4 PROPOSED SCHEME
4.1 Layout

4.1.1 URBAN SCALE

Our response to layout draws upon an analysis of the contrasting historic grain to inform the design of Plot A2. Historically, large ‘deal sheds’ once occupied the majority of the Site.

Plot A1 and A2 have been conceived together to provide a coherent urban response to routes and spaces created by the Masterplan.

Strategically located adjacent to Canada Water Dock, Plot A2 mediates between the smaller grain of existing buildings and the larger scale of proposed buildings within the Masterplan. The larger buildings are akin to the deal porters’ sheds that used to occupy Plot A2.

Plot A2 is conceptually split into two buildings of different scales. This includes a larger building with a civic presence fronting Canada Water Dock to the east, and a smaller building with respect to the existing residential neighbours, reflecting the spatial hierarchy of the context.

The orientation of the larger front building aligns with Deal Porters Way (the High Street) as a primary frontage facing Canada Water Dock. Conversely, the orientation of the smaller rear building is rotated to align with the existing gable of the Grade II listed former Dock Offices in response to the grain of the neighbouring buildings.
London County Council (LCC) Bomb damage map of 1939-45 showing contrast in urban scales between warehouses and existing residential uses.

Smaller existing grain

Larger grain of emerging and historical context
4.1.2 ZONE A LAYOUT PRINCIPLES

The neighbouring Plots A1 and A2 are conceived as a collection of discrete buildings in order to frame a sequence of new routes and spaces. These buildings, each with varying yet complimentary character, also create a new community square framed by the existing Grade II listed former Dock Offices. Furthermore, each building in terms of scale and appearance responds both to its neighbours and to the character of public spaces onto which it faces.

Building alignment along future high street

Each plot has a specific role to play in its contribution to enclosing Deal Porters Way (the High Street) whilst also addressing the scale of the open space across Canada Water Dock. As the High Street emerges onto the dock the street alignment gently folds allowing Plot A1 to visually enclose the view along the High Street when approaching from the south. Plot A2 aligns with the building line further south on the High Street. This change in alignment between the building line and the street alignment creates the opportunity for a more generous civic space in front of Plot A2. This acts as a foreground to both buildings when approached from Canada Water Station or when viewed from across the dock.

Sequence of external public spaces

The buildings frame a sequence of new public spaces, some are of which are civic and more open, contrasting with more intimately scaled places. Each building contributes to providing definition to the various spaces, producing a variety of public amenities, most of which will have access to active frontages in the form of building entrances or retail units.
Walk west towards Leisure Centre
Looking west from Canada Water, Plots A1 and A2 provide a sense of street enclosure to Deal Porters Way (the High Street). Walking across the street and entering the passageway between the two buildings focuses views along Dock Offices Walk towards the Leisure Centre entrance. The route then opens into the Community Square facing the former Dock Offices.
C - In front of the Leisure Centre entrance

D - Dock Offices Courtyard

former Dock Offices
Walk south towards Leisure Centre

Approaching Plot A1 from Surrey Quays Road looking south, there is a short lane between the building line of Plot A1 in conjunction with the former Dock Offices’ tower, which frames a view of Plot A2. Along the whole route the entrance to the Leisure Centre is always clearly visible. Having passed the former Dock Offices, the courtyard opens up and is re-landscaped with existing mature trees to create an intimate new public space.
C - In the Dock Offices Courtyard

D - Plot A2 Leisure Centre entrance
Connections within buildings

The spaces in the Public Realm relate to complimentary ground floor spaces in both buildings.

Plot A1 offers a generous entrance hall, connecting through the building to the former Dock Offices. This entrance hall will be semi-public with cafe spaces and informal break out areas for the offices above. The residential entrance area, a generous double height space will provide seating areas and small workspaces for the residents of the building, but offering direct visual connections with the dockside views.

Plot A2 has two main entrances. The Leisure Centre holds the southern end of the Dock Offices Courtyard and offers visual links to the uses provided within the entrance. The office entrance hall facing Canada Water Dock is a double height space, exposing the primary structure of the large span over the sports hall beneath. It creates a semi-public break out space from which the offices above are accessed.
Model photograph showing Plot A1 and A2 facing Canada Water Dock
4.1.3 **PLOT A2 LAYOUT PRINCIPLES**

Based on the integrated Public Realm principles for Plots A1 and A2, this section describes more specifically how Plot A2 responds to its context and setting.
Model photograph showing Plot A1 and A2 dockside context
Plot A2 layout responds to a number of routes
The layout of Plot A2 has been developed to create and evolve a series of new routes and spaces.

