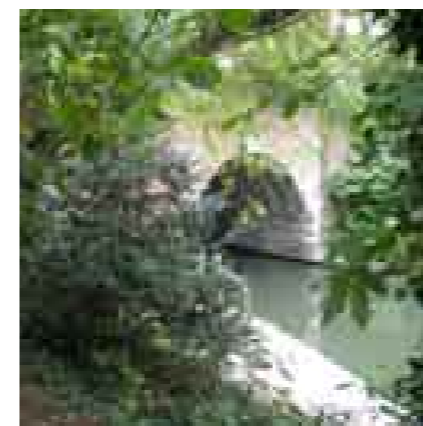
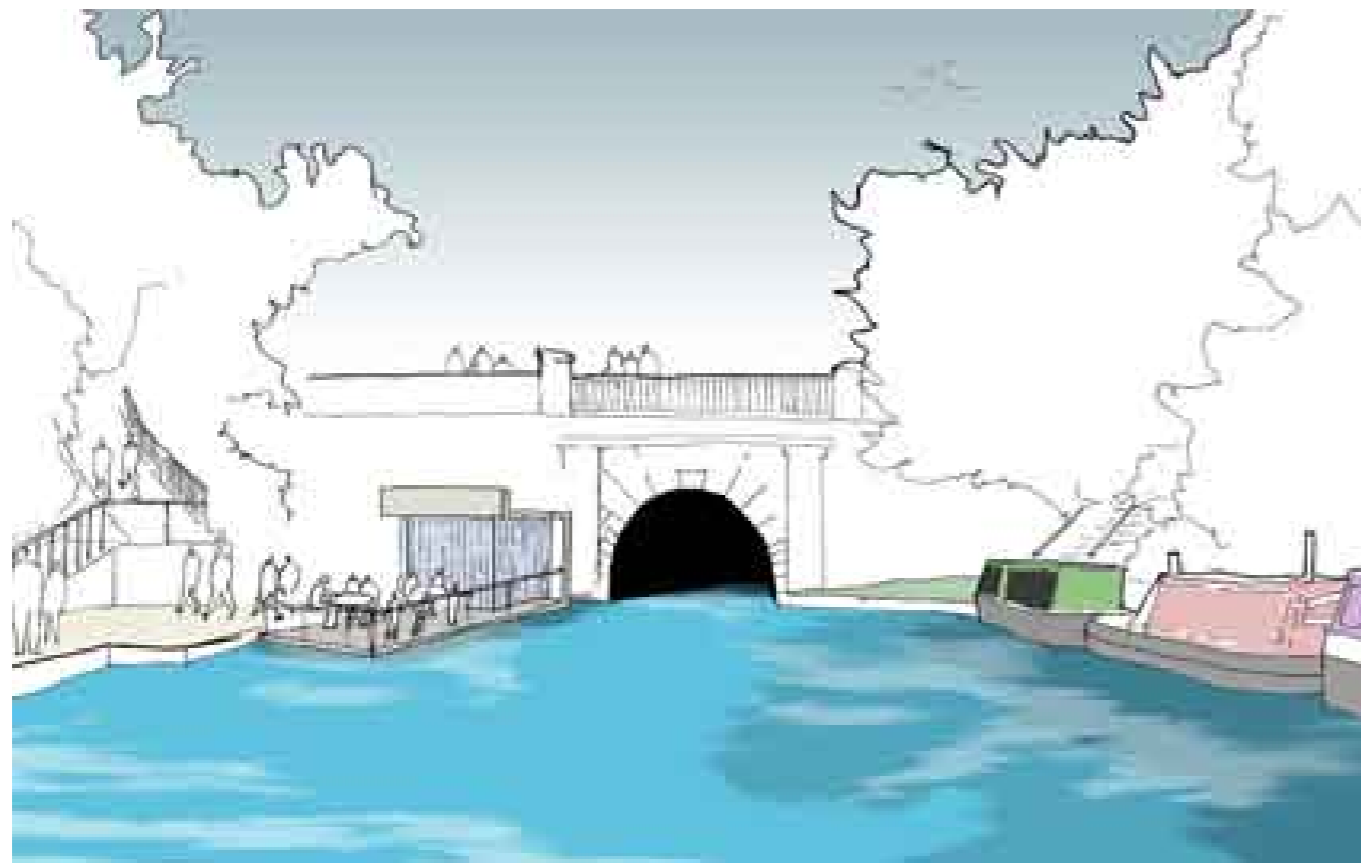
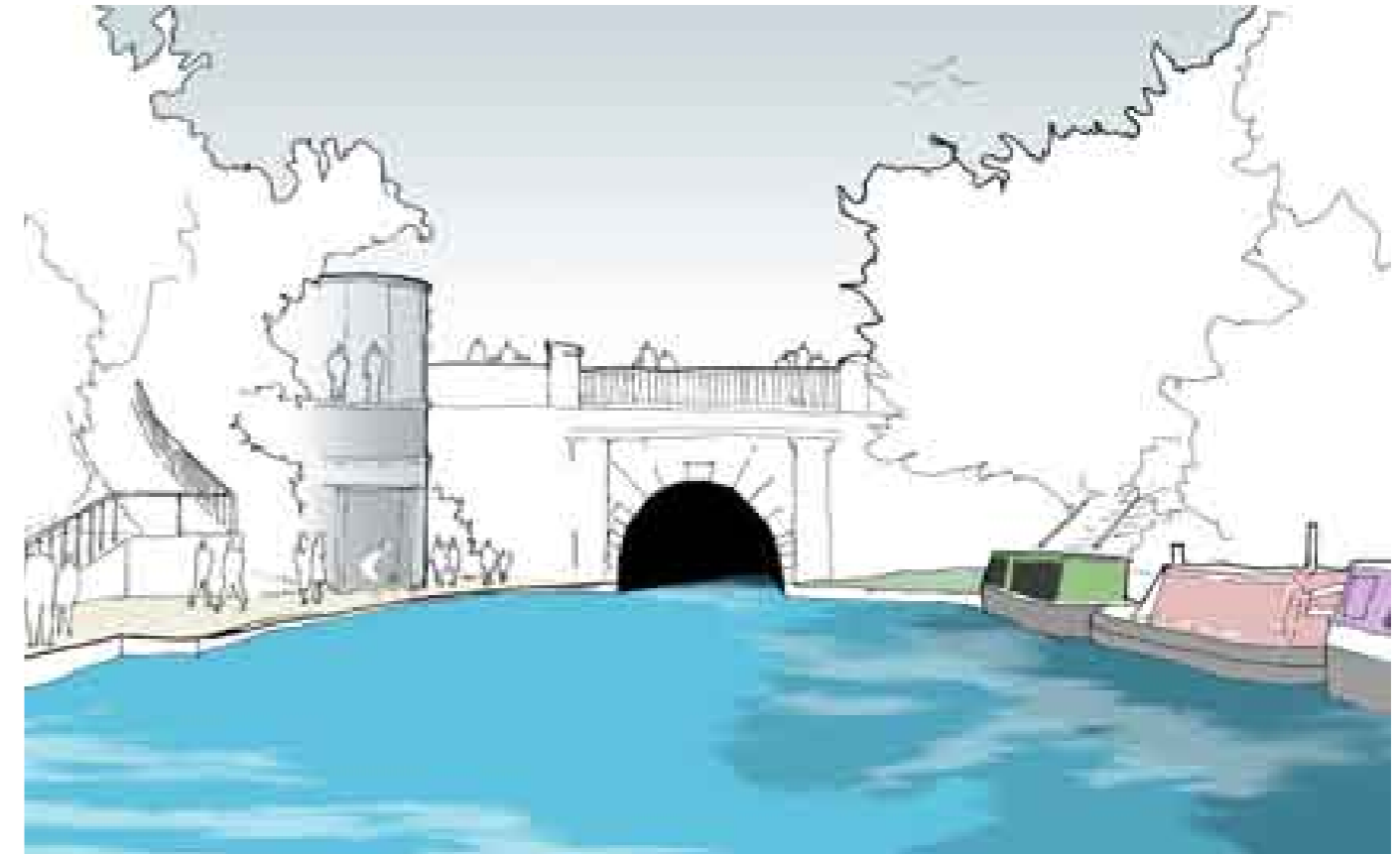
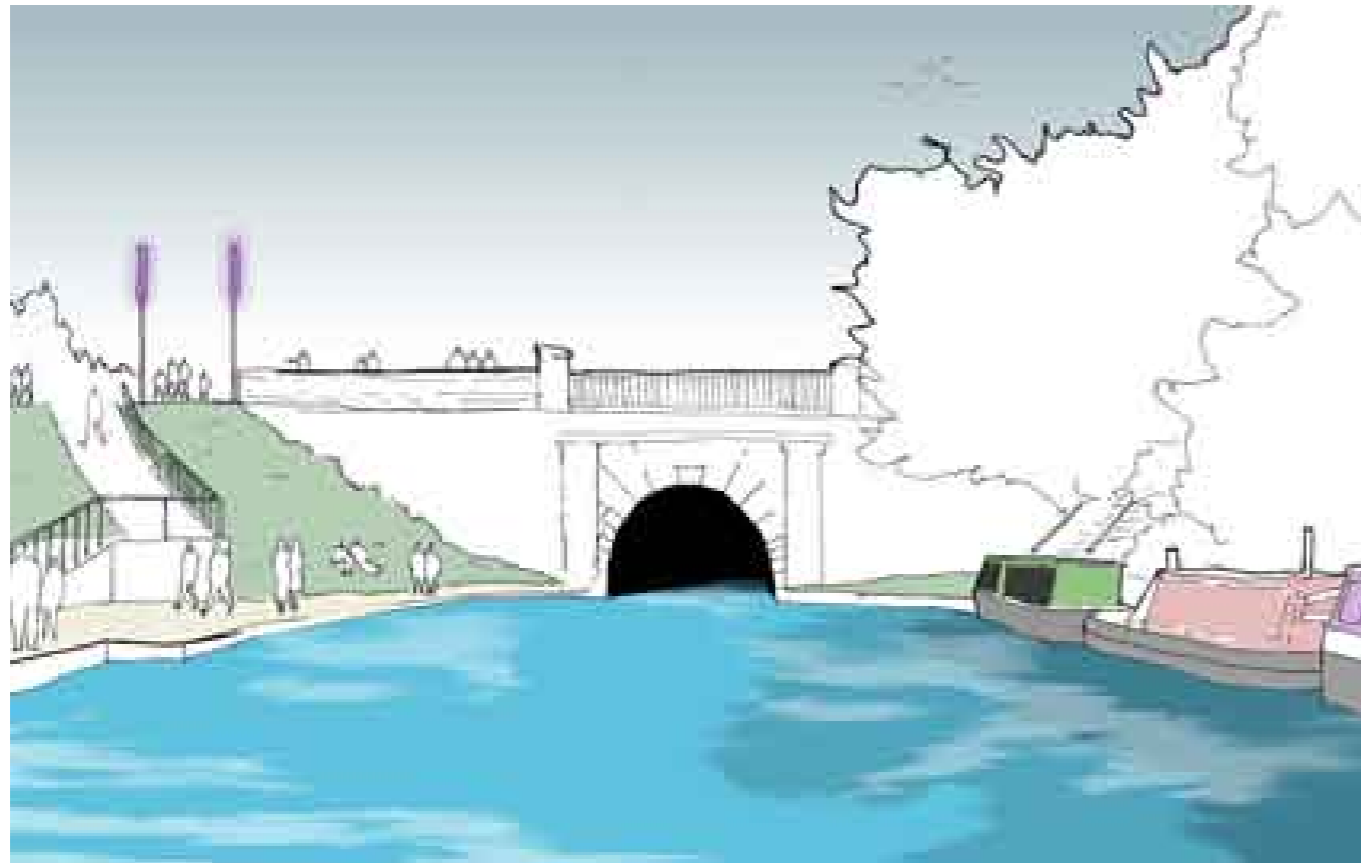
## Clubhouse & Facilities at St Pancras CC



# Moorings & Water-based Activity

Creating a destination:

- Landscape/interpretation?
- Building (cafe/tea room?)
- Floating attraction?



## Islington Tunnel West Portal

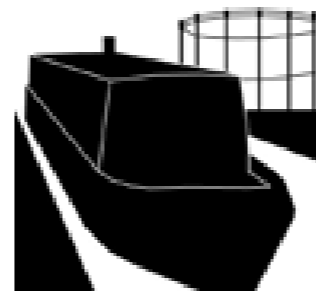


- Temporary light sculpture
- Unique character
- Linking City Road Basin to East
- Interpretation
- Safety and security



## Islington Tunnel Arts Based Installation





Questions and discussion...