

7.2 AREAS & HIGHWAYS INTERFACE

The landscape proposals at Sturt's Lock includes many spaces over multiple levels, each with their own identity and purpose. In this section, we will explore the range of public and private spaces available to the existing community and new residents. These spaces include:

- Ground Floor Yards
- Second Floor Terraces
- Fifth Floor Roof Gardens

The site is flanked by the existing Eagle Wharf Road to the south east. The existing footpath will require resurfacing as part of our proposals.

All existing bell mouths will be removed, with new ones being located at the buildings vehicular entrances.

The existing kerb line will be retained and all levels within highways owned land will be matched.

Drop kerbs will be located where footpaths cross bell mouths in order to create a fully accessible route.

Footpath materials will be of a specification that is adoptable by the local council.

All work that is out with the clients ownership and located within highways land will form part of 278 works.



GROUND FLOOR - STURT'S YARD

The ground floor can be divided into a number of key areas. At the centre of the scheme is Sturt's Yard where a reclaimed Victorian truss is located. Sturt's Yard will become the centre for the new development, a public space where can socialise and enjoy the cafés surrounding the yard.

Around the base of each of the truss leg climbing plants will be located in a plant bed. Once established the climbers will create an dramatic, ever changing space. Large potted trees and plants will be used to retain a level of flexibility to the space. Hanging plants will add another layer to the planting at an intermediate level. A combination of movable furniture and permanent long tables will create a variety of social spaces.

Textured cobbles are proposed for the surface material. Referencing the materials of the canal and creating a space full of character and history.

As access to the canal edge is an important part of the scheme a generous route between the canal and Eagle Wharf Road is proposed. The canal edge will also be improved, refer to the relevant section of this document for further details.

1. Re-purposed truss frame
2. Climbing plants and frame base.
3. Connection to Eagle Wharf Road.
4. Fence line.
5. Flexible social space. On a day to day basis populated with a variety of tables, benches, seats and plants.
6. Spill out space for ground floor users
7. Cobbled surface
8. Large potted plants and potted trees.





Sketch view of Sturt's Square looking towards Regents Canal

GROUND FLOOR - WORKING YARDS

Two working yards will be located either side of Sturt's Yard. Both these spaces will accommodate private parking and access for delivery vehicles. Skylights are proposed within the eastern yard in order to allow light into office space below.

Painted graphics will be used to animate these yards, bright colours contrasting with the concrete, steel and brick.

An industrial material palette of concrete paver's is proposed to clearly demarcate these spaces as working areas.

