No part of this document may be reproduced without the prior consent of the client. This document is prepared in support of the Canada Water Masterplan. Allies and Morrison and its collaborators are not responsible for nor shall be liable for the consequences of any use made of this Report other than that for which it was prepared by Allies and Morrison for the Client unless Allies and Morrison provide prior written authorisation for such other use and confirms in writing that the Report is suitable for it. It is acknowledged by the parties that this Report has been produced solely in accordance with the Client’s brief and instructions and without any knowledge of or reference to any other parties’ potential interests in or proposals for the Project.

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

Design and Access Statement Volume IV: Plot A2 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 A2, which forms part of the Canada Water Masterplan.

The Canada Water Masterplan, within which Plot A2 is located, is an ambitious and transformative project. The Masterplan integrates a new network of pedestrian focused streets, parks, squares and open spaces with the surrounding community and animates these public spaces with a wide range of activities. This includes workspaces and dwellings, community and education space, new cafés, restaurants and shops. Plot A2 is one of the first plots contained within the Masterplan which details are submitted for. There will be provisions for a new leisure centre and retail at ground and lower ground levels, with new flexible workspace at the upper levels of Plot A2. The building will be set within high quality, landscaped Public Realm. This introduction explains:

- The vision for the Canada Water Masterplan and Plot A2
- The team behind Plot A2
- Why a planning application is being submitted
- How the applications are 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 building for work and play

Inspired by the historic deal sheds of its dockside setting, Plot A2 creates a new twist on an old form. With wellbeing at its heart, the building’s distinctive pitched roof steel structure houses a bright and airy leisure centre while its generous warehouse-like workspaces open on to wide planted balconies that overlook the revitalised Canada Water Dock.

Place-making is at the heart of the Masterplan, 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 Public Realm will strengthen connections to neighbouring areas and 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.

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 communities to help these thrive.

Set within this Masterplan, Plot A2 provides a mix of new uses with an emphasis on work, health, wellbeing and sport. It will become a distinctive workplace within a revitalised dockside setting. Retail use at ground floor will activate the Public Realm and integrate with the emerging new High Street along the relocated Deal Porters Way.

Plot A2 seeks to respond to changing patterns of working. Today more is required of the workplace. People increasingly value working environments that contribute to health and wellbeing with easily adaptable space on flexible terms.
View looking south over Canada Water showing Plot A2 in its dockside setting
1.3 The team behind the application

The Canada Water Plot A2 team is led by British Land, who has assembled a best in-class team. Together, the team have the skills needed to carefully consider and develop our proposals for Canada Water Plot A2.

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.
Access Consultant
David Bonnett Associates

Acoustic Consultant
Sandy Brown

Arboricultural Consultant
Waterman Infrastructure & Environment

Building Services, Sustainability and Energy Consultant
AECOM

Daylight and Sunlight Consultant
Gordon Ingram Associates

Environmental and Infrastructure Consultant
Waterman Infrastructure and Environment

Facade Consultant
FMDC

Fire Consultant
AECOM

Legal Consultant
Herbert Smith Freehills

Lesiure Centre Architecture
Space and Place Architects

Project and Cost Managers
AECOM

Security Consultant
QCIC

Structural Engineer
Waterman Group

Townscape, Built Heritage and Visual Assessment Consultant
Tavernor Consultancy

Transport and Logistics Consultant
Arup

Verified Views
Miller Hare

Visualisation
Allies and Morrison, Cityscape Digital and Ninety90

Wind and Microclimate Consultant
RWDI
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 Plot A2 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.

The Design and Access Statement that you are now reading sets out the nature of the proposals for Plot A2 for which planning permission is sought.
1.5 How is the application being submitted?

Plot A2 forms a detailed element of the single hybrid planning application for the Canada Water Masterplan. The hybrid planning application is made in relation to land bounded by Surrey Quays Road to the north, Lower Road (A200) to the west, Redriff Road [B205] to the south, Quebec Way to the east (the "Site").

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 A2 sits within Zone A, which is located on the axis of two key routes established by the Masterplan; the High Street (Deal Porters Way) and the Dock Offices Walk linking the park to Russian Dock Woodland.

For Plot A2, detailed planning permission is sought for the comprehensive redevelopment to provide uses comprising retail [A1-A5], workspace [B1] and a public leisure centre [D2].
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 IV relates to the Detailed Proposal and alongside this a separate Design and Access Statement for the Zone A Public Realm Strategy. Volume IV 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 volume of the 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, evaluation of the design as follows:

**Chapter 1: Introduction**
Explains the vision for Plot A2 and the structure of the application.

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

**Chapter 3: Design objectives and evolution**
Describing community and stakeholder involvement in the process of developing and evaluating Plot A2.

**Chapter 4: Proposed Scheme**
Explaining the principles of the design for Plot A2 which underpin the proposal. The principles are set out in sections on layout, access, use and amount, scale and appearance.

**Chapter 5: Access Statement**
Explaining the principles incorporated for accessibility and inclusion within the proposal.

**Chapter 6: 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.

1.7 List of documents submitted

- **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
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)