PURPOSE

1 To consider the above application

RECOMMENDATION

2 Grant planning permission subject to conditions

BACKGROUND

Site location and description

3 The application site is 0.83 hectares and forms part of Canada Water Site B, which, together with neighbouring Site A has earlier this year received outline consents for mixed use redevelopment including a new library building for the area. The site lies adjacent to the Canada Water basin to the south east, with Canada Water Underground Station and bus station within its demise on the north western side of the site. Further to the west lies the two towers of the Canada Estate, to the north lies the predominantly open expanse of Site A, soon to be developed for mixed uses, whilst to the east and south east on the opposite side of the Albion Channel stand large retail units occupied by the Decathlon store, and further on the Surrey Quays Shopping Centre. The site also includes a section of Surrey Quays Road which runs from the south west to the north east at this point.

4 At present the majority of the area is open scrub land through which casual routes have developed from Surrey Quays Road towards the dock edge. There is an existing dockside walkway which has some trees alongside. Other than that the site is largely undeveloped save for an entrance to Canada Water Underground Station, which is a glazed flat roofed structure, on the south eastern side of Surrey Quays Road, opposite the principle entrance to the station to the north west.

5 The site falls within the Canada Water Action Area and is part of Proposal Site 28P in the emerging Southwark Plan, which anticipates residential development and either Class D1 or D2 as other required uses. Canada Water Basin is designated as Borough Open Land and a Site of Importance for Nature Conservation. The site is also within a Public Transport Accessibility Zone. The Canada Water SPG identifies
Site B as a gateway location with potential for uses as residential and with community facilities and additional open land for passive recreational enjoyment. The site is not within a Conservation Area and there are no listed buildings on the site or immediately adjacent.

**Details of proposal**

6 The scheme proposes a new public Library and community building standing within a plaza space, currently being referred to as Deal Porters Plaza.

7 The principle of building a Library in this location has already been established through the grant of outline permission 05-AP-2539. The total area of the building measures 2917sqm, an increase of 237 sqm floorspace over the outline consent reflecting the brief/requirements of the Library service. It is this additional space, together with an adjustment to the footprint, which has necessitated the submission of a full planning application, rather than an application for reserved matters following the outline consent. The building is described as being an inverted pyramid as its facades project outwards from its base on all sides, and most markedly towards the basin. This results in a building which has larger floorplans on its upper floors than at its base. Such an approach enables the building to encroach less at ground level onto adjacent public realm, serves to limit the amount of solar heating that would otherwise be endured from the south, and certainly creates a building which is unconventional in appearance.

8 Externally the building will be clad in a bronze coloured anodised aluminium sheeting which will be imperforate at the base and then gradually become more open as apertures are opened as the building climbs. Behind this external sheet will be a smooth backing sheet of the same colour. A detailed design statement has been submitted with the application which explains that this creation of apertures further up the facades is inspired by the rippling water in the adjacent basin and is intended to create a distinctive appearance befitting the status of library as ‘the jewel’ at the centre of this community. It is also mentioned that the anodised aluminium is highly durable with an almost unlimited lifespan and is recyclable. Within this bronze cladding are cut several windows which sit within reveals given the angle of the facades. The windows will have bronze frames and some of the larger openings facing the basin will also have balcony areas. On top of the building will be a ‘green roof’ with roof lights to the library below and on the southern edge of the building the roof top plant will be hidden below a shallow pitched roof which will be formed by a continuation of the aluminium panels on the main facades.

9 Internally the building will comprise:

10 At ground level:
   - the main entrance to the building, which will be located on the north corner adjacent to Surrey Quays Road and the transport hub, and a secondary entrance to the south west corner, adjacent to the basin.
   - a café area with tables in areas fronting the Basin and the Plaza;
   - Quick drop off points for books and DVDs;
   - Internet stations, lavatories and lifts
   - a Community and Performance Space with seating arranged up the canted facades of the building. A large set of double doors opens from this area onto the plaza and offers the opportunity for interaction between the two.

11 At mezzanine level:
   - library staff facilities.

12 At first floor level:
   - this is the main library floor – this is open plan, however it is envisaged that it will
be split into different areas to include a children’s area, young person’s area, adult
library, audio area and periodical area.

