Design and Access Statement
Volume III Part 1 of 9
Plot A1

May 2018
Allies and Morrison
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<td>P01</td>
<td>Planning issue</td>
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Every effort has been made to acknowledge the source of photographs and illustrations; we apologise for any errors or omissions.
## Contents

1 INTRODUCTION ........................................ 3
   1.1 Introduction........................................... 5
   1.2 A family of buildings ................................. 6
   1.3 The team................................................ 8
   1.4 Why is a Planning Application being submitted? ........................................ 10
   1.5 How is the application being submitted? .......... 11
   1.6 What documents are being submitted? .......... 12

2 SITE CONTEXT AND ANALYSIS ............... 17
   2.1 Past................................................................ 18
   2.2 Present......................................................... 26
   2.3 Future.......................................................... 38
   2.4 Site considerations ...................................... 40

3 DESIGN OBJECTIVES AND EVOLUTION .......... 43
   3.1 Design objectives: Plot A1 will be... .......... 44
   3.2 Design evolution and consultation ............... 46
   3.3 Public Consultation.................................... 64

4 PROPOSED SCHEME ................................. 67
   4.1 Use............................................................ 68
   4.2 Amount...................................................... 70
   4.3 Scale.......................................................... 72
   4.4 Layout........................................................ 76
      4.4.1 Response to urban context ..................... 76
      4.4.2 Emerging road network ........................... 80
      4.4.3 Combined placemaking ............................ 82
      4.4.4 Frontages............................................. 90
      4.4.5 Access................................................ 92
      4.4.6 Servicing............................................. 96
      4.4.7 Topography.......................................... 98
      4.4.8 Ground floor ....................................... 100
      4.4.9 Basement........................................... 102
      4.4.10 Roofs ............................................... 108
   4.5 Appearance.............................................. 110
   4.6 Landscape............................................... 118

5 RETAIL ............................................. 127
   5.1 Introduction.............................................. 128
   5.2 Use and amount........................................ 129
   5.3 Layout...................................................... 130
   5.4 Appearance.............................................. 132
1 INTRODUCTION
1.1 Introduction

The Canada Water Masterplan, within which Plot A1 is located, is an ambitious and transformative project. The Masterplan integrates a new network with the surrounding community and animates public spaces with a wide range of activities, including workspaces and dwellings, new cafés, restaurants and shops. Plot A1 is one of the first detailed planning applications to come forward as part of the Masterplan. Plot A1 will provide retail at ground level with new flexible workspace located in a 5 storey upper podium and a residential 35 storey tower. The building will be set within high quality, landscaped public realm.

This Design and Access Statement has been prepared by Allies and Morrison on behalf of the applicant BL CW Holdings Ltd (a subsidiary of British Land Company PLC), hereafter referred to as British Land. This Design and Access Statement has been prepared to accompany a detailed planning application for Plot A1, which forms part of the Canada Water Masterplan.

This introduction explains:

- The vision for Canada Water Masterplan and Plot A1
- The team behind Plot A1
- Why a planning application is being submitted
- How this detailed application is being submitted
- What documents are being submitted

What happens next

Southwark Council will formally consult on our proposals. During the Council’s consultation period interested parties have the opportunity to make any representations they wish to make.

Thank you for taking the time to read our submission.
1.2 A family of buildings

In its prominent location within the masterplan, Plot A1 consists of a carefully crafted composition of elements responding to both its immediate and metropolitan context. Drawing inspiration from its locality, the materiality, colour and articulation of the building re-imagines the historic context of the site. As one of the first detailed plots of the Canada Water Masterplan, Plot A1 will play a key role in establishing the highest design quality standards for future development.

Place-making is at the heart of this vision, with a Public Realm that brings together a network of carefully considered, locally distinct public squares, parks and streets, each with a clear character, use and identity. The robust and high quality Public Realm will strengthen connections to neighbouring areas, promote an urban environment where the quality of life and the quality of the environment are integral. The spaces will be animated places that people will enjoy, want to spend time and feel safe in.

