
CANADA WATER MASTERPLAN



Design and Access Statement
Volume I Part 7 of 9
Masterplan

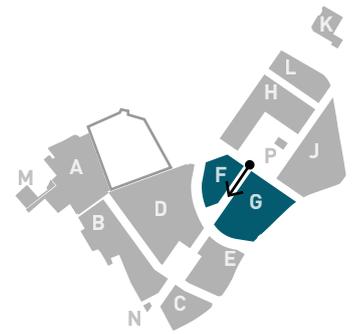
May 2018

Allies and Morrison



4.3 Central Cluster

4.3 Central Cluster



4.3.1 INTRODUCTION

Located at the centre of the Masterplan, the Central Cluster has the important role of bringing together the Town Centre to the west and the Park Neighbourhood to the east. It also mediates between the high-density consented schemes to the north around Canada Water and the low-to mid-rise existing buildings to the south and around Greenland Dock.

Moreover, the Central Cluster is an important connector for the area as a whole. It resolves three different street geometries existing on the Site: the orthogonal routes aligned with Canada Water Dock and the old Dock; the diagonal routes defined by the Printworks that date back to the historic Quebec Pond, and the serpentine curve of Surrey Quays Road.

The Central Cluster includes a wide mix of uses essential to realising Canada Water's vision as a vibrant place to work, live, shop, learn, and play. Because of its large plot footprints and limited permeability from the south it is able

to absorb the footprint of large scale retail, but still create a block that feels human in scale and active around the edges. The Central Cluster's location in the heart of the Masterplan and within the Tall Building Cluster defined by the Canada Water Area Action Plan (CWAAP) also means it can accommodate a concentration of Tall Buildings with limited impact on existing neighbours.

As a result, this key Character Area both provides a crucial shopping amenity for the local area, and provides a large number of new homes in addition to other workspace, leisure and educational uses.



Illustrative view of Park Walk looking southwest

4.3.2 A COLLECTION OF PLACES

The Central Cluster is characterised by the routes and spaces that run through it.

Two of these routes in particular have a significant role in shaping its character. Surrey Quays Road is an important vehicular route with wide pavements and a distinctive curve that provides primary access to people and vehicles to and across the centre of the Masterplan. Park Walk is a quieter, greener route for pedestrians and cyclists that links the Town Square with the Park through the centre of the Masterplan. Both have their distinctive characters contributing to the diverse nature envisioned for Canada Water.

The intersections of these routes create triangular shaped open spaces, most significantly Park Walk Place and Printworks Place. Smaller than the main public spaces, they provide an opportunity for more intimate and informal character, while reconciling the geometry of the routes and buildings framing them.

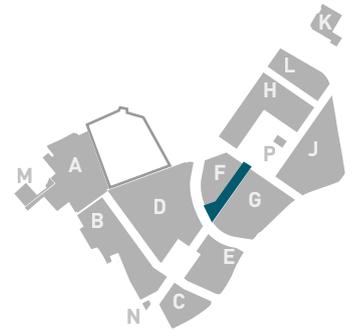
Main places and routes

- Park Walk (1)
- Surrey Quays Road (2)
- Park Walk Place (3)



Illustrative plan of the main spaces of the Central Cluster

Park Walk and Park Walk Place



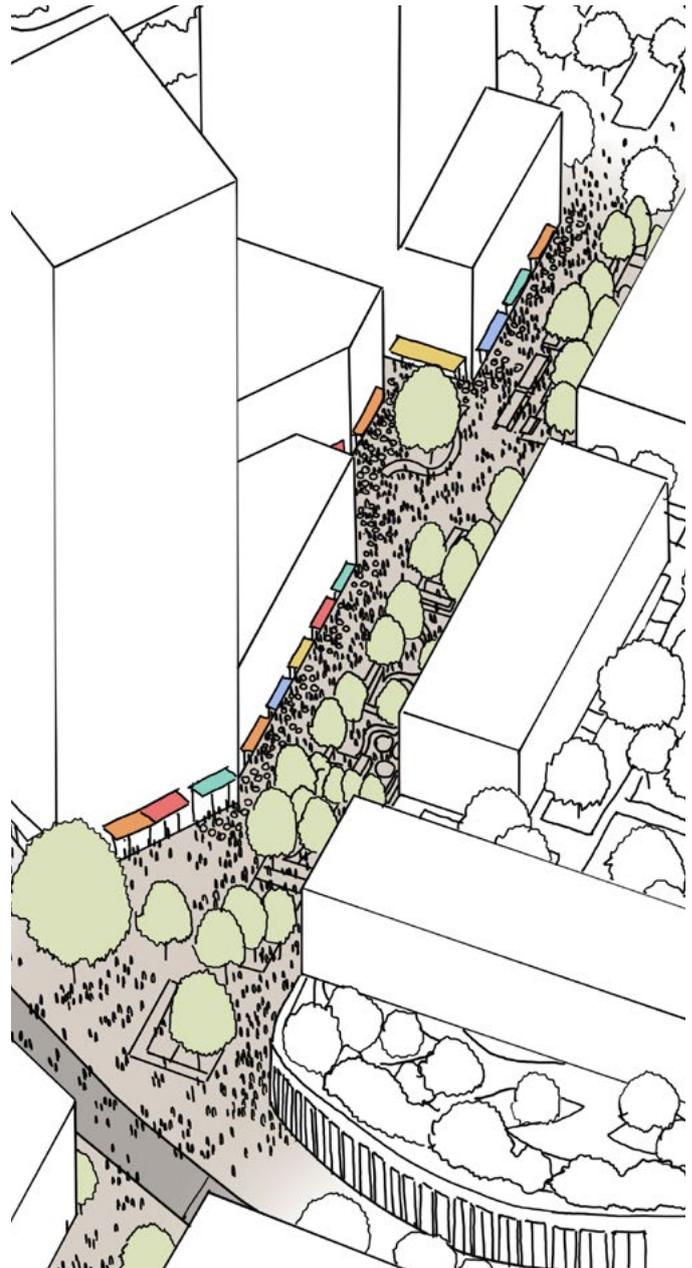
A place for all

The section of Park Walk within the Central Cluster runs between the Town Square and the Park. A pedestrian and cycling route linking the Town Centre and the Park Neighbourhood, it constitutes an important piece of Public Realm in its own right, with generous areas of landscape, seating, retail and play spaces.

A landscaped route

Park Walk is part of a green link connecting the three Character Areas of the Masterplan, and providing access to the main green areas of the Rotherhithe and Surrey Docks area: Southwark Park and Russia Dock Woodland.

Park Walk is comprised of a series of segments. Each one of these creates a singular space with a specific character. Each of these segments contributes to creating a varied character over the whole length of Park Walk.