1. Working Yard west
2. Working Yard east
3. Skylights to office space below
4. Controlled shutter
5. Concrete paver's





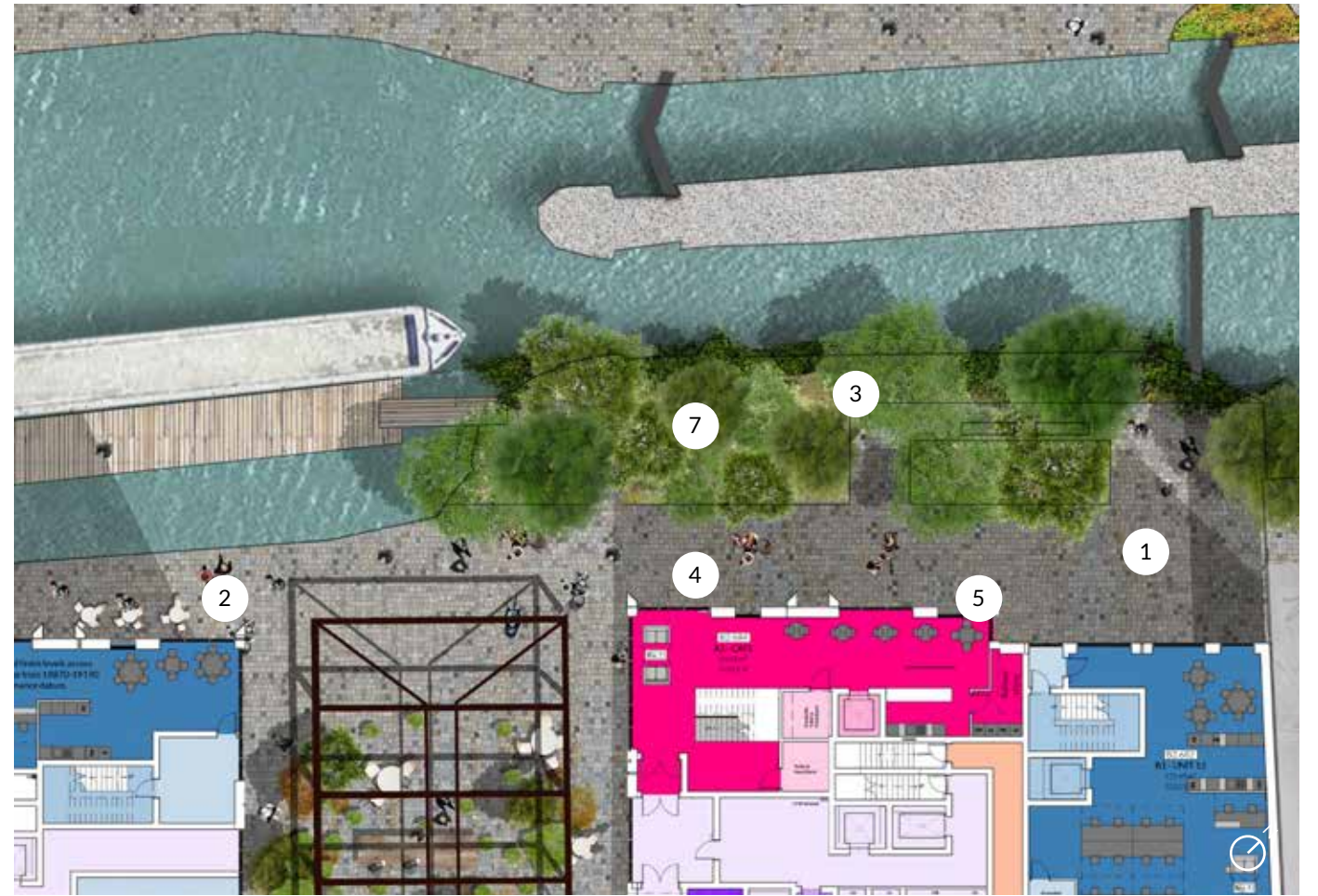
Example of coloured car parking with internal and external sections

GROUND FLOOR - CANAL EDGE

The canal edge surrounding Sturt's Lock is owned by The Canal and River Trust. Landscaping and tree replacement improvements to this canal edge will be secured under a section 106 agreement with Hackney Council and the Canal and River Trust. BREAM assessments therefore only relate to areas within the client's ownership and do not cover areas within the ownership of the Canal and River Trust.

There is an opportunity to set a precedent for high quality public realm associated with future developments along this section of the canal. We are aiming to improve the section of the canal adjacent to Sturt's Lock based on the following principles:

1. Generous space to ensure continued connectivity.
2. High quality surface materials that match the existing canal side material palette.
3. Wild, naturalistic planting. The planting should also be ecologically rich and aesthetically interesting.
4. Space for public seating and an active ground floor.
5. Lighting only located within accessible areas. Lighting will be limited to downward facing fixtures to ensure light is retained as close to the building as possible.
6. Clear stem trees allow visual connection to active ground floor and will improve surveillance.
7. Increased number of species improves ecology of site.
8. More suitable tree specification will reduce maintenance requirements.