With an emphasis on health, wellbeing, sports and play, Canada Water will become a distinctive destination that makes a lasting contribution to the people who live, work and visit the area. Nature and the ecology of surrounding green and blue spaces are an important asset to draw into the Public Realm. The Public Realm has been designed to bring us closer together to each other and with nature, helping to create a sociable and sustainable place. British Land have brought these ambitions together in the Social Regeneration Charter, which sets out how the design, delivery and management of the Masterplan can support the existing and future community to help it thrive.
The Plot A1 site is located at the edge of the masterplan at the corner of Deal Porters Way and Surrey Quays Road. Here it mediates between the small grain of existing buildings and the larger scale of the proposed blocks within the emerging masterplan. To achieve a transition between these two scales, the plot has been composed as a family of buildings, with a smaller scale facing the west and south, and a larger frontage facing the new High Street, Canada Water and beyond. Roof tops are set back, respecting the scale of the adjacent buildings, in particular the Grade II Listed Dock Office.

With sustainability at its core, Plot A1 proposes to create a building both prominent in its local context and within the wider London cosmopolitan area. The mixed-use development will offer residential accommodation within three articulated tall elements designed to be at different heights to further emphasise the impression of a family of individual, yet complimentary, buildings. Lower levels will offer flexible, accessible and adaptable workspace with excellent natural light and access to external terraces.

The ground floor reinforces the connection with its surroundings, in particular facing Canada Water Dock to the East and the former Dock Offices to the West, which is enhanced by an internal route through the building. It also contributes to the street scape by providing active frontage to the majority of its facades on all sides, thereby activating a dynamic public realm and concluding the emerging High Street.
1.3 The team

The Canada Water Plot A1 team is led by British Land, and they have assembled a best in-class team. Together, the team have the skills needed as we carefully consider and develop our proposals for the Canada Water Plot A1.

British Land’s success stories include some of London’s most popular places and workspaces: Broadgate, adjacent to Liverpool Street Station, Regent’s Place in the West End, and Paddington Central, close to Paddington Station.

**British Land**
British Land is one of Europe’s largest publicly listed real estate companies. They own, manage, develop and finance a portfolio of high quality UK commercial property, focused on retail, London offices and residential.

British Land have been involved in discussions with Southwark Council in relation to Canada Water since 2013 and commenced consultation for the Masterplan in 2014. British Land are committed to working closely with Southwark Council, local residents and other key stakeholders to deliver a new town centre for Canada Water.

**Allies and Morrison**
Allies and Morrison is an architecture and urban planning practice based in Southwark.

**Townshend Landscape Architects**
Townshend are a landscape architecture practice based in London.

**DP9**
DP9 is established as one of the leading expert consultancies in planning, development and regeneration in the UK.

**Soundings**
Soundings act as an impartial voice in the development process to fully and transparently involve communities at each stage of design.
1.4 Why is a Planning Application being submitted?

British Land have been considering how the Site might be developed in the context of surrounding developments and, following extensive engagement with the community and stakeholder groups has now determined how the Masterplan (also referred to as the Development) can be taken forward.

The Development requires a large number of changes to be made to the physical environment at Canada Water. These changes constitute development for which planning permission is required. This is to be obtained via a submission of an application for planning permission to Southwark Council.

This Design and Access Statement sets out the nature of the proposals for Plot A1 for which Detailed Planning Permission is sought.
1.5 How is the application being submitted?

Plot A1 forms a detailed element of the single hybrid planning application for the Canada Water Masterplan. The hybrid planning application is formed of detailed development proposals for Plots A1, A2 and K1 for which no matters are reserved ("Detailed Proposals") and outline development proposals for the remainder of the site, with all matters reserved ("Outline Proposals").

The Detailed Proposals and Outline Proposal together are referred to as the "Development".

Outline Proposal
The majority of the Canada Water Masterplan is submitted in outline with all matters reserved and therefore does not seek permission for the details of the Development. Instead it seeks to establish the parameters for which the future Reserved Matters Applications will be required to comply.

In the Outline Proposal, quantum and land use allowance are organised by Development Zones. Detailed Proposals are submitted for buildings in Zone A and Zone K, and the public realm within which they are located.

Detailed Proposals
The hybrid planning application comprises three other applications being submitted as Detailed Proposals for Plots A1, A2 and K1. The Detailed Proposals seek approval for Access, Appearance, Landscaping, Layout and Scale.

Plot A1 sits within Zone A, which is located on the axis of two key routes in the Masterplan; the future High Street (Deal Porters Way) and Surrey Quays Road, connecting to Lower Road.

For Plot A1, detailed planning permission is sought for the comprehensive redevelopment to provide uses comprising retail [A1-A5], workspace [B1] and residential [C3] use.
1.6 What documents are being submitted?

A suite of documents are submitted for the planning application. These include a number of technical assessments which are submitted to support the Detailed Proposal, including the Environmental Impact Assessment.