Key routes
1. Plot A2 fronts Deal Porters Way, a primary route running north/south linking Canada Water Station with the proposed High Street leading to the Town Square and Surrey Quays Station.
2. Running transverse to this is a new accessible pedestrian route connecting The Park adjacent to the Printworks to Southwark Park to the west of Plot A2. The pedestrian route runs to the north of the proposal, connecting to the crossing traversing Canada Water Dock.
3. South of Plot A2 is the proposed location for the access route to the service bay, which could also potentially serve the future adjacent plot.
4. The existing ramp connecting to Hothfield Place is retained for now pending further consultation with the local residents.

Key spaces
Plot A2 frames a number of pedestrian spaces.

5. To the east is Canada Water Dock and the Public Realm fronting the dock edge.
6. The Community Square is located adjacent to the entrance of the Leisure Centre.
7. To the north is the Dock Offices Courtyard. The proposal is for this to be re-landscaped to create an intimate new courtyard.
View looking up the Deal Porters Way (the High Street) at proposals for Plot A1 and A2
Ground Floor Layout
The ground floor is organised with office and retail on the east side of the building facing Canada Water Dock, and the Leisure Centre on the west side of the building facing the Dock Offices Courtyard and northern pedestrian route. The proposed layout maximises active frontage to adjacent routes and spaces fronting Canada Water Dock and the Dock Offices Courtyard.

The service bay and back of house areas are located on the south side of the building adjacent to the route leading to the service bay.

Large office entrance hall
The entrance hall for the office provides a strong sense of arrival, with flexible working and event space. It is located on the confluence of two key public routes on the north east corner of the building, visible on the approach from Canada Water Station.

Dockside retail
Retail is located fronting Deal Porters Way (the High Street) to maximise exposure to footfall fronting Canada Water Dock. Adjacency to the service bay/ back of house linear corridor provides flexibility for a number of internal retail configurations.

Leisure Centre
The Leisure Centre entrance foyer is located adjacent to the Dock Offices Courtyard to provide status for the Leisure Centre. The pool hall is located on the north side of the building so as to be visible from the Dock Offices Walk. It benefits from a double height volume bringing natural daylight deep into the plan. The gym is also located at ground floor south of the pool hall so as to be visible from Dock Offices Walk. Changing rooms are located to the south side of the ground floor adjacent to the access route.
Key

1 Office entrance hall 7 Leisure Centre chemical store  
2 Retail 8 Leisure Centre entrance foyer  
3 Bike hub 9 Pool hall below  
4 UKPN 10 Gym  
5 Loading bay 11 Soft play  
6 Refuse store 12 Fitness changing
A building of three halls

Internally, the proposed building contains three large halls that are each unique, providing spatial character and enjoyment. This comprises the office entrance hall as a flexible space for meeting and events, in addition to the Sports hall and Pool hall as key functions of the Leisure Centre.

In section, the Leisure Centre occupies half of the ground floor and the majority of the lower floors, linked by a large open stairwell which improves natural daylight and visually connects the various functions together. The offices in turn occupy the other half of the ground floor and the five stories above ground.

Key
1 Office entrance hall
2 Sports hall
3 Pool hall
4 Office
5 Bike hub
6 Plant
7 Gym
8 Wet changing rooms
9 Soft play
Office entrance hall
The entrance hall is conceived as a flexible room for both office users working within the building and members of the public who want a welcoming space to sit, eat, work and socialise. It provides a large flexible space with many possible opportunities. Mindful of the evolving changes in attitudes to work and workspace design, there is a growing demand for shared space for social interaction and informal meetings common to all tenancies.

The entrance hall is located at ground floor for ease of access - mutually beneficial to both the internal users and outwardly the activation of the dock edge, bringing life and animation to the northern end of Deal Porters Way (High Street).

The character of the space is largely driven by the large trusses on the ceiling, supporting the offices above over the clear span requirement of the sports hall below. Design references to the historic warehouse/shed building typologies on the Site are used as cornerstones for the creation of a unique and recognisable identity.

With reference to the diagrams opposite -
1. The main entrance is sited to be clear and legible upon approach from Canada Water station.
2. A line of circulation is proposed on the inside wall for ease of access to the lifts and stair up to the offices. The majority of the space is flexible for activities such as informal meetings, cafe, events, art displays etc
3. The entrance hall is activated on all four sides. Openable doors integrated within the external walls allow the space to be opened up to the Public Realm during a larger event, or when weather conditions are favourable. On the rear wall, the cycle store will be visible as an important part of the office experience.
View showing the arrival experience entering the office entrance hall

1 - Entrance hall approach
2 - Functional zones
3 - External connectivity
Basement Layout
The proposed building has two levels of basement. Level B1 contains a significant portion of the Leisure Centre accommodation. The remaining space is occupied by plant, with all remaining plant located on level B2 and the rooftop.

