Design and Access Statement
Volume V
Zone A Public Realm

May 2018
Townshend Landscape Architects
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fig.1  Document control register

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This Landscape and Public Realm Strategy has been prepared by Townshend Landscape Architects and is submitted in support of a hybrid planning application for the Canada Water Masterplan. The hybrid planning application is made in relation to land bounded by Surrey Quays Road to the north, Lower Road (A200) to the west, Redriff Road (B205) to the south, Quebec Way to the east (the “Site”) on behalf of BL CW Holdings Ltd (“The Applicant”), a subsidiary of British Land Company PLC. The hybrid planning application is formed of detailed Development proposals in respect of Plots A1, A2 and K1 for which no matters are reserved (“Detailed Proposals”), and outline Development proposals for the remainder of the Site, with all matters reserved (“Outline Proposals”). The Detailed Proposals and Outline Proposals together are referred to as the “Development”. Zone A refers to the public realm surrounding Plots A1 and A2.

The purpose of the Public Realm Strategy is to describe the key principles of the landscape design within Zone A. The proposals build on the principles established as part of the wider Canada Water Masterplan.

This document should be read in conjunction with the architectural Design and Access Statements and drawings for Plots A1 and A2 prepared by Allies and Morrison Architects.

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 working titles.
1 Introduction

fig.2  Illustrative Public Realm plan showing Plots A1 and A2 within the Zone A Public Realm boundary in purple
There are a number of existing public spaces surrounding Zone A. The public realm design of the Development has the opportunity to link into the existing network and create new spaces which compliment the existing.

Deal Porters Square

Deal Porters Square is a flexible urban space adjacent to Canada Water Library, which also has entrances to Canada Water Station. The square is used for street food markets and is popular with local skateboarders.

King George’s Field

King George’s Field is a small park that includes an open lawn, children’s play areas and basketball court. Each year the park stages the Rotherhithe Festival.

Southwark Park

Southwark Park is one of the largest public green spaces in Southwark covering 63 acres. It hosts a variety of amenities including a bandstand, cottage garden, café, wildlife garden, boating lake and art gallery. Sports facilities include an athletics track, bowling green, tennis courts, football and cricket pitches.
Context

Existing surrounding public space

- Deal Porter Square
- Surrey Quays Shopping Centre
- Former Dock Offices
- Zone A
- King George's Field
- Southwark Park
- Canada Water Car Park
3 Site Analysis and Opportunities

Zone A includes the western edge of Canada Water Dock. The Dock has a strong connection with the identity of the area. The western Dock edge provides a pedestrian connection to Canada Water Station from the south. Improving the public realm around the Dock edge will celebrate the Dock as a public space at the heart of the proposed Town Centre.

The existing former Dock Office and garden are locally important to the areas heritage. Enhancing the garden will help improve the buildings setting and integrate the existing asset with the Development.

Improving accessibility, connectivity and usability of the public realm will help to improve the existing assets. Reusing historic materials and existing high quality trees will embed the Development in its surroundings and enhance the areas character.

fig.3 Canada Water Dock - Existing asset.
fig.4 Former Dock Office Courtyard - Unsuitable access ramp
fig.5 Western Dock edge - Unsuitable cobbled surface for primary pedestrian route.
fig.6 Former Dock Office car park - Poor relationship between the former Dock Offices and surrounding landscape.
3.1 Existing Site Uses

The primary use within Zone A is currently surface car parking. The petrol filling station and Former Dock Office are the only buildings present. Pedestrian movement is not clearly defined and much of the site is dominated by traffic accessing the petrol filling station and car park.
3.2 EXISTING SITE VEGETATION

The existing vegetation in Zone A is made up of street trees, low level shrubs and overgrown areas of vegetation. The trees which provide the highest amenity value are located in the Former Dock Office garden and the street trees along Surrey Quays Road.

An avenue of cherry trees lines the western edge of the Dock providing amenity value with spring colour. These trees are however starting to fail due to growing in small tree pits.

The western boundary of Zone A has become overgrown with vegetation on steep banks adjacent to residential properties.

Further information on the existing site vegetation can be found in the Arboricultural Survey.
Tree Grading Categories are based on the Arboricultural Survey prepared in accordance with BS5837:2012

**KEY**

- Category Grade B (Trees of moderate quality and value)
- Category Grade C (Trees of low quality and value)
- Zone A Planning Application Boundary (Detailed Proposal)
**EXISTING SITE LEVELS**

The majority of Zone A is comprised of the Surrey Quays Shopping Centre car park and so is relatively flat. Between Deal Porters Way and Lower Road is a significant level change of around 4m. Retaining walls and areas of overgrown planting form the western boundaries adjacent to Landale House, Courthorpe House and Hothfield Place.

The Former Dock Office is surrounded to the east by retaining walls containing large mature trees.

