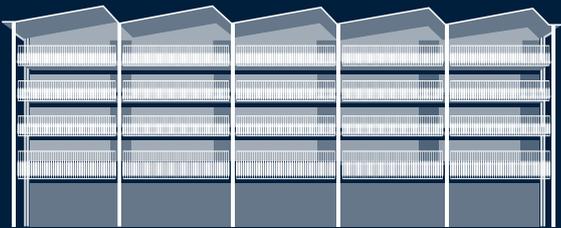

CANADA WATER MASTERPLAN



Design and Access Statement
Volume IV Part 3 of 5
Plot A2

May 2018

Allies and Morrison

3 DESIGN OBJECTIVES AND EVOLUTION

3.1 Design Objectives

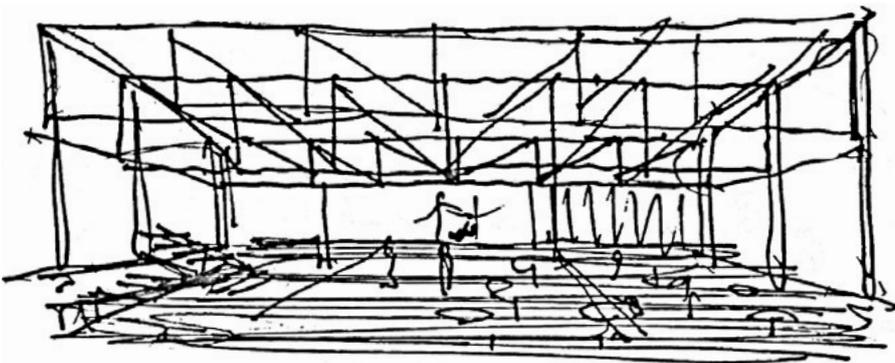
3.1.1 DESIGN ASPIRATIONS

This section outlines the overarching design objectives for Plot A2.

What are the aspirations?

Create a building which is:

- Unique and memorable with a sense of character that has value beyond being another generic office building.
- Enduring and adaptable design principles that allow flexibility for future ways of working.
- Contextual and responsive.
- Sustainable and healthy.
- Innovative, creative, fresh.
- Contributes to the life and vitality of the Public Realm.



Early concept sketch for the office entrance hall

How can we realise the aspirations through design?

- Local appropriateness - a design approach that references historical sheds and warehouses that once occupied Canada Water.
- Simple and durable palette of materials used in elegant and unexpected ways.
- Clear sense of facade structure and rhythm that relates to historical industrial architecture.
- Create large, open-plan spaces that offer flexibility for different uses and configurations.
- Respond to local climate and environmental conditions.
- Shared amenities that can be used by all building tenants and other people in the community.
- Engage with and be respectful of neighbours.
- A common order of architecture, structure and MEP to support design efficiencies.
- Reducing dependency of lifts by encouraging people to use the stairs wherever possible.
- Active uses at ground level fronting key public spaces surrounding the building.

What will be here?

1. 21,219m² GIA flexible workspace
2. 5,495m² GIA leisure use
3. 864m² GIA dockside retail uses

The headline brief for the Leisure Centre is based on Southwark Council Regeneration and Leisure Department's requirement for the area's growing population, Sport England guidance and general leisure centre good practice. This comprises -

- 8-lane, 25m swimming pool
- Learner pool 15x6.5m
- Dedicated water confidence area
- Separate wet change facilities
- 4 court sports hall
- 140 station gym
- 2 dance studios and a spin studio
- Welcoming foyer/social space and a café
- Dedicated soft play

3.2 Design evolution and consultation

3.2.1 SUMMARY

This section looks at how the final proposal has emerged during the pre-application stage through an assessment of local context and planning policy. The process has been guided by wider involvement through public consultation and pre-application meetings with Southwark Council.

Ongoing consultation and community involvement

The Masterplan design has continued to evolve since 2014 in response to ongoing public consultation, which over five thousand individuals have been involved in and shared their views to date.

The team met with several adjacent and local residents from Summer 2017 as part of the design development for Plot A2 to discuss the proposals and understand a range of viewpoints. This included visits to homes on Hothfield Place.

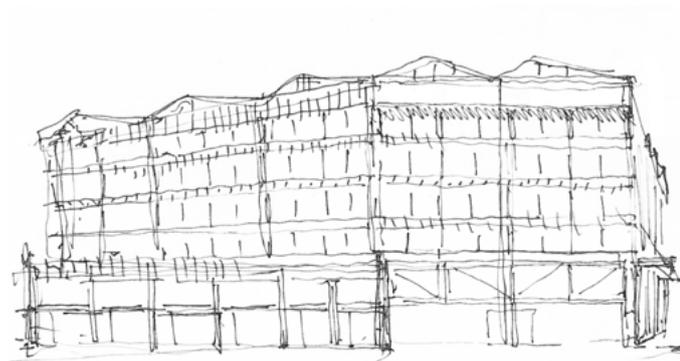
January Masterplan Exhibitions

An exhibition of the masterplan and three detailed plots A1, A2 and K1 was hosted by British Land in Surrey Quays shopping centre between 12 and 20 January 2018, with local outreach the following week.

