

The public route along the canal edge would terminate at the north eastern corner until the development to the east extends this public link. The meanwhile treatment of this cul-de-sac will be particularly considered in treatment, detailing and wayfinding.





STURT'S
LOCK
CAFE

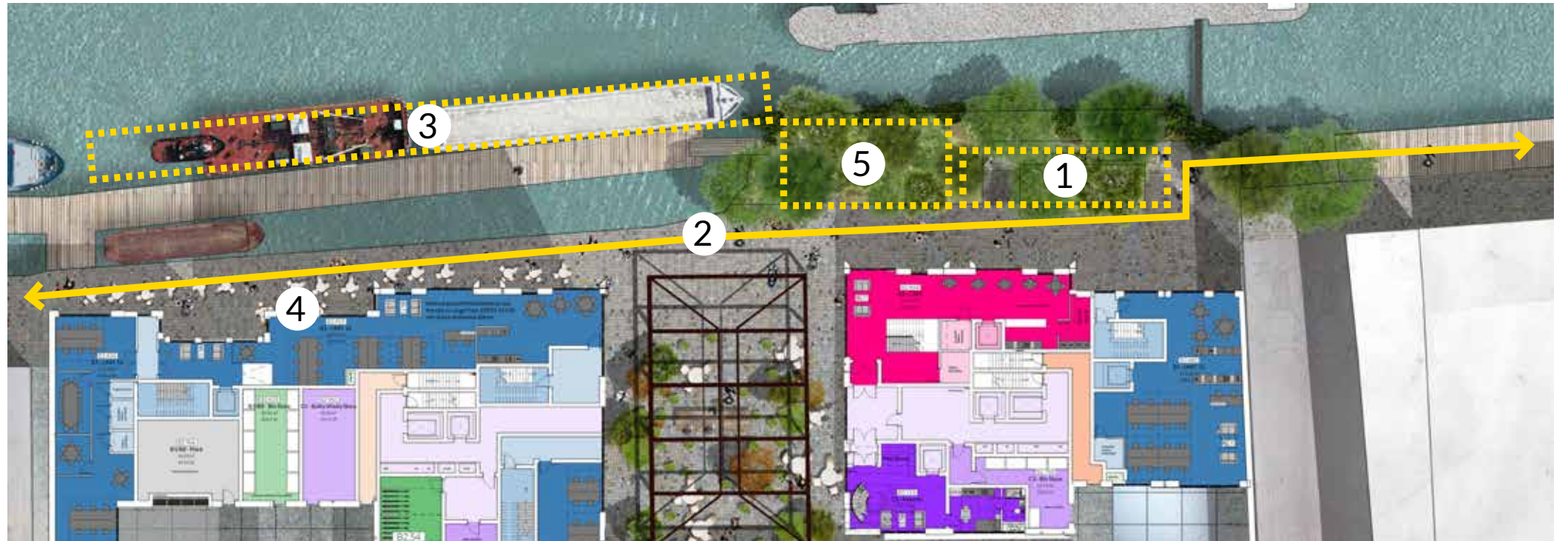
CANAL EDGE - IMPROVING PUBLIC REALM

As outlined in the Regents Canal Conservation Area Appraisal, usable public open space is considered important.

Our proposals aim not only to improve the biodiversity of the canal, but also improve the quality of the public realm. The canal adjacent to Eagle Wharf has the potential to be an area that people, walk, run, cycle, dock their boat, sit, work and relax, similar to the scale, size and character of Regents Canal tow path on the north side.

“It is fortunate in possessing a large amount of public open space beside the canal. Not only does this green space provide amenity and recreation facilities but it is a significant ecological resource within the borough.”

