
CANADA WATER MASTERPLAN



Design and Access Statement
Volume III – Addendum
Plot A1

October 2018

Allies and Morrison

DATE	ISSUE	NOTES
25/09/2018	P01	Addendum to May 2018 Planning issue

Document control register

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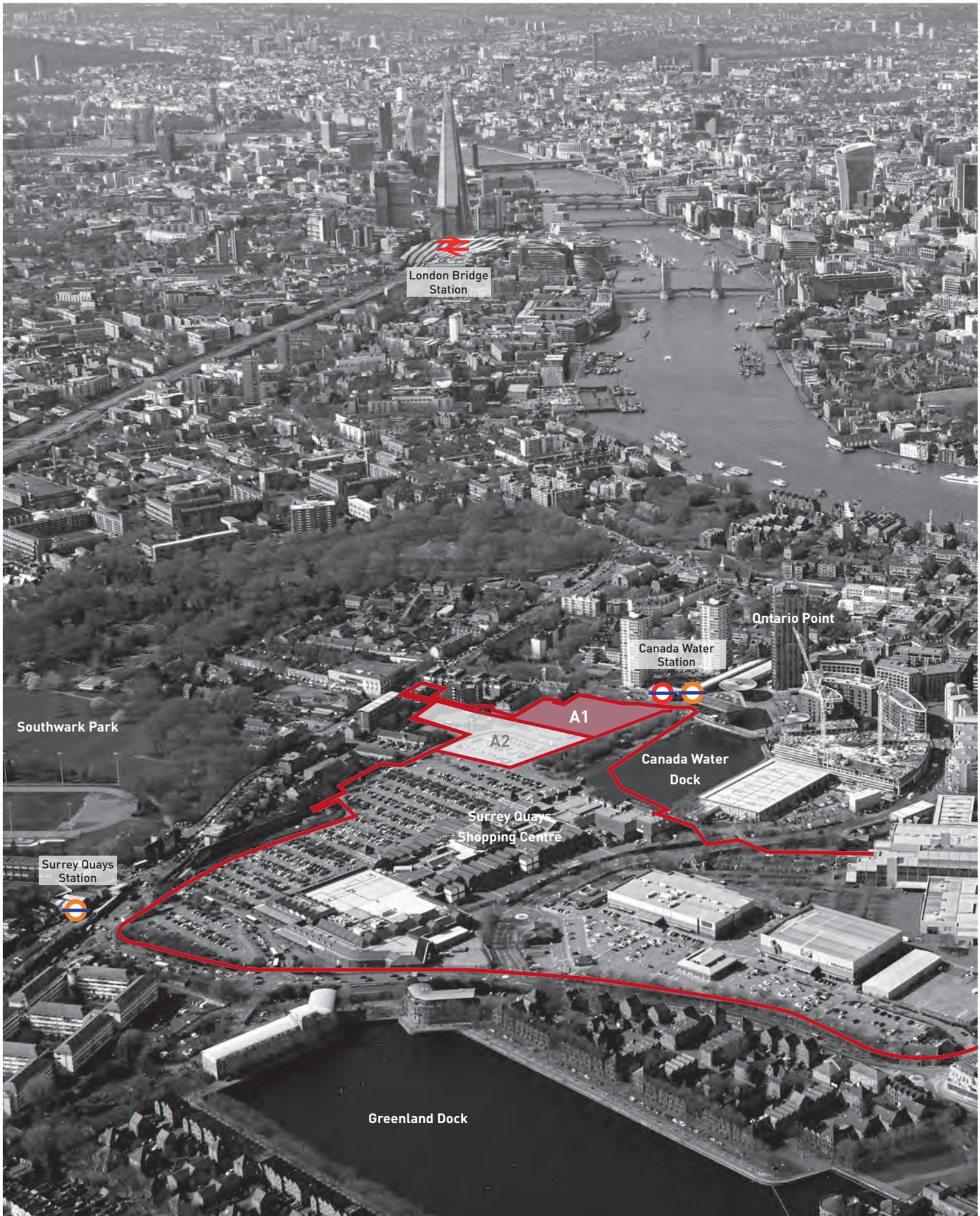
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Every effort has been made to acknowledge the source of photographs and illustrations; we apologise for any errors or omissions.