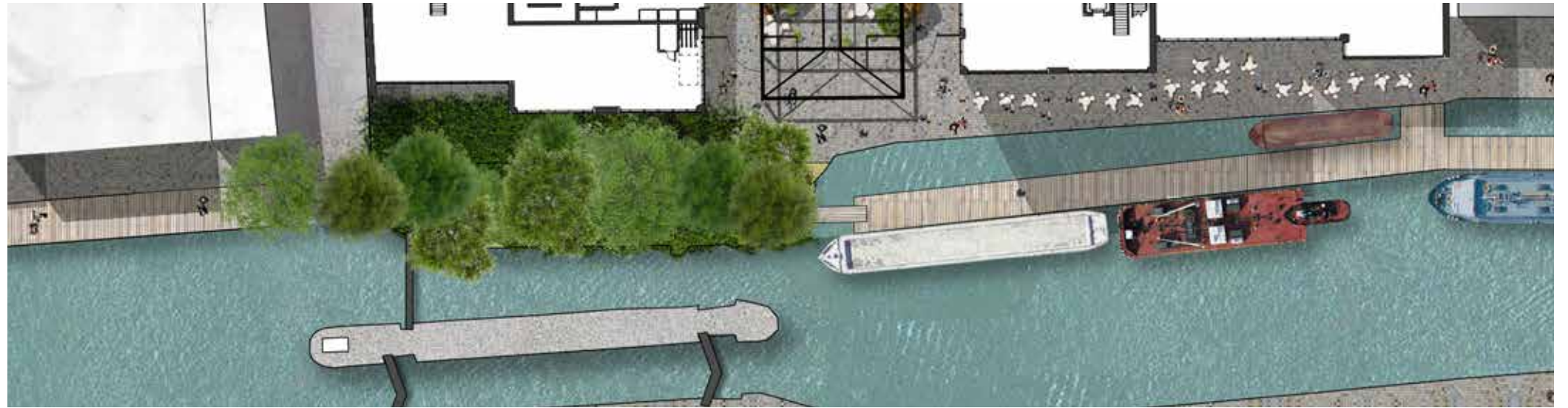


Sketch view of the Working Yard West

CANAL EDGE - PROPOSED ARCHITECTURE AND EXISTING TREE CONDITION

Impact of trees

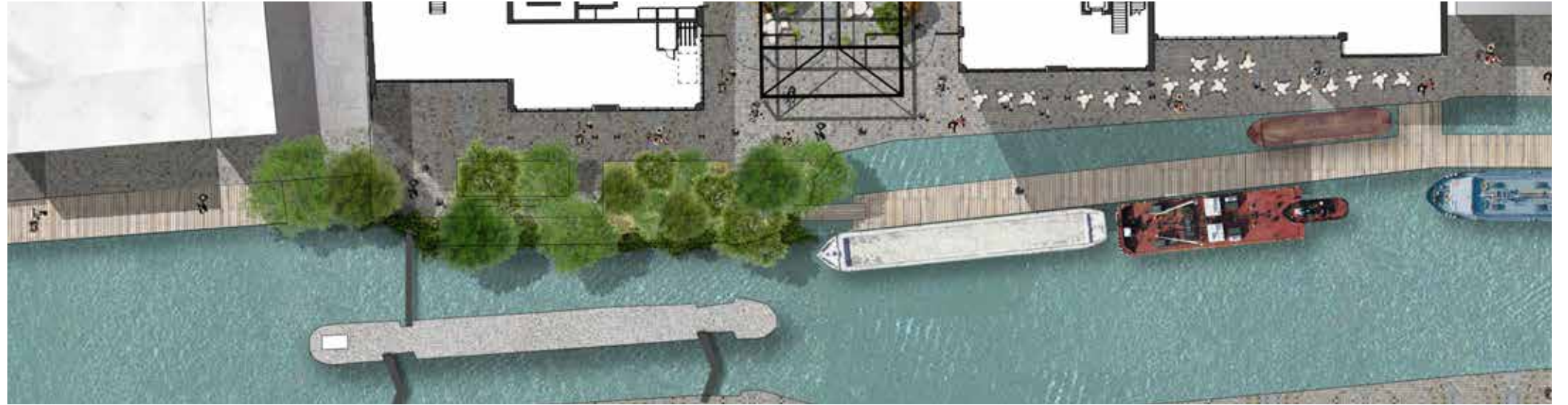
- No visual connection from canal side towards lock and from opposite canal side towards building
- No visual permeability in terms on security
- Limited access due to overgrown nature of space
- Space unusable due to overgrown nature
- Good visual impact due to size of trees