A bespoke evening meeting and presentation was also held on 16 January 2018 for nearby residents of plot A2. Letters were hand delivered from this drop in session, and the project team, including British Land and Allies and Morrison were on hand to present the proposals, answer questions and discuss feedback. For further information please refer to chapter 17: *Statement of Community Involvement* in the Masterplan Outline Application.

Leisure Centre location

Southwark Council Regeneration and Leisure departments have been looking at options for either refurbishment or replacement of Seven Islands Leisure Centre for several years. More recently in May 2017 a range of possible sites and scenarios were considered at public consultation. Plot A2 received the most positive feedback in terms of location.



Early concept sketch for the dock-facing elevation

Southwark Council pre-application meetings

The design process for Plot A2 has been well supported by four constructive pre-application meetings with Southwark Council during the pre-application stage. These have helped direct the design at regular intervals and allow for the design team to reflect on considerations made.

This chapter summarises the pre-application meetings held with Southwark Council divided thematically into key areas of discussion.

Southwark Leisure Centre consultation

The Leisure Centre has been designed in conjunction with the Southwark Council Regeneration and Leisure departments. It is anticipated that Southwark Council will operate the proposed Leisure Centre.

DRP review

A Design Review Panel (DRP) held on 11 October 2017 with positive feedback on the emerging Plot A2 design. Key comments below -

- Overall approach to materiality being developed is working well to create a strong sense of local character.
- Recognition of the contrast in scales between Plot A2 and the existing residences. The DRP panel felt that the proximity and confident change in scale and massing work well to balance the concerns of setbacks and privacy.
- Location of the Leisure Centre entrance onto the Dock Offices Courtyard appears appropriate and will add activity in this space.

Security

A Secured by Design meeting was conducted on 18 August 2017 with the Southwark Council Designing Out Crime Officer to review the Masterplan, Plot A1 and Plot A2. Key points from the meeting are described in Chapter 6 on the DAS.

Historic England

The Canada Water Masterplan Outline and Detailed Proposals were reviewed with Historic England during the pre application process. No significant concerns were raised.

3.2.2 LEISURE CENTRE LOCATION

Within the Masterplan there is the opportunity to incorporate a new leisure centre. British Land in conjunction with Southwark Council have been exploring options for the leisure centre location. This section describes the locations that have been explored.

The leisure centre has been designed in conjunction with the Southwark Council Leisure Team and it is anticipated that the Council will operate the leisure centre should it come forward.

- **In late 2014** – Southwark Council began working with British Land to find a location for the leisure centre within the new Town Centre. Options outside the Masterplan site are explored separately by S&P Architects on behalf of the council.
- **August 2015** – Southwark Council consulted on a preferred site (Plot 06) for a new stand-alone leisure centre building within the heart of the Town Centre.
- **February 2016** – After feedback from local residents about a lack of wider options testing, Southwark Council opened up a consultation in which nine sites options were explored. Of the nine site options, six were within the Masterplan and three were outside Masterplan boundary.
- **March 2016** – Presentation of design development of brief on preferred site (Plot 06 not shown on adjacent image of 2017 Masterplan).
- **June 2016** – Lead member of Regeneration and New Homes agrees to completely reconsider location of leisure centre; subsequently, formal decision taken for Southwark Council to withdraw support for Plot 06 and request British Land to consider alternative locations within the Masterplan
- **May 2017** – The Masterplan is reconfigured and presented alongside three new site options are presented at the public exhibition. These three options are shown in the diagram to the right. There is overwhelmingly positive feedback for Plot A2 as a location.
- **March 2018** – decision by Southwark Council cabinet confirming Plot A2 as the preferred site for the new Canada Water Leisure Centre.

Key

- Locations within the Town Centre
- Locations outside the Town Centre



February 2016 consultation

The plan above shows the sites that were studied as potential locations for the leisure centre in February 2016. The sites considered fall into two categories:

- Sites located on land which is the subject of a development agreement between the council and British Land.
- Sites located outside of the new Canada Water Town Centre.

FFEBRUARY 2016 CONSULTATION **ON-SITE OPTIONS**

LOCATION	PROS	CONS
Plot 1	Close to current Seven Islands site	Leisure centre does not fit on Plot A1 alone and would require part of Plot A2
	Close to Canada Water station	Overground tunnel is a major constraint to pool
	Close to Canada Water Library	Loss of retail continuity and residential use
	On a proposed bus route	Retail essential for the start of the Town Centre and new High Street
		Potential location for Tall Building
		Could create a back along Deal Porters Way and dock edge
Plot 2	Leisure centre can fit as single use	Overground tunnel is a major constraint on pool
	Close to current Seven Islands	Loss of proposed retail and residential use
	Close to Canada Water station	Loss of retail and residential use
	Close to Canada Water Library	Loss of retail continuity impacts on the Town Centre and the new High Street
	On a proposed bus route	Solution required for stacked sports hall and pool
		Creates a back along Deal Porters Way and green link
Plot 3	Within Town Centre	Brief only fits with a stacked sports hall and pool
	Within green link	Loss of proposed retail use, which is essential for success of the Town Centre and the new High Street
	Close to public transport links	Overground tunnel is a major constraint to pool
	On a proposed bus routes	May create a back along Deal Porters Way and green link