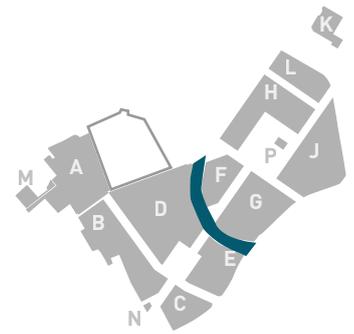


Illustrative aerial sketch of Park Walk and Park Walk Place



Illustrative plan of Park Walk and Park Walk Place

Surrey Quays Road



A landmark of recent history

The most apparent and celebrated aspect of the Site’s history is related to shipping trade; however, from the 1980s, a regeneration process has taken place with its early stages also leaving its mark on the Site. Surrey Quays Road is one remnant of this era. Linking to consolidated neighbourhoods to the north, its curvilinear geometry has been carefully integrated into the Masterplan.

A sweeping layout

The perspective effect derived from its sweeping layout creates a unique street that gradually reveals itself along its length. Different forms of movement including buses, vehicles, cyclists, and pedestrians contribute to form a lively artery. Buildings forming its edges will work together with landscape, in particular trees, to reinforce its singularity, contributing to the variety of the Public Realm.



Aerial photo of Canada Water (dated 1986) with Surrey Quays Road



Illustrative view of Surrey Quays Road looking north



Illustrative Plan of Surrey Quays Road

4.3.3 LAYOUT

Well defined routes anchor this part of the Site into its broader context while also contributing to the Public Realm.

Located in the centre of the Site, the Central Cluster plays an important role connecting existing neighbourhoods to new ones, with important public routes clearly defining its boundaries and plot edges. It balances permeability with the need to accommodate the large footprint of a potential superstore and a number of Tall Buildings.

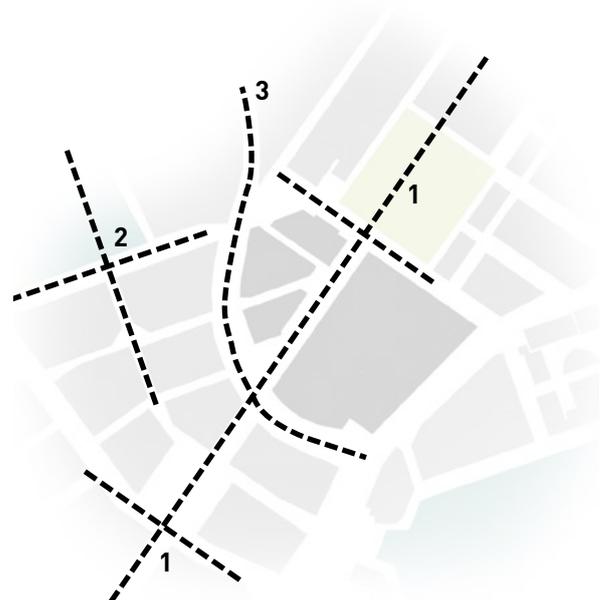
The relocation of the existing superstore and its associated parking are carefully considered to ensure that both new and existing routes are not compromised and the ability to move across the Site along the main desire lines dictated by surrounding neighbourhoods is enhanced.

Reconciled geometry

Three existing geometries are reconciled in the Central Cluster. These are particularly relevant as they define the layout of the Masterplan:

- The Printworks sets the direction of the Park, and Park Walk (1).
- Canada Water Dock defines the geometry of Deal Porters Way and the Cuts, and its extension towards the Central Cluster in Zone F (2).
- Surrey Quays Road, and its sweeping curve passing through the centre of the Masterplan.
- The Central Cluster works as a pivot, reconciling these geometries (3).

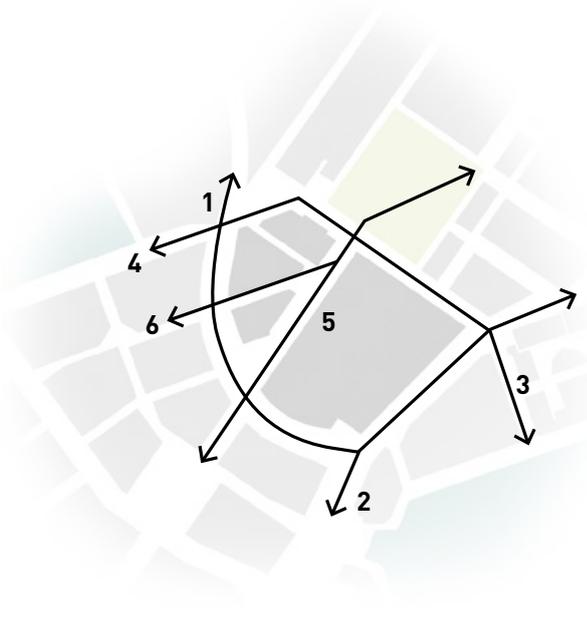
► *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07003 'Proposed Development Zones and Public Realm'*



A permeable area

A Character Area located at the centre of the Site needs to be permeable to accommodate the large footprint of a superstore and a number of Tall Buildings. The layout of the Central Cluster Character Area is organised through a series of routes that knit it to the surrounding Character Areas and existing neighbourhoods. These routes ensure good access to all areas leaving sufficient flexibility to develop buildings that are typologically complex. They include:

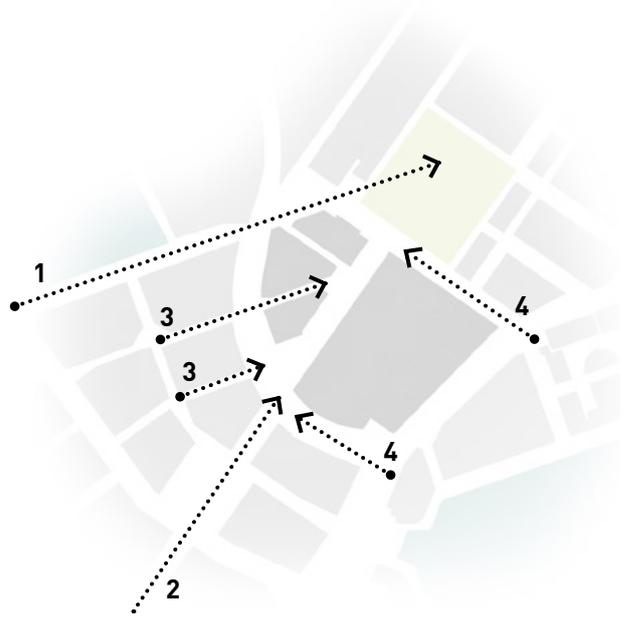
- Surrey Quays Road (1),
 - Redriff Road (2),
 - New Brunswick Street (3),
 - Dock Edge Walk (4)
 - Park Walk (5)
 - Higher Cut (6)
- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07003 'Proposed Development Zones and Public Realm'*
- ▶ *Design Guidelines CC 1.1*



Visual connection

Located in the centre of the triangle formed by the Masterplan's three main public spaces, the Central Cluster opens to enable visual connections between these spaces, facilitating legibility and wayfinding.