p41, Regent’s Canal Conservation Area Appraisal, 2007



1. Seating amongst planting



2. Generous room for running, walking + cycling



3. Retained space for boats



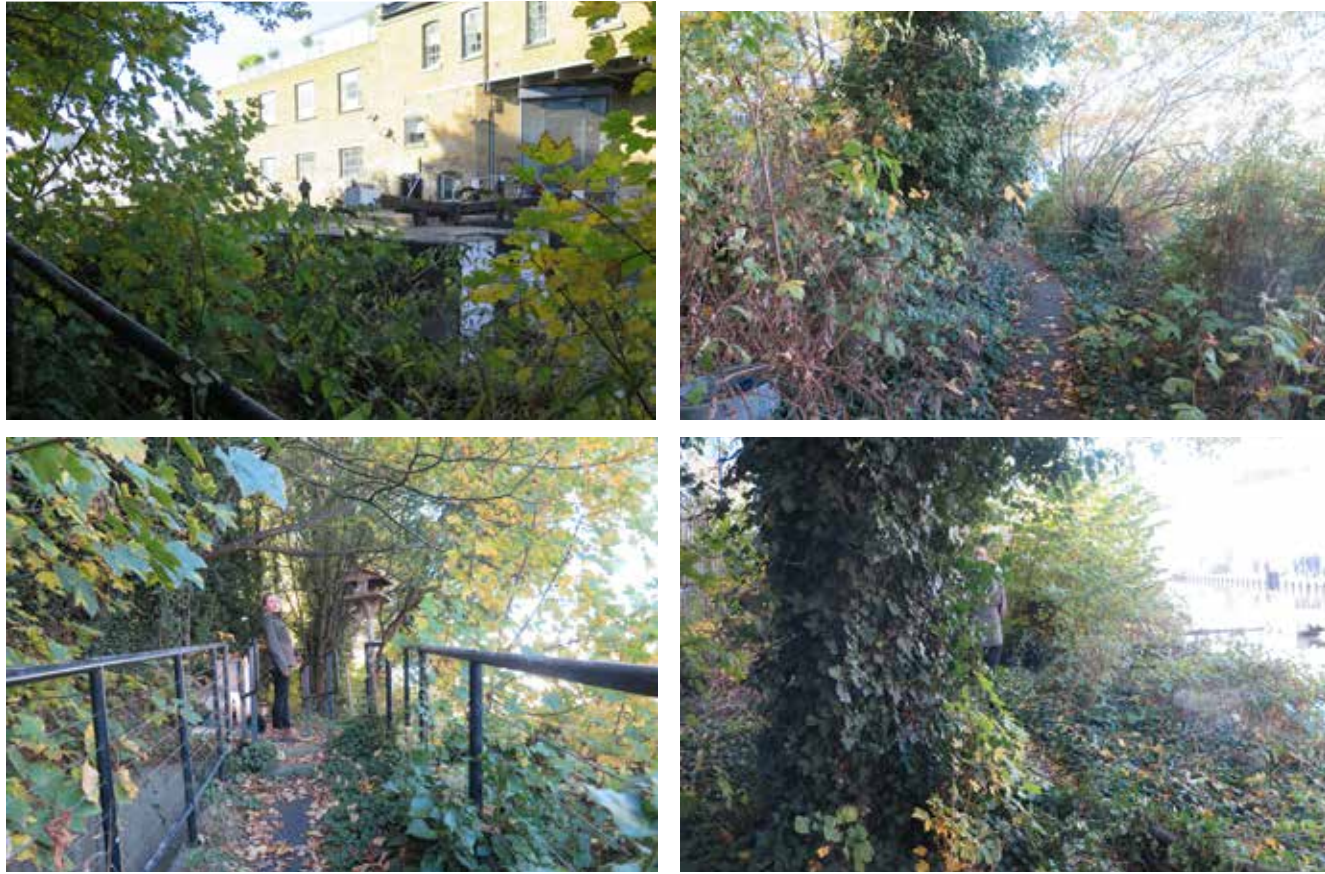
4. Generous space for active ground floor



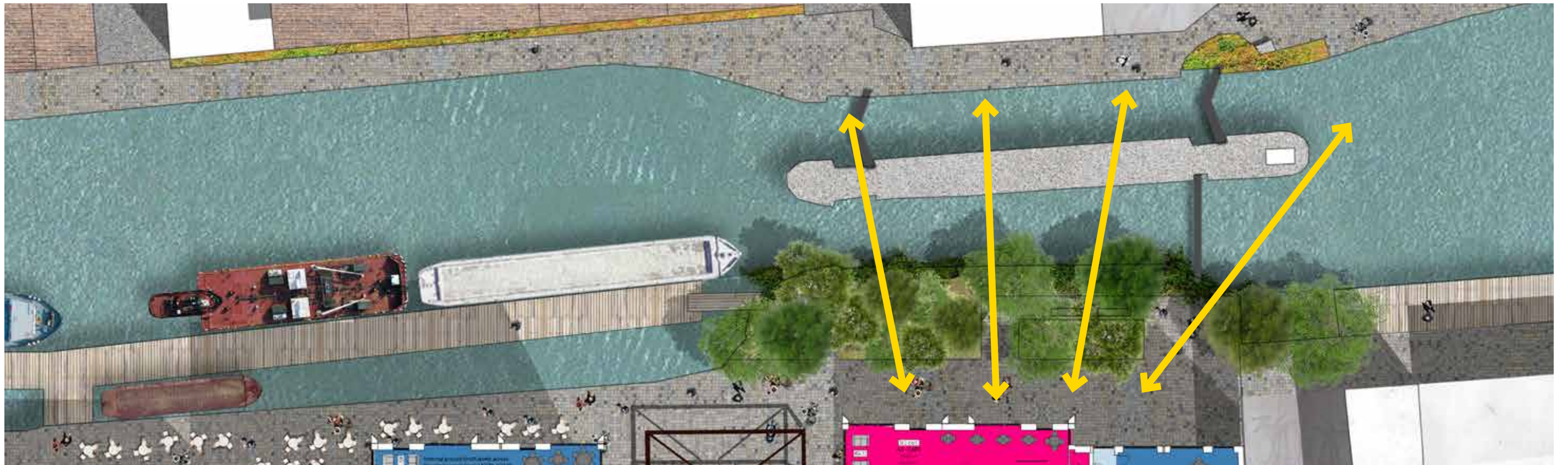
5. Aesthetically pleasing, ecologically rich planting

CANAL EDGE - OPENING UP VIEWS TO STURT'S LOCK

Existing views from canal side



View from 48 Eagle Wharf Road proposed cafe at canal



CANAL EDGE - CANAL WALL PROTECTION

The existing canal wall will be retained, along with any existing low level planting that touches it. This will ensure the wall character of the Regents Canal does not change.