FEBRUARY 2016 CONSULTATION **ON-SITE OPTIONS**

LOCATION	PROS	CONS
Plot 4	New brief can fit	Loss of other important town centre culture and leisure uses
	Within Town Centre	Active frontages required to all sides at heart of Town Centre
	Within the green link	Ideal location for central culture/leisure use of city-wide scale
		Limited vehicle and bus access
Plot 5	Close to the new Park	New brief does not fit the site
	Within the green link	Loss of proposed retail and residential use
	Accessible from Surrey Quays Road in the short term	Active frontages required
		Delivery time uncertain due to road and utilities constraints
		Limited vehicle and bus access in long term
		Potential location for Tall building
Plot 6	New brief fits on the site	Part constrained by Overground tunnel
	Single use on the site	Loss of existing greenery
	Utilises natural back for blank frontages whilst creating active frontage along Deal Porters Way	Proximity to existing residents
	Pool not compromised by tunnel	
	Prominent link with High Street/ green link	
	On a proposed bus route	

FEBRUARY 2016 CONSULTATION **OFF-SITE OPTIONS**

LOCATION	PROS	CONS
Site A (Seven Island Leisure Centre site)	Redeveloped site can accommodate the brief	Loss of leisure facilities for 3-4 years
	It is within the council's freehold ownership	Site shape would create a less than optimum layout for users
	Accessible by public transport	Demolition site clearance and restricted site likely to result in longer and therefore more costly construction programme
	Off-street disabled parking, coach drop-off and servicing possible	Proximity to residents
		On busy main road and periphery of new Town Centre
Site B (Rotherhithe Police Station site)	Continuity of leisure facilities	Site cannot accommodate brief. Size and proportions of key spaces will not fit
	Accessible by public transport	Site not within the council's freehold ownership
		Off-street accessible parking, coach drop-off and servicing not possible
Site C (Surrey Docks Water Sports Centre)	Continuity of leisure facilities	It cannot accommodate the combined leisure and water sports centre brief
	It is within the council's freehold	Loss of water sports facilities during the construction
	Deliverable in 5 years	It is on the edge of the catchment area
		Off-street accessible parking, coach drop-off and servicing not possible
		Restricted site would result in a challenging construction
		Less accessible by public transport

Key

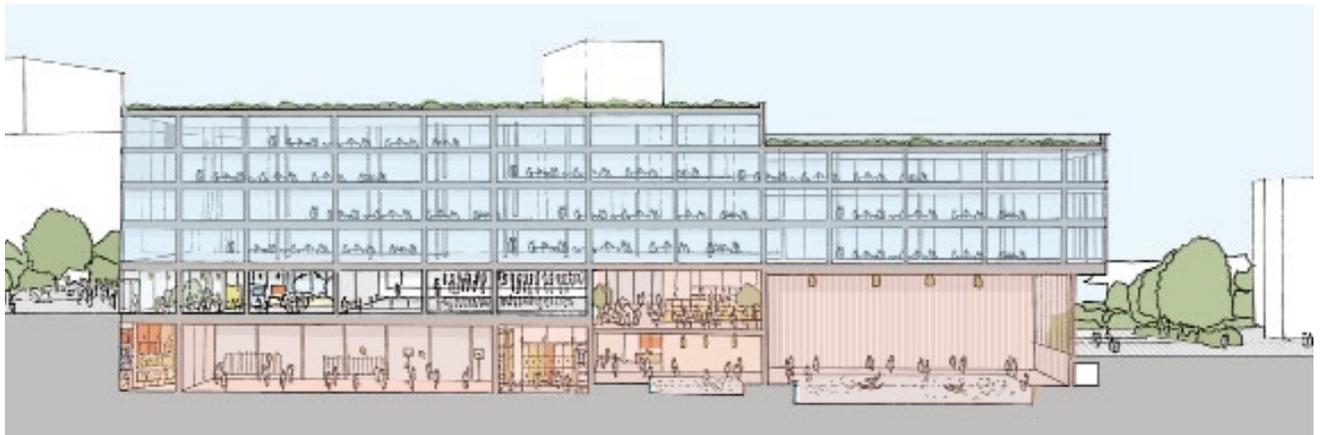
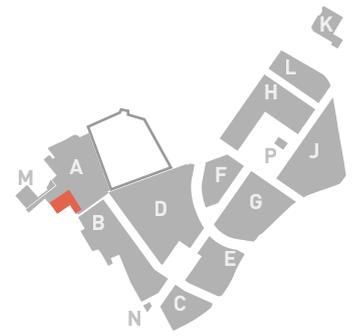
- Locations included as potential options
- Locations considered but discounted
- Previous 'Plot 6' proposed location



May 2017 consultation

The plan above shows the three sites that were studied as potential locations for the leisure centre in May 2017. Each of these sites were looked at in detail to understand how the leisure centre could be accommodated. Other sites within the Masterplan were also considered, but discounted because they didn't meet the selection priorities. The diagram shows the 2017 Masterplan and Planning Application Boundary at that time.