A small retaining wall steps from Deal Porters Way to the western edge of Canada Water Dock.
fig.14 Existing levels AOD (Above Ordinance Datum)

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KEY

- RETAINING WALL
- Zone A Planning Application Boundary (Detailed Proposal)
3.4 MASTERPLAN CONTEXT

Zone A is located on the axis of two key routes established by the Canada Water Masterplan: the High Street (Deal Porters Way) and one of two Green Links (Heritage Link).

The High Street is the primary north-south connection linking Canada Water Station with Surrey Quays Station to the south. It is also the primary retail spine within the masterplan connecting Surrey Quays Road with Lower Road. The Heritage Link is part of a wider strategy of green links through the masterplan connecting Russia Dock Woodland and Southwark Park.

New public spaces provided within Zone A will complement a series of key public spaces within the Canada Water Masterplan. The design of the spaces within Zone A will help establish the civic character of the existing and proposed buildings.

Please refer to Canada Water Masterplan - Design and Access Statement - Volume II: Public Realm for further details on the strategic principles of the Masterplan.
3 Site Analysis and Opportunities

fig. 15 Key links through the masterplan
Green Links  Dock Link  High street

fig. 16 Key public spaces and secondary spaces in the masterplan
Key public spaces  Secondary spaces
4 The Proposal

4.1 Landscape Areas

The design of Zone A creates the opportunity for multiple differentiated spaces, each with a distinctive and unique feel and identity. The following section describes each of these spaces in greater detail.

KEY

- Western Dock Edge
- Dock Office Garden
- Community Square
- Dock Office Walk
- Surrey Quays Road

Zone A Planning Application Boundary (Detailed Proposal)

fig.17 Illustrative plan showing landscape character areas.
fig.18 Illustrative sketch showing public realm interacting with the building uses
Zone A includes the western edge of the Canada Water Dock. Public space adjacent to the Dock Edge encourages people to stop and enjoy views of the Dock. Pocket spaces of seating amongst planting are set back from the main path to provide comfortable spots for people to sit and rest. Tree planting provides a green canopy around seating areas, enhancing their comfort and attractiveness.

Raised crossings aid pedestrian movement across Deal Porters Way, promoting safety and a high quality pedestrian experience.

Along the western footpath of Deal Porters Way, pocket spaces enclosed by planting create the opportunity for cafe seating adjacent to building frontages, associated with the retail units of Plots A1 and A2

**KEY**

1. Raised crossing
2. Possible zone for outdoor seating
3. Service bay and coach drop-off
4. Disabled parking bay
5. Possible location for bus stop
6. Soft planting

- Proposed cycle parking
- Existing cycle parking to be replaced
- Proposed tree planting
- Western Dock Edge Boundary

Example of outdoor seating associated with the building uses
Example of soft planting

Example of seating edge
fig.20   View north towards Canada Water library
The Dock Office Garden will be remodelled to provide a quiet, verdant public space characterised by several mature existing trees that provide scale and structure. This space will provide an informal place to sit with amenities such as planting and decking beneath the trees to create an attractive setting. There is also the opportunity for an outdoor dining area linked with the building uses of Plots A1 and A2.

A raised area of planting and existing mature trees divides the courtyard space from the hub of activity around the community square. Terraces of planting form an attractive backdrop, where cafe tables are placed beneath the trees.

**KEY**

1. Planted terraces
2. Existing mature trees to be retained
3. Specimen multi-stem tree
4. Outdoor seating
5. Proposed accessible slope

- Cycle stands
- Dock Office Garden Boundary
Outdoor seating area associated with soft planting

Examples of outdoor seating area beneath mature trees
fig.22  View towards the leisure centre from the Dock Office Garden
4 The Proposal
Remodelling of the existing levels will help unify the space and the surrounding buildings, providing inclusive access to the courtyard. The proposed level change with a series of slopes no steeper than 1 in 21 will allow an easy, pleasurable and intuitive movement between the proposed Community Square, the Dock Office Garden and Surrey Quays Road.

A levels strategy which retains the high quality mature trees and celebrates the former Dock Offices by improving its setting in the landscape has been developed. The proposal enhances access for all and opens up areas at the lower level for play and outdoor dining. A series of terraced retaining walls protects the existing trees and helps divide up the space, whilst creating a green backdrop and canopy.
fig.25  Approach from Surrey Quays Road to Dock Office Garden

fig.26  Terraced planting area with brick and corten retaining elements

Corten retaining elements
Examples of brick wall
The Community Square is set back from Deal Porters Way and provides a flexible space to be used by the local community.

At the southern edge of the square is the main entrance to the proposed leisure centre. The square has the potential to be programmed as an extension of the leisure centre and is capable of hosting community events, fitness classes, yoga etc.

There is a considerable existing level change in the square. A sunken amphitheatre reveals the former Dock Offices and provides an engaging public space to be used for performances, events and children’s play. A large specimen tree provides a focal point and a green canopy to sit beneath.
The Proposal

COMMUNITY SQUARE
USES:

A: Sunken amphitheatre able to host temporary play activities, small cinema.

B: Flexible space for events, street markets, temporary sport activities relating to the leisure centre.