Existing wall and planting



Existing wall and planting



CANAL EDGE - ENHANCING ECOLOGICAL VALUE

As part of our proposals we are aiming to enhance the ecological value of the canal side in the following ways:

1. Introducing a number of native, fruiting species within planting, including *Crataegus monogyna* (hawthorn), *Corylus avellana* (hazel), *Sambucus nigra* (elder), *Lonicera periclymenum* (honeysuckle). These will provide a species rich food source, nesting opportunity and ground cover for birds as well as attracting a variety of insects.

2. We are also proposing two Schwegler 1B bird boxes and one Schwegler 1SP sparrow terrace are installed to provide enhanced nesting opportunities and enhance the site for house sparrows, a red list species (Birds of Conservation Concern). Furthermore we will provide a Reed Insect Block Insect Box and a Schwegler Clay Insect Box.

3. Replacement trees will secure green infrastructure.



CANAL EDGE - SENSITIVE LIGHTING

Lighting will be limited to downward facing lights. This will ensure lighting is kept as close to the building as possible and that lighting spill is minimised.

Lighting will only be located where main pedestrian routes are located. This ensures a safe environment for people using the footpath at night while also allowing ecological routes (including bat corridors) to remain undisturbed.



Downward facing wall mounted lighting



Lighting contained to footpath



Proposed extent of lighting

CANAL EDGE - SIMPLIFY FUTURE MANAGEMENT AND REDUCE FUTURE MAINTENANCE COSTS

As a collective group, trees are visible from numerous areas of public access and screen the adjacent commercial properties. In addition they provide vital green infrastructure in an area that currently has limited tree numbers.

As the trees increase in mass a number of existing structural defects have the potential to worsen that is likely to result in future structural failures (approx. 5-10yrs). The condition of the trees and defects are summarised below. The loss of a single tree from within the group will impact upon the collective groups value within the local landscape.

The trees do not appear to have been subject to any previous arboricultural management. The dense crowns of a number of trees are heavily encroaching upon third party properties causing a seasonal nuisance and casting excessive shading of the building and a reduction to airflow in the area. Although not recorded as a current issue, this can create building maintenance issues for adjacent properties. Future arboricultural maintenance costs are likely to be expensive due to the trees isolated location adjacent to the canal and third party properties making access difficult. In addition, all tree works will have to be completed to avoid any debris from falling into the canal, further increasing time and therefore cost implications.

Existing Tree Stock Overview

Sycamore

- Predominantly multi-stem specimens at ground with poor basal unions, typical for species.
- Trees situated on boundary adjacent to third party properties and areas of public access.
- Mature in age.
- Crowns are heavily weighted north toward the canal.
- No evidence of previous management.
- Crowns are likely to invest mass on northern side increasing risk of future basal failure.
- Dense canopy of mature sycamore suppresses ground flora resulting in reduction of ground flora diversity.
- Readily regenerates through seed and can be highly invasive.
- Favoured by aphids, creating honeydew.

Hybrid poplar

- Large single stem specimen.
- Crown formed of multiple co-dominant leaders arising from compressed unions.
- Crowns overhanging adjacent properties.
- No evidence of past management.
- Species prone to sporadic limb failure especially in high winds.
- Extensive root networks can cause damage to adjacent structures/properties.
- Can reach height of 25m+



CANAL EDGE - COMPARISON OF EXISTING AND REPLACEMENT TREES

Existing Canal Treatment

Number of trees: 11
 Number of tree species: 3
 Understorey planting: 300m²

Reason for removal:

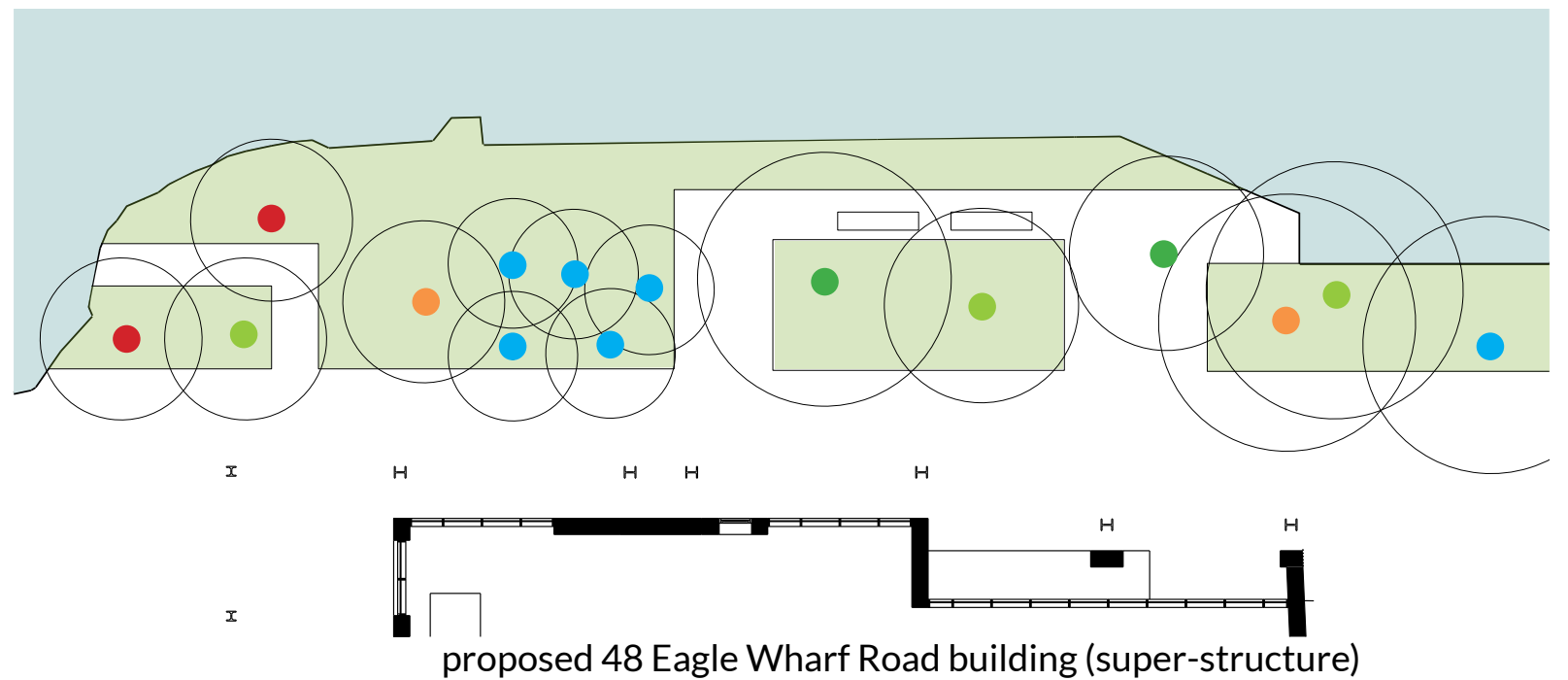
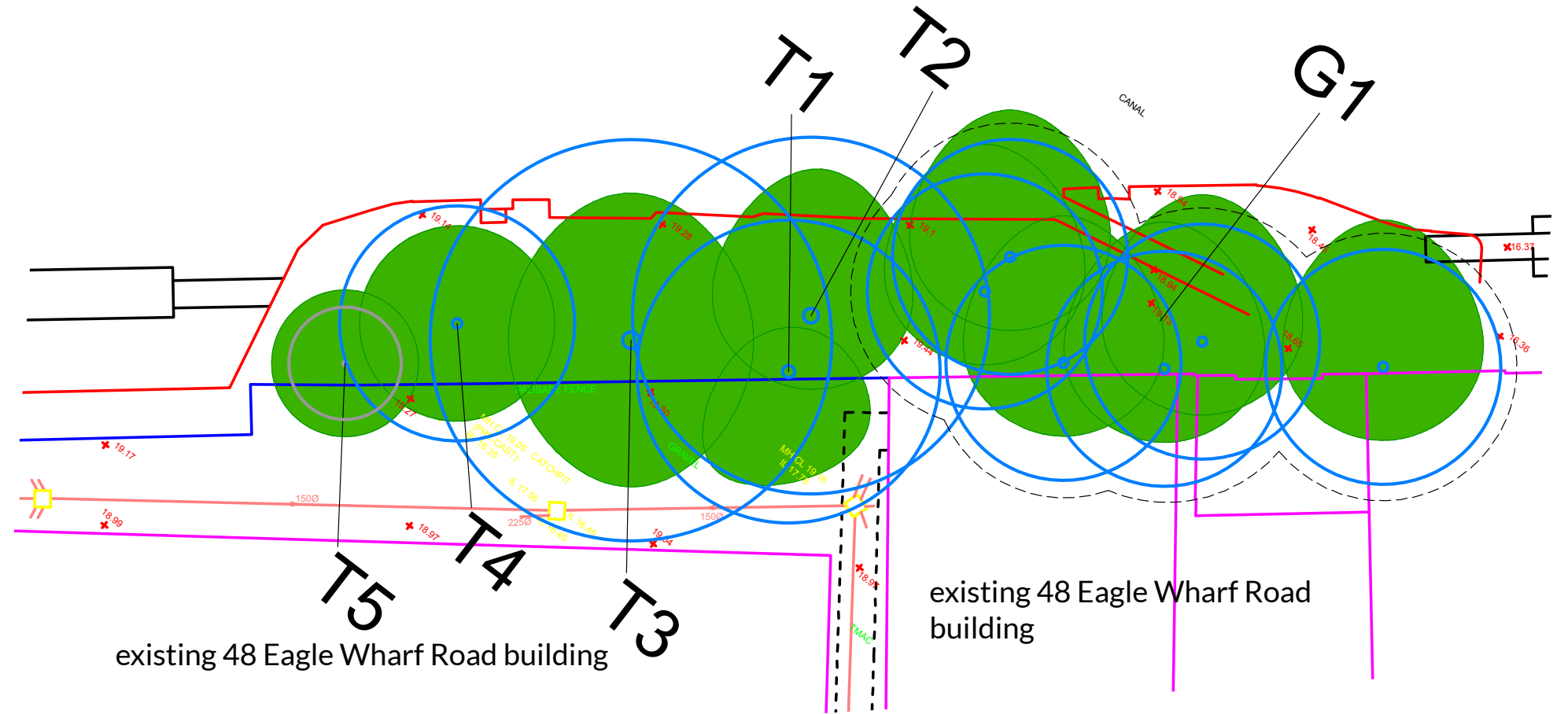
- Improve access
- Improve public realm
- Improve visibility
- Improve security
- Improve ecology
- Potential damage to canal wall
- Potential conflicts with third party structures
- Improve future maintenance
- To specify more suitable trees for location