13 Balcony floor level:
• space for reading, two meeting rooms and learning facility rooms, with views
down onto the library floor.

14 The library sits within a public plaza which was effectively agreed through planning
permission granted for the wider public realm around sites A and B under ref. 05-AP-
2530. The current proposals, which are set out in detail on the submitted plans and
accompanying Landscape Statement, seek to improve on the earlier scheme and now
include: steps introduced for better access to the plaza; additional cycle parking; and
moat and reed planting to basin edge. The scheme extends out onto Surrey Quays
Road, with the removal of the traffic island on Deal Porters Way, replaced by a
controlled singular crossing; relocation of two disabled parking bays closer to the
library; the removal of all railings and new bollards proposed to Surrey Quays Road;
and a taxi drop off/pick up on Surrey Quays Road.

Planning history

15 The most relevant planning history includes the outline permission granted under ref.
05-AP-2539 for the development of Site B, which encompasses this site, for
residential, retail, office, studio workshop and a new library building. Details of siting
and access were approved with external appearance, landscaping and design,
reserved matters for subsequent approval. This permission was issued in May 2007
following the negotiation of a lengthy S106 agreement (which also covered the
consent on Site A) which includes a contribution from the commercial elements of the
development towards the construction of the library and the plaza.

16 Also relevant, as mentioned above, is the full permission granted under ref. 05-AP-
2530 for public realm landscaping works, including the plaza, for road infrastructure
works and the open spaces between buildings.

Planning history of adjoining sites

17 The most relevant planning history is the recent outline permission granted on Site A
(ref. 05-AP-2538) which lies to the north of the site on the far side of Surrey Quays
Road, for residential, retail and community use together with a new entrance to the
London Underground. Again details of siting and access were approved with external
appearance, landscaping and design reserved. This permission was also subject to
the extensive S106 agreement as mentioned above.

FACTORS FOR CONSIDERATION

Main Issues

18 The main issues in this case are:

a] The principle of the development in terms of land use and conformity with strategic
policies.
b] The appropriateness of the development within the Canada Water Action Area;
c] The ability of the proposed development to meet the objectives of the Canada
Water SPG and other Plan policies;
d] The design of the development
e] The impact on character and appearance of the vicinity, in terms of height and
layout;
f] The impact on amenity of neighbouring properties and future occupiers;
The impact of the development on the capacity of highway and public transport systems;
Highways and pedestrian safety matters;
The quantity, location and quality of proposed amenity space;
Sustainability matters, including energy;

Planning Policy

At its meeting on June 27 2007 the Council resolved to formally adopt the Southwark Plan. Although the 1995 Unitary Development Plan will remain as the statutory Development Plan until the Southwark Plan is formally adopted, the Council should give significant weight to the policies in the Southwark Plan in determining applications.

Southwark Plan 2007 [Modifications Version]
- Policy 1.8 Location of Retail Provision and Other Town Centre Uses
- Policy 2.2 Provision of New Community Facilities
- Policy 2.5 Planning Agreements
- Policy 3.2 Protection of Amenity
- Policy 3.4 Energy Efficiency
- Policy 3.7 Waste Reduction
- Policy 3.9 Water
- Policy 3.12 Quality in Design
- Policy 3.13 Urban Design
- Policy 3.14 Designing Out Crime
- Policy 3.19 Archaeology
- Policy 3.26 Borough Open Land (Canada Water Basin/Albion Channel)
- Policy 3.28 Biodiversity
- Policy 5.1 Locating Developments
- Policy 5.2 Transport Impacts
- Policy 5.7 Parking Standards for the Mobility Impaired
- Policy 7.2 Canada Water Action Area