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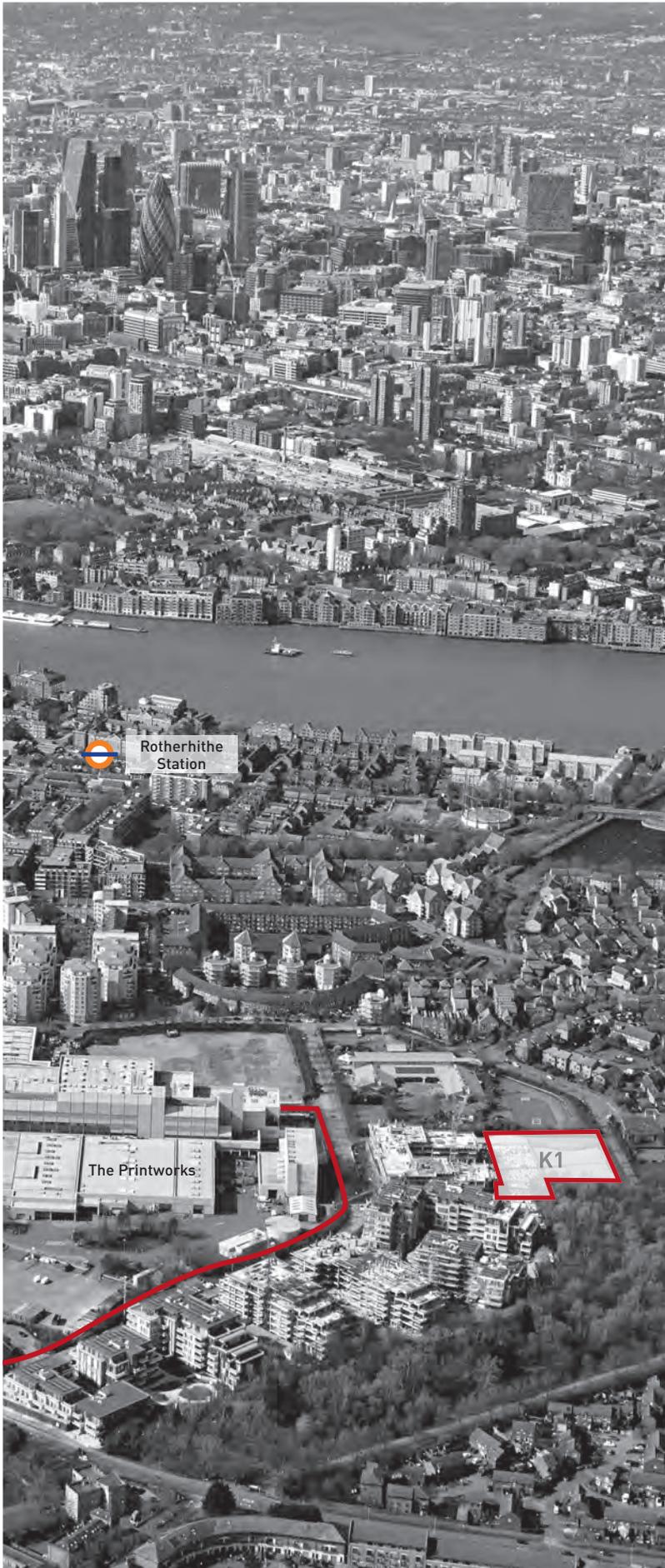
Aerial view of Canada Water (© Andrew Holt Photography & Aerial Photography)

1 Introduction

In May 2018, BL CW Holdings Ltd, a subsidiary of British Land Company Plc (the “Applicant”) hereafter referred to as “British Land”, submitted a hybrid planning application to Southwark Council (planning application reference: 18/AP/1604) (the ‘Application’) for the Canada Water Masterplan. The hybrid planning application is made in respect of land bounded by Surrey Quays Road to the north, Lower Road (A200) to the west, Redriff Road (B205) to the south and Quebec Way to the east (the ‘Site’). The hybrid planning application is formed of detailed development proposals in respect of Plots A1, A2 and K1 for which no matters are reserved (the “Detailed Proposals”) and outline development proposals for the remainder of the Site, with all matter reserved (the “Outline Proposals”). The Detailed Proposals and the Outline Proposals together are referred to as the “Development”.

Plot A1 comprises of a mixed use building with 186 high quality residential units, circa 18 000 sqm GEA office use to highest standards of environmental design and flexible retail units at ground floor which support the activation of the immediate public spaces. The proposal also includes an upgrade to the existing dock office courtyard, respecting the grade II listed former Dock Offices.

Following a period of statutory consultation on the Application, the Applicant is submitting further information and clarifications which, for Plot A1, primarily relate to the design of the amenity roof on level 6 and minor alterations to internal layouts. The environmental statement (“ES”) submitted in support of the Application has been reviewed in light of the design amendments and an addendum to the ES is submitted which assesses and reports on any changes to the likely residual environmental effects previously identified. A full list of the amendments and additional information being submitted is contained within the accompanying covering letter provided by DP9.



2 Residential 6th floor communal terrace

This section provides an update to the landscape design of the communal terrace on the sixth floor level following additional wind testing.

