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1 Introduction

This Statement has been prepared by Townshend Landscape Architects on behalf of BL CW Holdings Ltd (a subsidiary of British Land Company Plc) to illustrate the Public Realm proposals for the Canada Water Masterplan.

This volume of the Design and Access Statement has been prepared to support a hybrid planning application for the Canada Water Masterplan and should be read in conjunction with Volume I of this Statement. This Design and Access Statement relates to the outline elements of the Development (the Outline Proposals). Separate Design and Access Statements have been prepared for the Detailed Proposals in relation to Plots A1, A2 and K1.

This statement should be read in conjunction with the Development Specification, Parameter Plans and Design Guidelines.

The aim of this Statement is to describe the key principles underpinning the vision for the Public Realm Design Guidelines to ensure that high quality public spaces are delivered as part of the Masterplan. The Public Realm proposals have been through a rigorous design process in conjunction with the design team, the Local Planning Authority and local community through an extensive consultation process.

An Illustrative Masterplan has been utilised throughout the pre-application process to encapsulate a potential form of the Development (and public realm) in accordance with the parameters set by the Development Control Documents. This Illustrative Masterplan has been used as a vehicle to visualise the Applicant’s ambitions for the Site. Place and street names within the Masterplan are intended as a working title.
2 Vision

Place-making is at the heart of the Masterplan vision, with a Public Realm that brings together a network of carefully considered, locally distinct public squares, parks and streets, each with a distinct character, use and identity. The robust and high quality Public Realm will strengthen connections to existing neighbourhoods, and promote an urban environment where the quality of life and the quality of the environment are integral. The spaces will be animated places that people will enjoy, want to spend time and feel safe in.

With an emphasis on health, wellbeing, sports and play, Canada Water will become a distinctive destination that makes a lasting contribution to the people who live, work and visit the area. Nature and the ecology of existing surrounding green and blue spaces are important assets to draw into the Public Realm proposals. The Public Realm has been designed to bring us closer together to each other and with nature, helping to create a sociable and sustainable place.

- Improve Connectivity

The key for creating a successful Public Realm is providing a movement network with a highly interconnected, legible and ‘people friendly’ open spaces. Accessibility and permeability is encouraged by linking the existing routes and the wider network.

- Reflect Canada Water’s qualities and distinctive character

The Public Realm plays a key role in defining the “image” of the new Masterplan. The public space influences the perception of the area and affects desires to live, work and visit these places. The design is aimed to reinforce the existing identity of Canada Water and invest in quality of design and materials to create a distinct and positive character.
• Health and well being (social interaction)

A healthy Public Realm creates healthy communities (socially, environmentally and economically). The design considers the strong relationship between quality of life and access to open spaces. In particular the Public Realm is designed to encourage opportunities to walk, cycle and use public transport in a friendly and safe environment.

• Be simple, consistent and high quality

The Public Realm requires high quality components, materials and design to create a simple and unifying element of the Development.

Proposals will respond to the character of the area to create and reinforce hierarchy, a sense of place and legibility through the Development.

• Be active and multi-purpose and provide amenity

A vibrant Public Realm is not just the result of quality design, but the way in which a place encourages and creates opportunities for activity. The buildings and the Public Realm will work together to provide a variety of uses and spaces where people can interact and engage with the Public Realm in a variety of ways.

• Be Accessible and inclusive

Movement through the Public Realm should be easy, pleasurable and intuitive for everyone. Street and spaces are designed to be inclusive.

The aim is to create safe and accessible environments for all members of the community and visitors, where everyone can participate equally and independently in everyday activities.
THE PAPER GARDEN

Townshend Landscape Architects have been working with Global Generation to develop the ‘Paper Garden’.

Global Generation is an educational charity, which works together with local children and young people, businesses, residents and families to create healthy, integrated and environmentally responsible communities.

The Paper Garden is currently based in the former Printworks building and they are involved in making furniture out of paper, growing things in paper and telling stories with paper is a way of celebrating the industrial history of Canada Water.