- Dock Edge Walk provides a visual connection to Canada Water Dock from the Park, and vice versa (1).
 - Park Walk establishes a viewing corridor between the Town Square and the Park (2).
 - Subject to detail design, the Cuts offer the opportunity to establish a visual link with the Central Cluster (3).
 - The edges of the Central Cluster allow visual connection with neighbours (4)
- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07003 'Proposed Development Zones and Public Realm'*
- ▶ *Design Guidelines CC 1.1*



A route and a space

Park Walk, a spine linking all three Character Areas and the main green spaces of the Rotherhithe and Surrey Docks area, passes through the Central Cluster. It is a key route and its relevance in terms of movement is critical, but that is not its only role. This generous route for pedestrians and cyclists constitutes an important piece of public realm in its own right: a landscaped boulevard where people can slow down, spend time, and engage with the flow of the community.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07003 'Proposed Development Zones and Public Realm'*
- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07004 'Proposed Building Lines'*

Building on the recent history of the Site

The sweeping path of Surrey Quays Road is well integrated into the geometry and grain of the Masterplan. The benefit is twofold. Firstly, it builds on the rich history of the Site, incorporating elements of different phases: Surrey Quays Road, laid out in the 1980s roughly along the lines of the road that wound between the historic docks. And secondly, it integrates the Masterplan with existing and consented residential neighbourhoods to the north.

The buildings in the Central Cluster conform the convex edge of Surrey Quays Road where a bigger degree of flexibility has been granted. Nonetheless these buildings contribute to the definition of the road edge, responding to the specific relationship with the geometry of the road.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07003 'Proposed Development Zones and Public Realm'*
- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07004 'Proposed Building Lines'*



Well-defined edges

The Central Cluster forms edges with a diverse range of spaces in the Public Realm.

- To the northwest, Zone F defines the connection between Canada Water Dock, and the Park (1).
- To the northeast, Zones F and G define one of the sides of the Park (2).
- To the southwest, Zones F and G define one of the sides of Surrey Quays Road (3).
- And to the southeast, Zone G defines the northern edge of Redriff Road which contrasts with the fragmented frontage on the southern edge of the same Road (4).
- Finally, passing through the middle of the Central Cluster Zone F and G form the active edges of Park Walk.

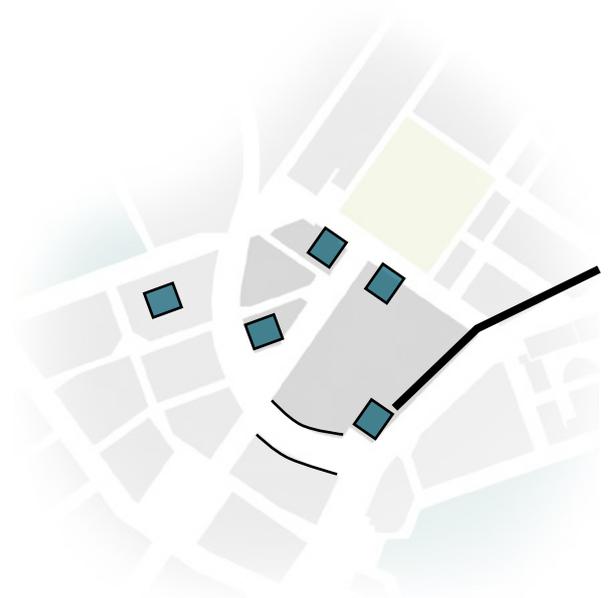
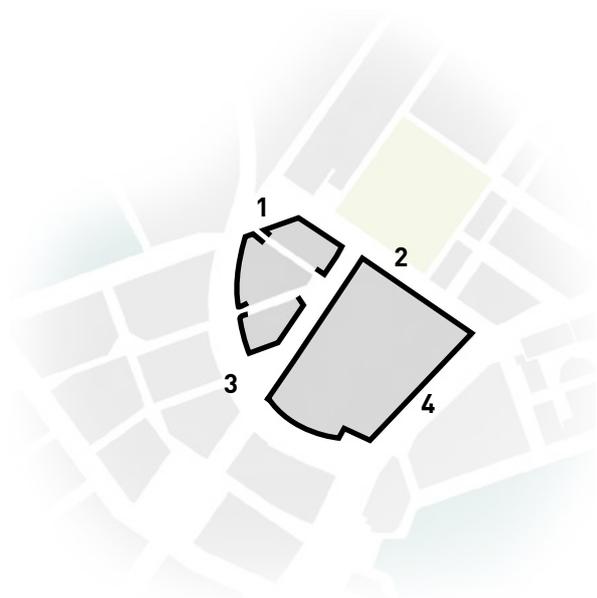
- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07004 'Proposed Building Lines'*

Interwoven grain

Development Zone G is comprised of a number of buildings on a podium.

The interrelationship between these buildings is less important than the relationship of these with existing and proposed neighbouring buildings.

- ▶ *Design Guidelines CC 1.2 and CC 1.3*



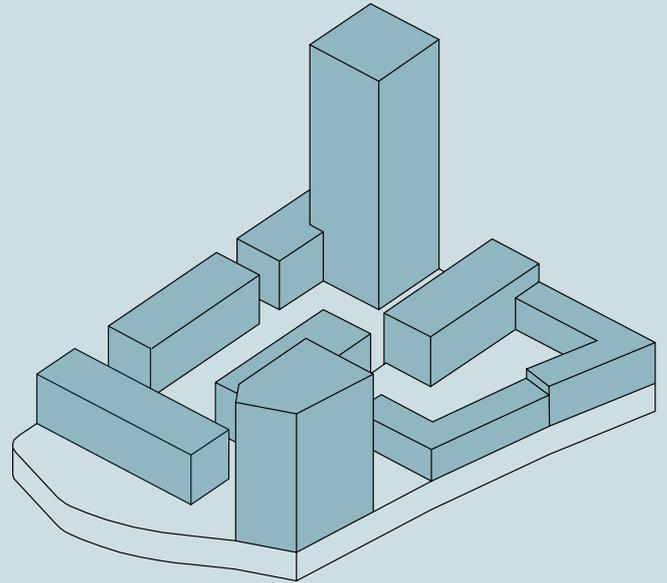
TYOLOGY STUDY: LARGE MIXED-USE TYPE

This section is a high-level study of the Superstore Block building typology developed by Maccreanor Lavington Architects.

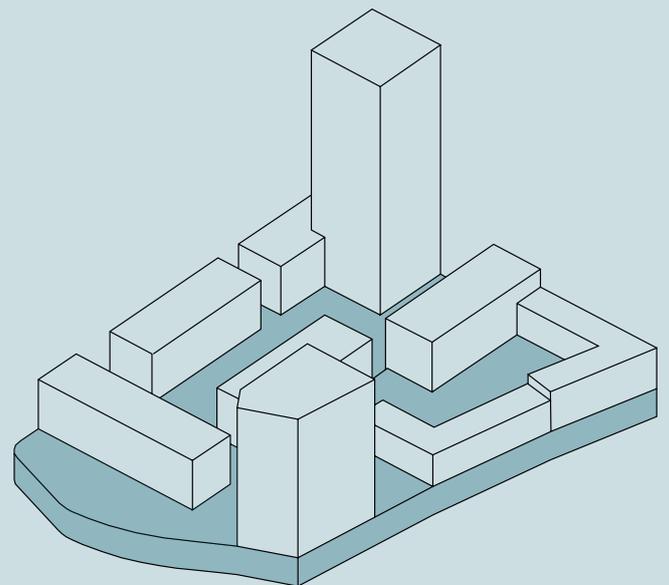
Given its large footprint, the integration of the superstore into the grain of its immediate context and its contribution to the Public Realm are key aspects to the success of the Masterplan.