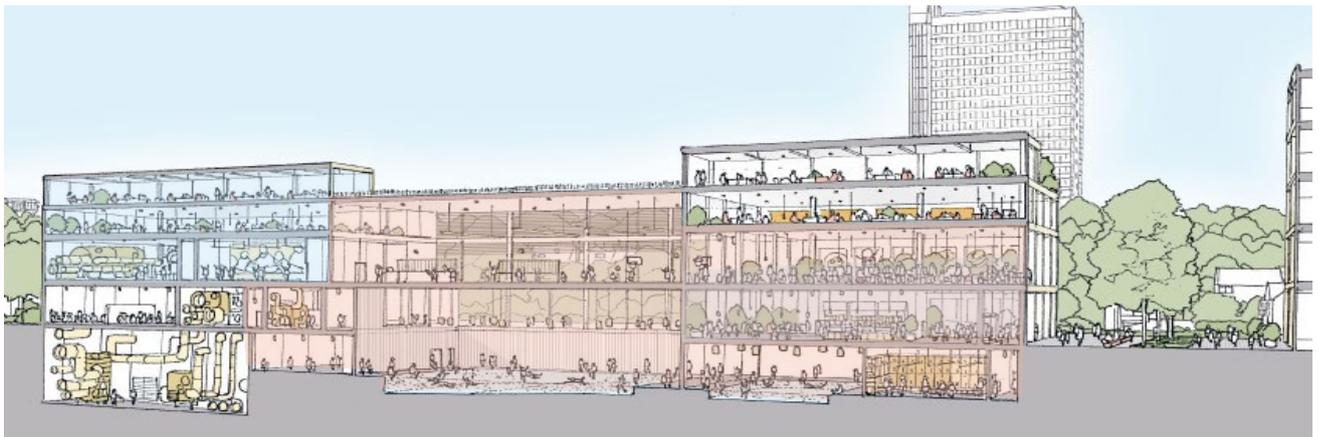
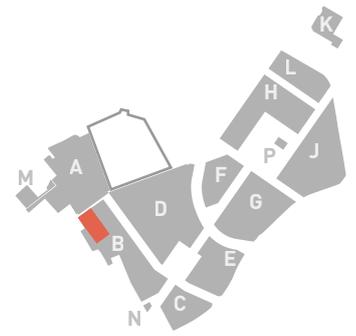
EXISTING FACILITIES	PROPOSED FACILITIES
6-lane 33m pool	8-lane 25m pool
Disused learner pool	Learner pool
Community hall	4-court sports hall
60-Station gym	150-Station gym
1 Studio	3 Studios



May 2017 consultation – Leisure Centre: Option A

Option A would provide the leisure centre on one of the most accessible sites in the middle of the Town Centre. The leisure centre entrance would face onto a new pocket park with the potential for play areas and direct connections to Canada Water Dock and Southwark Park.

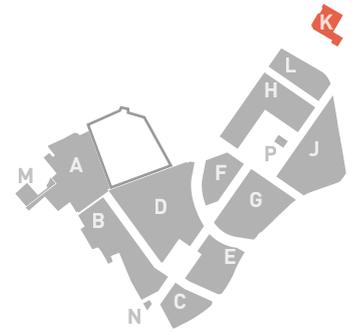
OPTION A	PROS	CONS
Accessible	Less than 2 min walk from Canada Water Station; effectively serves both Rotherhithe and Bermondsey community as well as wider catchment	
Town Centre	Near restaurants, shopping, library, and other town centre civic and convenience amenities	
Connected	Entrance onto new Dock Offices Courtyard, with Canada Water Dock, and Southwark Park nearby, and other parks and leisure assets within walking distance	
Active	Entrance onto the new Dock Offices Courtyard and green link to Southwark Park; workspace and restaurant/retail uses help activate the dock edge and surrounding areas	
Continuous service	Deliverable alongside operational Seven Islands	
Timing	Likely deliverable in the early phases of development	
Commercially viable	Use of site levels enables efficient integration alongside other commercial uses	Increased costs due to excavation; lower ground floor naturally lit at only one end



May 2017 consultation – Leisure Centre: Option AB

Option B is a site near the top of the High Street. It is close to the former Plot 6 site, but retains the green area that consultation feedback showed to be important to the local community.

OPTION B	PROS	CONS
Accessible	Less than 3 min walk to Canada Water Station; 5 min to Surrey Quays Station, and on a proposed bus route; serves Rotherhithe, Bermondsey and wider catchment	
Town Centre	In core Town Centre area near restaurants, shopping and other convenience amenities	
Connected	Walking distance to all major leisure assets	Less direct access to parks than other options
Active	Entrance on Hothfield Place near top of High Street; workspace, retail, and restaurants bring activity to Town Centre	
Continuous service	Seven Islands can remain operational	
Timing		Difficult to deliver in the early phases
Commercially viable	Integration with other uses in a mixed-use building reduces loss of commercially valuable floor space	Less efficient configuration and more expensive construction due to London Overground Tunnel located under plot; loss of commercially valuable workspace on first floor



May 2017 consultation – Leisure Centre: Option C

Option C would provide the leisure centre on Robert’s Close at the north east end of the Site. While not easily accessible or in the Town Centre, the leisure centre would benefit from proximity to green areas and schools.

OPTION C	PROS	CONS
Accessible		Poor public transport connectivity: 8 minute walk to Canada Water Station, 5 minutes from nearest bus stop; does not serve Bermondsey community or wider catchments effectively due to low accessibility
Town Centre		Not in the Town Centre and does not benefit from proximity to other convenience amenities
Connected	Proximity to Russia Dock Woodland and local schools	Approximately 10 min walk to Southwark Park
Active		Standalone leisure centre would have inactive frontages around most edges; no mix of uses
Continuous service	Deliverable alongside operational Seven Islands	
Timing	Potentially deliverable in the early phases	
Commercially viable	Standalone, above ground design is less expensive to build	Significant opportunity cost due to loss of ability to build homes and other uses on the plot

May 2017 consultation feedback

The feedback from the consultation indicated that Option A was strongly preferred to the other locations.

