Design and Access Statement
Volume IV – Addendum
Plot A2

October 2018
Allies and Morrison
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<tr>
<th>DATE</th>
<th>ISSUE</th>
<th>NOTES</th>
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<tr>
<td>01/10/2018</td>
<td>P01</td>
<td>Addendum to May 2018 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.
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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 A2 comprises a mixed use office building, with a new leisure centre and retail at ground and lower ground levels, with new flexible workspace at the upper levels. The building will be set within high quality, landscaped Public Realm.

Following a period of statutory consultation on the Application, the Applicant is submitting amendments to the proposals for Plot A2. The amendments primarily relate to the stepped massing profile of the building adjacent to Hothfield Place in response to comments received from Southwark Council and local residents.
2  Hothfield Place Massing Update

The massing of the building and its relationship to Hothfield Place has been further considered in response to comments received from Southwark Council and local residents. This section outlines the proposed amendments to the stepped massing profile of the building in light of these comments.

Following consultations with the local community and reviews with Southwark Council, it was decided to further reduce the massing of A2 along the back of homes along Hothfield Place. As a result, the building has been set back a further 3m at each level from L1-L4.

At ground floor level, the Leisure Centre continues to provide a datum that responds to the height of the existing houses. The facade position has been retained per the original design in order to align with Southwark’s requirements for the Leisure Centre.

1. The original design submitted in May 2018 had a series of 3m deep, planted terraces stepping back away from Hothfield Place at each level from L1-L4.

2. The amended proposal shifts the entire massing back a further 3m, resulting in a 6m setback at L1 and subsequent 3m set backs on L2-L4.
1 - The original design proposal submitted in May 2018 showing distances from Hothfield Place

2 - The newly revised proposal showing distances from Hothfield Place
Building massing adjacent to Hothfield Place
The views opposite illustrate the massing comparison between the original design submitted in May 2018 and the newly revised proposal.

The following massing considerations have been retained per the original design submitted in May 2018 -

• The Leisure Centre provides a datum that responds to the height of the existing houses.

• The stepped office terraces and planting 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. Evergreen planting will create a year round structure of green whilst a range of herbaceous planting will provide injections of colour throughout the seasons.

• British Land will continue to discuss the rear garden/ boundary treatments with the neighbours adjoining the Plot during the planning process.
The newly revised proposal showing distances from Hothfield Place

The original design proposal submitted in May 2018 showing distances from Hothfield Place

Setback retained of 15m
Setback retained of 6.5m
3 Layout Updates

This section provides information on the additional changes that have been made to the internal layouts and floor plans of Plot A2.

Office Entrance Hall/ Bike Hub (GF)
The layout of the office entrance hall has been reconsidered to improve adjacencies to the bike hub and changing facilities. A more direct and accessible route has been achieved to the cycle hub and associated facilities. The location of the lifts has been updated to accommodate this change. These changes are to improve the floor configuration for the office element of the A2 building.

1 - Original ground floor layout
2 - Revised ground floor layout
Office Entrance Hall (Level 01)
As a result of the changes at ground floor level to the Entrance Hall/ Bike Hub, an additional 140 m² office GIA is created on level 01.
Leisure Centre Extents

Through a process of working with Southwark Council’s Leisure Team, the layout of the Leisure Centre has been revised, including the creation of an additional 50m² GIA creating a larger gym and reception space.
4 Area and cycle numbers update

The following areas are proposed for Plot A2

- 23,102m² GIA office floorspace. This is distributed from ground floor upwards across the entire site.
- 812m² GIA retail floorspace. This is located at ground floor facing Canada Water for ease of accessibility by the general public.
- 7,033m² GIA leisure floorspace. This is distributed across half of the ground floor and basement 1 level for ease of accessibility by the general public.

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

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<th>USES (M²)</th>
<th>GEA</th>
<th>GIA</th>
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<td>Office (B1)</td>
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<td>Retail (A1/A3)</td>
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<td>Leisure (D1)</td>
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<td>Total</td>
<td>32,027</td>
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Original proposed areas for Plot A2 (including plant & parking)

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<tr>
<th>USES (M²)</th>
<th>GEA</th>
<th>GIA</th>
</tr>
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<tbody>
<tr>
<td>Office (B1)</td>
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<td>Retail (A1/A3)</td>
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<td>Leisure (D1)</td>
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<td>Total</td>
<td>32,021</td>
<td>30,947</td>
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Revised areas for Plot A2 (including plant & parking)
Revised cycle numbers
All cycle calculations are based on the London Plan 2016 standards.

Office and retail cycle provision-
1. 267 office cycle spaces with 129 two-tier racks and 7 sheffield stands, resulting in 143 spaces accessed from ground. This also includes an additional 5 retail staff spaces accommodated within the office bike hub.
2. Showers / change areas are gender neutral, with 14 showers (one fully DDA compliant).

Leisure Centre cycle provision-
3. 5 staff spaces accommodated on the west side of the building with provision for an accessible space.
4. 73 short stay spaces are accommodated outside the Leisure Centre adjacent to the Pool Hall.
For further information please contact

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