Southwark Unitary Development Plan 1995 [UDP]
- R2.1 Regeneration Areas
- R2.2 Planning Agreements
- Objective C.7 Design and Security
- Objective C.5 Open Space
- C.1.1 Premises for Community Facilities
- C.2.2 Health, Social and Educational Facilities
- C.4.2 New Leisure and Recreational Facilities
- C.5.3 Community Open Space
- C.7.1 Accessibility
- C.7.2 Safety and Security
- Objective E.1 Safety and Security
- Objective E.2 Urban Design
- E.1.1 Safety and Security
- E.2.1 Layout and Building Line
- E2.2 Heights of Buildings
- E.2.3 Aesthetic Control
- E.2.4 Access for Facilities for People with Disabilities
- E.2.5 External Space
- E3.1 Protection of Amenity
- E5.1 Sites of Archaeological Importance
• E.6.3 Protection and Creation of Sites of Ecological Importance
• Objective T.1 Location and Design of New Development
• Objective T.2 Pedestrians
• Objective T.4 Cyclists
• Objective T.5 Roads and Traffic
• T.1.2 Location of Development in Relation to the Transport Network
• T.1.3 Design of Development and Conformity with Council Standards and Controls
• T.4.1 Measures for Cyclists
• T.6.3 Parking Space in New Developments

London Plan 2004
• 2A.5 Town Centres
• 3A.14 Addressing the Needs of London’s Diverse Population and annex 3
• 3A.15 Protection and Enhancement of Social Infrastructure and Community Facilities
• 3C.1 Integrating Transport and Development
• 3D.1 Supporting Town Centres
• 3D.2 Town Centre Development
• 3D.12 Biodiversity and Nature Conservation
• 3C1 Integrating Transport and Development
• 3C.2 Matching Development to Transport Capacity
• 3C.3 Sustainable Transport in London
• 3C.13 Urban Design
• 3C.15 Road Scheme Proposals
• 3C.16 Tackling Congestion and Reducing Traffic
• 3C.17 Allocation of Street Space
• 3C.18 Local Area Transport Treatments
• 3C.19 Improving Conditions for Buses
• 3C.20 Improving Conditions for Walking
• 3C.21 Improving Conditions for Cycling
• 4A.7 Energy Efficiency and Renewable Energy
• 4A.9 Providing for Renewable Energy
• 4B.4 Enhancing the Public Realm
• 4B.5 Creating an Inclusive Environment
• 4B.6 Sustainable Design and Construction
• 4B.7 Respect Local Context and Characteristics
• 4B.14 Archaeology

Canada Water SPG (adopted October 2005)
The SPG was prepared to provide clear guidance during the period of transition from the adopted 1995 UDP to a newly adopted UDP in 2007. This was required due to the pressure for regenerating a number of key development sites and significant changes to national, regional and local policy. The SPG provides the most contemporary context for the Council’s strategy for Canada Water. Although the SPG was adopted to the 1995 UDP, the site allocations have been through the emerging Plan’s Inquiry process and they reflect the Inspector’s recommendations with no modifications and should therefore be afforded significant weight.

The key objectives for Canada Water are for regeneration that will provide a significant number of new homes particularly those that are affordable to meet forecasted need. To ensure that the development provides for economic, social and environmental objectives the town centre and service offer needs to be consolidated and improved to increase employment opportunities, reduce the need to travel and
improve the quality of life for new and existing residents and workers. The current transport links need to be improved to become less car based and to integrate the new development into the surrounding area improving permeability and legibility throughout the area especially around the station. The Canada Water basin and Albion Channel are valued by local residents. Development should protect and enhance this Borough Open Land which should act as a focal point for regeneration.

25 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
PPS 1 ‘Creating Sustainable Communities’
PPS 3 ‘Housing’ 2006
PPS 6 ‘Planning for Town Centres’
PPG 13 ‘Transport’ 2001

Consultations

26 Pre-Application and Applicants own Consultation
Significant pre-application consultation was carried out by the Council and its development partner. This is set out in the applicants Statement of Community Involvement, which explains that the process of consulting with the local community began at the time the outline applications were being considered from December 2005.

27 The results from the first phase of consultation influenced the initial designs for the library. From August – December 2006 a programme of targeted consultation was put in place, presenting the initial scheme to key stakeholders and the local community. This was conducted by both LB Southwark and its development partners and sought responses on both the design elements of the library and the facilities to be provided within.

28 The stakeholders targeted were:

- Local Councillors
- Canada Estate Tenants Association
- Canada Water Campaign
- Rotherhithe Area Housing Forum Sub Group
- Rotherhithe Community Council
- Canada Water Consultative Forum
- Southwark Disability Forum
- Southwark Disablement Forum
- Participation at the Black History Event in December 2006.