The plot studies in the images on the right demonstrate one way in which the Development Zone could come forward, based on the Parameter Plans, Design Guidelines, and the design principles set out in this chapter.

► *Design Guidelines MP 1.5*



Grain of residential buildings above the podium integrated with the rest of the Masterplan



Activity on the edges of the buildings at street level



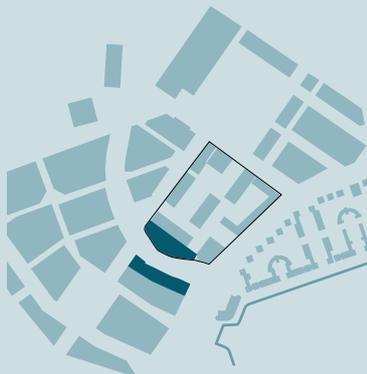
Buildings defining Park Walk



Massing linking to parkside mansion blocks



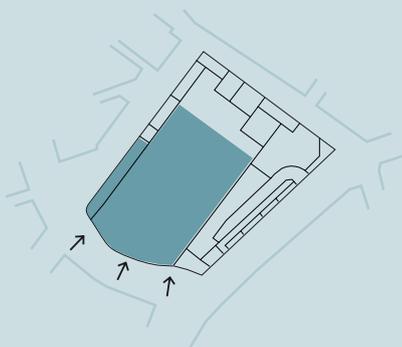
Buildings creating an edge along Redriff Road



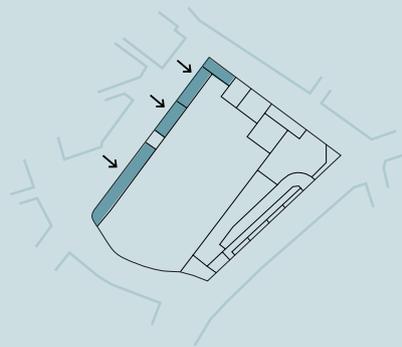
Clear frontage on Surrey Quays Road



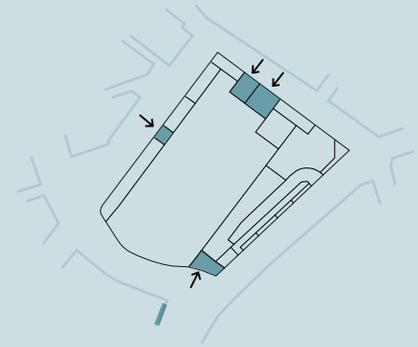
Tall Buildings forming a cluster



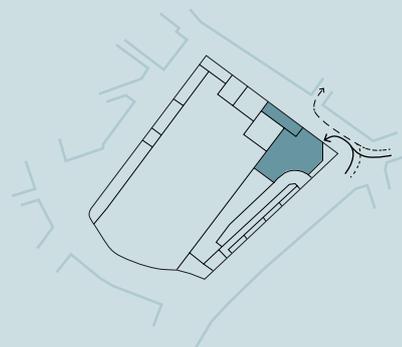
Superstore entrance and frontage



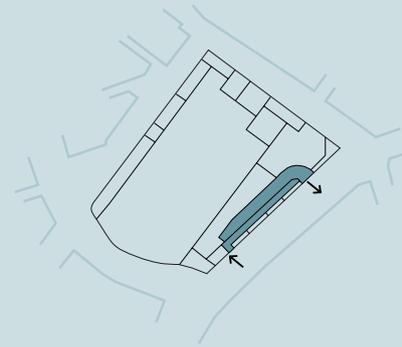
Retail along Park Walk



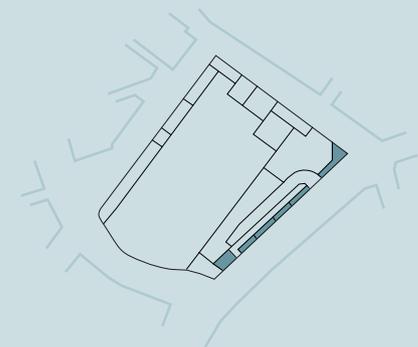
Residential access



Servicing access



Access to superstore parking



Potential small retail units screening parking

4.3.4 ACCESS

The Central Cluster prioritises the pedestrian experience of the Public Realm and plays an important role connecting the other parts of the Masterplan.

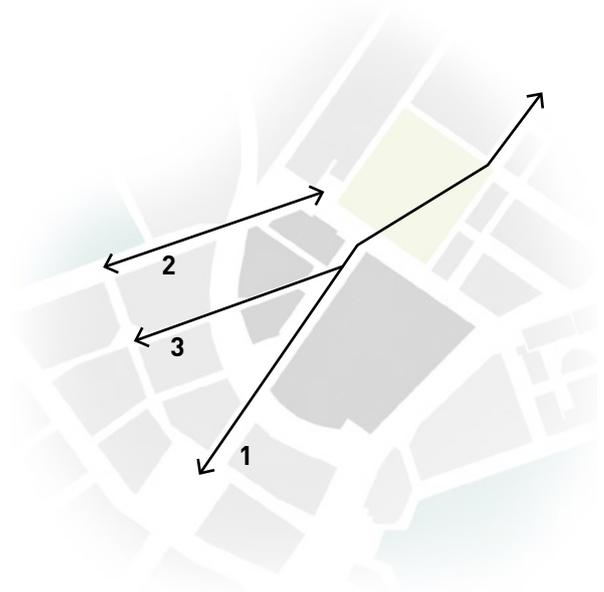
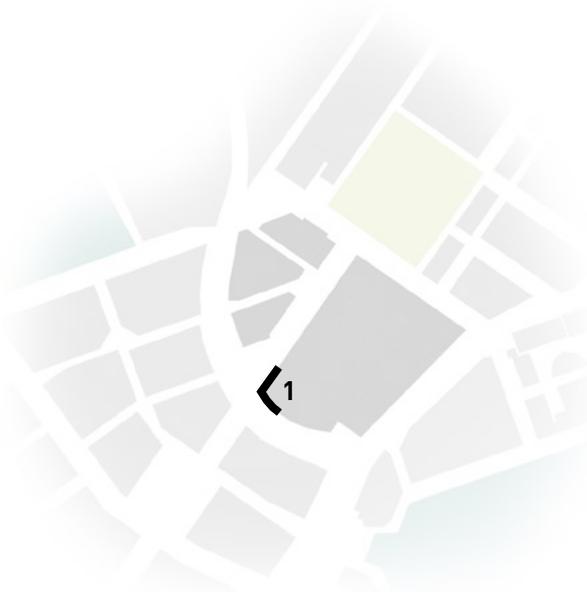
The character of the area is strongly defined by the pedestrian routes running through, and the vehicular roads running around it. The co-ordination between these routes and service access is crucial to the enhancement of the pedestrian experience.