The concept of the Paper Garden has been developed from the early stages of the public realm design to provide the opportunity for people to volunteer and get involved help build essential bonds with other people. Designing the public realm in a way that brings us closer together, such as sitting in a circle in the yurt, or coming together at a table to share food together, or involving young people in the planting will help create sociable places.
To ensure that the Development becomes a vibrant new place it is important to consider the relationship between the buildings and the Public Realm, which encompasses the streets, squares and open spaces.

Essential to this relationship is creating opportunities for activities to take place, and also recognising that people are interested in peripheral participation in activities and tend to go where they feel comfortable or are part of a larger group. In understanding the needs and patterns of people's behaviour, a language can be developed and used to guide a successful piece of Public Realm for the Development.

New public spaces will benefit the peninsular as a whole by creating social spaces for events at the heart of the new Town Centre. Distinctive public spaces can contribute to the identity of the area.

fig.12  Diagram showing the main public spaces and the surrounding docks, parks and square
EXISTING SPACES

The new public spaces within the Development will complement the surrounding docks, parks and square in the peninsula.

Docks - What remains of the docklands are exciting and celebrated public spaces used for a variety of activities.

Parks - The peninsula has a network of green spaces including the two largest parks: Southwark Park and Russia Dock Woodlands.

KEY SPACES

The spatial organisation and structure of the Masterplan generates a triangle of key spaces within the Public Realm. The main public areas within the Development are the Town Square, Dock and the Park. These spaces should support a diverse range of users, experiences, cultures and activities throughout the year.

SECONDARY SPACES

A series of secondary spaces provide moments of engagement with the Public Realm interspersed throughout the Development.

- Dock Office Courtyard
- Printworks Place
- Park Walk Place
- Surrey Quays Place
4 Streets

A street network is key to embedding the proposed Development in the Canada Water area and creating a successful and connected place.

“People have always lived on streets. They have been the places where children first learned about the world, where neighbours met, the social centres of towns and cities”. Donald Appleyard (1981)

Streets form a lasting framework that buildings can be organised around. The Masterplan recognises the importance of creating a Development for the future where uses can change and evolve over time, while a robust framework of streets remains.

The Public Realm provides a movement network with highly connected, legible and ‘people friendly’ open spaces. A clearly defined hierarchy of streets and strategic links create a permeable network which is easy to navigate.

The streets provide a variety of experiences throughout the Development. The character of the streets to the west of the Development are defined by a fine grained Town Centre, while to the east, the streets are wider, greener and organised around the Park setting.

A key principle underpinning the street network involves an emphasis on place-making at all intersections and focal points along the lengths of the streets. This approach aims to emphasise the spatial qualities of the Public Realm. Conflicts amongst various user groups will be minimised or avoided by reducing the speed and flow of vehicles, with continuous links broken up by introducing features along them to slow traffic. A range of traffic calming measures that are available include physical features, changes in priority, street dimensions, reduced visibility and psychological and perceptual elements to promote better awareness between pedestrians and drivers.

A healthy streetscape creates healthy communities. In particular the design will encourage people’s opportunities to walk, cycle and use public transport in a friendly and safe environment. The Masterplan aims to apply TFL’s “Healthy Streets for London” approach to street design, to create healthier, more inclusive streets, helping everyone to be more active.
GROWING FROM THE EDGES

The street network has been developed in response to the context and character of the area, to develop a responsive and coordinated approach that supports and enhances the existing context in which it is located. The Public Realm should help the Development to integrate with its context and promote a sense of community.

Accessibility and permeability are encouraged by linking to existing routes and the wider pedestrian and cycle network.

STRATEGIC CONNECTIONS

There are three main strategic links:

- High Street
- Green Link
- Dock Link

The High Street is the main north-south connection between Canada Water Station and the existing retail street, Lower Road.

A Green Link through the Development provides pedestrian connections between Southwark Park and Russia Dock Woodlands, which will improve connectivity between existing and proposed open spaces, enhancing biodiversity and promoting an active and healthy lifestyle.