CANAL EDGE - PROPOSED ARCHITECTURE AND TREE CONDITION AT TIME OF INSTALLATION

Impact of trees

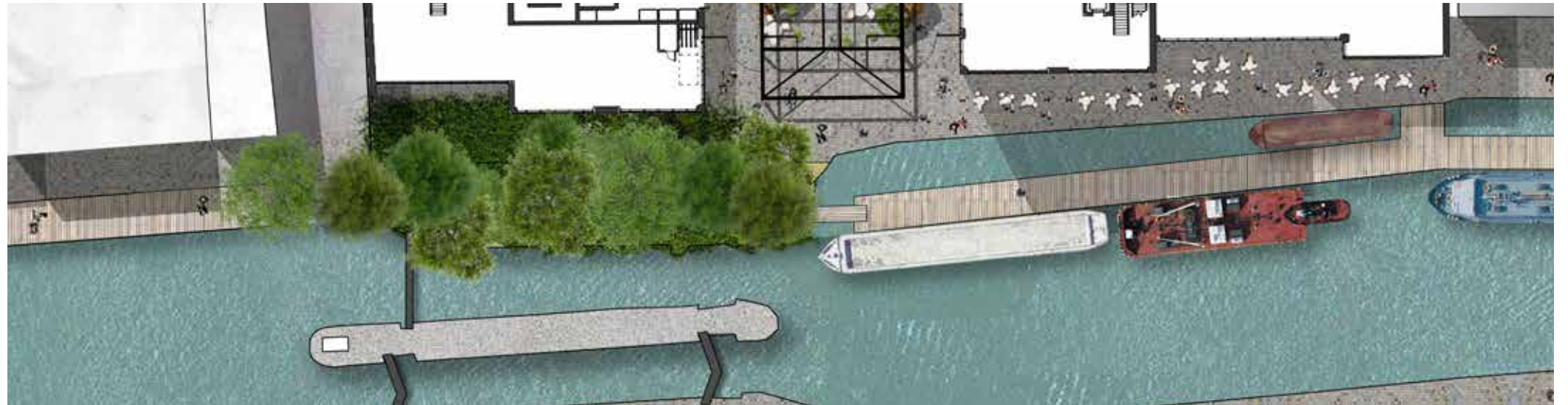
- Good visual connection from canal side towards lock and from opposite canal side towards building
- Good visual permeability in terms on security due to section of undergrowth species
- Clear access along canal side and between planting
- Specific space defined for sitting and ground floor activities
- Character of canal wall retained



CANAL EDGE - PROPOSED ARCHITECTURE AND TREE CONDITION AFTER 10 - 20 YEARS

Impact of trees

- Good visual connection from canal side towards lock and from opposite canal side towards building
- Good visual permeability in terms on security due to section of undergrowth species
- Clear access along canal side and between planting
- Specific space defined for sitting and ground floor activities
- Character of canal wall retained
- Good visual impact due to size of trees



CANAL EDGE - CONNECTIVITY

Opening up the canal as a usable connection has historically been a priority along the Regents Canal.

Activating the canal not only creates a usable pedestrian route, but can also improve perceptions of the canal and reduce levels of crime.

Providing public access is a key component of The Blue Ribbon Walk, a strategy which looks at maximising the benefits of water bodies in London.