The Public Realm will also be activated by the careful location of access to buildings, superstore, residential lobbies and podium-level communal spaces.

A pedestrian connection

One of the key roles of the Central Cluster is to connect the Town Centre, the Park Neighbourhood and the surrounding neighbourhoods. In order to underpin the Masterplan's movement strategy focused on pedestrians and cyclists the Central Cluster provides a series of non-vehicular routes. Given their size and the spaces they connect, two routes are particularly important:

- Park Walk (1)
 - Dock Edge Walk (2)
 - In addition to these, the extension of the Cuts towards the Central Cluster enhances the continuity of the pedestrian experience of moving across the Masterplan. (3)
- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07003 'Proposed Development Zones and Public Realm'*
 - ▶ *Design Guidelines MP 4.1*
 - ▶ *Design Guidelines CC 2.1*



Sense of address

The location of residential entrances facing public spaces contributes to legibility and wayfinding, and provides a sense of address to the residents. Residential lobbies of the Tall Buildings face:

- The Park, indicative access shown below (1)
- Park Walk Place, indicative access shown below (2)
- The junction of Surrey Quays Road and Redriff Road, indicative access shown below (3).

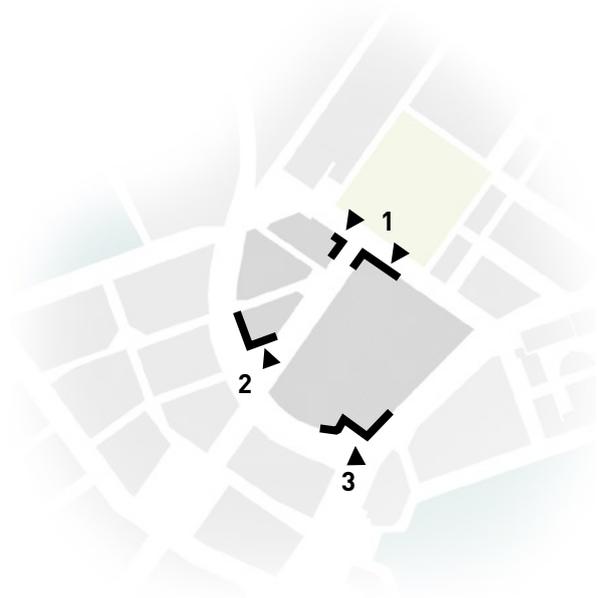
▶ *Design Guidelines CC 2.2 and CC 2.3*

Corner retail entrance

A prominent corner that contributes to the activation of the Town Centre and Park Walk Place, the corner of Zone G at the junction of Surrey Quays Road and Park Walk is visible from the Cuts, Deal Porters Way and Surrey Quays Station. It also faces Surrey Quays Road and Surrey Quays Place bringing vitality to these spaces. Hence the opportunity to create a prominent corner entrance to the large superstore that is located within the Central Cluster and is visible and easily accessible from the Town Centre.

▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07008 'Proposed Predominant Ground Level Uses'*

▶ *Design Guidelines CC 2.4*



Continuous and controlled vehicular movement

Two fully accessible existing roads provide vehicular access to both Development Zones of the Central Cluster:

- Surrey Quays Road (1)
- Redriff Road (2)

A newly introduced road located at the northeast edge of the Character area provides supplementary access to the Development Zones. Given that this route is adjacent to the Park, vehicular access is controlled:

- New Brunswick Street (3)

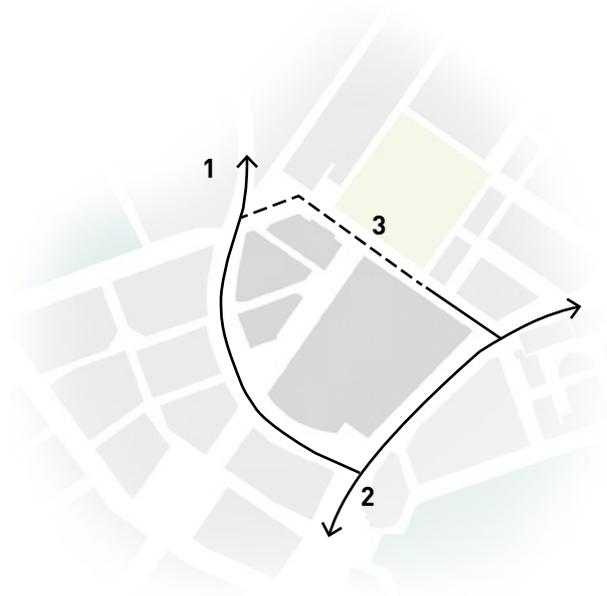
▶ *Design Guidelines MP 4.1*

Coordinated servicing locations

Development Zones are serviced through the vehicular routes at the edges of the Site, to liberate the rest of the routes for pedestrians, cyclists, and spill out areas.

- Zone F is serviced from Surrey Quays Road. Indicative access shown below (1).
- In order to minimise vehicles running adjacent to the Park, Zone G will be serviced from New Brunswick Street in the section that runs from Redriff Road to the western corner of Zone J. Indicative access based on the Illustrative Masterplan shown below (2).

▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07007 'Proposed Servicing and Access'*



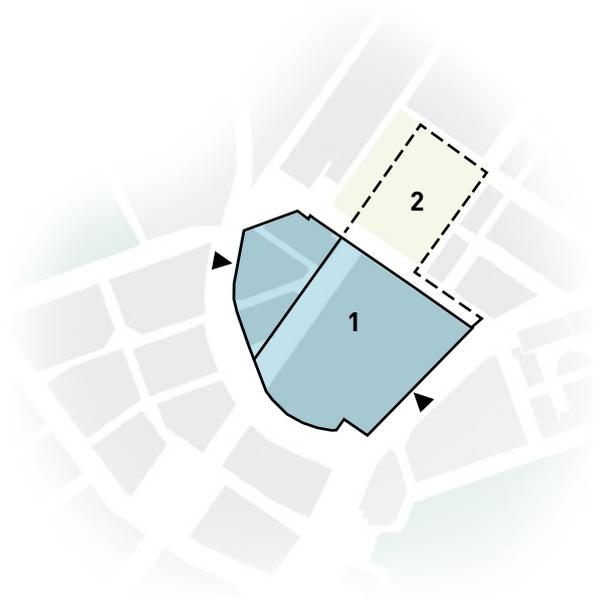
Minimised impact of cars at street level

The activity on the edges of the buildings at street level is vital for the success of the Public Realm. For that purpose, car parking is located underground (1).