The Dock Link celebrates the history of the docklands by creating a pedestrian connection between Greenland and Canada Water Docks.

NETWORK OF LOCAL STREETS

A series of local streets creates a fine gain network of connections. These are a variety of characterful mostly pedestrianised streets.
Key strategic connections establish green links between Southwark Park and Russia Dock Woodlands. The links also form primary east-west pedestrian connections through the Site as well as forming the framework for ecological corridors.

The two main links are characterised by the series of spaces that form the route. The links provide the Development with a strong identity and character. Heritage and Community are the main themes that underpin the green links within the Masterplan.
‘Heritage Link’

The ‘Heritage Link’ celebrates the rich history of the Site. Key elements along the route include the former Dock Offices, Canada Water Dock. Landscape features such as planting and seating will provide reference to the industrial history of the Site as a commercial timber dock as well as more recent cultural landmarks such as the printing industry at the Printworks Site. Tree species used in the timber yards and for papermaking will be planted within the public realm along this route.

‘Community Link’

The ‘Community Link’ is a primary pedestrian connection between neighbourhoods running through Park Walk and the proposed Park.

Food production and community are celebrated along the route. Rotherhithe has a rich history of market gardens and tea gardens where the sharing of food was the key to peoples social and cultural well being.

fig.22 Historical map of Rotherhithe peninsula

fig.23 Historical pictures about the industrial history of the Site

fig.24 Historical map of Rotherhithe

fig.25 Communal long tables as an example of use, Copenhagen
6 Key Spaces and Streets

A well designed Public Realm can contribute significantly to the quality of the built environment and play a key role in defining the image and perception of a place. The Public Realm also has a key role in the creation of sustainable, inclusive, and mixed communities. The proposals which are illustrated by the illustrative Masterplan are based on a number of integrated principles to produce an attractive, distinctive and inclusive place that maintains and reinforces the area's character and identity.

The Public Realm strategy aims to bring these principles together in a cohesive manner that will contribute to the overall character of the Development, integrating it within the context of Canada Water to create a lively, diverse and safe series of places for both the existing and new communities, where people will want to live and visit. This is in accordance with the comprehensive approach within Southwark Council’s Canada Water Area Action Plan (2015).

A prerequisite to achieving a successful Public Realm is to create an inclusive environment in which people will feel comfortable and enjoy spending time, where they will participate in social activities and feel a civic sense of pride.

The Canada Water Charter incorporates ambitions to bring the existing and future communities together around a common sense of belonging, and to support happy and healthy lifestyles through the built environment and spaces which enable social interaction.
6.1 **TOWN SQUARE**

The Town Square will become an important new civic space for the Canada Water area, the existing community and those who will live, work and visit here, providing an active and lively public space as part of the Town Centre.

The Square is a public space for social gatherings and events. The Square is designed to be flexible and can be adapted throughout the day as well as hosting a calendar of events throughout the year.

The Town Square is an opportunity to celebrate the strong identity of the area, promote social activity in the Public Realm and provide a lasting amenity that serves local people.

The buildings that form the edges of the Square should help to animate its edges. Ground floor uses are encouraged to spill out into the Public Realm. Where restaurants are provided, extended areas of movable seating will benefit from afternoon and evening sunlight.

A ring of large trees creates a green canopy above the Square, which helps to define the Square and form a strong identity enabling way finding from the surrounding streets.
KEY

1. Zone for events
2. Zone for water feature
3. Zone for seating and planting
4. Possible zone for outdoor seating
5. Zone for cycle parking
6. Trafficable surface
7. High Street buffer zone
6 Key Spaces and Streets

SUNLIGHT STUDIES - SUMMER
21 June

fig.29 Sunlight studies (in red sunny areas)

fig.30 Routes through the Square

Morning - 9 am
Midday - 12 pm
Afternoon - 4 pm
A central flexible space is capable of hosting a variety of events.

fig.31 ISO view showing a central flexible space and active edges

Food Market
18 kiosks (6x3m)

Beer Festival
2 kiosks (12x6m) | 36 tables+benches

Outdoor cinema
450 sitting people

fig.32 Diagrams and images showing temporary uses for the Square
A combination of planting and fixed seating will provide a point to sit and watch the activity in the Square.