Suggested temporary activities
The Proposal

Example of brick stair

Example of brick wall

fig.29  View west into the community square

fig.30  The brick steps of the sunken amphitheatre provide a place to sit, spectate and perform in the square
fig.31 View towards the community square, steps link the A2 building level with the square and offer the opportunities to sit and rest.

Examples of steps
4.14 DOCK OFFICE WALK

The Dock Office Walk introduces a new connection for pedestrians and cyclists between the Development, Lower Road and Southwark Park.

The route encourages play using coloured asphalt with graphics and a continuous timber element for climbing and balancing.

Extensive areas of cycle parking are provided adjacent to the leisure centre entrance to respond to cycle parking requirements for Plot A1.

 fig.32 Dock Office Walk - Illustrative plan

KEY
1. Cycle and pedestrian route
2. Continuous timber play element
   .. Cycle parking
   Dock Office Boundary
4 The Proposal

fig.33  Dock Office Walk sketch view with example of coloured surfacing with graphics

Example of informal playable space within a street

Example of pedestrian street with associated soft planting
4.15 SURREY QUAYS ROAD

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

The design considers the existing and proposed pedestrian routes and the circulation for the building entrances, providing clear routes. The existing trees will be retained to maintain the character of the streetscape.

Extensive areas of cycle parking are provided adjacent to the building entrances to respond to cycle parking requirements for Plot A1.

KEY

1. Raised planter with existing trees
2. Service entrance
----- Cycle parking
--- Surrey Quays Road Boundary

fig.34 Surrey Quays Road - Illustrative plan
Examples of stair and secondary route to allow access to the building

fig.35  View east along Surrey Quays Road
4.2 PROPOSED LAND USES AND FRONTAGES

The proposed ground floor uses and active frontages of Plots A1 and A2 have been integrated with the Public Realm design to ensure an active ground floor and engaging public realm experience.

Entrances to the proposed Leisure centre and Plot A1 retail active the edges of the community square.

Retail and office reception space active the pedestrian experience along the western side of Deal Porter Way.
fig.36  Ground floor uses

KEY

- RETAIL
- RECEPTION
- BIKE HUB
- LEISURE CENTRE
- SERVICE AREA
- OTHER

fig.37  Building frontage - Active and passive

KEY

- ACTIVE
- PASSIVE
This play strategy sets out how the Development will give proper recognition of children and young people’s needs and wish for play and recreation. The key principles are multi-functionality, design quality, permeability, and effective, sensitive management and maintenance.

The aim is to create a Public Realm that is genuinely child-friendly and inclusive, in line with the aspirations set out in the Mayor of London’s London Plan: to ‘ensure that all children have safe access to good quality, well-designed, secure and stimulating play and informal recreation provision’ (Policy 3.6 Children and Young People’s Play and Informal Recreation Facilities).

The play strategy has been developed as part of the overall Canada Water Masterplan Public Realm Strategy and also takes into consideration existing play spaces and sports areas within the vicinity of the Masterplan.

The proposals allows for sufficient publicly accessible open space to meet the benchmark of 10 sqm of playable space per child set out in the Mayor’s Supplementary Planning Guidance on play. In keeping with this Guidance, the vision is that as much of the public realm as possible will be in the form of what it calls ‘playable space’: space where children’s play and recreation is one legitimate use amongst a range of uses without compromising other residents and users needs and enjoyment.

Play facilities will not be segregated and fenced-off. Instead, playful offers will be threaded throughout the public realm, including distinctive focus points such as play equipment set in engaging landscaping, open space and facilities for games and wheeled activities, and incidental features that encourage children to play. Different age groups should be able to make use of the spaces through varying activities at different times of the day.

Carefully selected play equipment, facilities and non-prescriptive features such as changes of level, hard and soft landscaping, and other landscape features will create playful offers that merge into the wider open space, encouraging a wide range of play activities while also allowing the space to be enjoyed by adults.
Play area for children under 5s

Play area for children 5-11 year olds

Play area for young people 12+

4.4 PROPOSED VEHICULAR MOVEMENT AND SERVICING

A clear hierarchy of vehicular and pedestrian desire lines allows for legible and intuitive movement through the Site.

A new strategic connection is created to link Canada Water to Lower Road and Southwark Park. The pedestrian experience is improved along the western Dock edge, a key pedestrian route to Canada Water station.

Vehicular movement is limited to Deal Porters Way and Surrey Quays Road. Only fire vehicles are permitted to use Dock Office Walk access. Servicing access to the buildings is made away from the main public spaces on Surrey Quays road and to the south of Plot A2.
fig.39 Pedestrian movement

KEY

- PEDESTRIAN MOVEMENT
- SECONDARY PEDESTRIAN ROUTE THROUGH PLOT A1

fig.40 Vehicular movement

KEY

- VEHICULAR MOVEMENT
- FIRE SERVICE ROUTE
- SERVICE ACCESS ROUTE
- COACH AND LOADING BAY
- CYCLE PARKING
- EXISTING CYCLE PARKING
- DISABLED CAR PARK
- BUS STOP
The surface finishes proposals have been coordinated as part of the Canada Water Masterplan - Design and Access Statement - Volume II: Public Realm, and adhere to the following principles.