For the following reasons Plot A2 was the preferred option for the leisure centre:

- Within the Masterplan area, central location and deliverable within Phase 1
- Accessibility to public transport
- Visibility from Lower Road, the Dock Offices Courtyard and Deal Porters Way
- Serves the catchment area
- Close to current Seven Islands, and existing leisure centre could continue to operate during construction
- Close to Canada Water Library
- Accessible parking possible close to the entrance, coach drop-off and servicing possible



Diagram showing the leisure centre location options and level of support or concern for each. This is based on feedback from the May 2017 public consultation captured in the Updated Draft Masterplan Consultation Report - Summer 2016 and Spring 2017.

3.2.3 PRE-APPLICATION DESIGN DEVELOPMENT

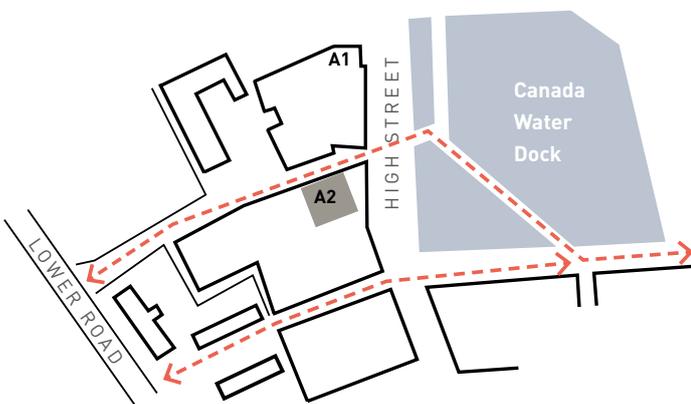
The design process for Plot A2 has been well supported by four constructive pre-application meetings with Southwark Council during the pre-application stage. These have helped direct the design at regular intervals and allow for the design team to reflect on considerations made.

This section summarises the pre-application meetings held with Southwark Council divided thematically into key areas of discussion.

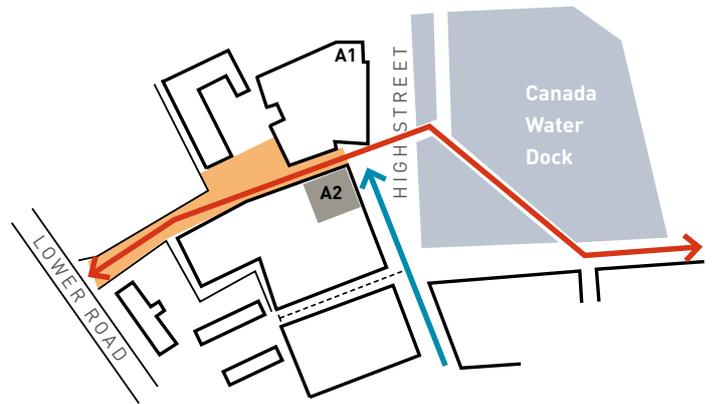
Hierarchy of routes

During initial pre-application meetings, discussions focused on the hierarchy and types of routes around Plot A2. The diagrams below summarise key design development in response to views expressed by Southwark Council.

1. Initially it was felt that the proposal lacked a clear hierarchy of routes in terms of fronts and backs, with two pedestrian routes competing side-by-side with equal importance.
2. By Pre-App Meeting 3, the route north of Plot A2 developed to become the primary pedestrian throughfare between Canada Water Dock and Southwark Park, connecting with the Dock Offices Courtyard. On account of this, the route south of Plot A2 became a secondary route for access to the service bay. The existing ramp connecting to Hothfield Place is currently being retained. Proposals for a new connection to Hothfield Place could come forward in the future subject to further consultation with Southwark Council and local residents.



Previous hierarchy of pedestrian routes (1)



Proposed hierarchy of urban routes – main public route to the north of A2 and access route to the south (2)

Initial Dock Facade massing evolution

The massing of the dock-facing elevation developed in response to discussions with Southwark Council concerning the hierarchy of routes around Plot A2. The images summarise key development stages:

1. At Pre-Application Meeting 1, the proposed massing initially followed the building line from Plot A1 to the north. However, concerns were raised that this option concealed the entrance to the pedestrian route leading to Lower Road and lengthened the route to the Dock Offices Courtyard. The overhanging massing also concealed the main office entrance.
2. By Pre-Application Meeting 2, the massing developed in response by flattening the 'nose' of the dock facade to reveal the building entrance and shorten the length of the route between Plot A1 and A2 leading to the Dock Offices Courtyard and Leisure Centre entrance. However, it was felt that the inflection in angle of the massing did not provide a strong civic frontage.
3. By Pre-App Meeting 3, the dock massing developed to provide a more confident frontal response to the dock. The flat building massing continues the realigned Deal Porters Way (the High Street) and allows the entire frontage of the building to face directly onto Canada Water Dock. This approach was well received by Southwark Council and forms the basis of the current proposal.