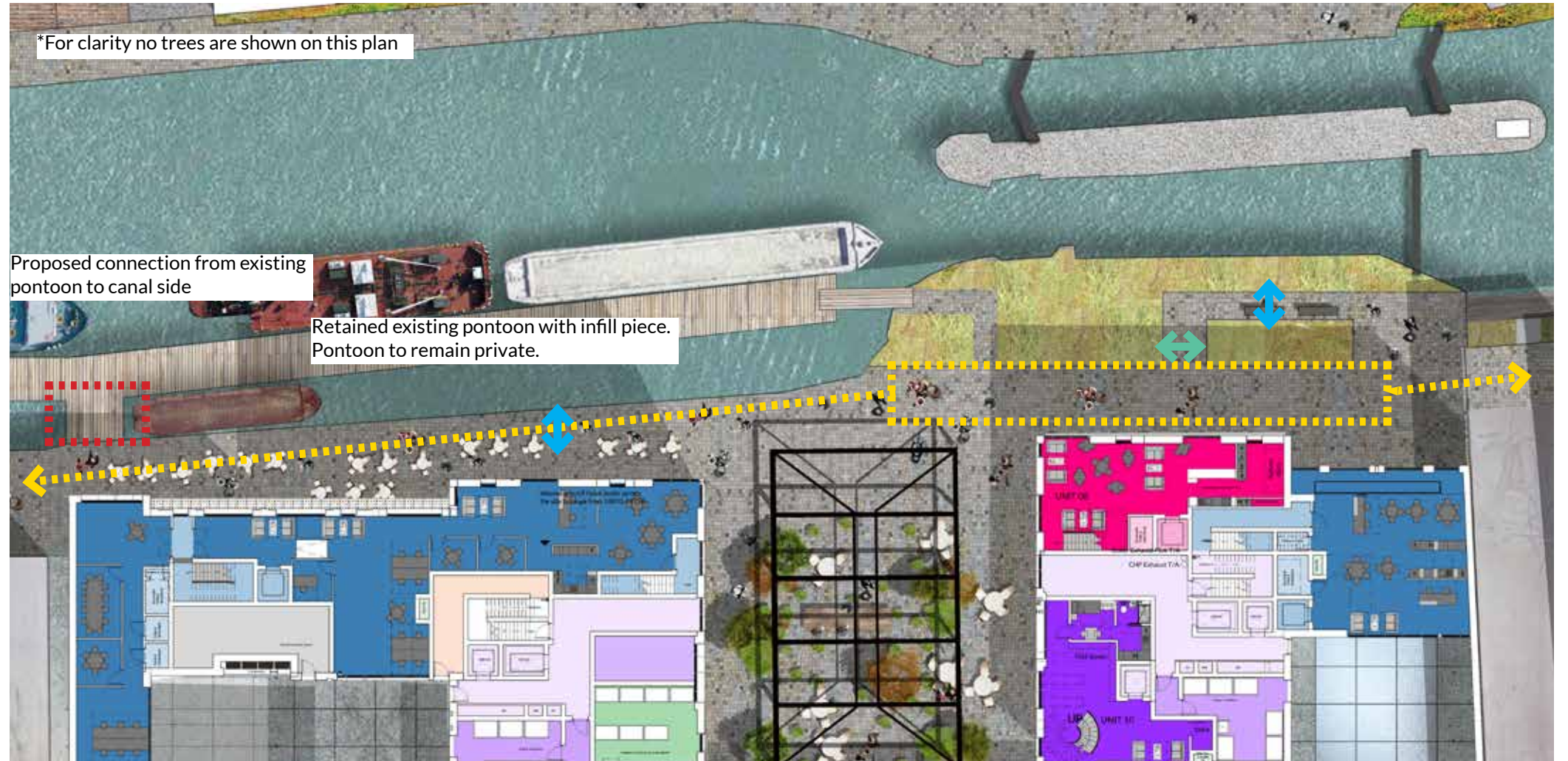
In order to make the canal fully accessible a number of existing trees and areas of planting will need to be removed.





“Opening the canals was a national policy following on from the 1968 Transport Act. It was not until the 1970s that a decision was made by the borough council to open up the canal to the people of Hackney as an aesthetically acceptable leisure link.”

p5, Regent’s Canal Conservation Area Appraisal, 2007

“The importance of the canal as a public open space for leisure should not be underestimated. More frequent use has also reduced the threat of crime on the tow-path. Fear of using the canal will be unlikely to re-emerge with more and more people living and working beside the water and using the canal as a commuter route to work.”

p43, Regent’s Canal Conservation Area Appraisal, 2007



-  Min 2m
-  Min 3m
-  Min 3m
-  Unrestricted public access

CANAL EDGE - LANDSCAPE CHARACTER OF REGENTS CANAL

The naturalistic, wild nature of planting is important to the character of Regents Canal. We propose that this type of planting is replicated within the new design. We have the opportunity to increase the variety of species and the ecological value along this area of the canal. Below are a number of examples that show how this type of planting can be reproduced.

“Some sections of the canal side have become planted with shrubs and trees. Sometimes this was intentional but often, especially where adjoining warehouses and wharves have become neglected, nature has been allowed to seed itself. Such informal and dense planting provides important wildlife habitats and is far less common on sectors of the canal where new build has developed.”

p42, Regent’s Canal Conservation Area Appraisal, 2007



CANAL EDGE - GENERAL CHARACTER OF REGENTS CANAL



1. Match Existing Canal Side Materials



2. Retain Naturalistic, Wild Character of Planting



3. Industrial Character of Architecture