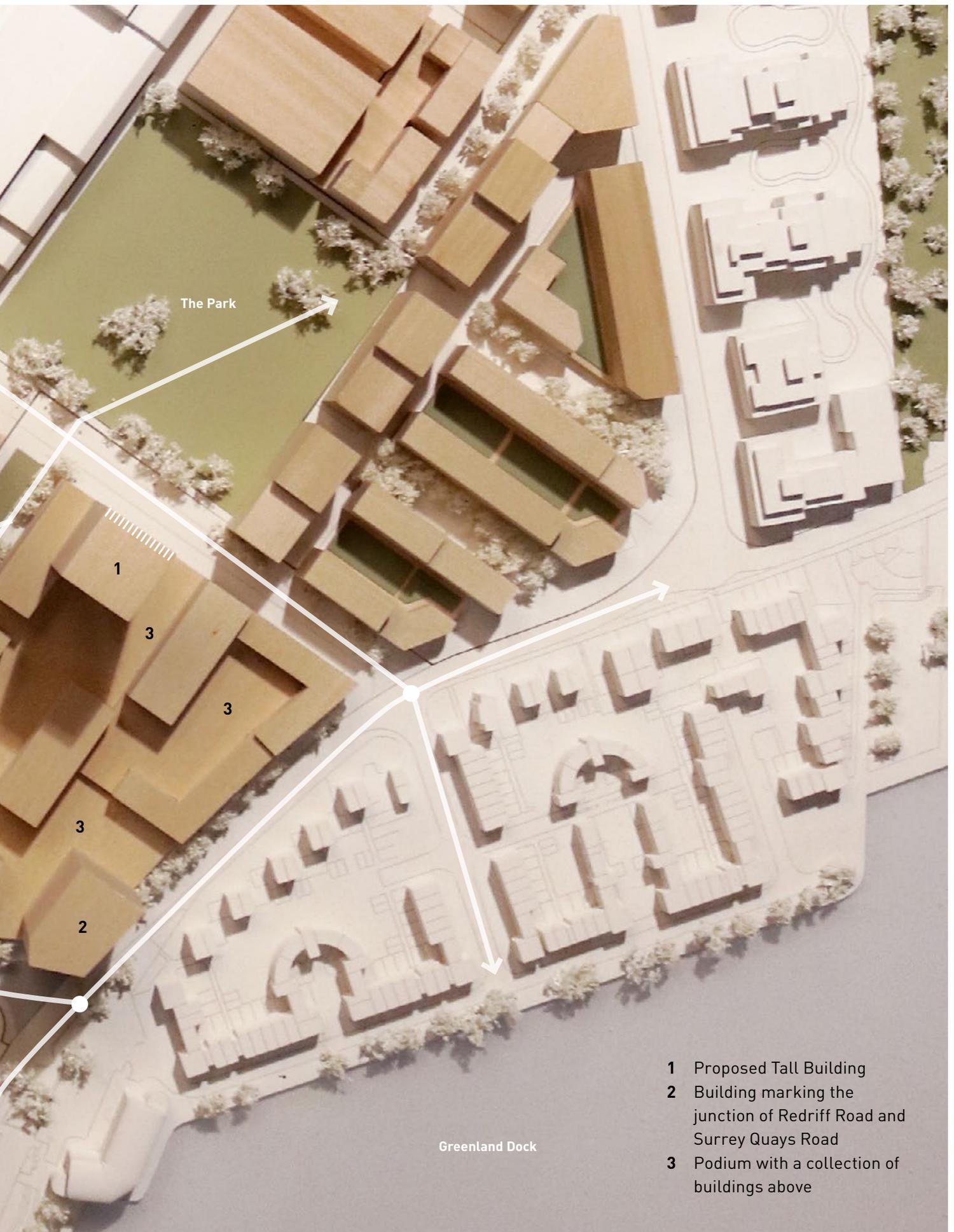
In both Development Zones F and G, the Masterplan allows for a basement under each Development Zone. In addition, there is flexibility to accommodate additional car parking spaces under the Park (2) without undermining its landscape, if these were required by the superstore in Zone G.

The arrows in the image below show an indicative access based on the Illustrative Masterplan.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07005*
'Proposed Basement Extents'







4.3.5 USE

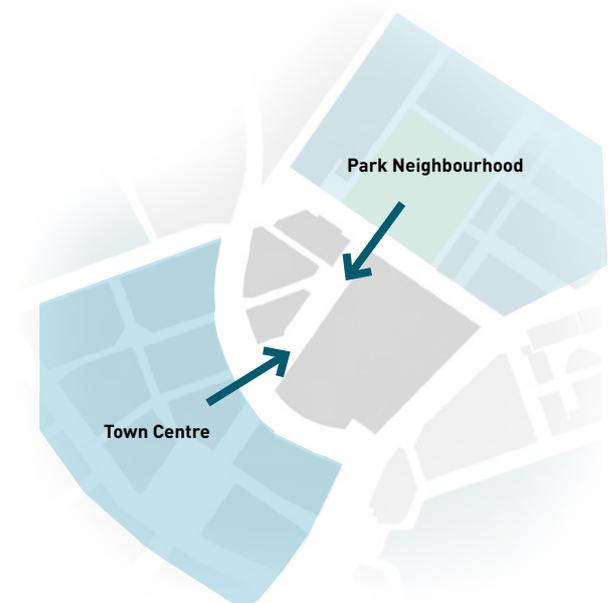
The centrality of this Character Area makes it suitable for the location of a superstore and tall residential buildings, surrounded by complementary land uses.

Workspace, retail, leisure and community uses will complete the neighbourhood and contribute to the vitality of the Central Cluster.

A transition between adjacent Character Areas

The Central Cluster links a predominantly residential neighbourhood with a Town Centre. It combines a variety of land uses that relate to the surrounding Character Areas. It blends retail use at street level with commercial and residential uses above.

► *Development Specification*



Vibrant mixed-use buildings

The Central Cluster needs to accommodate a variety of land uses, some of which could occupy a large portion of land (for instance the superstore). A series of mixed-use buildings are needed to meet these requirements. Although these buildings are typologically complex, they bring about the vibrancy and level of activity that ensures the success of this Character Area.

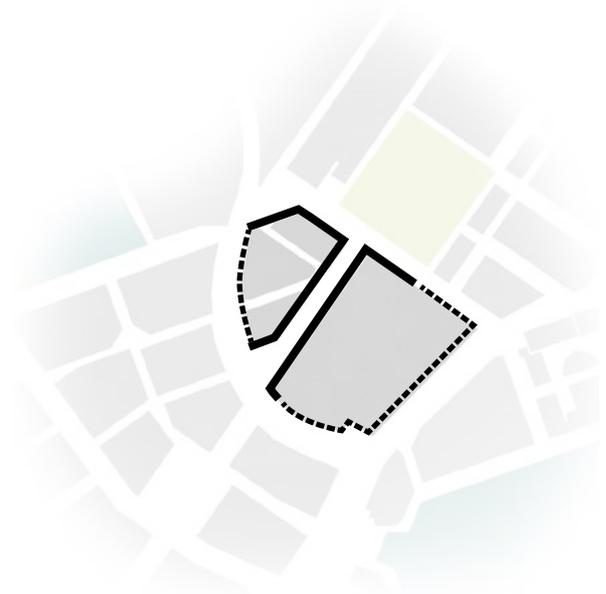
In Zone F Tall Buildings could be combined with retail units at street level and commercial space in the podium. In Zone G, the superstore at street level and finer grain retail facing Park Walk is combined with residential buildings above.

► *Development Specification*

Maximising active frontages

Not all parts of a building including large scale retail can contribute to the Public Realm. However, a significant contribution to the success of the Public Realm can be made by focussing on key areas where entrances, facade transparency, or other forms of relationship between private and public spaces can be used to create active frontages.