29 Detailed information packs were sent to:

- Bermondsey Rotherhithe Development Partnership
- LBS Community Involvement and Development Unit
- Rotherhithe Area Housing Office.

30 The SCI goes on to explain that the several measures were incorporated in the design of the library and plaza, in response to representations received during this consultation, these include:

31 Library:

- More, larger windows throughout the library
- Main entrance reconfigured and centralised
- Relocation of elevators
- Change in colour of the cladding from silver to bronze
- Lighting strategy now considered for the whole building

32 Plaza:

- Width of basin promenade widened
- Reed planting introduced to soften dock edge and restrict unauthorised fishing
- Kerbs installed alongside plaza to reduce the requirement for traffic bollards
- Seating wall provided on plaza to improve views to the basin
- Terracing introduced to plaza to allow more informal seating opportunities with views of the basin
- Relocation of disabled bays to improve accessibility to the library
- Taxi rank introduced into the scheme.

33 Statutory and Formal Consultation

34 Site Notice:
15/6/07

35 Press Notice:
14/6/07

36 Internal Consultees
Traffic Group
Access Officer
Design and Conservation

37 Statutory and non-statutory consultees
Transport for London
Environment Agency
Design Review Panel

38 Neighbour consultees
Please see appendix at the end of this report.

39 Re-consultation
N/A

Consultation replies

40 Internal Consultees
Traffic Group

Comment that changes are proposed to vehicle access in the area with amendments being made to the road layout effectively reducing the width of the carriageway between the existing LUL entrance and the proposed library opposite. Whilst this has benefits in reducing crossing width for pedestrians it also has possible disadvantages to buses exiting the depot due to changes in signal timings. The views of TfL/London Buses must be taken into account in this regard.

They comment that sightlines will remain adequate.

41 In respect of parking, they note that the only parking proposed for the development is the two bays for disabled persons immediately to the front of the library. This level of provision is acceptable given the high PTAL level at this site, although it will not be possible, as the application purports, to reserve these spaces for the sole use of
library visitors as the spaces are on the public highway and therefore will be available to any blue badge holders. The proposed taxi drop off point and pick up to the north east further along Surrey Quays Road is considered preferable to the previously proposed ‘kiss and ride’ bay.

A more detailed travel plan is also recommended.

42 Access Officer
Comments that access provision is to the highest standard and complies with the requirement of the Disability Discrimination Act and the relevant part of the Building Regulations (Part M).

43 Statutory and non-statutory consultees
Transport for London have responded with interim comments which cover their three relevant areas of responsibility in relation to this application: the strategic road network, property, and buses. On the former they comment that the proposals are unlikely to have an unacceptable impact on the road network. In respect of their property interests in the vicinity of the LUL entrance, they comment that negotiation is still ongoing on the details of the materials and finishes that are to be used in this area in order to accord with their requirements. On the issue of buses they raise some detailed questions in relation to possible delays caused by the narrowing of the road in front of the site and the signal changes. They also query the removal of the existing railings to Surrey Quays Road and the position of cycle parking in the vicinity of the bus station. These points are currently being addressed by the applicant’s highway consultants and it is anticipated that an update can be provided for Members at the meeting.

44 The Environment Agency
Any comments from the Environment Agency in relation to flood risk or impact upon the adjacent basin will be reported at the meeting.

45 The Design Review Panel were consulted fairly early in the pre-application stage on the library and plaza and raised several issues. Primarily they remained concerned that the plaza would not be adequately enclosed by the buildings proposed around it and as a result the quality of the space and the enjoyment of it would be diminished. It was however recognised that the surroundings to the plaza were largely established by the outline schemes surrounding, which had by that stage already received a resolution to grant by the Council.

46 In respect of the library, reservations were expressed in certain areas, namely: the lack of interaction with the plaza – it was considered that the building did not offer sufficient openings onto the plaza or interest to it; the choice of external material – which it was considered could be difficult to clean and posed awkward junctions at the corners and around window reveals; the angled façade over the water, which was considered to be rather excessive and forbidding for those walking below; and also over the sustainability of the building and its use of renewable energy sources.