Leisure Centre
The concept design for the Leisure Centre is based on an analysis of the requirements of the key spaces within the building, their adjacencies and the circulation requirements. All key spaces are visually linked to the large common stairwell that brings natural daylight into the lower levels.

The Leisure Centre is generally distributed on the north side of the building adjacent to the main entrance foyer above, and visible along the pedestrian route linking Lower Road with Canada Water Dock.

The sports hall is located beneath the office entrance hall on the east end of the building. Conversely, the main pool hall on the north end of the building where it is able to benefit from a double height volume with natural daylight. The wet change facilities are located centrally to the main pool and learner pool.

Running across the plan, a central spine corridor links together key functions, including the gym studios on the south side of the building.

Plant
Plant areas are located on the south side of the building to benefit from access to the loading bay and service road for plant replacement and distribution of incoming services.
Key
1 Main pool
2 Wet changing rooms
3 Confidence water
4 Learner pool
5 Gym studios
6 Plant
7 Sports hall

Planning Application Boundary
Plot A2 Boundary
Proposed Zone Development Boundary

Level B1 layout
Leisure Centre
Plant
Pool hall & sports hall
Leisure Centre Layout

The layout principles for the proposed Leisure Centre are as follows:

1. Welcoming foyer and social space with open layout encouraging views to key leisure centre zones. This faces onto a new Community Square to activate the space and provide a presence to the Dock Offices Courtyard and former Dock Offices.

2. The main stairwell provides a visual connections between the main functions of the Leisure Centre and brings daylight into the lower ground levels.

3. The main pool hall acts as an anchor on the corner of the site providing prominence from Lower Road. It receives natural daylight from above.

4. The sports hall is proposed at the lower level, where it will not be affected by glare from direct sunlight. It has views into double height entrance stair.

5. The gym is proposed at ground floor level, with street presence, but respecting the privacy of gym users.

6. Soft play areas are popular for children, and are located adjacent to the main building entrance.

7. Fitness changing facilities are located towards the south side of the building.

8. Staff areas are located off the main foyer space for convenience.
**Foyer and social space**

The entrance lobby creates a welcoming arrival experience from the Community Square to the Leisure Centre, from which all the major spaces and activities can be viewed, including the pool hall, gym and sports hall. The presence of the foyer entrance is signalled by the canopy, which wraps around the building from the north-west corner of the pool hall to the end of the leisure centre demise and shelter the projecting lobby.

The reception desk serves as a place to meet and greet visitors and provide information about the Leisure Centre. It has views over the foyer and social space and glazed screens allow visual links into the pool hall and gym. Turnstiles will be used primarily for circulation.

The social space beyond the turnstiles provides a place for people to meet, sit and socialise. The space can be arranged with a range of tables and chairs, arm chairs and sofas.

Soft play is another component of the social space and there are opportunities to provide a feature that enhances the feel of the space, whilst also providing a fun and safe place for children.

**Main stairwell**

The generous stairwell is located in a prominent position. Accessed directly from the social space and visible from the entrance and Public Realm the aim is to encourage the use of the stairs in preference to the lifts where possible.

The double height space allows natural light and views into the lower level and glazed screens between the stair and the sports hall will create views and enhance the feeling of openness and promote intuitive way finding.
Open stairwell off the entrance foyer linking key spaces visually
View upon arrival into the Leisure Centre entrance foyer and social space
Sports Hall
The sports hall is located at level B1, with a large glazed opening proposed on the end wall to open the space up visually to the main stairwell. This provides strong visual connectivity between the sports hall, main stair and foyer/social area, and enhances the feeling of openness in the lower level. In addition, the wall between the sports hall and the lobby could be glazed to provide informal viewing for those waiting to use the hall.

Fitness suite
The gym will be located at ground level and accessed from the foyer reception area. Its position at ground floor level allows visibility from the Leisure Centre entrance, across the foyer. It is intended that glazed screens will overlook the main pool hall providing a visual link between the two spaces and allow views from the gym through the pool hall windows to the street beyond. However this vista will be long enough to limit overexposure of gym users to passers by.

Located on the ground floor the gym will also benefit from natural light and views. It will be suitable for 140 stations, allowing for appropriate warm-up, cool-down and relaxation areas.