Communal amenity

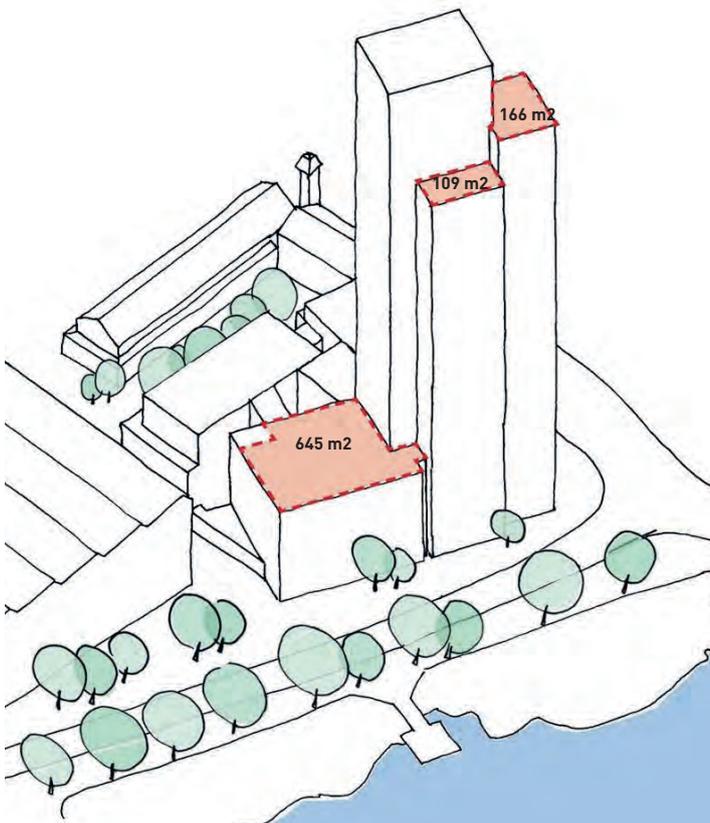
External communal residential amenity is provided in three roof locations: 6th floor, 29th floor, 32nd floor. The landscape design has been considered to allow for a mix of spaces with different uses such as play space, urban gardens, seating areas, lookouts, tree pots, all set out with localised wind protection measures to extend the use of these spaces for most parts of the year. Further wind testing was carried out in relation to the 6th floor terrace after submission of the planning application in May 2018 in order to refine these areas including a review of all canopy structures, planters and level changes, to ensure the best possible wind conditions for the various uses of the terrace and an enhanced user experience of the amenity spaces.