47 Neighbour consultees
There have been 10 letters of support received from local residents in Christopher Close, Woodland Crescent, Pump House Close, Garter Way, Lower Road, Clegg House and Columbia Point. However, the resident of Clegg House commented that the choice of materials and the provision of cycle parking was important, and the resident of Columbia Point commented that they need an entrance to the station which is closer to them.

48 One letter of objection has been received from a resident in Woodlands Crescent who
comments that this part of a larger residential and commercial scheme which they consider to be too intensive and harmful to the amenities of the area.

Re-consultation
N/A

PLANNING CONSIDERATIONS

Principle of development
It has been a long held corporate priority of the Council to build a new library and civic space at Canada Water. This ambition was reflected in the Canada Water SPG, and a very long period of public consultation by the Council and its development partner, British Land Canada Quays, gained widespread support for the principle of the use. The site is well located in terms of both public transport and walking routes, and its very visible position enables it to act as a clear community focus and a sign of community regeneration. The library will serve both the existing and planned new residential communities, and the range of functions, which includes performance and community space as well as state of the art library facilities, will serve the needs of a variety of sectors within the community. The building falls with Class D1, and as such is consistent with the designation in the emerging Plan and the Canada Water SPG.

The provision of a public library and plaza are intended to provide a focus for this growing community and also to enhance facilities for those already living and working in the area. They are intended to established high standards of design and access, as well as service provision, and as a result act as catalyst to achieve high standards of design and access throughout the other new developments in the area. Accordingly these proposals are essential components in the continued regeneration of the area. They support the vitality of the town centre, expanding the range of services and attractions, as well as improving permeability and the attractiveness of the pedestrian environment.

Environmental impact assessment
An Environmental Impact Assessment was carried out in relation to the larger outline applications mentioned above. However, given that this proposal involves only the library and the plaza, and both are broadly consistent with the outline scheme, a new EIA is not required.

Impact of proposed development on amenity of adjoining occupiers and surrounding area
Unlike the larger mixed use schemes considered previously for all of Sites A & B, the library and plaza are not situated directly adjacent to existing residential or commercial properties. As a result the proposals will not materially impact on the amenities of existing neighbouring occupiers through impact on visual amenities or more indirectly through matters such as traffic generation, given the reliance on public transport.

In terms of the proposed residential and commercial schemes anticipated in closer proximity on Sites A, and particularly Site B, these will still be situated some distance from the library, due to the creation of the plaza in between. Given the fact that the library now proposed will be only marginally higher than that already consented in outline as part of the larger redevelopment of these sites, it is not considered that this will materially alter the assessment already made on visual impact. Likewise the plaza has not materially altered in its scope, rather in its detailed design, and therefore it is again not considered that there should be a materially greater impact on the new buildings that will be built adjacent than would have occurred with the earlier permitted
The library will have an element of 24 hour use (returns of books and a limited lobby service), but the small scale of the access is not considered to cause any adverse impact on the amenity of nearby residents. Similarly, the scale and nature of the performance space is not considered, in the context of a town centre location, to have any adverse impact through noise or other nuisance.

Impact of adjoining and nearby uses on occupiers and users of proposed development
A comprehensive noise survey has been undertaken by the applicants and takes into account noise and vibration caused by traffic along Surrey Quays Road, including buses, and also from the underground lines running east from Canada Water just to the north of the proposed library.

This concludes that the busiest and therefore noisiest sections of road adjacent are to the west of the library and therefore these parts of the building should be mechanically ventilated or have a closed façade. Areas to the east of the building could be naturally ventilated except for the meeting/learning rooms and culture space. The survey also found vibration caused by underground tube trains to be insignificant and therefore vibration ingress should not be an issue for the proposed development.

Traffic issues
The main issue in relation to highways considerations is the proposed narrowing of Surrey Quays Road discussed above. This will have some ramifications for the flow of traffic and particularly buses along this stretch of road and also for those exiting the bus station adjacent to LUL. At the time of writing discussions are ongoing between the applicants and TfL/London Buses in order to satisfactorily resolve this issue and it is anticipated that at update should be available by the time of the meeting.

In respect of final negotiations ongoing with TfL on the finishes to be used in the vicinity of their secondary Underground entrance, it is considered that these matters can be dealt with by condition.