Proposed Canal Treatment

Number of trees: 15
 Number of tree species: 5
 Understorey planting: 220m²

Replacement trees:

- *Betula albosinensis* 'Fascination'
- *Corylus colurna* 'Turkish hazel'
- *Corylus avellana* multi stem 'hazel'
- *Alnus incana* 'aurea'
- *Pyrus chanticleer* 'Ornamental Pear'



Proposed Scheme Benefits

1. Public access along the length of the canal and to the canal edge
2. Clear stem trees allow visual connection to active ground floor and will improve surveillance
3. Increased number of species improves ecology of site
4. More suitable tree specification will reduce maintenance requirements
5. Improved public realm and quality of usable space



SECOND FLOOR - SOCIAL TERRACE

The second floor contains three spaces accessible to residents - the central social terraces, the west terrace and the east terrace.

The Social Terrace designed to create an environment for residents to play, eat and relax.

The social terrace is a space for the new residents to meet, play, relax and eat. It is covered by a steel pergola frame and gets full exposure to sun, creating a truly unique and usable space. The terrace is divided into specific outdoor rooms designed for different uses. One for play, one for eating and one for relaxing. Generous boundary plant beds will ensure the space feels embedded in planting.

1. Eating space
2. Play area
3. Large numbers sun deck
4. Main access between buildings
5. Boundary planting
6. Pergola
7. Perimeter wall



3



1



2



Sketch view of Social Terrace

SECOND FLOOR - WEST TERRACE

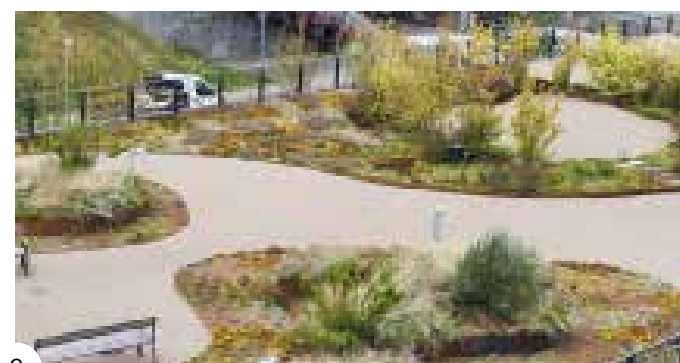
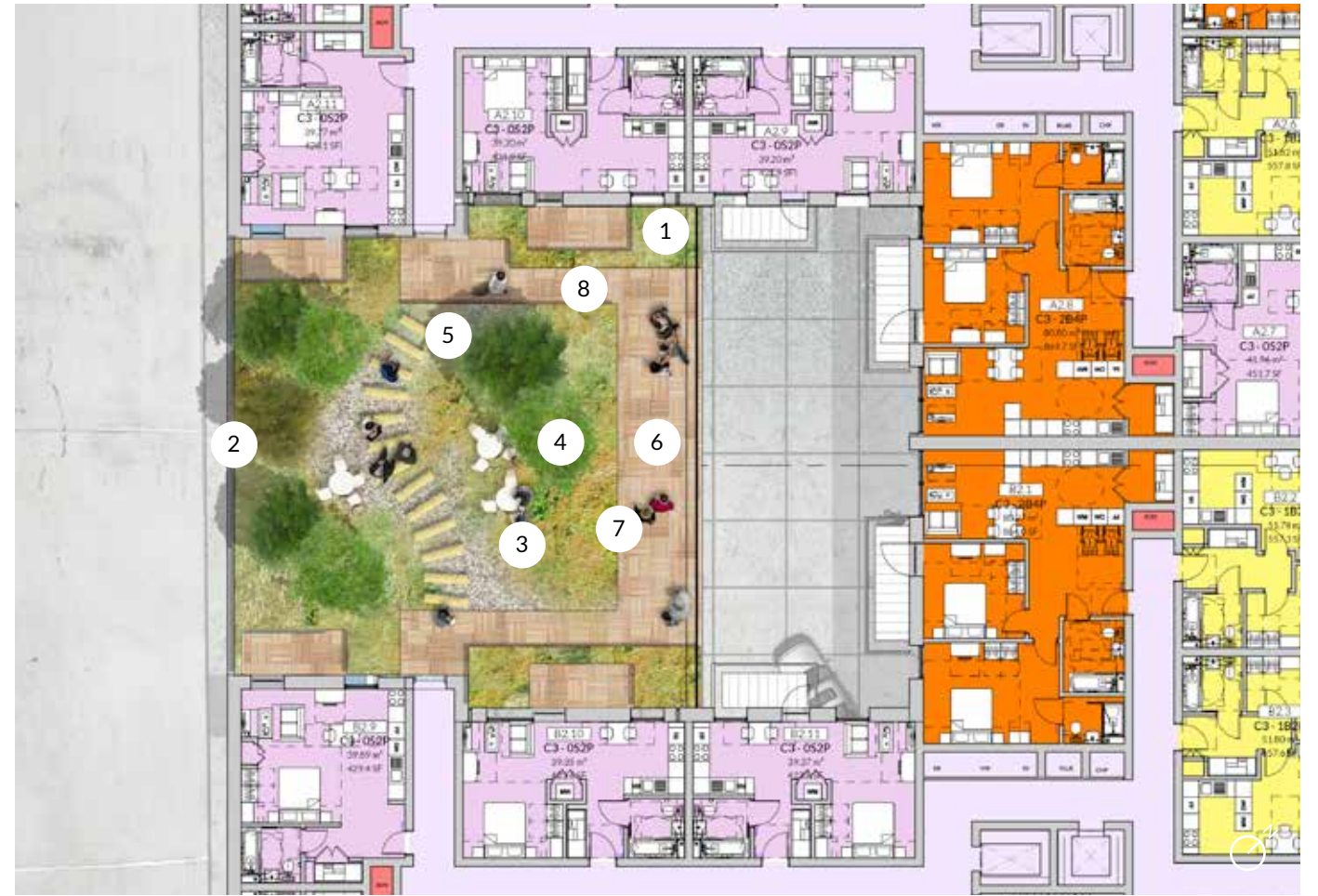
The West Terrace has been designed to act as a semi-social space that is more secluded than the Social Terrace. It is a space for people to sit, relax and eat in a shaded, cooler environment.