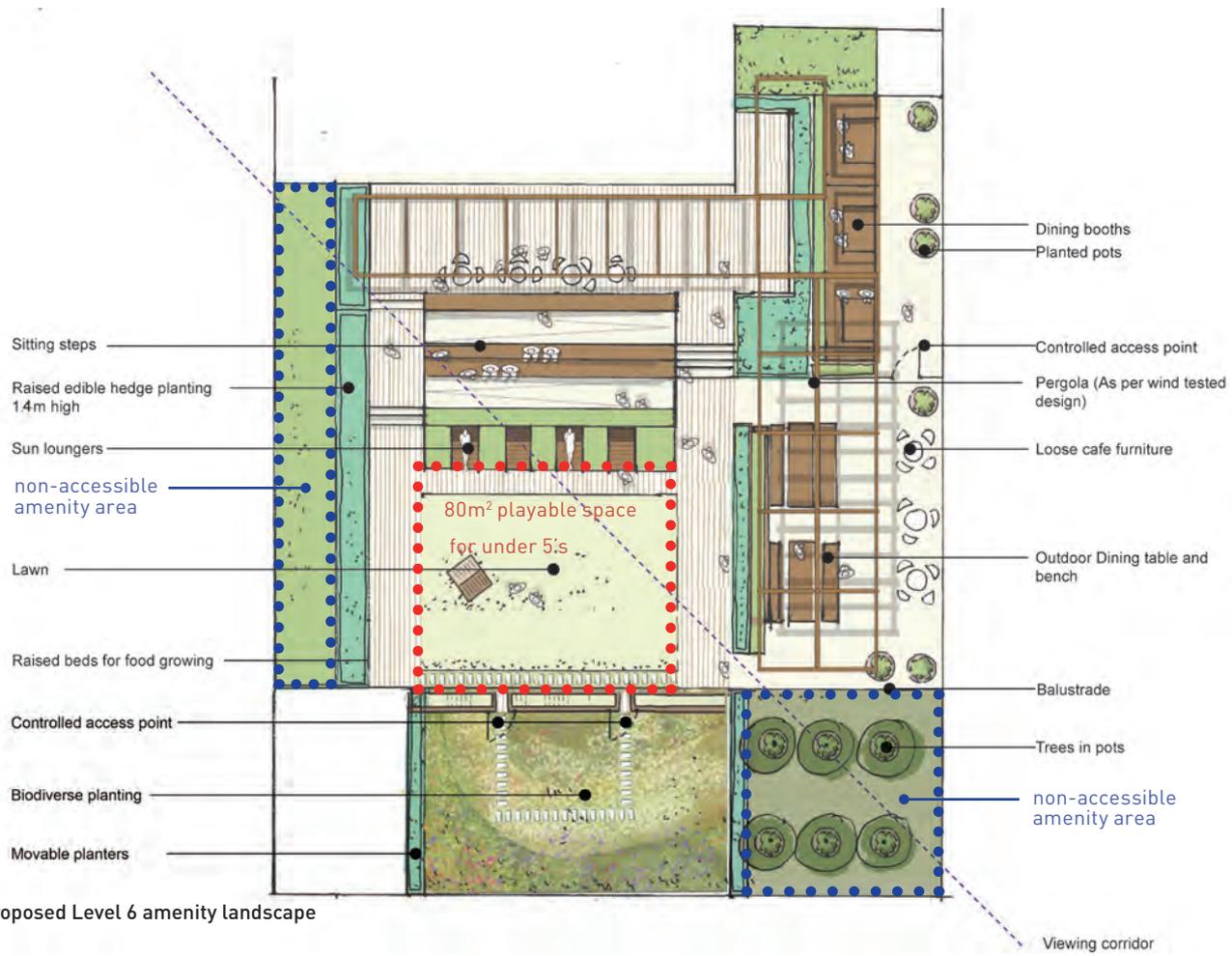
6th Floor terrace landscape layout

The 6th floor terrace provides an area with lawn and play equipment for families to enjoy. There is an opportunity to provide flexible space for fitness, yoga and informal playspace. Pocket seating areas amongst planting will help to create sheltered areas from wind. Soft planting areas will provide visual interest throughout the year. Evergreen planting will create a year round structure of green whilst a range of herbaceous planting will provide injections of colour throughout the seasons. Raised beds for communal food growing can also be provided.

Hedge planting and pergola structures are proposed in the roof gardens to reduce the impact of wind and create more intimate spaces to relax.

Please also refer to the “Pedestrian level wind microclimate technical addendum” issued as ES Volume 1 Addendum Chapter 16





Sun lounges



Dining booths



Playable space example

SOUTHWARK COUNCIL REQUIREMENTS

COMMUNAL AMENITY SPACE REQUIRED BY LBS	
Per development	
Subtotal	50m ²

PLAYSPACE REQUIRED BY LBS	
Under5's - 80 sqm 5-11 - 30 sqm 12+ - 20 sqm Total - 130 sqm	
80sqm of doorstep play for under 5's will be provided on the roof. 5-11 and 12+ is provided in the ground floor public realm of zone A.	
Subtotal	80m ²

PRIVATE AMENITY REQUIRED LBS			
Flat type	OAS* average	No. units	Total OAS
Studio	10m ²	10	100m ²
1B	10m ²	82	820m ²
2B	10m ²	78	780m ²
3B	10m ²	16	160m ²
Subtotal		186	1860m ²

TOTAL amenity space required 1990m²

PROVIDED ON PLOT A1

COMMUNAL AMENITY SPACE PROVIDED	
Accessible Communal roof gardens (excluding play area)	750m ²
Non-accessible communal roof garden area	90m ²
Subtotal	840m ²

PLAYSPACE PROVIDED	
Playspace is provided on the 6th floor roof terrace.	
Subtotal	80m ²

PRIVATE AMENITY PROVIDED			
Flat type	OAS* average	No. units	Total OAS
Studio	0.0m ²	10	0m ²
1B	4.1m ²	82	338m ²
2B	4.1m ²	78	318m ²
3B	5.0m ²	16	80m ²
Subtotal		186	736m ²

TOTAL amenity space provided 1656m²

* Outdoor Amenity Space

Summary of amenity provision

The above table demonstrates that Plot A1 provides 736m² private amenity against the LBS requirement of 1860m² private amenity.

Plot A1 provides 920 sqm of external communal amenity (incl. 80sqm of dedicated playspace), which is 870m² over and above the LBS requirement.

This provision of communal amenity space partly offsets the shortfall in private amenity, resulting in an overall shortfall of 334sqm against LBS policy.

It is noted that of the total external communal amenity area, 90sqm are non-accessible due to significant wind conditions, however, these areas will be treated with appropriate landscape design and contribute to the overall quality of the spaces.'

Wind testing has been carried out to ensure adequate wind conditions on all accessible amenity areas.