Seating is raised in parts to allow people to climb up and gain a vantage point over the Square.

Trees above provide dappled shade to sit beneath. A water feature is also integrated in the planting areas.
Strategically located street furniture and tree planting creates an attractive buffer between the High Street and the Square and discourages hostile vehicles from entering the Square.
In the centre of the Square there is an opportunity to have a water feature that can animate the space.

The water feature allows pedestrian movement around and through it. The water feature should be interactive and playful. This zone will be capable of holding displays and events when the fountains are switched off.
6.2 PARK

The Park is a key public space providing a mix of uses for all. The Park should be a lively green space for people to enjoy all year round.

The Park will provide a significant amount of green space with a strong relationship with the ground floor uses of buildings that surround it.

A strong framework will be established for activating the outer Park edge with the flexibility to accommodate future needs.

The Park should encourage and promote social interaction, community spirit and healthy living. There is an opportunity to provide a Community Hub. The Hub should provide a focus for people to engage with the Park. Volunteering, teaching, community projects, events and activities are all encouraged and can be used as a starting point for people to engage with the Public Realm.

The Park also contributes to the biodiversity of the area by creating habitats for birds and wildlife. This is encouraged through the introduction of bat boxes and habitats for other wildlife.
KEY

1. Central lawn
2. Flower gardens
3. Community garden
4. Adventure playground
5. Play trail
6. Community Hub
7. Fitness area
8. Skate and teenage play area
DESIGN PRINCIPLES

**Routes**
Spill out spaces and amenities in connection with active ground floor units provide an active edge all around the Park.

**Topography**
Landforms, mounds, hills, dips add visual interest and help to divide spaces and uses.

**Geometry**
Keeping the historical geometry of the Printworks building geometry and Quebec Dock to promote knowledge, education and memory.

**Edge**
Informal secondary routes connect amenities and the play areas.

**Journey**
A community hub and small pavilions, sculptures or focal points add interest into the Park.

**Points**

LAYERING OF USES

Multifunctional areas within the Park mean that uses can be layered to extend the use of particular area to multiple activities and demographics e.g. skatable areas which can also be used for basketball etc.

A range of activities for all ages will help create mixed use communities that allow different members of families to participate and be active. Mixing of different ages within the Park also contributes to promoting health, well-being and community cohesion.
KEY
1. Communal tables
2. Cafe spill out
3. Pocket seating

OUTER PARK

The edges of the Park have a strong relationship with the ground floor uses of the surrounding buildings.

There are opportunities for uses related to the building to spill out into the Park. Seating, communal picnic tables, play and planting all help to create a varied and active park edge.
COMMUNITY HUB AND POINTS

Central to the Park there is the opportunity to provide a Community Hub that could contain a variety of uses and events throughout the year and at different times of the day. The Hub is a sheltered space which will be a focal point for community project e.g. gardening clubs, social events etc.

Surrounding the Hub are gardens where food could be grown by the local community.
Children’s play will be encouraged throughout the Park and the wider public realm. There will be informal ‘playable’ features as well as formal play areas.

The Park will accommodate a range of play areas for different age groups. An adventure playground is proposed in the northern part of the Park to benefit from afternoon sunlight.

The playground is designed as a journey and makes use of topography and planting as part of the play experience. Play trails traverse over mounds and up hills. Seating areas provide a place for parents to rest.
6.3 **DOCK**

The vision is to re-imagine the Dock at Canada Water as a new public space for London.

The aim is to create a new ‘City Park’ where people and nature are better connected, to inspire interest in ecology and natural history and celebrate Canada Water at the heart of an emerging Town Centre destination. The Dock is strongly related to the identity of Canada Water and is an opportunity to bring together the industrial heritage of the area as well as a unique ecological experience in the city.

