



Our ref: 18/2011
Your ref: 18/AP/1604

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By email

28 March 2019

Dear Michael

Canada Water Masterplan minor changes March 2019– TfL comments

The comments below represent an officer level view from Transport for London Spatial Planning and are made entirely on a "without prejudice" basis. These comments do not necessarily represent the views of the Greater London Authority.

Thank you for consulting TfL Spatial Planning. I understand the changes relate to the following:

Plot A1 – increase the size of the internal residential communal space at first floor level.

Plot A2 - A new fifth floor roof terrace for use by office workers based in the building and changes the proposed material on the back of the building (when viewing the building from Lower Road) from timber to terracotta.

Plot K1 - minor changes to the internal layouts of the proposed eight wheelchair accessible homes in the building

Plot C - Interim Petrol Filling Station - The underground fuel tanks beneath the petrol station forecourt repositioned and the structural columns which support the roof of the filling station redesigned.

Outline Masterplan Proposals – increased the depth of the basement beneath Zone L (located on the Printworks site adjacent to Quebec Way).

Of these changes, the only one that may have implications for strategic transport is the proposed changes to the basement of Zone L, due to the proximity of London Underground (LU) Jubilee line tunnels to the plot boundary. However this can be covered by a standard condition requiring the applicant to consult with LU Infrastructure Protection team on the detailed design of the basement/building and excavation/construction methodology.

TfL is also in discussion with the applicant in respect of a separate Infrastructure Protection Agreement covering Rail for London (East London line) infrastructure and it may be that we will also seek to include LU infrastructure within this agreement.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Hiley'.

Andrew Hiley
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