

ENABLING WORKS - TREE AND DOCK EDGE LANDSCAPING WORKS (FEBRUARY-MARCH 2019)

About the works

We are shortly to undertake some works on a small number of trees, hedges and shrub beds around the Surrey Quays Shopping Centre car park. This is part of a programme of enabling works to help meet future infrastructure needs of the Canada Water Masterplan and to allow the first phases of construction to begin (subject to planning permission being received).

This pack details what works we are undertaking and why, what the impact will be, and how we propose to repair and enhance the landscaping and public realm in the long term. The works will include pollarding, canopy reduction and in some limited instances the removal of a small number of trees.

Programme

Works will commence on Wednesday 20 February 2019 and will run until Friday 15 March 2019. Working hours will be restricted to 8am to 6pm (on weekdays only). It's necessary to do these works now to:

- Clear a route to allow for a gas main pipe to be diverted (diversion can only take place at certain times of the year when there is less demand upon gas supply);
- Prevent birds from nesting at locations which will be disturbed later this year;
- To clear sites for future construction work anticipated later this year.

Terms explained:

Tree pollarding: removing branches, cutting back a tree to its trunk and stumps. The tree will remain healthy and in time grow back. See the diagram below for an indication of what pollarding entails.

Canopy reduction: some branches will be removed and cut back to reduce the overall size of the canopy. The tree will remain healthy and subsequently grow naturally.

Removal: trees and stumps will be entirely removed. Loss of any trees will be temporary, as additional planting will be undertaken in early 2020.

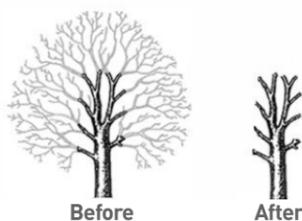


Fig.1 Tree pollarding



Deal Porters Way / Dock Edge

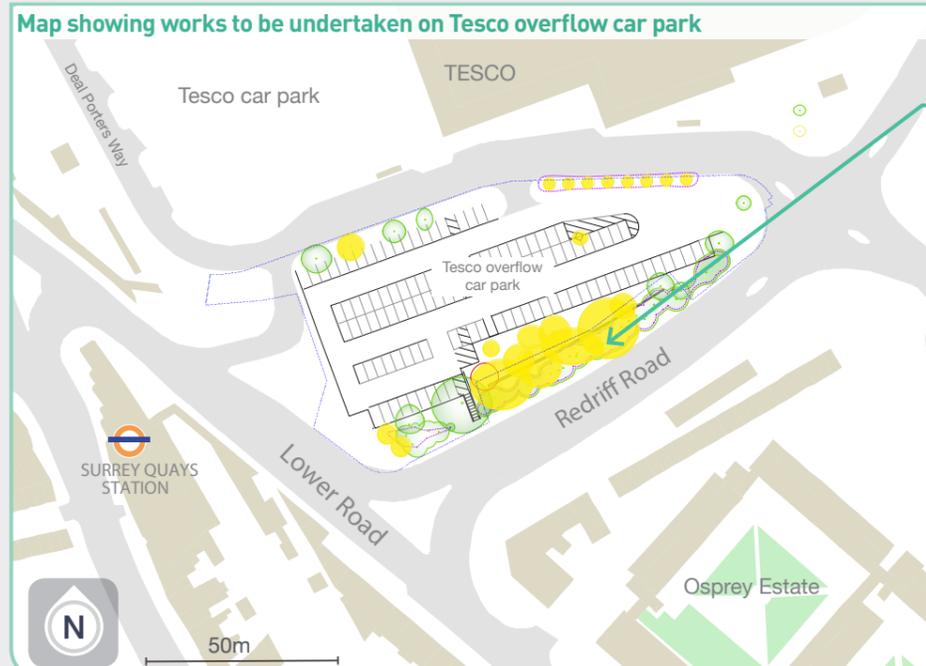
- 3 trees along the northern boundary of the overflow car park subject to canopy reduction.
- 1 category 'B' (moderate quality) tree along on the western edge of Deal Porters Way will be removed.
- A small stretch of the hedge / shrub along the eastern boundary of the brown zone car park will be removed.
- 9 category 'C' (low quality) trees at the southern edge of the path along the western dock edge may be removed (subject to approval from Southwark Council) to be replaced in 2020.

Existing petrol filling station

- Low level hedges and shrubs will be removed.
- Trees subject to pollarding.

Surrey Quays Shopping Centre car park

- Three category 'C' (low quality) trees within the main Surrey Quays Shopping Centre car park will be removed.
- A small number of trees and hedging that border Hothfield Place will be removed.



Tesco overflow car park

- 22 trees within the Tesco overflow car park will be subject to pollarding.
- 9 trees will be retained and undisturbed.
- Row of small trees along the boundary with Redriff Road will be retained and undisturbed.

Key

- Trees, groups or hedges to be retained
- Trees, groups or hedges that might be removed
- Trees, groups or hedges to be removed
- Trees to be canopy reduced
- Trees to be pollarded

Delivery of the works

A majority of these works are being undertaken on land owned by British Land, on trees, shrubs and hedges that are not protected or considered to be high quality (as reported in the Arboricultural Impact Assessment that was submitted as part of the Masterplan planning application). These enabling works are not dependent on the current planning application for the Canada Water Masterplan, but approvals are being sought through Southwark Council where appropriate.

The works will be undertaken by a carefully selected arboricultural specialist with extensive experience of delivering high quality work on similar projects. They will be accredited either through the Arboricultural Association or other health, safety and quality assurance schemes.