As mentioned above, the proposals are not considered to raise any material impact in terms of additional traffic generation affecting the strategic or local road network due to the high reliance on public transport. An update will be given on the location of the cycle stands adjacent to the main LUL entrance, if available at the time of the meeting.

Design issues
The library and plaza are intended to be a focal point for Canada Water and therefore need to achieve a high standard of design and access. Officers have been working with the applicants for several months in a bid to optimize the design quality and resolve concerns about the materials and elevational treatment.

Library
The building itself has a very difficult role to play, establishing a landmark within a future civic plaza, on what is currently wasteground. The building sits in exposed isolation and therefore has no ‘rear’ elevations, but rather 6 very public sides; all of these sides should ideally provide activity and interest to the public, and to the space within which it sits. How this building relates to, and interacts with the plaza, is critical to both the success of the building and the success of the space. The fact that this building does have 6 sides does make it difficult to provide activity and interest on all sides, and does indeed result in some relatively blank facades at ground floor level, as commented previously by the Design Review Panel. Nevertheless changes have been made since the drawings were presented to the DRP. These have involved
providing more windows in the facades, particularly those facing towards the basin and the plaza and also providing more openings at ground level to afford greater potential for interaction with the plaza in particular. Internal changes have also been undertaken providing the opportunity for users of the café to take in views of either the basin or the plaza and, when weather permits, to open up doors and bring tables outside. A management plan has been submitted with the application which gives an idea of the variety of uses anticipated in both the library and on the plaza at various times, and it should be noted that while the main part of the library will close at 9pm, access will still be possible, overseen by security staff, to the entrance area to drop off books, and use internet terminals.

The performance space, whilst being a key part of the brief, does serve to deaden the frontage of the building on the important eastern corner where the building turns the corner between the basin and the plaza. This is due to the nature of this space and the position of the raked seats up the inside of the canted facades at this point. Nevertheless the double doors into this space will be capable of opening onto the plaza when the use of this space allows.

It is hoped that the dramatic form of the building overall may distract from any failings to address the public realm, but the fact remains that the eastern half of the building is relatively inactive/uninteresting (especially when the performance space doors are closed).

An interesting dynamic will hopefully be set-up between the cylindrical tube-station and the angular library, two landmark buildings which should provide an interesting gateway to the area.

The ground floor of the library building has to perform many active functions (tube exit, library, cafe, performance space) within a relatively small space. The tube access is at least separated, but there is concern that the layout may cause difficulties in circulation and clarity for users.

The relationship to the water is crucial. The angle of the façade above the water was a concern raised at the pre-application stage by the Design Review Panel, who considered it could be rather overbearing above the riverside walkway. Nevertheless the application scheme retains this angle of overhang (50 degrees) with the design statement arguing that it will be a benign rather than oppressive feature which will screen pedestrians below from the wind and rain and also serves to screen the south facing windows in the library from excessive solar glare and heating. The design statement goes on to say that certain members of the community have likened the feature to the bow of one of the ships that used to be seen in the Surrey Docks. Nevertheless there is only one small balcony for public viewing from the building (and one for staff), which is something of a lost opportunity.

One of the most challenging aspects of this proposal is its facing material, also queried by the DRP. Although improvements have been made since that time by changing the colour from silver to bronze to give a ‘warmer and grander’ appearance, issues such as how the facades will be cleaned and maintained have not been fully addressed yet. As a result details of a maintenance schedule and method statement should be secured by condition setting when and how the facades would be cleaned. A particular issue remains the detailing of the mesh-sheets, particularly where the cut edges are left exposed at all openings. Cover-strip angles will be applied to the main corners of the building, and similar angle-stops would be preferable to all openings. The quality of the rain-screen backing-panels which will line the reveals to the openings are also important and need to be well handled. Accordingly, material samples and comprehensive details will need to be conditioned, with possibly some mock-up installations.
On a public safety level, there may be points at which the building's angle/overhang could be a hazzard (i.e. the risk that someone who is blind or partially sighted could walk into it and bang their head); if so, some sort of railing may need to be erected to protect against this.

The large areas of graphic lettering to be applied to glazed areas will need careful consideration, as will any further signage which will be required, including that for the Underground entrance.

Plaza
Although the principles of the previous permitted scheme are retained, there have been a number of changes made to improve access across the site and particularly to assist the movement of pedestrians between the transport interchange and the plaza and basin.