The quality of the Public Realm is derived from simplicity through the selection of a restrained palette of complementary materials and simple coordinated details. The aim is to create a cohesive, coordinated palette of hard landscape materials which are easy to use, maintain, and control.

The proposal uses surface finishes to create hierarchy, sense of place and legibility through the varied landscape areas. Warm colour tones have been selected to create a comfortable environment.

In particular, Deal Porters Way and Surrey Quays Road will be paved (in accordance with Canada Water High Quality Paving Palette) with natural stone in pedestrian and shared areas. Natural stone finishes with appropriate size and texture (plank pavers or setts) and warm colours are proposed to reinforce the character of this area and provide a high quality finish along the Dock.

The Dock Office Garden and Community Square are characterised by clay paving (in accordance with Canada Water Clay/Brick Paving Palette) to reinforce the heritage of the Site and the former Dock Offices. Varied textures are proposed to create subtle variations between these two areas without losing uniformity through Zone A.

The Dock Office Walk will be surfaced with coloured, the proposal is to include a range of graphics (including numbers and numerical games, adventure and sport trails) to encourage play and sport along this route.

Carriageways and service areas will be surfaced in asphalt.

**Surface Treatments**

The design and construction of the Public Realm will follow the principles as set out below:

- Be restrained in the use of colour and texture.
- Be robust enough to withstand the location and the anticipated amount and type of use for the area.
- Ensure street furniture, tree pits/grilles, manhole covers and gullies are at right angles to the direction of the paving units to avoid awkward cuts and junctions.
- Ensure that manholes and inspection covers are concealed with recessed access covers and filled with the same material as the surrounding areas.
- Avoid bright colours for cycle lane surfaces and markings.

It is proposed that details of the surface finishes to be used throughout the Zone A public realm will be submitted for approval pursuant to a planning condition.
fig.41 Illustrative surface finishes plan

- Clay Paving Type 1
- Clay Paving Type 2
- Bullnose Dock Edge
- Granite service bays and raised table
- Granite plank pavers or Granite Sett paving
- Graphic/coloured surfacing
- Asphalt
- Permeable Resin Bound

4 The Proposal
4.6 LEVELS

Regrading of Zone A levels allows for improved accessibility across the Site as well as improving the setting of existing assets such as high quality mature trees where possible and the former Dock Offices.

The strategy aims to tie into existing levels around the perimeter to create inclusive access through the site and to new building frontages for all.
4.7 STREET FURNITURE AND FEATURES

The street furniture proposals have been coordinated as part of the Canada Water Masterplan Public Realm Strategy, and adhere to the following principles.

Street furniture is an important element in creating a sense of place and a legible Public Realm and includes, amongst others: benches, bollards, litter bins, street lighting, traffic lights, traffic signs and bus stops.

The proposal responds to the varied landscape character areas, with different street furniture to create hierarchy, sense of place and legibility through Zone A. Warm colour tones have been selected to create a comfortable environment.

Deal Porters Way is characterised by raised planters with a large seating edge in natural stone that is visually related with the existing bullnose Dock Edge.

For the Dock Office Garden and Community Square the brick walls and steps are proposed to ensure a common language of elements with the former Dock Offices and the proposed paving. Additional corten steel edges are inserted to retain the existing levels more than 1m above ground.

Along the Dock Office Walk a continuous timber element is introduced for climbing and balancing. Natural material (timber) is been preferred to create an interesting informal natural play area.

The design and placement of street furniture should follow the principles as set out below:

- Street furniture should be kept to a necessary minimum to reduce possible clutter and maintenance requirements.
- Ensure a simple, consistent range of materials which are robust, high quality and durable.

It is proposed that details of the street furniture to be used throughout the Zone A public realm will be submitted for approval pursuant to a planning condition.

The proposal responds to the cycle space Requirement (based on London Plan (2016) Standard) providing short-stay cycle stands within the Public Realm.

**Short-stay Requirement - A1 Building:**
- Cycle spaces required: 44
- Cycle spaces provided: 44
- Cycle stands* provided: 22

**Short-stay Requirement - A2 Building:**
- Cycle spaces required: 112
- Cycle spaces provided: 114
- Cycle stands* provided: 57

* Every stands can accommodate two bikes
Sitting edge
Continuous timber element
Brick wall/steps/sitting steps
Movable cafe table area
Granite steps
Existing cycle stands
Metal cycle stands
Corten steel retaining wall
Tree Planting and Vegetation
fig.43 Illustrative location of the main street furniture and features
5 Tree Planting and Soft Landscape

5.1 TREE RETENTION AND ENHANCEMENT STRATEGY

The trees strategy aims to retain and enhance existing trees which are providing amenity value where possible.

Enhancing the setting of the high quality trees will benefit the Development by embedding the new buildings within their context. Mature trees will help to creating green streets and add to the character of the new public spaces created.