Multi-purpose studios & spin studio located at level B1 will be accessed by a stair and lift within the fitness suite, thus maintaining access control via the gym reception.

Two multi-purpose studios will be provided to accommodate a range of dance and exercise activities. A further studio will be a dedicated spin studio and will be designed to accommodate 26-31 bikes.

The changing rooms should be located close to the gym and studios. As such they have been located with access directly from the gym (via the gym access control) and via a dedicated fitness suite stair and lift they connect to the studios on the lower level.

Pool Facilities
The main pool and learner pool, accessed at level B1 are to be located in adjacent pool halls. The main pool will be 25m x 17m with a depth of 1.00-2.00m. A 15 x 6.5m learner pool with a fixed depth and a dedicated confidence water is proposed.
Illustration within the gym overlooking the pool hall

Illustration within the pool hall

Illustration of the sports hall overlooking the stairwell
Short section through Plot A2

Key
1. Office entrance hall
2. Office
3. Retail
4. Sports hall
5. Plant
6. Toplit stairwell
7. WCs in office core
Flexible office layout principles
The layout of the office is ordered within a 12x9m structural grid. The 12m bay widths provide a generous proportion and connection in relation to the dockside setting.

A linear core arrangement serves to create a contiguous strip of simple and flexible office space on the north and south sides of the building, providing flexibility for office tenants. A smaller core is located at the west end of the building to facilitate the required fire escape distances.

A continuous 3m deep balcony zone overlooks Canada Water Dock.

Flexibility and adaptability
The layout of the core facilitates up to a maximum of five tenancy splits per floor, providing flexibility and future proofing to potentially cater for multiple tenants if required.

The structural strategy has also been considered so that additional connections can be created between floors to provide vertical connections if required by tenants.

The plan opposite illustrates a potential arrangement of the space with desks on the outside to benefit most from natural light, with flexible break out meeting spaces closer to the core.
Top floor layout
The top floor comprises the front building facing Canada Water Dock. The rear building continues up to level 04 only. The top floor benefits being directly beneath the pitched roof, with a unique spatial experience providing top-lit natural daylight to occupants.

External amenity space
The layout of the proposed building has been conceived that each floor has access to external amenity space. Three metre deep balconies are located along the entire front of the building facing Canada Water Dock. They provide opportunity for inhabitation of the dock edge, providing views towards the water, and along the High Street.

On the top floor of the building, an external terrace 7.5m deep by 24m wide is located on the north west corner of the main block. A small balcony between the main block and the cranked smaller block on the north elevation allows views and engagement onto the Community Square and Dock Offices Courtyard.
Key
1. Flexible office space
2. Main passenger lifts
3. External terraces
4. Roof plant below

Planning Application Boundary
Plot A2 Boundary
Proposed Zone Development Boundary
Roof Layout
The roof is considered as the ‘fifth elevation’ of the building as it will be visible from taller buildings such as Plot A1. We have therefore developed an integrated approach to composing plant, rooflights and solar panels.

The key design principles are outlined as follows -

Roof form and profile
The roof comprises a series of pitches that respond to the following design drivers -

- The shallow pitches facing south provide opportunity in integrate PVs to improve sustainability performance credentials.
- The steeper pitches facing north provide opportunity for natural daylight to penetrate into the office floorplate below.
- The pitches are an architectural response that relates to the historical sheds that used to occupy the site.

Roof plant
Roof plant is located above the main core and the rear building. The openings required for ventilation and plant replacement coordinate with the roof pitches so as to be consistent with the overall design.

Valley gutters allow for safe access and maintenance of the roof.

Green terraces
Stepped green terraces are located at the rear of the building as a means to reduce the building massing in response to adjacent existing residential buildings. This is covered in more detail in the Massing and Landscape chapters.
4.2 Access

Access Overview
Proposed front of house entrances to office, retail and leisure uses are on the north and east sides of the building in response to the Masterplan pedestrian routes and spaces.

Proposed back of house entrances are located on the south side of the building, with access off the route leading to the service bay. This is with the exception of the satellite core, accessed from pedestrian route north of Plot A2.

The service bay is shared by office, retail and leisure uses as a single servicing point.

External levels
As indicated in the diagram opposite, the ground floor level is split between two levels. An upper level at +5.5m AOD, determined by the existing dockside levels, provides level access to the office entrance and retail. A lower level at +3.9m AOD negotiates the changes in level between Canada Water Dock, Lower Road and the Dock Offices Courtyard.

All proposed gradients are 1:21 or shallower.