The Dock will be a new park in which everyone will be able to enjoy the high quality green spaces proposed, and be able to engage with the water. It will be a ‘Park’ that is rich with wildlife and in which every adult and child benefits from exploring, playing and learning outdoors.

The edges of the Dock step down to the water to create seating and terraces at the water’s edge. Ecological enhancements restore the wetland habitat originally intended for the Dock. A boardwalk link through the reeds will create an opportunity to move through the habitat and gain a vantage point over the water.

Canada Water Dock is designated as of a Site of Importance for Nature Conservation (SiNC). The designation protects the wetland habitat originally created to support reed beds and other emergent vegetation. The Development aims to restore and enhance this habitat.

As part of the proposals to promote the biodiversity and enhance the ecology, wildlife interpretation signage incorporated along the walk will further promote the learning and engagement experience, and promote links to wider nature trails as part of a peninsular wide benefit.
KEY

1. Amphitheatre
2. Outdoor classroom
3. Ramp
4. Boardwalk
5. Access
6. Nodes
7. Main node
8. Landing platform
9. Deal Porters Way statue
6 Key Spaces and Streets

fig.61 Dock aerial view

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On the southern edge an amphitheatre steps down to the edge of the Dock to allow people to get closer to the water and create a space for people to congregate.

Ramps through planting make the lower levels accessible to all.

A second amphitheatre could be created close to the ecological planting zone to act as an outdoor classroom. Projecting platforms can be used for pond dipping and teaching.

fig.62  Pond dipping
**WESTERN DOCK EDGE - DESIGN PRINCIPLES**

**BOARDWALK**

The timber boardwalk creates an opportunity to get closer to the water and wildlife in the Dock.

**NODES**

Nodes along the route create pocket spaces to stop on the boardwalk.

**MAIN NODE**

A main node, to replace the existing structure, will be incorporated within the middle of the boardwalk to provide shelter and a seating area. Here a timber ecological structure frames an entrance to the boardwalk and create a habitat for bats.

**RESTORING THE WETLAND HABITAT**

The wetland habitat will be re-profiled with sediment to maximise the water edge.

The wetland habitat will include smaller water channel/ditches with a variety of alignments to provide varying environmental conditions.

**HABITAT CONNECTIVITY**

Structures within the Dock (e.g. boardwalk, viewpoints, etc) are designed to allow connectivity between the wetland habitat and the open water for wildlife to move freely. Both sides of boardwalk will be planted with reeds.
fig.65  Illustrative view of main node with bat tower

fig.66  Illustrative view from boardwalk to southern Dock edge
6 Key Spaces and Streets

PRECEDE NT: WOODBERRY WETLANDS

Woodberry Wetlands is a haven in Hackney for both people and wildlife. The reserve is located in a densely built up area Manor House, Stoke Newington and Woodberry Down.

Woodberry Wetlands was developed with London Wildlife Trust, a charity dedicated to protecting wildlife in the capital and engaging and inspiring Londoners to learn about and enhance their local environment.

The Canada Water design team have been working with London Wildlife Trust to study Woodberry Wetlands and develop the proposals for the Canada Water Dock.
fig.73 Illustrative view of Dock edge
6.4 PRINTWORKS PLACE

Printworks Place forms a prominent entrance space in front of the Printworks Building allowing activities to connect between the public realm and the building to be located at Development Zone H.

The space is also a nodal point in which key routes converge, namely the Green Link and Surrey Quays Road.

Pedestrian crossing points along Surrey Quays Road will placed on key pedestrian desire lines, and the impact of highways junctions will be minimised, with raised tables promoting lower traffic speeds to create an attractive setting.
KEY
1. Crossing points/Trafficable surface
2. Zone for tree planting and SUDS
3. Possible zone for outdoor seating
6.5 SURREY QUAYS PLACE

Surrey Quays Place is a public space that is situated where a number of key routes converge. It provides a transitory breathing space adjacent to Surrey Quays Station.