Diagonal dock frontage (1)



Flat dock frontage defining entrance only (2)



Flat dock frontage (3)

Hothfield Place design evolution

Meetings were conducted with local residents to get feedback and understand their concerns in relation to Plot A2. Key issues that arose were daylight/ sunlight considerations, overlooking, building appearance, and chlorine odours from the Leisure Centre swimming pool. Understanding these concerns guided the design evolution of the building massing -

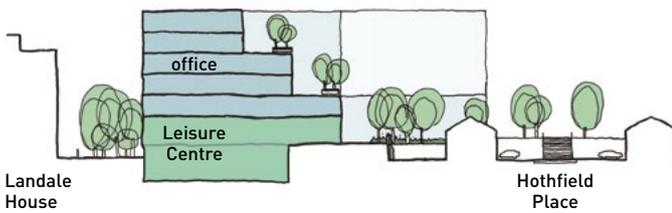
- A number of massing studies were undertaken in order to optimise daylight/ sunlight for the residents. The design team worked closely with GIA to understand key constraints to optimise daylight for residences.
- To address overlooking issues, the massing of the rear building has evolved to create a series of stepped inaccessible planted terraces to help prevent overlooking of adjacent residences. These principles are covered in more detail in the next chapter.
- The appearance of the building has evolved to create opportunities to integrate planting into the design, resulting in a softer building edge. These principles are covered in more detail in the next chapter.
- In response to concerns regarding the odours of the swimming pool, the pool plant extract is now ducted through the office satellite core to the roof of the building and dispersed at high level. As a result there is now no risk of the chlorine odours reaching adjacent residences providing the pool is correctly maintained by the operator.

A range of massing approaches were considered with Southwark Council during the pre-application stage. These studies explored a balanced massing response with respect to daylight/ sunlight considerations to the neighbouring residential buildings, floor plate efficiency, and the space needed for the Leisure Centre.

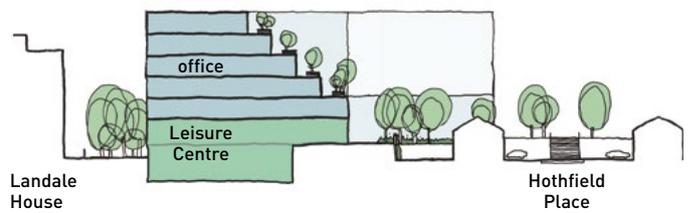
The basis of the current proposal has developed from a massing of two forms - each with its own character in response to the neighbouring context. This is described in more detail in the next chapter.



A range of massing approaches were considered during the pre-application stage



Section through Hothfield Place - larger stepped terraces



Section through Hothfield Place - smaller stepped terraces

Rear building massing

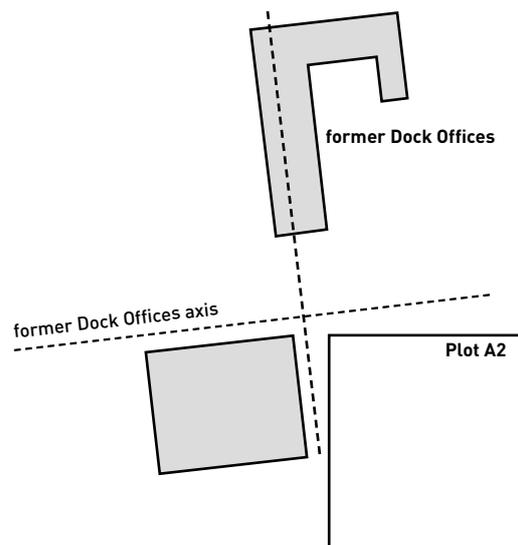
The rear building massing of Plot A2 has developed in response to street level views from Lower Road. The Dock Offices Walk is a key entrance to the Masterplan linking Southwark Park and Canada Water.

The visibility of the Leisure Centre entrance and the response of the proposed building massing to the existing residential context are important design considerations that were discussed with Southwark Council during pre-application meeting 3.

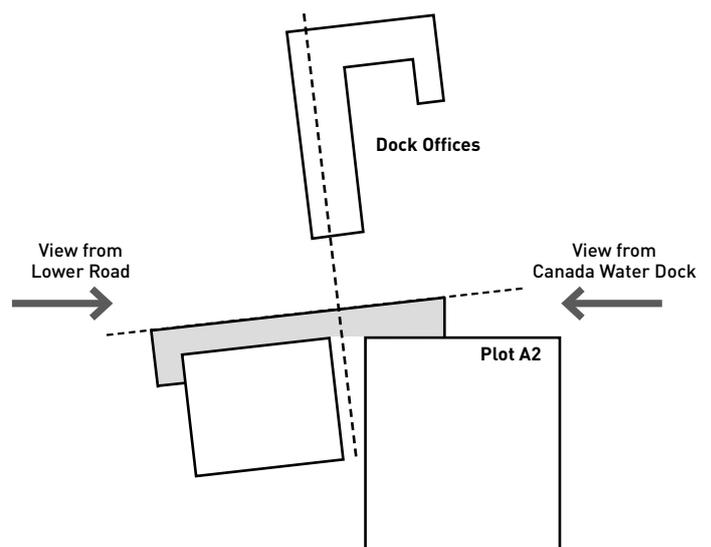
The sequence of diagrams on the opposite page describes the evolution of the rear building massing viewed from Lower Road -

1. Building massing extruded to maximum height limit governed by the LVMF at +30m AOD.
2. Reduction in rear massing by one storey was considered a positive move in response to the heights of the neighbouring residential buildings.
3. The rotation of the rear building massing was considered a positive step as it opens up the entrance to the Dock Office Walk and increases the visibility of the Leisure Centre entrance.
4. The addition of the pitched roof further softens the building massing and creates a more domestic building appearance appropriate to local context. The plant enclosure is set back from the edge of the building to further reduce the scale of the block.