3 Roof balustrades

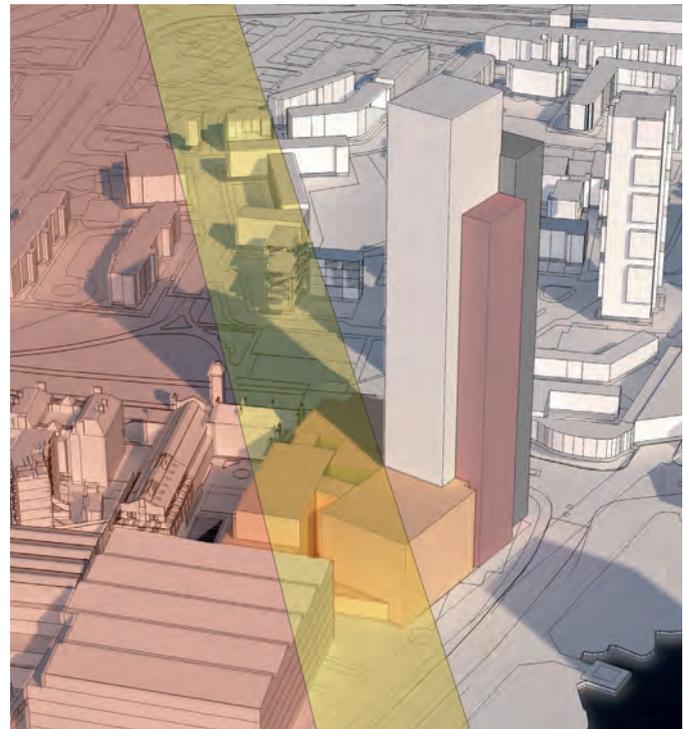
This chapter provides an update on the extent of balustrading required for Plot A1 at roof level 6.

To minimise the impact on the LVMF5 viewing corridor, where possible, balustrades have been replaced by a latch on safety system.

All accessible external terraces, such as the 6th floor, are provided with balustrades which are required for health and safety provision. The design of the balustrade will be further developed with the ambition to produce a permeable appearance to minimise any impact on the viewing corridor.

Key

- 1100mm high balustrades
- ... Latch on safety system
- LVMF5 viewing corridor Consultation zone
- LVMF viewing corridor Central zone