Fire escapes
Fire escape stairs are generally shared by both office and leisure uses with access control at ground level. Egress from the main core is to the service road, whilst egress from the satellite core is to the pedestrian route north of the building as indicated opposite.

Pedestrian Access
1. The main entrance to the office entrance hall is located facing Canada Water Dock, on the corner of the building closest to the station.
2. Retail units are accessed from the dock edge as a continuation of Deal Porters Way [the High Street]. The locations are flexible to how the units are eventually subdivided.
3. The main entrance for the Leisure Centre is located off the Dock Offices Courtyard.

Cyclist Access
4. The cycle store and changing facilities are accessed on the north side of the building via a level access route adjacent to the entrance hall.

Vehicular Access
5. The proposed development will be car free with the exception of disabled car parking for the Leisure Centre. Four bays provided on-street along Deal Porters Way.
6. A shared coach bay and loading bay will be provided on Deal Porters Way outside Plot A1.

Servicing Access
7. The service bay is accessed from the access road south of the building.
8. The UKPN room is accessed directly from the access road to meet requirements for independent 24h access.
9. The centralised bin store and Leisure Centre chemical stores are located within the service bay for ease of deliveries/ collection.
10. The management facilities are located at ground floor with independent access via the access road.
11. A concealed 1.5m wide maintenance route is proposed along the south west edge of the building bordering Hothfield Place and Courthope House.
Cycle store

All long-term cycle facilities are located at ground floor level. All short-term provision is located within the Public Realm.

Office workers access the cyclist facilities adjacent to the office entrance hall, with convenient onward travel then possible to vertical circulation up to the office floorplates.

The following provision has been included in the design, with requirements based on office and leisure GEA area. The numbers are in accordance with the London Plan (2016) and BREEAM requirements.

Long stay office and retail provision-

- 264 office cycle spaces with 126 two-tier racks and 6 sheffield stands, resulting in 138 spaces accessed from ground;
- 6 retail staff spaces accommodated within the office bike hub;
- Drying spaces;
- One locker per cycle space;
- Showers / change areas separated for each gender with 6 + 1 DDA showers in each compartment. It is anticipated many office workers may choose to take membership of the Leisure Centre, where additional shower provisions are available.

Long stay Leisure Centre provision-

- 5 staff spaces accommodated on the south side of the building with provision for an accessible space.
**Servicing & Waste**

There will be three loading bays within the service bay, managing an estimated total of 66 daily delivery and servicing trips. This services office, leisure and retail uses.

- 1 No. 10m loading bay sized at 10m x 3.6m
- 1 No. 8m loading bay sized at 8m x 3.6m
- 1 No. 6m loading bay sized at 6m x 3.0m

To effectively manage servicing and vehicle deliveries the service area has a headroom in excess of 4.5m.

The loading bay is located in close proximity to the bin store and goods lift to provide an efficient circulation arrangement.

The loading bay/ bin store are also directly adjacent to the back of house of the retail areas, providing a simple and flexible servicing arrangement.

For more detail regarding the waste generation, storage and collection please refer to the Logistics document.

**Vehicle turning**

The servicing strategy requires servicing vehicles to reverse into the building from the access road owing to internal spatial pressures.

The access road is not a main pedestrian route, with no thoroughfare currently proposed to Hothfield Place. The design of the landscaping will use colour and contrast to delineate vehicle spaces and pedestrian spaces.

The following mitigations methods are proposed to be implemented by management companies to control traffic -

- All deliveries to be scheduled.
- Vehicles must only reverse into the loading bays under supervision during operational hours.
- CCTV to be installed to assist supervision from the management team.
- Strict penalties for any logistics companies that fail to manoeuvre as directed by the management team.
4.3 Use and amount

Plot A2 is a mixed use development combining office, retail and leisure uses as part of the wider Canada Water Masterplan. Please refer to the Masterplan Design and Access Statement to understand broader distribution of uses.

Plot A2 is located in a Town Centre location fronting Canada Water Dock, which is a key public space. Plot A2 is also in close proximity to Canada Water station, providing connectivity. Retail use is appropriate given the dock-facing aspect of the plot as an extension of the proposed Deal Porters Way (the High Street).

The location of the proposed Leisure Centre has been subject to consultation with Southwark Council and local residents. The new facility would replace the current leisure centre nearby at Seven Islands. Following a public consultation in May 2017, Plot A2 was the preferred location option. Please refer to Section 3.2.1 which outlines the consultation process with Southwark Council.