The existing trees in the Dock Office Garden contribute to the character of the space beneath their canopy and the design of the public spaces here has developed to enhance the setting of the mature trees in this area.

Tree maintenance of existing specimens will improve views and improve tree health.

Areas of vegetation along the proposed Dock Office Walk are to be cleared and regraded to create a new connection to Lower Road.
Trees to be retained
Trees to be removed
Root protection area

KEY

fig.45 Retained trees

fig.46 Retained and proposed trees
The tree planting proposals should be read in conjunction with the Canada Water Masterplan Public Realm Strategy and the Arboriculture Survey Report and Arboricultural Impact Assessment.

Tree planting within an urban context can be used to unify spaces and routes, frame views and highlight desire lines and focal points. Trees can provide shelter from wind and rain, buffer noise and pollution and create shade.

Consideration has been given to the placement of utilities to ensure successful tree planting. Trees adjacent to the highway must have a minimum clear stem of 2.5m.

Zone A is an important piece of the ‘Heritage Link’ as a trail promoting the history of the Site. Planting can contribute to telling the story of the use of timber and paper-making at Canada Water. The proposal responds to this aim, with varied tree planting to create a distinct sense of place and an attractive setting through Zone A. See Masterplan Public Realm Design and Access statement for further details of the strategic links.

In particular, the Dock Edge is characterised by Liriodendron tulipifera to replace the existing Prunus spp. which are reaching the end of their life span. The trees have been selected to give a strong edge and scale to the Dock Edge. The trees flower in summer which will provide an attractive amenity.

Quercus spp. is proposed as a key tree to reinforce junctions creating focal elements used for way finding within the Community Square and Deal Porters Way. Populus balsamica completes the streetscape along the Deal Porters Way and helps improving the local biodiversity.

Betula spp. is proposed for the Dock Office Walk to create seasonal interest with varied structure, texture and colour and encourages people to stay and play along this route.
fig.47 Proposed schematic tree planting plan

- Existing trees

- Betula pendula
- Betula pubescens
- Betula jacquemontii
- Betula papyrifera
- Liriodendron tulipifera
- Populus balsamifera
- Quercus rubra
- Quercus coccinea
- Quercus palustris
5.3 SOFT LANDSCAPE

Planting will be used to create visually interesting areas throughout the year, within the public spaces of the Development.

The proposal responds to the varied landscape character areas with different planting to create hierarchy, sense of place and seasonal interest through Zone A.

In particular the Dock Office Garden is characterised by lush plants with a mix of perennials, bulbs, fern and grasses that can grow in shade. The theme of the planting will be large foliage plants to provide interest through texture.

The Western Dock Edge will be planted with a carpet of herbaceous planting that will provide injections of colour throughout the seasons. Varied planting will allow a prolonged flowering season and planting fruit and nectar rich species will provide food for birds and insects (and in turn food for bats). The form and structure of the planting will also create sheltered nesting opportunities for birds.

The Dock Office Walk is characterised by a mix of grasses and herbaceous plant with specific attention to create a sensory garden that offers opportunities to play for young children.

The proposal for Surrey Quays Road will respond to the specific soil and light condition due to the existing trees. A mix of perennials and grasses will provide an interesting setting along the street.

A retaining structure of planted gabions forms the western boundary of Plot A2. See Plot A2 Design and Access Statement for more details.

It is proposed that details of the species and planting proposals for Zone A will be submitted for approval pursuant to a planning condition.
fig.48 Proposed schematic soft planting plan

Dock Office Garden
Western Dock Edge
Dock Office Walk

Surrey Quays Road
Green wall
An important concept in the approach to the design of the spaces across the Development is the opportunity to incorporate sustainable urban drainage systems (SUDS) into the proposed planting as a visual element within the landscape. Key to this approach is to make the water cycle visible utilising design features that show how water moves through the landscape. From a technical consideration this helps to mitigate increased run-off from hard surfaces entering the sewer system. From a social consideration it helps connect people to their surrounding environment. The proposed Public Realm provides areas of planted beds to attenuate rainfall, and on warmer days encourages evapotranspiration. The majority of the hard surfaces are to be drained towards planting areas or rills for receiving runoff which will capture and allow water to slowly permeate into the ground. Water attenuated within the catchment area will be discharged into the Dock helping to raise the water level benefiting wetland habitat creation.

A number of ways to manage the run-off water on the Site are identified within the landscape proposals, these include:

- Rain gardens proposed to attenuate surface water run off.
- Rills and channels to pick up water from hard surfacing.
- Attenuated water discharged into Canada Water Dock.
fig.49 Schematic location of Sustainable Urban Drainage Systems (SUDS)

KEY
- Rain garden
- Tree Pit Storage
- Discharge into Canada Water Dock
- Attenuation tanks

Tree Pit Storage
Example of rain garden
Appropriate public realm management and maintenance is vital to the success of the public realm. Even the best-designed spaces need to be cared for and inappropriate behaviour needs an effective response. The designs will foster perceptions of safety and a degree of self-regulation of behaviour through encouraging active, positive uses by a diverse mix of users.