The design of the space enables ease of movement from Surrey Quays Station, Lower Road, Southwark Park and Park Walk. The existing levels have been regraded to improve accessibility from Lower Road, and connections between the retail environment of Lower Road to the proposed High Street.

The space also forms an important gateway point between Southwark Park and the proposed Park Walk. Providing a green and attractive character is important in making these visual connections, so it is envisioned to have a copse of trees forming a strong group within this space, while still allowing ease of pedestrian movement and visibility underneath.

fig.77 Diagram showing the levels around Surrey Quays Place

+X.X Existing Site level (AOD)
+X.X Plot Ground Floor FFL (AOD)
KEY
1. Crossing points/Trafficable surface
2. Zone for tree planting and seating
3. Possible zone for outdoor seating
6.6 DEAL PORTERS WAY (THE HIGH STREET)

The High Street is a primary north/south link through the Development. The design of the High Street should reinforce the traditional character of a typical London street, allowing for ease of movement and high volumes of pedestrians as well as cyclists and controlled vehicular traffic, allowing buses, taxis, and service vehicles, as well as passenger drop off.

The High Street should define the character of the area and the buildings along its length should respond to the streetscape appropriately.

Functional elements such as service bays and bus stops should be integrated into the streetscape design. Sustainable design should also be incorporated into the design for drainage and tree planting.

The design should be considered within the context of TfL’s ambitions for Healthy Streets.

Frequent places to sit, cycle parking and other street furniture are accommodated in the clear zones.
fig.80  Illustrative Deal Porters Way plan

KEY

1. Crossing points/Trafficable surface
2. Potential location for a Bus stop
6 Key Spaces and Streets

fig.81 Character Zones

fig.82 Crossing Points

fig.83 Tree planting

KEY
- Western Dock Edge
- Anchor Spaces (Dock, Town Square)
- Streetscape
- Zone A boundary (Detailed proposal)
fig.84 ISO view showing pedestrian routes and typical location of tree planting and street furniture

fig.85 Crossing points are located to aid east/west pedestrian desire lines.

fig.86 Trees are planted in clusters along the street and combined with street furniture to create places to rest.

fig.87 Loading bays are integrated into the pavement to reduce the visual impact of the road.
6.7 THE CUTS

The provision of a robust and legible network of streets across the Town Centre is an integral component of the Public Realm, and important in creating places with a distinctive character.

The Cuts form a characterful framework of narrow and intimate pedestrianised streets located between two historical docks: Canada Water Dock and Greenland Dock. This framework, characterised by variation in street widths and pocket spaces, creates an intimate scale and helps to promote a special sense of place and discovery. The streets will be activated with retail units creating a vibrant street environment.

The junction between two ‘Cuts’ generates a node. This node forms a point of expansion within the network of streets, and has been designed as a ‘pocket space’. This space combines a single marker tree to aid wayfinding, with areas of seating to create a rest point between the vibrant retail streets.

A narrow zone adjacent to the retail units will allow Café tables, shops with small stalls selling produce to help activate the edges to the streets, while still allowing clear pedestrian movements within the centre.

Subtle variation of paving, referencing the historical layouts of lanes within the Rotherhithe area are proposed to provide a distinctive character to the Cuts.
Pocket spaces at nodes within the Cuts are created using tree planting and street furniture to create resting points within the Public Realm.

The paving of the Cuts is characterised by small unit natural stone paving. Subtle use of patternisation is used to demarcate areas and thresholds.

‘Stepping stones’ of water features could be incorporated into the street which links Greenland Dock to Canada Water Dock and evoking the memory that this area in the Masterplan was once water. The stepping stones of water will provide a focal point within the pocket spaces within the Cuts. These could provide a public water fountain for people to drink from, combining a more traditional approach with something that could be quite sculptural as an engaging feature.
6.8 PARK WALK

Park Walk is a pedestrian street linking together Southwark Park and Russia Dock Woodland as part of the Green Link Strategy.