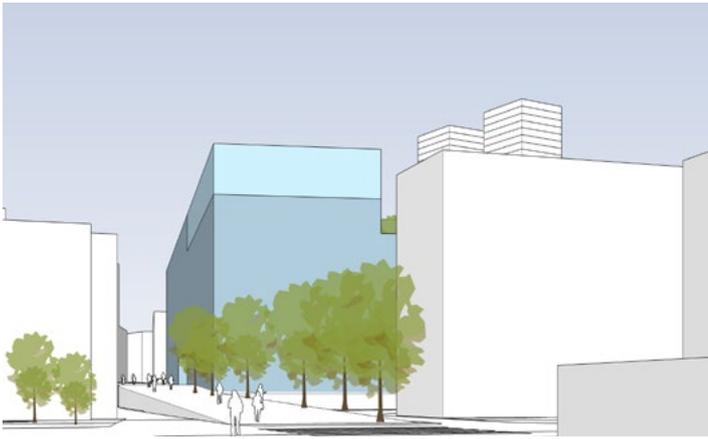
A canopy structure was later added to further increase the visibility of the Leisure Centre entrance and to provide sheltered short stay cycle parking.



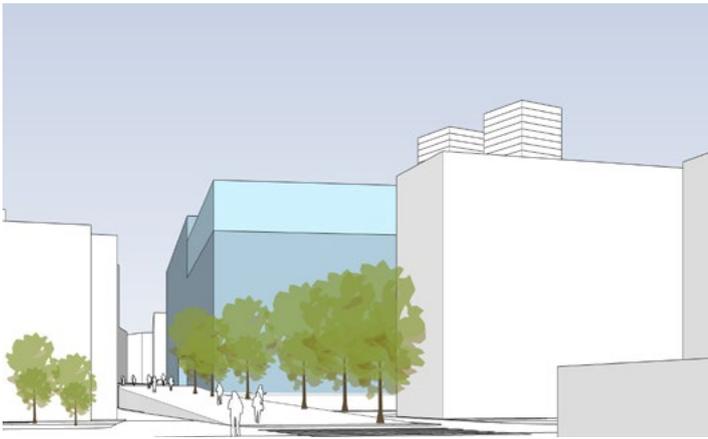
Rear building orientation responds to axis of the former Dock Offices



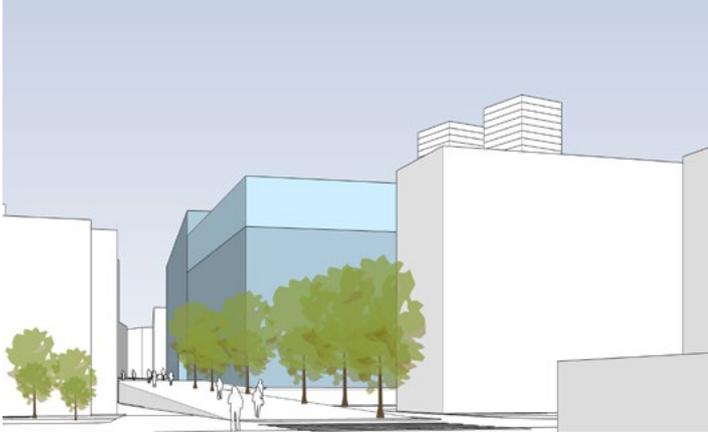
Proposed canopy to increase Leisure Centre entrance visibility



Building footprint extruded to maximum AOD height (1)



Reduction of 1 storey for height of rear massing (2)



Crank of rear massing to improve leisure centre visibility (3)



Roofscape and plant enclosure setbacks (4)

Refinement of the dock facade

One of the considerations raised by Southwark Council at pre-application meeting 3 was that further depth and modelling was required to strengthen the concept for the dock facade. The visibility of the Leisure Centre entrance from Deal Porters Way also required further development.

The images on the opposite page illustrate design development to the dock facade. These design updates were received very positively at the subsequent meeting with Southwark Council at pre-application meeting 4 -

- Balcony depth increased to add greater depth to the facade and allow office users to inhabit the edge of the building.
- Increase in balcony depth also creates a deeper colonnade at ground floor providing a space for retail to spill out.
- Introduction of timber as a rear facade layer to the balconies and colonnades
- Refinement of twisted metal balustrades - lighter colour and creation of valance beneath balconies to filter light into the offices.
- Strengthening of the base datum of the building extending to the Leisure Centre entrance with signage visible from Deal Porters Way.