LVMF5 viewing corridor



Balustrade extent as submitted in May 2018

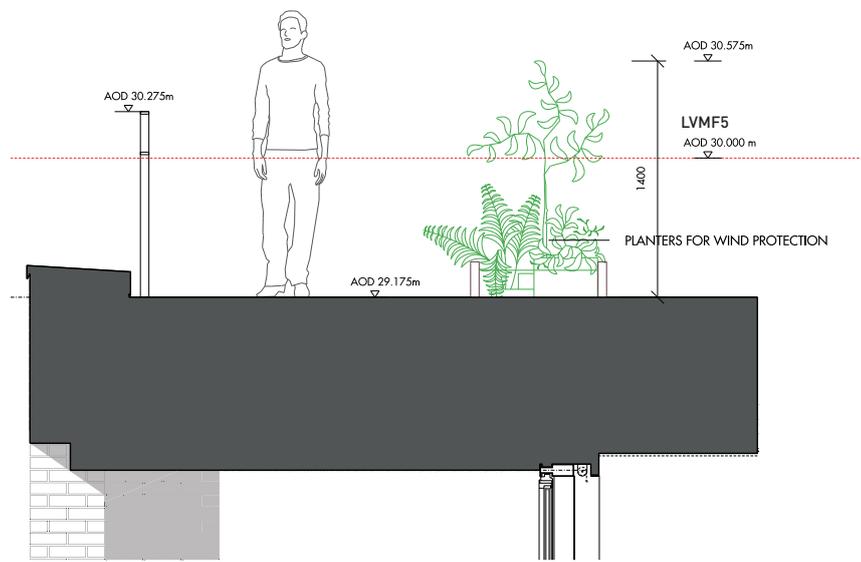


Revised balustrade and latch on safety system extent



Extract of East elevation Office A

Section 02



Detailed section: Roof terrace residential amenity

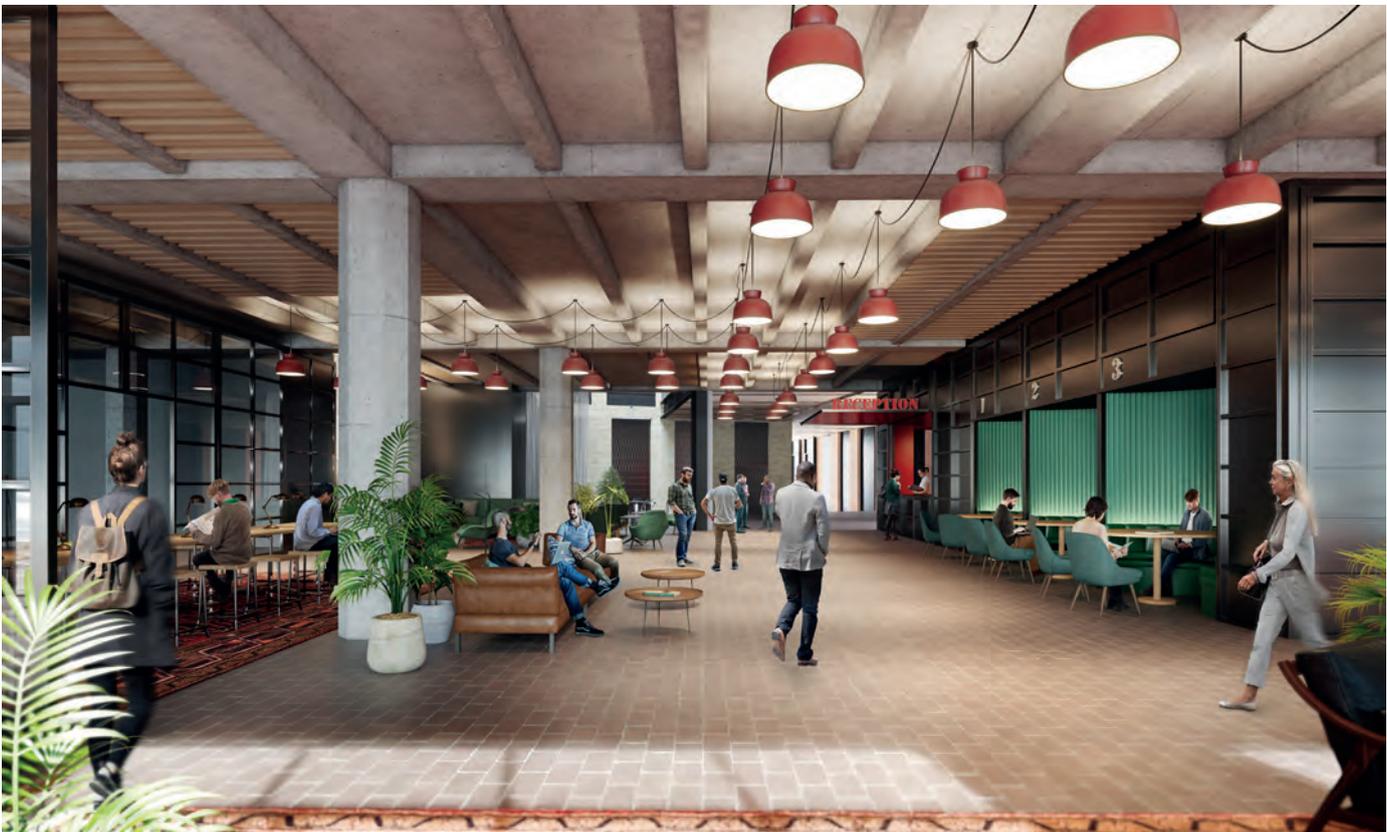
4 Office ground floor entrance hall

The new office entrance hall layout proposes a more linear route from the main entrance to the reception desk. Pockets of activities are envisaged on both sides including informal work spaces, lounge areas and potential connections (visual and physical) to the adjacent retail units.

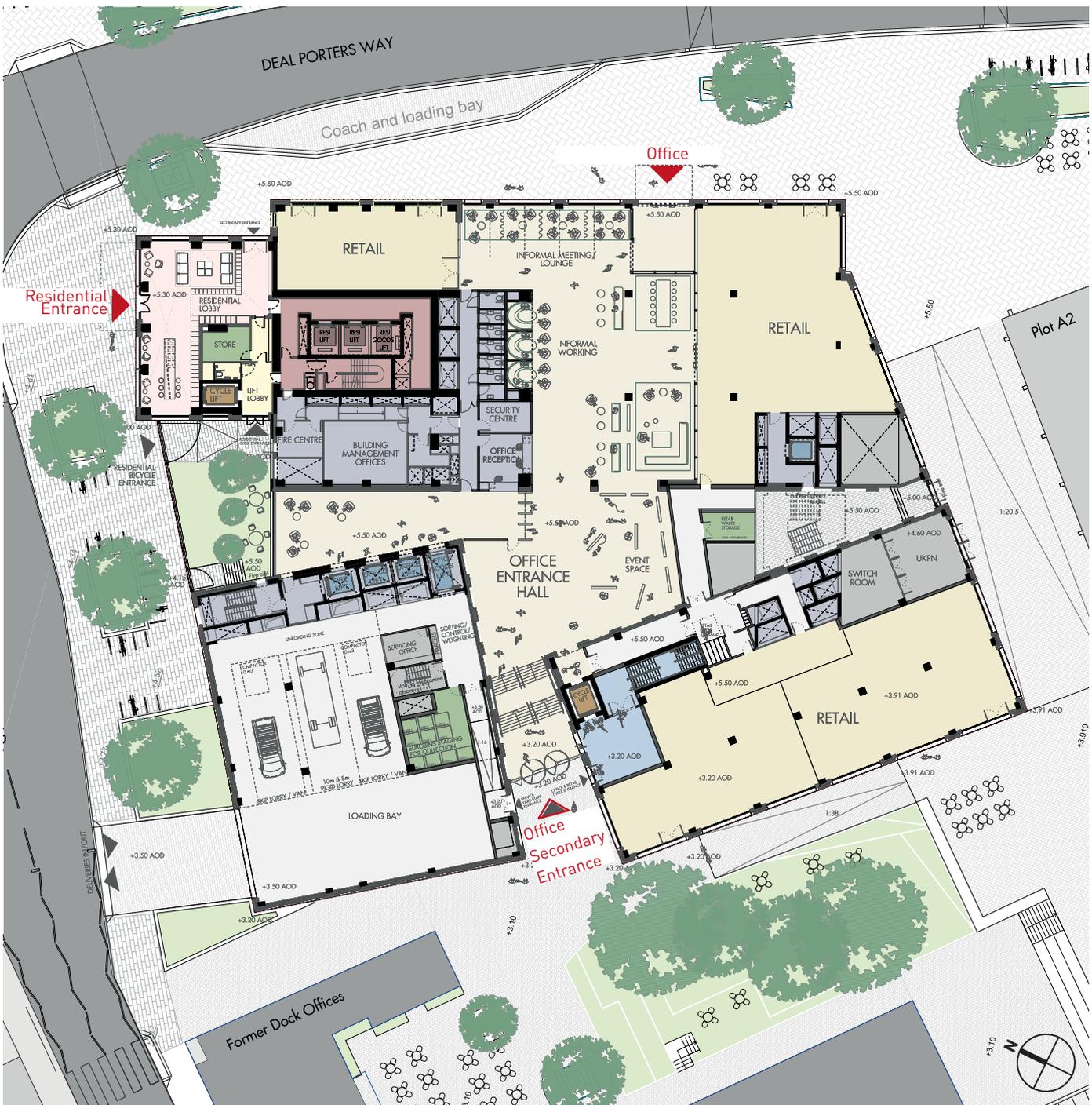
The previously staggered wall has been replaced by a more linear arrangement to allow for additional lounge and communal areas enhancing this semi-public space. The revised wind stop lobby now directs the flow of pedestrians to a central route through the building and to the reception.