► *Design Guidelines CC 3.1*



4.3.6 SCALE

The Central Cluster accommodates part of the cluster of Tall Buildings of the Masterplan. Brought together into groups, these buildings form a coherent composition creating an identity for the area from afar, and setting a transition to the lower neighbouring context. Further, their broader bases will set the enclosure for the Park and the Park Walk, defining the Public Realm.

An edge to the Park

The Central Cluster forms one of the edges of the Park.

Lower buildings set a height coordinated with the rest of the buildings around the Park to form a consistent Public Realm edge.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-070012 'Proposed Maximum Heights'*
- ▶ *Design Guidelines 4.1*



Mediating scale

To assist with the legibility of an area as well as creating an harmonious place, massing of these buildings can be conceived as a series of smaller buildings that have an appropriate scale

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-070012 'Proposed Maximum Heights'*
- ▶ *Design Guidelines CC 4.1*

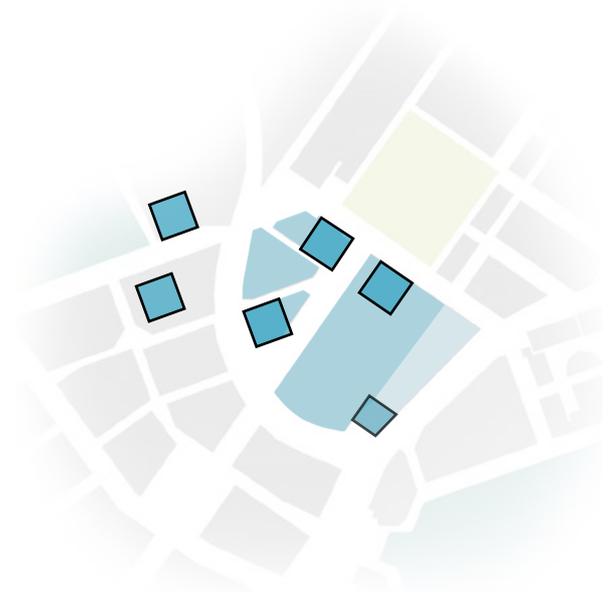
Reconciling an Opportunity Area with the neighbouring context

The Central Cluster addresses the challenge of reconciling a context with contrasting characteristics.

On the north-west, it responds to the area for Tall Buildings set by the Area Action Plan, and the Tall Buildings of the consented neighbouring schemes. Zone F, and the north-west side of Zone G accommodate the majority of the Tall Buildings of the Central Cluster.

And on the east and southeast, its massing steps down significantly, forming an edge that is appropriate to the nature of Redriff Road, and that responds to the existing low-rise buildings.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-070012 'Proposed Maximum Heights'*



Tall Buildings facing the Park

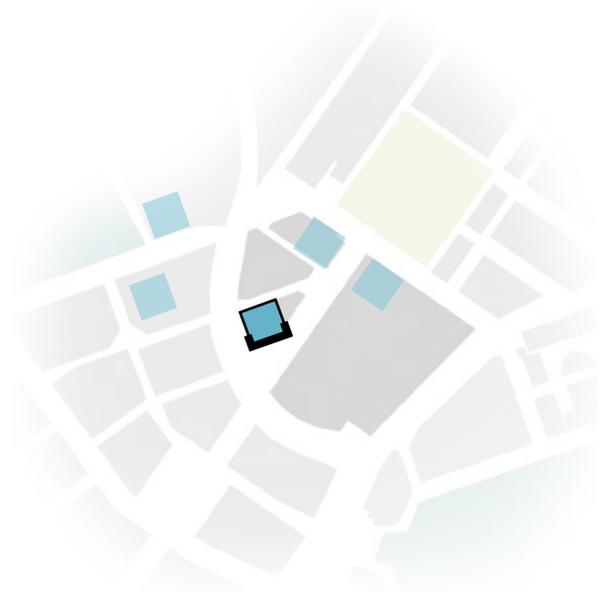
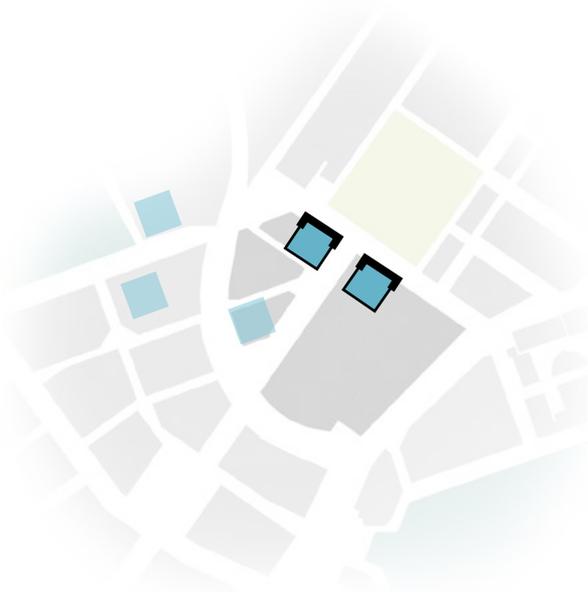
A series of Tall Buildings face the park. Besides enhancing the arrival experience and adding activity to the Park, these buildings introduce a variation in scale that improves legibility. The location of these Tall Buildings has been carefully considered to obtain pleasant microclimate conditions for the Public Realm.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-070012 'Proposed Maximum Heights'*
- ▶ *Design Guidelines CC 4.1*
- ▶ *Design Guidelines CC 4.2*

A landmark for Surrey Quays Road

Similarly, a Tall Building located at the intersection of Surrey Quays Road and Park Walk benefits from access through Park Walk Place and contributes to the wayfinding and legibility of the Masterplan. In particular, the orientation of the Tall Building relates to Canada Water Dock and the Cuts.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-070012 'Proposed Maximum Heights'*
- ▶ *Design Guidelines CC 4.2*