Concept sketch showing the deeper ground floor retail colonnade

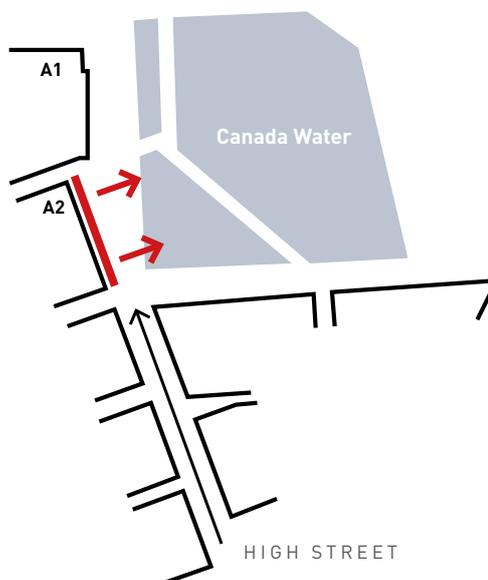


Diagram illustrating Plot A2's urban response to Canada Water Dock, expressed by the inhabited balconies on the building



Dock facade view presented at pre-application meeting 3



Dock facade view presented at pre-application meeting 4

Leisure Centre design evolution

Respecting the mixed use nature of the project, a series of options were developed for the Leisure Centre during the early design stage that had an entrance and presence at ground floor level and extended into the basement of the building.

Schematic layouts for Plot A2 were developed with the project team and were presented to Southwark Council Regeneration and Leisure departments in December 2016. This was in order to progress the leisure centre optionality pending consultation feedback and agreement from Southwark Council. Further meetings were subsequently held in May, June, July 2017 and most recently in October 2017. The feedback from these reviews has influenced the developing design.

The key design development considerations have been to maximise daylight and visibility of key spaces from the Public Realm.

Design evolution December 16 – June 17

Feedback from the concept layout presented in December 2016 raised concerns about the prominence of the entrance to the Leisure Centre on the north elevation facing onto the former Dock Offices, and the lack of view into the gym from street level.

These concerns were addressed in the updated layouts presented to Southwark Council Regeneration and Leisure departments at the end of May 2017, and again at the beginning of June 2017.

- The entrance was made wider and incorporated a canopy to enhance its prominence.
- The landscape design had developed sufficiently to indicate a public space in front of the entrance and emphasis the significance of the north elevation as a pedestrian route linking Canada Water Dock to Lower Road and Southwark Park.
- The position of the main pool hall on this pedestrian route was expressed as a visual link to one of the primary functions of the Leisure Centre and an anchor on this prominent corner of the building.
- The gym remained in the basement, but was repositioned in plan and provided with a double height space that created a visual link with the street on the southern elevation and views to the outside.

Southwark Council Regeneration and Leisure departments and their Leisure Centre operator responded positively to the design improvements and offered practical advice on the operation of the facility. The residual concern was the location and prominence of the gym.

Design development July 17 onwards

The updated layouts presented in July 2017 addressed concerns with the gym’s position by raising it to ground floor level overlooking the pool hall. The street presence of the Leisure Centre was improved further with a longer entrance sequence and glazing to the main pool hall that wrapped around onto the west elevation improving the visual connectivity with Lower Road.

This allowed efficiencies in the Leisure Centre layout. The main staircase was repositioned onto the north elevation to provide a direct connection between the street and the lower floor and simplify wayfinding.

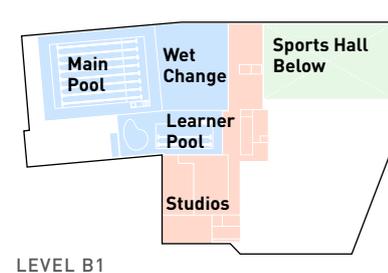
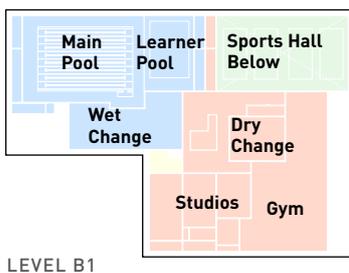
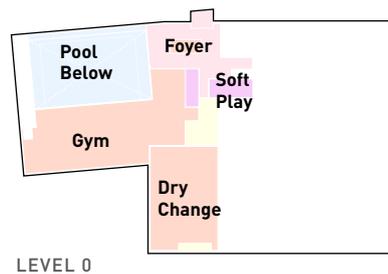
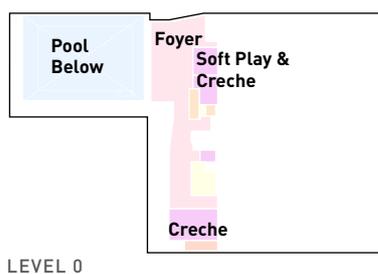
A glazed screen was introduced between the sports hall and stair enabling all the key functional areas to be viewed from the street and the reception area.

Layout Flexibility

Southwark Council Regeneration and Leisure departments and their Leisure Centre operator responded positively to design evolution presented in July 2017. Subsequent design evolution focused on the clarity and efficiency of the layout.

After review with Southwark Council’s Leisure Department and their Leisure Centre Operator, the crèche was omitted in favour of an improved children’s Soft Play space and more efficient Foyer, Fitness, and Changing layouts.

With further coordination of the design, the learner pool was repositioned south of the main pool. The height of the exercise studios was lowered to reduce the overall excavation depth of the basement. The pool was split to provide a separate learner pool and water confidence area.



Leisure Centre Layouts – April 2017

Leisure Centre Layouts – February 2018
Enhanced circulation and visibility of the gym from the Dock Offices Walk

End of Part 3 of 5