This revision moves 39 m² of GIA area from retail use to office space.

For further details please refer to the full area schedule issued as part of this addendum.



Office entrance hall



Ground floor plan

5 Residential Entrance

Ground floor

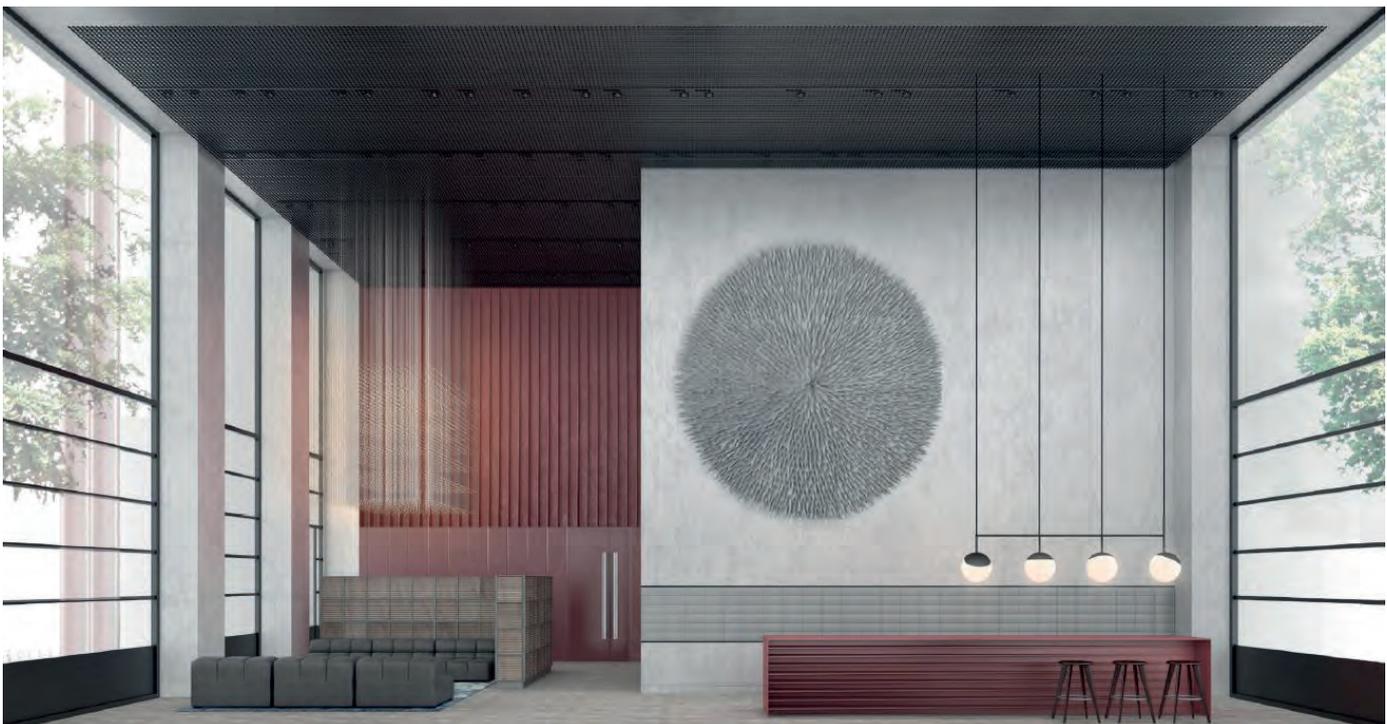
Marked with a protective canopy, the main building entrance leads to a generously arranged double height space. From here, access to the central lift lobby is in a straight line of vision.