A blanket of low level sedum planting will ensure the majority of the space feels planted and verdant. Taller planting is then used to carve out separate spaces, create a dynamic landscape, and informal play space. Mounding the soil also helps to create enough soil depth for tree planting.

Raised planters will be used adjacent to flats to provide privacy for the residents.

Climbing plants species will be used along the western wall of the space, creating a lush backdrop to the terrace.

1. Raised planter
2. Climbing plants and tensile wires against adjacent wall
3. Informal seating areas
4. Tree planting
5. Stepping stones
6. Composite timber surfacing
7. Metal edging
8. Sedum blanket of planting





Sketch view of East Terrace

SECOND FLOOR - EAST TERRACE

The East Terrace acts more as an ecological space and visual amenity. Lush shade tolerant plants will fill large low level beds. Mounded soil will help give the planting more presence and allow for tree and shrub planting within the mix.

Flush metal edges are proposed around the plant beds while a composite timber decking is proposed for the ground surface. This combination will ensure a more domestic charter, whilst also referencing the sites industrial heritage.

A number of ecological measures are proposed in this terrace including bird boxes and insect boxes.

1. Heavily planted beds.
2. Mounded soil allowing for tree planting
3. Flush metal edging
4. Balustrade to match architectural metal work
5. Main access route
6. Composite timber ground surface



6



1



2



Sketch view of West Terrace

FIFTH FLOOR ROOF GARDENS

The fifth floor gardens provide a space for residents to sit and look back at views towards Eagle Wharf Road and the City of London. Boundary planting ensures privacy for private balconies while decking allows for access to the edge of the building.

Mounded soil allows additional depth for tree planting and larger shrubs. Both gardens are south facing, enjoying the maximum amount of sunlight. As a result a large area for group seating is located at the centre of each garden.

1. Seating area
2. Mounded plant bed in order to introduce tree planting
3. Access to terrace edge
4. Boundary planting providing privacy for flats
5. Private terrace
6. Visual connection with internal space



Fifth floor western roof garden



Fifth floor eastern roof garden



Sketch view of eastern roof garden

7.3 TREE AND HERBACEOUS PLANTING STRATEGY

SEW's approach to planting is to try and create a natural community of plants, similar to what is found in nature. This gives the planting a natural look whilst also allowing for the maximum opportunity to increase plant variety and wider biodiversity.

Ground cover creates a base of planting that fills every patch of bare soil. A seasonal theme layer adds height, colour and texture as perennials change throughout the year. The structural layer is made up of trees, shrubs and more substantial planting, allowing more permanent references within the planting beds. To ensure a natural mix of species is achieved the plants are layered on top of each other rather than in blocks of individual species.

The approach to the soft landscape design at Sturt's Lock was to identify planting characters that give each space an identity and respond to levels of sunlight each area is exposed to.

The planting can be divided into the following four distinct types:

Type 1 - Canal Edge

Type 2 - Sturt's Yard

Type 3 - West Terrace

Type 4 - East Terrace

Type 5 - Social Terrace

Type 6 - Western Roof Garden and Eastern Roof Garden



TYPE 1- CANAL EDGE

The planting along the canal edge aims to replicate the naturalistic and wild planting found along the Regents Canal. Existing trees that would be removed would be replaced by large specimen trees.

A mixed understorey aims to be aesthetically pleasing, ecologically beneficial and naturalistic in character. Relatively low levels of height and a high trees canopy ensure views towards the Sturts' Lock and the ground floor cafe are maintained.

