5 RETAIL
5.1 Introduction

Retail plays an important role for Plot A1, complementing a healthy mix of uses within the building.

More importantly though its active uses on ground floor support the different character areas of the immediate public realm of Plot A1 such as the emerging High Street on Deal Porters Way, and existing public facilities such as Canada Water Library and Canada Water Station.

Towards the west, facing the former Dock Offices Courtyard, retail uses will assist to activate this historic space and create a particular character within an intimate, yet public setting.
5.2 Use and amount

The proposed building is comprised of 973 m² (GIA) of retail (class A1 - A5). That area includes all dedicated facilities and a portion of the shared plant/servicing areas located at ground floor and basement.

To allow maximum flexibility for different retail uses, the minimum retail floor to floor height has been set at 5.1m. This provides a clear internal dimension of 4.3m to the underside of the concrete floor slab. At the lowest section of the site, opposite the former Dock Offices, the retail floor to floor dimension increases up to 7.4m with clear internal height to underside of slab of 6.6m.

<table>
<thead>
<tr>
<th>RETAIL</th>
<th>GIA (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit A</td>
<td>121</td>
</tr>
<tr>
<td>Unit B</td>
<td>325</td>
</tr>
<tr>
<td>Unit C1</td>
<td>225</td>
</tr>
<tr>
<td>Unit C2</td>
<td>196</td>
</tr>
<tr>
<td>Servicing + Plant</td>
<td>106</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>973</strong></td>
</tr>
</tbody>
</table>
5.3 Layout

The ground floor has been developed to designate as much area as possible for retail use to maximise unit sizes within the plot for the benefit of efficient, flexible footprints to suit a variety of retail occupiers.

Three areas have been identified and laid out to allow for a flexible arrangement, either as single large units, or as a number of smaller units:

- **Unit A**
  The smallest of all units is located between the residential and office entrance with direct visibility to and from Canada Water station.

- **Unit B**
  At the end of the future High Street, this unit has excellent exposure, equally plays an important role in the masterplan in terminating Deal Porters Way at its northern end. The setback of Plot A2 provides a generous external space in front of the unit.

- **Unit C**
  Situated on the west facade and facing the former Dock Offices, this unit is taking advantage of the level drop towards the Dock Offices Courtyard. With an internal height of 6.6m there is sufficient space for introducing a potential mezzanine floor.

  Given its size, this unit will most likely be split into two separate units, which will both be serviced internally from a common corridor. Externally, a slope in the Dock Offices courtyard mediates a level change in the public realm. Entrances to both units will be located either end of this slope, with internal levels set out in accordance with the entrance levels.

The whole facade of Plot A1 facing the Dock Offices Courtyard has been designed to allow for uninterrupted retail frontage to contribute to activating this space.

**Servicing**

All units will be serviced from the loading bay located on ground floor in the north west corner of the building. Only Unit A is proposed to be serviced from the adjacent lay-by on Deal Porter’s Way. For further detail on servicing please refer to chapter 4.4.6 in this document and the Transport Statement as part of this submission.
The ground floor facades of Plot A1 are characterised by rusticated brick pattern and alternating brick colours on entrance reveals as known from Victorian doorways.

The large areas of retail glazing, which open up to the public, are proposed to be of an articulation similar to the crittall style windows of the offices and residential parts, with window frames carefully proportioned. Reference is made to traditional public house windows in the way smaller windows can be opened fully to the public.
Ground floor of Office Building B facing west towards the former Dock Offices