The full list of changes is laid out in the application Landscape Design Statement. The more significant alterations involve the narrowing of Surrey Quays Road in conjunction with a raised speed table. This coupled with new kerbing to delineate the roadway enables the removal of the existing central reservation and bollards and barriers alongside Surrey Quays road at the edge of the plaza. This is intended to make the route between the transport interchange and the plaza more seamless without compromising pedestrian or highway safety. The disabled parking bays are also brought closer to the library and a taxi drop off point is provided. Enhanced cycle parking adjacent to the main LUL entrance is also proposed, although discussions are ongoing with TfL on this aspect.

Within the plaza itself, the riverside walkway will be extended and regraded, terracing will also be provided further back to afford easier views over the water, all of which is welcomed. The relocation of the existing Evening Standard kiosk closer to Surrey Quays Road and the station enables its current position to be turned into a viewing platform and seating area overlooking the Basin, which is the one point where people can actually come close to interacting with the water.

This library and plaza have the potential to become a striking landmark at the centre of Canada Water's regeneration; to become so, the detailing and materials need to achieve a very high quality, which can be secured by conditions.

Planning obligations [S.106 undertaking or agreement]
An extensive S106 agreement was negotiated and recently signed as part of the larger regeneration of Sites A & B, which will secure contributions to mitigate the impact of the larger scheme, including the library, and which contributes money towards the construction of both the library and the plaza. As a result, the library and plaza projects are effectively beneficiaries of the broader residential development, and due to their community function it is not appropriate that any additional S106 contributions should be sought.

Other matters
On the question of sustainability, the application is accompanied by a detailed statement which confirms that solar water heating panels on the angled roof facing across the water coupled with ground source heat pumps will provide 10% of the building's energy requirements from renewable energy sources in line with current London Plan and emerging Southwark Plan requirements. Furthermore, as already mentioned, the canted facades are designed to reduce solar gain, a factor assisted by the creation of a green roof. The green roof will also reduce surface water run-off.

Reed planting will be proposed in the basin itself to green the promenade edge,
enhance the basin ecology and act as a preventative measure to prevent fishing in front of the library. Discussions have been undertaken at the pre-application stage with the Environment Agency (E.A) on these measures and also the impact on the basin of the overhang from the library and down lighters underneath balconies. It is understood that there are no objections although any further comments from the E.A will be reported at the meeting.

79 A comprehensive Flood Risk Assessment (FRA) was undertaken in the Environmental Statement submitted in 2006 in connection with the main outline schemes. This has been reviewed by the applicants who maintain that the conclusions of that assessment still apply to these current proposals. Any comments from the E.A in this regard will be reported verbally.

80 **Conclusion**
The principle of these proposals was established by the earlier outline consent for Site B and the previous full permission granted for the public realm, and is in accordance with the emerging Southwark Plan and the Canada Water SPG.

81 The proposals are broadly similar in terms of the function, footprint and massing to the earlier proposals and are not considered to materially impact on surrounding developments, whether existing or proposed.

82 The design of the library, whilst certainly unconventional in its shape and elevational treatment, nevertheless provides a striking building in this prominent location at the heart of Canada Water.

83 The revised design for the plaza will achieve better co-ordination with the transport interchange, and subject to final comments from TfL should not compromise the functioning of the transport network.

84 The grant of full planning permission will enable the important Canada Water library project to move towards implementation. The proposals signal the first phase of the development of this part of Canada Water, and will provide improved public access to the basin, enhanced public services and a visual focal point for the community; and one which should be a catalyst for the further regeneration of the area.

**COMMUNITY IMPACT STATEMENT**

85 In line with the Council’s Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

**SUSTAINABLE DEVELOPMENT IMPLICATIONS**

86 The proposals will are situated in area with good public transport accessibility and and are therefore considered to be sustainable in terms of travel patterns. Furthermore the scheme incorporates renewable energy sources in order to be able to achieve the
Council's required standard of 10% of overall needs, as mentioned above.

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Team Leader Development Control [tel. 020 7525 5420]

CASE FILE: TP/468-A  
Papers held at: Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]

APPENDIX

Neighbour Consultee List for Application Reg. No. 07-AP-1174

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