Trees:

Betula albosinensis 'Fascination'
Corylus colurna 'Turkish hazel'
Corylus avellana multi stem
Alnus incana 'aurea'
Pyrus chanticleer

Hedges:

Crataegus monogyna
Corylus avellana
Sambucus nigra

Seasonal Theme Plants:

Dryopteris wallichiana
Polystichum setiferum

Ground Cover:

Asarum europaeum
Carex pensylvanica
Luzula sylvatica

Filler Plants:

Anemone nemorosa
Galanthus nivalis
Narcissus 'Jenny'



Alnus incana 'aurea'



Betula albosinensis
'Fascination'



Corylus colurna 'Turkish hazel'



Pyrus chanticleer



Corylus avellana multi stem



Dryopteris wallichiana



Polystichum setiferum



Asarum europaeum



Carex pensylvanica



Luzula sylvatica



Anemone nemorosa



Galanthus nivalis



Crataegus monogyna



Corylus avellana



Sambucus nigra

TYPE 2 - STURT'S YARD

Sturt's Yard is at the centre of ground floor activity. A dramatic, ever change space is created by combining a range climbing plants that will inhabit the reused truss frame that is proposed for the space. The climbers are located in small rectangular beds. A naturalistic plant mix will be used to activate these beds.

Climbers:

Akebia quinata
 Clematis armandii
 Hydrangea petiolaris
 Lonicera periclymenum
 Parthenocissus tricuspidata 'Veitchii'
 Rosa filipes

Structural Planting:

Deschampsia cespitosa
 Hackonechloa macra
 Molinia caerulea 'Moorhexe'

Groundcovers:

Erigeron karvinskianus
 Vinca minor 'Gertrude Jekyll'

Filler Plants:

Anemone nemorosa
 Galanthus nivalis
 Narcissus 'Jenny'



Akebia quinata



Clematis armandii



Hydrangea petiolaris



Lonicera periclymenum

Parthenocissus tricuspidata
'Veitchii'

Rosa filipes



Hackonechloa macra

Deschampsia cespitosa
'Goldtau'

Anemone nemorosa



Erigeron karvinskianus



Molinia caerulea 'Moorhexe'



Galanthus nivalis



Vinca minor 'Gertrude Jekyll'



Narcissus 'Jenny'

TYPE 3 - EAST TERRACE

Planting on the water terrace will all be tolerant to the more shaded conditions. Dense shrubs will provide a structure at the back of western bed and help screen the adjacent wall. A mixture of grasses, ferns, perennials, bulbs and ground cover will create a variety of textures and colours throughout the seasons. A sedum blanket below will ensure all planted areas are covered and full regardless of soil depth.

Feature Shrubs :

Corylus avellana
Viburnum opulus 'Roseum'

Ground Cover:

Asarum europaeum
Brunnera macrophylla 'Jack Frost'
Epimedium x younganium 'Niveum'
Vinca minor 'Gertrude Jekyll'

Herbaceous Perennials:

Adiantum pedatum
Anemone x hybrida 'Honerine Jobert'
Athyrium niponicum
Dryopteris wallichiana
Helleborus x hybridus
Luzula sylvatica
Polygonatum x hybridum
Polystichum setiferum

Ornamental Grasses:

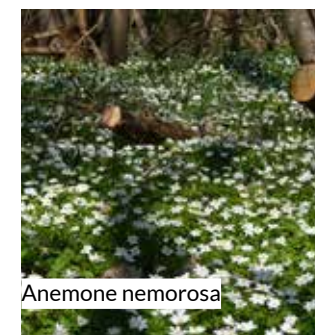
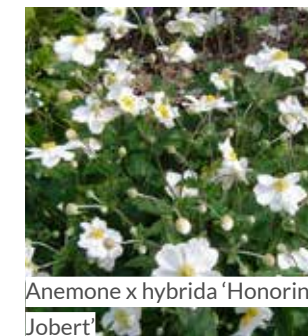
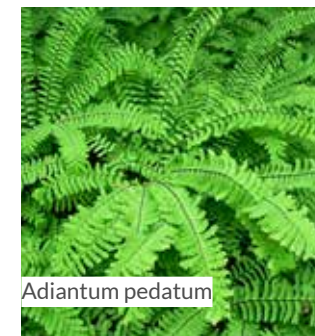
Hackonechloa macra
Hackonechloa macra 'Aurea'

Bulbs:

Anemone nemorosa
Cyclamen coum
Galanthus nivalis
Narcissus 'Jenny'

Climbers:

Clematis armandii
Hydrangea petiolaris
Parthenocissus tricuspidata 'Veitchii'



TYPE 4 - WEST TERRACE

The planting terrace aims to create a lush, peaceful environment that constant the more active terraces. All plants will be tolerant to the shaded conditions of the area. Planting will be predominantly low level in order to ensure views out from private balconies and windows are not interrupted. A mixture of dense ground cover, perennials and grasses will ensure lush and vibrant planting scheme year round. A sedum blanket below will ensure all planted areas are covered and full regardless of soil depth.