The following areas are proposed for Plot A2:

- 21,219m$^2$ GIA office use. This is distributed from ground floor upwards across the entire site.
- 5,495m$^2$ GIA leisure use. This is distributed across half of the ground floor and basement 1 level for ease of accessibility by the general public.
- 864m$^2$ GIA retail use. This is located at ground floor facing Canada Water for ease of accessibility by the general public.

Please note all areas above exclude plant and parking. Please refer to the area schedule for a more detailed breakdown.
4.4 Scale

4.4.1 **OVERALL RESPONSE TO MASSING**

The scale and massing of Plot A2 has been carefully developed as a contextual response to the site considerations, dock aspect, and adjacent residential buildings.

The diagrams on the opposite page describe the sequence of design decision taken to evolve the massing in response to context -

1. Existing Plot A2 context showing proposed Plot A1 massing.
2. Maximum building footprint and envelope extruded to +30m AOD restricted by the LVMF viewing corridor.
3. Front massing reorientated to create a stronger dock frontage continuing line of the High Street, and improving circulation to the Dock Offices Courtyard.
4. Reduction in height of the rear building in response to finer residential grain. The rear is cranked to break up length of north elevation and create two buildings conceptually. This also opens up views to the Leisure Centre entrance from Lower Road. The orientation of the rear building aligns with the orientation of the existing Grade II listed former Dock Offices. The front building is set back from Hothfield Place.
5. Further articulation of stepped terraces on the rear block in response to daylight and overlooking of Hothfield Place. Addition of balcony/ colonnade zone on the front block to add depth and inhabitation facing Canada Water Dock.
6. Articulation of the roofscape to integrate with the building context. Planted terraces with ‘hipped’ roof gables facing Hothfield Place further improve daylight conditions and reduce visual impact.
Site context (1)  
Extruded building footprint (2)  
Dock massing response to context (3)  
Rear massing response to context (4)  
Articulation of massing (5)  
Roofscape (6)
4.4.2 RESPONSE TO RESIDENTIAL BUILDINGS

The massing of the building has been carefully considered in response to adjacent residential buildings. This section describes how the massing has been developed to be responsive to the context.

With reference to the diagram, the following considerations have been made:

1. Front building massing is higher to provide a strong civic presence facing Canada Water Dock.
2. Hipped roofs reduce the height of the front building massing facing Hothfield Place.
3. Rear building massing reduced by one storey in response to residential buildings. This also helps to differentiate between the character of the two buildings.
4. Unoccupied stepped green terraces prevent overlooking from the offices onto residences.
5. Planted facade window boxes create a softer building edge facing Hothfield Place and Courthope House. They also help prevent overlooking from the offices onto the residences.
6. Green boundary wall proposed between Plot A2 and Hothfield Place/ Courthope House. As promised at the Plot A2 neighbour meeting, British Land will continue to discuss the rear garden/ boundary treatments with the neighbours adjoining the Plot. This will continue during the planning process.

View looking along the Dock Offices Walk towards Canada Water Dock
Diagram explaining massing development in response to residential buildings.
Section through rear building
The section below is cut through Hothfield place and the rear proposed building massing for Plot A2.

The following massing considerations have been made:

- The Leisure Centre provides a datum that responds to the height of the existing houses.
- The stepped office terraces prevent overlooking of Hothfield Place from within the office.
- The roof plant enclosure is set back from the edge of the building and articulated with pitched roofs to improve daylight and further reduce visual impact.
- Planting on the stepped terraces provides a softer building appearance appropriate to the residential context.
Section through front building

The section below is cut longitudinally through the rear gardens of the Hothfield Place residents and the rear facade of the front building massing.

The following massing considerations have been made:

- The Leisure Centre provides a datum that responds to the height of the existing houses. The massing of the building above is set back a further 9m from this line with a planted roof.
- A deeper facade zone with planted window boxes deflects views from the offices upward to greatly reduce overlooking and soften the appearance of the building.
- Hipped roofs at the top of the building improves daylight and reduces the height of the building viewed from adjacent residences.
This section is through the rear elevation of the Hothfield Place terrace houses on the south-west site boundary, and the proposed stepped massing of the rear building. A green boundary wall (approximately the same height as the existing boundary wall) conceals a maintenance access route behind and provides a soft edge to the proposed development. British Land will continue to discuss the rear garden/boundary treatments with the neighbours adjoining the Plot during the planning process.
This section is through the end elevation of the Hothfield Place terrace houses on the south-west site boundary, and the proposed rear elevation of the front block. A green boundary wall conceals a maintenance access route behind and provides a soft edge to the proposed development. British Land will continue to discuss the rear garden/boundary treatments with the neighbours adjoining the Plot during the planning process.
This section is through Courthope House on the southwest site boundary, traversing the residential car park and the proposed west elevation of the rear massing. A green boundary wall conceals a maintenance access route behind and provides a soft edge to the proposed development. British Land will continue to discuss the rear garden/boundary treatments with the neighbours adjoining the Plot during the planning process.
This section is through Landale House on the north-west site boundary, traversing the ground floor residential floor level and the proposed north elevation of the rear building massing. In the proposed condition, the levels are re-landscaped to form the pedestrian link to Lower Road.