The management of the public realm will be undertaken by Broadgate Estates as part of general management of the whole Development.

The following key factors will need to be addressed in order to sustain a high quality public realm:

- **Cleanliness**
- **Repair and Replacement**
- **Horticultural Health**
- **Safety and Security**

**Cleanliness**

Cleanliness is the principle indication of the quality of management of the public realm. As such, the perceived success of the Development will be significantly affected by the effectiveness of the procedures established for regular pavement cleaning, litter picking, and the removal of graffiti, bill posters and chewing gum. The strategy will be applied to all elements of the scheme including roads, pedestrian paving, street furniture, drains and planting beds.

**Repair and Replacement**

The need for repair and replacement of finishes will be mitigated by the use of appropriate and durable materials. Nevertheless, in the long term a degree of maintenance and replacement is unavoidable. In order to ensure that the public realm remains safe and in good condition, all worn-out, damaged and broken elements will be promptly repaired or replaced. In the short term this will be carried out within the clearly defined defects liability periods of the various contractors who will install the works. The longer term solution will form part of the management plan. Vigilant and regular monitoring of every aspect of the scheme will ensure that all remedial work is carried out in a timely and thorough fashion.

**Horticultural Health**

The health and general condition of planted areas including trees, shrubs, perennial plants and lawns is clearly indicative of the level of care and attention a place receives. Planting, including any replacements to dead or dying material, will be maintained in accordance with a Landscape Maintenance Specification.
Safety and security.

A safe environment is one that is accessible to all. As well as adopting ‘Secured by design’ principles, in the design of the streets and spaces, long term management and maintenance of the Development will be required. Design of the public realm will consider the principles of Secured by Design, as well as the desire for a welcoming, open, and accessible public environment.

Well-used and well-looked after spaces are less likely to suffer from crime due, therefore long term management, maintenance and a strategy for activating the public realm will be key to making these spaces safe.

Well looked after places are less likely to suffer from crime, due to their popularity and therefore increased usage.

A well designed public realm can contribute significantly to the quality of the built environment and play a key role in the creation of sustainable, inclusive, mixed communities.
8 Security Strategy

This section is a summary of the security strategy prepared by QCIC Limited in consultation with the Metropolitan Police Security Design Advisors.

The level of perceived security in the built environment is based on a number of factors that provide reassurance to the population that the public realm as well as individual buildings are managed and supported by conditioning of street management and routing.

The intention is that the Development is privately managed, however it is a key principle that the Development is seen to integrate seamlessly into its surrounding environments.

The streetscape should provide:

- Natural surveillance
- Natural access control
- Defensible space in residential areas
- Support maintenance and operational activities

The masterplan security strategy sets out three distinct security areas which will require varying degrees of management according to their predominant land uses.

Zone A is situated within the Town Centre Character Area.

The Town Centre including the area around the Dock - Predominantly retail, leisure and public amenities at lower levels and commercial office space at upper levels. The area around the Dock is principally leisure, food and beverage, and ecology. This also provides one of the primary pedestrian routes into the site.
KEY
- Town Centre
- Central Cluster
- Park Neighbourhood

fig. 50 Character Areas
Security Strategy

Mitigating Vulnerabilities

There are seven main elements which have been integral to the design of the Zone A public realm that can reduce vulnerabilities and consequently strengthen resistance to threats whilst assisting in providing safe and secure spaces, they are:

- **Access and Movement** – places that are well designed for movement of traffic (people and/or vehicles), in all anticipated periods of occupancy. This includes the provision of defined routes and signage which prevents inadvertent access into controlled or high risk spaces.

- **Structure** – places that are designed to provide separation between different users, thus preventing conflict.

- **Surveillance** – places that provide good natural sight lines where people and activity can see and be seen. This will go a long way to dissuading antisocial activity. The use of CCTV can enhance surveillance but the area of coverage must be maintained.

- **Ownership** – places that define boundaries and promote a sense of community, ownership and responsibility. This will enhance the feeling of a safe and secure area.

- **Physical Protection** – places that provide necessary and well-designed security features commensurate with requirement.

Site Access

The intention is for the Development to be highly permeable and to integrate seamlessly with its surrounding environment rather than creating an ‘island site’. Consequently, there is no intention to provide any kind of enforceable perimeter from either a pedestrian or vehicles access perspective.

The vehicle access into the emerging High Street is intended to be restricted to:

- Buses
- Waste management
- Deliveries
- Licensed Taxis
- Emergency vehicles.

 Enforcement is planned to be by use of CCTV with Automatic Number Plate Recognition (ANPR) to alert the Masterplan Security Team.
• Activity – places that cater for the anticipated level of human activity which will enhance the deterrence of crime.

• Management and Maintenance – places that create opportunity for and ease of maintenance and management. Places that are poorly maintained will defer back to areas of increased crime and poverty.

Risk Mitigation Strategy

Having established the threats to the development and analysed the risks to people and property the following mitigation measures are recommended by QCIC depending on the level of threat.