The character of the street is to promote social interaction. Pocket spaces along the length of the street allow opportunities for social activities in the Public Realm such as communal seating, play and fitness equipment. Planting in Park Walk should reinforce and celebrate food. The seasonal planting will provide interest throughout the year. Food growing within the Public Realm could be within raised beds and pocket gardens.

fig.94 Illustrative view of Park Walk looking south-west from the proposed park.
fig.95 Illustrative plan highlighting Park Walk
DESIGN PRINCIPLES

Layout

The Park Walk will provide a series of spaces that encourage spontaneous play and social activity.

The scale of these spaces is varied, allowing a sequence of some smaller spaces and larger spaces located along it.

The aim is to create interesting and active places that are accessible year round, allowing for flexible uses and connecting to existing and new neighbourhoods.

Planting

The planting scheme will reinforce the character of Park Walk providing a rich variety of species that includes trees with a blossom display in spring and fruiting in summer.

fig.96 Example of a pedestrian orientated streetscape

fig.97 Examples of fruit trees that can be proposed within Park Walk
6 Key Spaces and Streets

* Fig. 98: ISO view showing a typical layout for the Park Walk.

* Fig. 99: Edible garden.

* Fig. 100: Pocket seating.

* Fig. 101: Play.

* Fig. 102: Communal table.

* Fig. 103: Pocket spaces.

* Fig. 104: Cafe spill out.

**KEY**

1. Square
2. Edible garden
3. Pocket seating
4. Play area
5. Small stage
6. Communal table
7. Planting area
8. Cafe spill out
6.9 **NEIGHBOURHOOD AREA**

The design of the neighbourhood area will promote a sense of community, providing routes that prioritise people and are comfortable, safe and easy to use.

A series of green streets may be created to encourage on-street play and activity in the street.

Podium courtyards provide a green circulation space for neighbours to meet and enjoy social activities.

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**KEY**

- **Community movement and interaction**
- **Neighbourhood movement and interaction**
- **Families movement and interaction**

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fig.105 ISO view showing the movement and interaction within the neighbourhood area
Streets

Streets are activated with cycle parking entrances and corner retail units. The use of space outside of building entrances is encouraged to green the street. The streets are narrow, intimate and balance the access and service functions of a lane with active building frontages, ancillary uses, and a street space shared by cars and pedestrians.
Green Streets

Green streets create usable streets for play, and pocket spaces. The impact of vehicles in the street is reduced using shared surfaces and street planting.

Podium Courtyards

The podium is divided into a series of courtyards to promote a sense of community. The courtyards are semi-private communal spaces for the use of the residents. The courtyards have areas of planting and seating with vertical external circulation to front doors.
6.10 **SURREY QUAYS ROAD**

Surrey Quays Road is an existing street providing key vehicular access.

New tree planting along Surrey Quays Road will help to embed the Development within its context and continue the character of the street. The trees, along with a generous footpath consistent with the existing street, will create an attractive, quiet route that provides an important north-south connection.

Primary pedestrian routes leading east-west should be accommodated with appropriate crossings.
KEY

1. Crossing points/Trafficable surface
2. Potential location for a Bus stop
6.11 REDRIFF ROAD

Redriff Road is an existing street that connects to the wider peninsula.

New tree planting will help strengthen the tree lined character of the existing street. A safe and comfortable environment for pedestrians will be created by providing a strong building frontage helping to define the street.

The underpass entrance is enhanced by the addition of planting and lighting.

fig.119 Illustrative view of Redriff Road
KEY

1. Existing trees
2. Proposed trees
3. Redriff Road underpass

fig.120 Illustrative Redriff Road plan
6.12 QUEBEC WAY

Quebec Way is an existing street with a predominantly residential character that defines the eastern boundary of the Development.

The streetscape proposals will reinforce the residential character of the street. New tree planting will create an attractive environment helping to connect the Development to surrounding streets.
KEY
1. Link to Russia Dock Woodland
2. Existing trees to be retained
3. Proposed trees

fig.121 Illustrative Quebec Way plan