Proposed section through Landale House
4.5 Appearance

4.5.1 ‘THE MODERN WAREHOUSE’
Inspired by the historic deal sheds of its dockside setting, Plot A2 creates a new twist on an old form.

The confident, functional form of the historic deal sheds has strongly influenced the approach to facade composition, materials and detailing. Plot A2’s clear response to functional requirements with a simple palette of materials echoes the industrial language which was inherent to the large deal timber sheds that previously occupied Canada Water. This also ensures a direct, but not literal, relationship to the site history. The idea has been to create a high quality, simple and robust structure where the component parts work hard to provide benefits to the architecture and surrounding Public Realm.
Historic image showing structure and form of the deal sheds
©Trinity Mirror/Mirrorpix/Alamy Stock Photo
Frame
The images on the adjacent page describe the conceptual principles of the building frame illustrated on the dock-facing facade. The outward expression of the internal structural grid creates a common order for the facades around the building.

Within this framework the following architectural interventions have been implemented to create a clear base, middle and top -

1. 12m bay widths to create an elegant proportion opening up the building to the dock

2. Tall proportion and a strengthening of the base of the building for double height retail uses and office entrance hall.

3. A series of large visible trusses within the ceiling zone of the double height entrance hall is functionally driven by the need to span the office over the sports hall below. It also helps to define a strong sense of arrival at the office entrance hall.

4. Creation of a pitched roof structure provides opportunity for natural light to the top floor of office on the north side, and the integration of solar panels on the south side. The form of the roofs is also a reference to historic deal sheds that once occupied the site.
12m Grid Across 5 bays (1)

Strengthening the base (2)

Creating a column-free entrance hall with trusses over the sports hall (3)

Pitched roofs provide natural north daylight and an opportunity for PVs (4)
**A common order**

The appearance of the building is governed by a simple structural order that defines the bay width of the façades and the setting out of the roof. This relates contextually to the way in which the historic sheds on the site were once conceived. The appearance of the building is equally governed by rules established by the varying urban responses to the existing context.

The diagrams opposite illustrate the key organisational principles that govern the appearance of the building -

1. The appearance of the facade responds to key urban spaces and views of Plot A2 around the site - including Canada Water Dock, the Dock Offices Courtyard and Lower Road.

2. The 12m grid produces a wide 12m facade bay width that opens up to the dock. The 9m grid runs faces the sides of the building to generate a medium 4.5m bay width. Smaller 3m bay widths are proposed on the rear façades to respond to the finer residential grain.

3. The front building has a wider 12m roof profile responding to the civic scale of the Canada Water Dock. The rear building has a finer roof profile relating to the more domestic aspect. The orientation of the profiles opens the gables towards to the dock to create a civic response.

4. The solar aspect of the building is also a key design generator to optimise the solar performance of the facades.
Urban ordering principles (1)

Structural ordering principles (2)

Roof ordering principles (3)

Facade and Roof ordering principles (4)
Decorative spandrel

The design of the facade spandrel panels resolves internal functional constraints and provides further opportunity for the appearance of the facades to relate to their Canada Water context.

The historical deal sheds were clad in vertical timber boards as the material that was freely available at the time. This provided a distinct building character reflective of a vertical grain. In some cases the vertical boards were stepped and angled to create a valance. This is a functional response to the need to reduce visual contrast between the bright outdoors and the darker internal environment, but also provides a beautiful lightness and elegance to the structure.

Inspired by the historic deal sheds, the proposed spandrel panel design comprises a series of vertical ‘boards’ around the entire building. Ordered within the expressed structural frame, the boards can be adapted in response to function and context. Examples of different types are illustrated in the diagrams opposite.

1. Typical flat board condition that expresses a simple and elegant vertical grain. Functionally, it conceals the floor zone and the desk height upstand.

2. As a modern ‘twist’ on an old form, boards are rotated to form balustrades such as would be found on the dock-facing elevation. The rotated boards allow for views from inside the office out to Canada Water Dock.