• Quick Police response

• Prior event planning

• Appropriate lighting

• CCTV

• Security patrols

• Passive surveillance

• Limit secluded area

• Local Vigilance

• Provide Anti-vehicle measures

These mitigation measures will be further assessed and implemented during the further detailed design of the Zone A Public Realm. It is proposed that details of the security measures for Zone A will be submitted for approval pursuant to a planning condition.
9 Public Realm Lighting

The following lighting strategy for Canada Water Zone A has been prepared by Speirs + Major for British Land Company PLC. The strategy aims to outline key lighting design objectives and principles for the public realm of Zone A.

The lighting will be designed to be compliant with the relevant standards set out in the British Standards BS 5489-1-2013 and CIBSE/SSL LG6.

Throughout Canada Water, the public realm lighting will be a high quality white with high colour rendering (Ra value >60) to ensure maintained illuminance levels can be reduced as described in the S/P ratio table in BS 5489-1-2013.

9.1 LIGHTING VISION

The strategy follows the principles set out in the overarching Lighting Vision report for The Development. The vision established the following key objectives explicitly related to Zone A:

- Consider the lit character and ambience of the public space.
  
  Light will help accentuate the unique character of Canada Water. Considered illumination will allow distinctions between the various open spaces, and routes to become visible after dark. The lighting to Zone A aims to be more calm and intimate; in support of the quiet gardens, green areas in the Western Dock and viewing points at the water’s edge.

- Prioritise lighting for pedestrians
  
  Two essential routes intersect within Zone A; The High-street (Deal Porters Way) and The Green Link (Heritage Link). The lighting aims to encourage pedestrian movement through the Site by providing adequate illumination on a human scale. With heavy vehicle traffic such as buses travelling through the high-street, crossing points are raised to support pedestrian movement and accentuate these conflict zones between pedestrians and traffic. The lighting in these areas aims to help reduce risks by increasing illuminance levels, improving uniformity and providing adequate vertical illumination. Sufficient vertical light is vital to ensure drivers can better see pedestrians.

- Reveal and interpret the heritage of the Site
  
  The lighting vision promotes celebration of the maritime and industrial legacy of Canada Water. The former Dock Offices presents itself as an opportunity for architectural illumination. Subtle and gentle lighting to its facade will also create a positive backdrop for the Dock Office Gardens and contribute to the after-dark ambience of the public realm.

- Enhance legibility through the illumination of vertical surfaces
  
  Vertical illumination can aid pedestrian movement by creating positive vistas and a legible environment. Producing a legible space after dark is essential to help avoid people feeling lost or disorientated. For example, lighting to the entrance of the leisure centre will emphasise the entry point to the building. A lit entrance will also become a local beacon within the public realm, which is seen from the from Deal Porters Way (the emerging High Street), Surrey Quays Road (via the Gardens) and Lower Road (via Dock Office Walk) helping to draw pedestrians through the Community Square after dark.
• Minimise spacings of lanterns to help reduce glare

Modern lighting technology such as LED fixtures can potentially cause glare and therefore temporary blindness. To help reduce this glare the lighting strategy suggests in utilising lanterns with advanced optical controls and to further minimise glare, the Lighting Vision recommends decreasing the spacing between fixtures. E.g., a smaller distance between fixtures in Deal Porters Way (the emerging High Street) avoids the need for shallow light angles that are the primary cause of glare in street lighting. The use of fixtures with good optical controls will also help mitigate light trespass into the premises of Zone A.

• Create an on and off-peak lighting scheme by utilising smart control

This strategy aims to employ the latest lighting control technology to create various lighting scenes in the hours after dark. When high numbers of people and traffic occupy the routes, lighting levels should be sufficient to aid safety. However, illumination levels can be reduced late at night when fewer people are walking over the Green Link in Zone A. Lowering light levels over the course of the evening will reduce energy consumption as well as light pollution into the night sky.

• Be sensitive towards the ecology of the Site

The Western Dock Edge contains an ecologically sensitive wetland area. Here the lighting aims to balance the requirements for wildlife with perceptions of safety. This strategy seeks to illuminate the routes relatively evenly in high colour rendering to be able to lower overall light levels. Optical control of fixtures will help minimise light spillage into the wetland. As described above, the lighting control can ensure hours of darkness benefit wildlife when pedestrian use of the Dock Edge is reduced.

Lighting accentuates the lit character of the space after dark

Vertical illumination will improve legibility of the Site
92 Lighting Areas

Following the landscape design, the lighting strategy can be divided into the several lighting character areas.

- Western Dock Edge

The design for the Western Dock Edge is divided into lighting the vehicle road, footpaths and raised crossings. Column-mounted fixtures are proposed to illuminate the road and its raised crossings evenly. Dedicated lanterns of a more human scale will illuminate the footpath and additional lighting along the western footpath will highlight the enclosed pocket seating areas to create a more intimate setting and allow passer-bys to take a moment of pause overlooking the Dock.