Ground Cover:

- Asarum europaeum
- Brunera macrophylla 'Jack Frost'
- Epimedium x younganium 'Niveum'
- Vinca minor 'Gertrude Jekyll'

Herbaceous Perennials:

- Anemone x hybrida 'Honerine Jobert'
- Dryopteris wallichiana
- Helleborus x hybridus
- Polygonatum x hybridum
- Polystichum setiferum

Ornamental Grasses:

- Hackonechloa macra
- Hackonechloa macra 'Aurea'

Bulbs:

- Anemone nemorosa
- Cyclamen coum
- Galanthus nivalis
- Narcissus 'Jenny'

Climbers:

- Clematis armandii
- Hydrangea petiolaris
- Parthenocissus tricuspidata 'Veitchii'



Asarum europaeum



Brunnera macrophylla 'Jack Frost'



Epimedium x younganium 'Niveum'



Vinca minor 'Gertrude Jekyll'



Anemone x hybrida 'Honerine Jobert'



Dryopteris wallichiana



Helleborus x hybridus



Polygonatum x hybridum



Polystichum setiferum



Hackonechloa macra



Hackonechloa macra 'Aureum'



Anemone nemorosa



Cyclamen coum



Galanthus nivalis



Narcissus 'Jenny'



Clematis armandii



Hydrangea petiolaris



Parthenocissus tricuspidata 'Veitchii'

TYPE 5 - SOCIAL TERRACE

The social terrace is located at the heart of level 2, in an area exposed to full sun. The terrace is a place for the residents to play, eat and sit. Given the terraces use, location and exposure we have introduced a lighter, more colourful planting palette. Different percentages of each species will define each 'outdoor room' as subtly different from the next. Climbing plants will again feature heavily, dividing up the space, inhabiting a truss frame located above the terrace and adding impact through dramatic seasonal changes.

Structural Planting:

Calamagrostis x acutiflora 'Karl Foerster'
 Deschampsia cespitosa
 Miscanthus sinensis 'Morning Light'
 Stipa gigantea

Ground Cover:

Asarum europaeum
 Carex pensylvanica

Seasonal Theme:

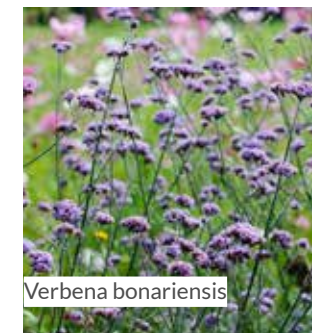
Calamintha nepeta 'White cloud'
 Gaura lindheimeri
 Helenium 'Moerheim Beauty'
 Knautia macedonica 'Mars Midget'
 Perovskia 'Blue Spire'
 Sanguisorba officinalis 'Red Thunder'
 Stachys officinalis 'Hummelo'

Filler Plants:

Verbena bonariensis

Climbers:

Clematis armandii
 Akebia quinata
 Hydrangea petiolaris



TYPE 6 - EASTERN AND WESTERN ROOF GARDEN

The roof gardens are located on level 5. Again they are in areas exposed to full sun. The roof garden use a similar palette to that of the social terrace to ensure a level of consistency between levels. However, a different variety of ground cover and the addition of Pinus mugo 'mughus' give the felling of a higher, more exposed space.

Feature Shrub Planting:
Pinus mugo 'mughus'

Structural Planting:
Calamagrostis x acutiflora 'Karl Foerster'
Deschampsia cespitosa
Miscanthus sinensis 'Morning Light'
Stipa gigantea

Seasonal Theme:
Gaura lindheimeri

Ground Cover:
Calluna vulgaris
Carex pensylvanica
Erigeron karvinskianus

Filler Plants:
Verbena bonariensis

Climbers:
Clematis armandii
Akebia quinata
Vitis vinifera



Deschampsia cespitosa
'Goldtau'



Miscanthus sinensis 'Morning
Light'



Stipa gigantea



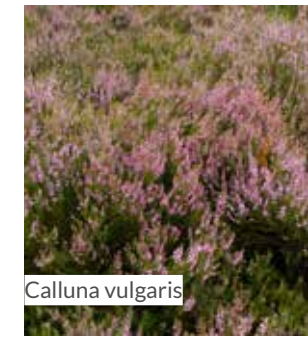
Carex pensylvanica



Calamagrostis x acutiflora
'Karl Foerster'



Gaura lindheimeri



Calluna vulgaris



Erigeron karvinskianus



Verbena bonariensis



Akebia quinata



Clematis armandii



Vitis vinifera

7.4 HARD LANDSCAPING

The landscape material palette takes inspiration from the former industrial use of the site and the materials used along the Regents Canal. All materials aim to be rough and textured in character with reclaimed material being used wherever possible.

On the ground floor stone and concrete are proposed to help integrate the scheme with the Regents Canal.

On all residential levels composite timber decking is proposed to encourage a more domestic character.

Edging and raised planters are all proposed to be made from sheet metal, referencing the site's former history as an iron works.

Coloured materials such as the rubber play surface add a contrast to the concrete, stone and steel.

Robust or reclaimed furniture will be used in locations.

As important as the materials themselves is the quality of workmanship in constructing the landscape, this is important for longevity of the site. Over the majority of the site gradients will be less than 1:40, where steeper gradients are required, these will be compliant to relevant and prevalent standards (at the time of writing this is BS 8300:2009). Surfaces will be designed in accordance with prevailing standards, where technical design constraints, aesthetic aspirations and access/inclusive design issues are in conflict, consultation will take place to establish an acceptable solution. High contrast surfacing will be used to delineate crossings in shared surface areas.

Ground Floor Materials:

1. Cobble setts with central courtyard and canal edge.
2. Large concrete slabs within working yards.
3. Metal edging
4. Robust and/or reclaimed street furniture

Upper Floor Materials:

5. Composite timber decking panels
6. Raised planters
7. Coloured play surface