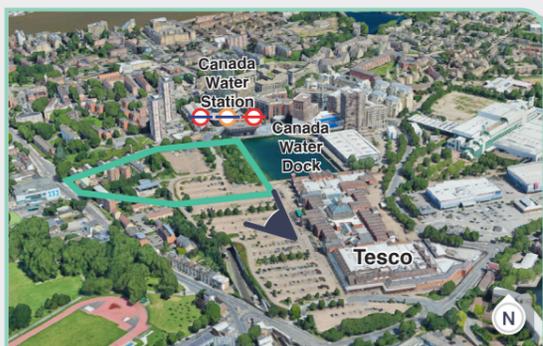
Tree replacement and Enhanced Public Realm

Loss of any trees will be temporary, as additional planting will be undertaken early 2020, and by 2023 the full landscaping works for Phase 1 of the Canada Water Masterplan are expected to be completed.

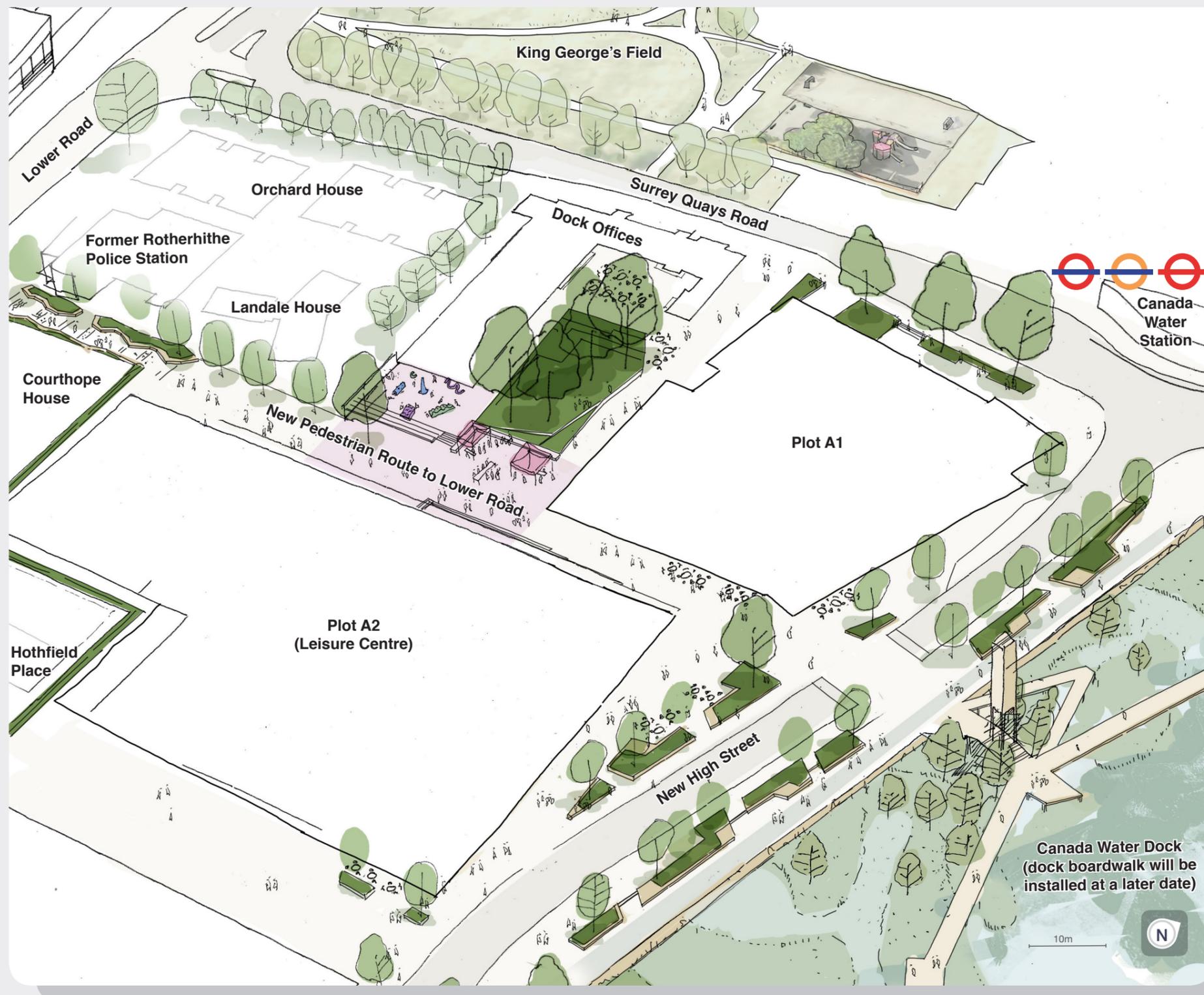
We are working with a range of expert consultants to ensure that in the long term the Masterplan creates new landscaped spaces, habitats and enhances local biodiversity. However, some short term changes will need to be made to enable the Masterplan to be delivered.

The illustrative sketch to the right shows the draft landscaping and public realm proposals for the area around plots A1 and A2 of the Canada Water Masterplan which will be completed in 2023 (subject to planning permission). It shows a new pedestrian link from Canada Water Dock to Lower Road, an enhanced Dock Office courtyard, the beginnings of the new High Street, and the restoration of the wetland habitat in Canada Water Dock. Planting of mature trees will take place in 2020, as well as extensive further planting and landscaping to enhance biodiversity.

Subject to planning permission for the Canada Water Masterplan later this year, additional enabling works may result in further trees being removed to be replaced at a later date. Updates will be provided prior to any works being undertaken.



Location of illustrative Phase 1 sketch to the right, viewpoint indicated looking north west



Illustrative sketch of the Phase 1 landscaping plan in 2023

Get in touch

If you have any queries or concerns about the works, or would like to meet to talk this through in more detail, please don't hesitate to get in touch with the team using the details on the right.

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Canada Water Masterplan