3. Similarly, boards can be twisted to form brise soleil to optimise the solar performance of the south facing facades.
Model photographs showing twisted metal balustrades

Materials
The proposed materials palette for the building comprises an application of timber and metal boards. This allows a distinction in character to be made between the civic front building massing, and the domestic rear building massing. Equally, a common materials palette for the entire building allows a dialogue to be established with respect to its nature as a series of single floorplates.

Key
1. Twisted metal spandrel
2. Timber cladding
3. Metal framing
4. Glazing
Defining the character of the different buildings

The front building comprises an outer layer of metal boards in response to the greater civic aspect. Timber boards are used to add warmth and depth as an internal lining for the inhabited balconies and ground floor colonnade.

The smaller rear building comprises an outer layer of timber boards to create a softer and warmer appearance within a more domestic context. However, metal is used as a finer framing device that ties the two building blocks together. The plant enclosure above the timber building is also made of vertical metal louvres.
View from the dock

The appearance of the building from Canada Water Dock needs to be bold and confident with respect to the civic presence of Plot A2 in its wider dock setting. The inhabited balcony and colonnade create depth within which activities can take place. The inspiration of the Deal sheds is evident in the design of the facades to create a building rooted in Canada Water.
1. Metal spandrel
2. Metal balustrade
3. Metal framing
4. Metal louvres
5. Metal gates
6. Metal roofing
7. Timber cladding
8. Timber louvres
9. Glazing
10. Concrete
View from the Dock Offices Courtyard
The metal boards twist to respond to the presence of the Dock Offices Courtyard along the north elevation to open up views from within the office. Small balconies between the front and rear building provide external amenity space overlooking the courtyard. The entrance to the Leisure Centre is boldly defined by the canopy structure and clear signage.
1. Metal spandrel
2. Metal balustrade
3. Metal framing
4. Metal louvres
5. Metal gates
6. Metal roofing
7. Timber cladding
8. Timber louvres
9. Glazing
10. Concrete
View from Lower Road

The articulation of the rear building is conceived to create a more domestic character, with finer punched window openings and timber cladding. The slotted windows facing Courthope House provide light into the abutting satellite core. The roof plant enclosure is set back from the edge of the building with profiled roofs to minimise the sense of scale with respect to its surroundings.
1. Metal spandrel
2. Metal balustrade
3. Metal framing
4. Metal louvres
5. Metal gates
6. Metal roofing
7. Timber cladding
8. Timber louvres
9. Glazing
10. Concrete
**View from Hothfield Place**

The subdivision of the building massing into a metal building and a lower timber building responds to the smaller grain of the existing residences. Planting on the stepped terraces and planter boxes on the rear elevation softens the appearance of the building as extension of the existing planting on the streets and in the residential gardens.
1. Metal spandrel
2. Metal balustrade
3. Metal framing
4. Metal louvres
5. Metal gates
6. Metal roofing
7. Timber cladding
8. Timber louvres
9. Glazing
10. Concrete
4.6 Landscape

4.6.1 INTEGRATED ZONE A LANDSCAPE

The proposed buildings on Plot A1 and Plot A2 and the spaces between them have evolved in parallel to achieve an integrated approach to the landscape design. This builds on the principles established as part of the wider Canada Water Masterplan.

This section should be read in conjunction with the Public Realm Design and Access Statements for Zone A.
Illustrative ground floor plan showing Plot A1 and A2 within emerging landscape design [image courtesy of Townshend Landscape Architects]
Zone A Public Realm Principles

Plot A is located on the axis of two key routes established by the Canada Water Masterplan. The High Street is the primary north south connection linking to the existing retail on lower road and linking transport hubs at Surrey Quays station and Canada Water. The heritage link is part of a wider strategy of green link through the masterplan connection Russia Dock Woodlands and Southwark Park.

New public spaces provided within Plot A will compliment a series of key and secondary public spaces within the Canada Water Town Centre. The design of the spaces will help establish the civic character of the existing and proposed public and landmark buildings.
Illustrative view showing Public Realm interacting with the building uses
Hothfield Place Planting
Planting is introduced to provide a softer edge to Plot A2 and minimise overlooking of residences from the offices.

Planted window boxes and green roofs create a green facade facing Hothfield Place.

Evergreen planting will create a year round structure of green whilst a range of herbaceous planting will provide injections of colour throughout the seasons.

The planting proposals is divided into character areas:
1. Green terraces
2. Window box planters
3. Planted gabion wall

Examples of proposed planting
End of Part 4 of 5