- Dock Office Garden

The lighting aims to create an intimate and quiet atmosphere for the garden after dark to encourage dwelling. The strategy imagines the former Dock Offices being illuminated to celebrate the history of the Site and to create a lit backdrop for the garden. Column mounted lanterns of a human scale will provide functional illumination to the routes on either side of the space. The light spill from these lanterns will also gently illuminate the landscape. In addition, low-level lighting will be located in the landscape to emphasise the intimate ambience of the garden.

- Dock Office Walk

Lanterns mounted in human scale will illuminate the walk. The design envisages the columns themselves will be gently illuminated by spill light from the lanterns to support wayfinding and emphasise the Heritage link route for pedestrians and cyclists. Additional lighting might be required to illuminate the landscape to create a positive vista into the walk when looking from Lower Road or Deal Porter’s Way. The bicycle racks located against the leisure centre will require additional light for when cyclists are parking their bikes. A higher illuminance level will also contribute to the perception of security.
Low level lighting to landscape emphasises open spaces

Human scale lighting supports pedestrian movement
Public Realm Lighting

- **Community Square**

The strategy aims to illuminate the square playfully and be flexible to support the community activities on the square. The lighting will provide vertical illumination to elements such as the leisure centre entrance to support legibility and pedestrian movement through the Dock Office Walk. Changes of levels such as steps will be illuminated to a relatively higher level and will be uniform to avoid potential trip hazards.

- **Surrey Quays Road**

Surrey Quays Road is an existing street that the lighting strategy aims to improve by supplementing the existing street lighting with illumination to the pathways, bicycle parking racks and steps. Additional lighting will help improve the pedestrian experience, support safety and introduce an improved sense of security.

It is proposed that details of the lighting design for Zone A will be submitted for approval pursuant to a planning condition.
### Western Dock Lighting Values

<table>
<thead>
<tr>
<th>Lighting Class</th>
<th>Illuminance EAV</th>
<th>Uniformity Uo</th>
<th>Vertical Illuminance</th>
<th>Colour Temperature</th>
<th>Colour Rendering</th>
</tr>
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<tbody>
<tr>
<td>High street</td>
<td>CE3</td>
<td>15lx</td>
<td>0.4</td>
<td>A3</td>
<td>3000K</td>
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<tr>
<td>Crossings</td>
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<td>Footpath</td>
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<td>3000K</td>
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<tr>
<td>Pockets</td>
<td>n.a.</td>
<td>15lx</td>
<td>n.a.</td>
<td>n.a.</td>
<td>3000K</td>
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### Dock Office Garden Lighting Values

<table>
<thead>
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<th>Illuminance EAV</th>
<th>Illuminance EMIN</th>
<th>Vertical Illuminance</th>
<th>Colour Temperature</th>
<th>Colour Rendering</th>
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</thead>
<tbody>
<tr>
<td>Eastern Pathway</td>
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<td>10lx</td>
<td>3lx</td>
<td>A3</td>
<td>2700K</td>
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<tr>
<td>Western Pathway</td>
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<td>2700K</td>
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<tr>
<td>Open Area</td>
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<td>n.a.</td>
<td>2700K/3000K</td>
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### Community Square Lighting Values

<table>
<thead>
<tr>
<th>Lighting Class</th>
<th>Illuminance EAV</th>
<th>Illuminance EMIN</th>
<th>Vertical Illuminance</th>
<th>Colour Temperature</th>
<th>Colour Rendering</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pathway</td>
<td>P3</td>
<td>7.5lx</td>
<td>1.5lx</td>
<td>A3</td>
<td>2700K</td>
</tr>
<tr>
<td>Steps/Ramps</td>
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<td>30lx</td>
<td>15lx</td>
<td>A3</td>
<td>2700K</td>
</tr>
</tbody>
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### Dock Office Walk Lighting Values

<table>
<thead>
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<th>Illuminance EMIN</th>
<th>Vertical Illuminance</th>
<th>Colour Temperature</th>
<th>Colour Rendering</th>
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</thead>
<tbody>
<tr>
<td>Pathway</td>
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<td>7.5lx</td>
<td>1.5 lx</td>
<td>A3</td>
<td>2700K</td>
</tr>
<tr>
<td>Bicycle Racks</td>
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<td>10lx</td>
<td>3lx</td>
<td>n.a.</td>
<td>3000K</td>
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### Surrey Quays Road Lighting Values

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<th>Illuminance EMIN</th>
<th>Vertical Illuminance</th>
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<th>Colour Rendering</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pathway</td>
<td>P2</td>
<td>10lx</td>
<td>3lx</td>
<td>A3</td>
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<td>Steps/Ramps</td>
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<td>A3</td>
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</table>
A commitment to delivering a high quality public realm is integral to the Canada Water masterplan. The Zone A public realm demonstrates how the public realm vision can come forward as a detailed application.

This document has set out how 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 has a key role in the creation of sustainable, inclusive, and mixed communities. The proposals illustrated in this 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.

This Public Realm strategy has aimed 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 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).
fig.53 Illustrative Zone A Public Realm plan
For further information please contact

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email team@canadawatermasterplan.com