A Design and Access Statement is submitted for the Development of which Volume III relates to the Detailed Proposal for Plot A1, and alongside this a separate Design and Access Statement for the Zone A Public Realm Strategy.

Volume III of the Design and Access Statement is for information purposes only and is therefore not submitted for approval. The role of the Design and Access Statement is explained in this section.

Purpose of the Design and Access Statement
This Design and Access Statement has been prepared in line with the requirements of Part 3, Section 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), titled “Design and Access Statements”.

The format and content of the Design and Access Statement has been based upon the guidance developed by CABE in their publication “Design and Access Statements. How to write, read and use them”. The Design and Access Statement needs to explain -

- The evolutionary process of the development and the thinking behind the final design
- Show how the design of the proposal has taken into account the nature of the surrounding area and how it helps improve the environment
- Show that the applicant has considered how everyone, including disabled people, people with pushchairs and older people can use the building
The document is arranged into the following chapters which cover the assessment, involvement and evaluation of the design as follows:

Chapter 1: Introduction
Explains the vision for Plot A1 and the structure of the application.

Chapter 2: Site context and analysis
Assesses the attributes of the physical, social, economic and planning context which have guided the design proposals.

Chapter 3: Design development and consultation
The process of developing and evaluating Plot A1 in consultation with Southwark Council and the public.

Chapter 4: The proposal
Explains the principles of the design for Plot A1 which underpin the proposal. The principles are set out in sections on layout, access, use and amount, scale and appearance.

Chapter 5: Retail
Further in depth description of the retail parts of the proposal.

Chapter 6: Office
Further in depth description of the office parts of the proposal.

Chapter 7: Residential
Further in depth description of the residential parts of the proposal, including internal layouts and amenity space provision.

Chapter 8: Accessibility
Explaining the principles incorporated for accessibility and inclusion with the proposal.

Chapter 9: Technical Considerations
A summary of the technical considerations included within the proposal.

This proposal is supported by a separate Design and Access Statement for the Zone A Public Realm Strategy.
The adjacent list of application documents for the Canada Water Masterplan provides an overview of the documents submitted in support of the Outline Application and the Detailed Applications for Plot A1, Plot A2 and Plot K1.

The Plot A1 detailed submission is highlighted.

Masterplan Outline Application
1. Planning Application Form
2. Planning Statement
3. Development Specification
4. Parameter Plans and Existing Site Plan
5. Design Guidelines Volume I: Masterplan
6. Design Guidelines Volume II: Masterplan Public Realm
7. Design and Access Statement Volume I: Masterplan
8. Design and Access Statement Volume II: Masterplan Public Realm
9. Transport Assessment
10. Housing Statement
11. Sustainability Strategy
12. Energy Strategy
13. Utilities and Services Infrastructure Strategy
14. Framework Construction Management Plan
15. Illustrative Phasing Plan
16. Statement of Community Involvement
17. Aviation Safeguarding Assessment
18. Radio and Television Interference Assessment
19. Social Regeneration Charter
20. Health Impact Assessment
21. Retail and Leisure Statement
22. Cultural Strategy
23. Equalities Statement
24. Open Space Strategy
25. Arboricultural Survey and Impact Assessment
26. Daylight and Sunlight Report
Plot A1 Detailed Application
27. Architectural Drawings, Area and Accommodation Schedule
28. Design and Access Statement
   Volume III: Plot A1
29. Transport Statement
30. Sustainability and Energy Statement
31. Construction Management Plan
32. Internal Daylight and Sunlight Assessment

Plot A2 Detailed Application
33. Architectural Drawings and Area Schedule
34. Design and Access Statement
   Volume IV: Plot A2
35. Transport Statement
36. Sustainability Statement
37. Energy Statement
38. Construction Management Plan

Zone A Detailed Application
39. Design and Access Statement
   Volume V: Zone A Public Realm

Plot K1 Detailed Application
40. Architectural Drawings, Area and Accommodation Schedule
41. Design and Access Statement
   (including Landscape Strategy)
   Volume VI: Plot K1
42. Transport Statement
43. Sustainability and Energy Statement
44. Construction Management Plan
45. Internal Daylight and Sunlight Assessment

Environmental Statement
46. Volume I: Main Chapters
47. Volume II: Figures
48. Volume III: Townscape, Built Heritage and Visual Assessment
49. Volume IV: Technical Appendices
50. Non-Technical Summary (NTS)