On the ground floor there is provision for a waiting and reception area as well as informal lounge space. Functional commodities include post boxes, storage and access to the basement via lift.

A set back first floor, accessed via a staircase and with lift access from the core, provides further communal amenity space for residents.

A secondary entrance off a separate lobby area to the west has been created to provide cyclists with direct access to a lift/stair to basement level, where the cycling facilities are located. The approach to this lobby is via a protected garden area accessible via a gate from Surrey Quay Road. A water point will be provided in the garden area to accommodate a cycle wash-down facility.

An additional access point has been created to the east to create a more direct connection from the lay-by on Deal Porters Way to facilitate access during residents' move in/ou.



Ground floor entrance

6 Residential Servicing and waste collection

Several options were investigated for deliveries and waste collection. In conversations with the future facilities managers, a final configuration was developed. The following parameters were refined for the residential parts in this process:

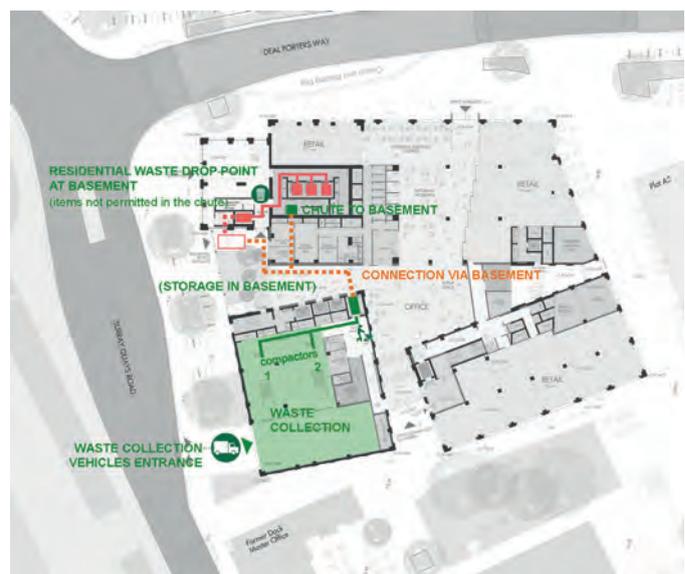
A more direct route from the lay by on Deal Porters Way has been introduced for the provision of residential move-in /out as outlined in the Transport Statement. It is noted that all residential move in / out must be booked in via the building management system which will be coordinated with A2 coach drop-offs / pick-ups. Alternatively, the loading bay can be booked for professional moving companies and large item deliveries. A connection into the residential core has been established in the basement via a corridor connecting the office goods lift and the lift in the residential reception area.

A chute will be provided with access from each floor, terminating in a basement waste holding area (segregation between recycling and general waste will be provided). Liquid waste, large items and glass will be collected in a dedicated holding area in the basement with access for management staff separated from the public. On collection day, waste will be collected by the FM team and transferred into the loading bay.

For further detailed information please refer to the Transport Statement as part of this submission.



Inbound: Residential



Outbound: Residential

..... Basement route

7 Area update

Area of development

The following areas are proposed for Plot A1

- 17,206m² GIA office use. This is distributed from ground to fifth floors (including bicycle facilities and plant in basement and on the sixth floor)
- 19,951m² GIA residential use. This is distributed from ground to 33rd floor (including bicycle facilities and plant in the basement, as well as dedicated plant on the roof)
- 934m² GIA retail use. This is located at ground floor facing the Dock Offices Courtyard and Deal Porters Way (including bicycle and waste storage on ground floor and plant in basement)

Please also refer to the full area schedule issued as part of this addendum.

OVERALL AREA OF DEVELOPMENT (M ²)	
Site area	7,455 m ² /0,75 ha
Proposed built footprint	3,600
Public realm/ Footpaths	3,855
Gross external area (GEA)	41,676
Gross internal area (GIA)	37,991
Net internal area (NIA)	25,063

USES (M ²)			
	GEA	GIA	NIA
Office (B1)	18,202	17,106	10,832
Retail (A1/A3)	989	934	807
Residential (C3)	22,485	19,951	13,424
Total	41,676	37,991	25,063

All changes to submission of planning documentation in May shown in red

For further information please contact

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