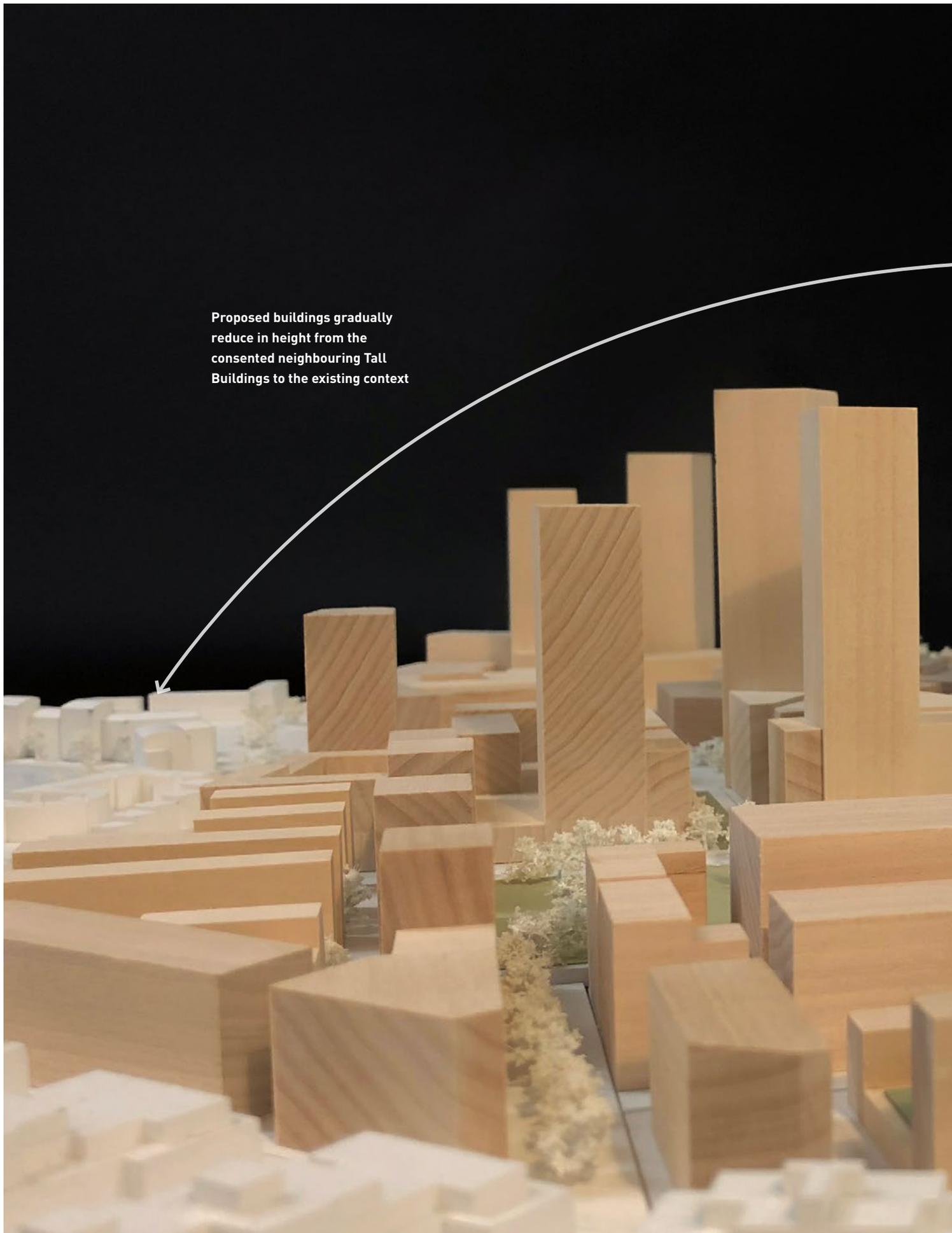


A special building

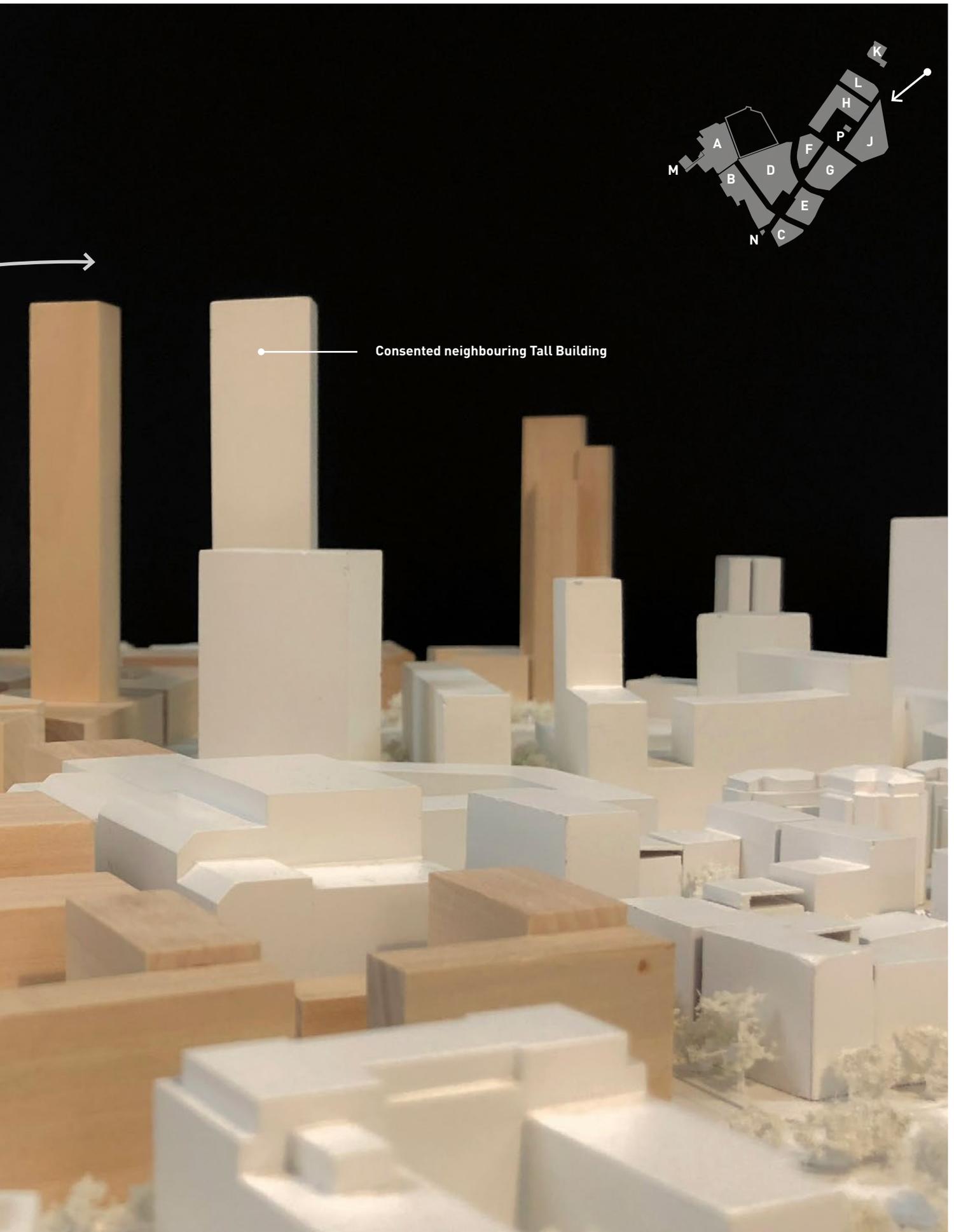
The junction of Redriff Road and Surrey Quays Road offers the opportunity to introduce a corner building. Massing along Redriff Road is generally lower than the rest of the Masterplan in response to the existing context. However, the location of taller massing in this particular location entails multiple benefits: it introduces variation in scale to the northern frontage of Redriff Road; it helps with wayfinding and legibility; and it enables south-facing residential units to benefit from views towards Greenland Dock.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-070012*
'Proposed Maximum Heights'





Proposed buildings gradually reduce in height from the consented neighbouring Tall Buildings to the existing context



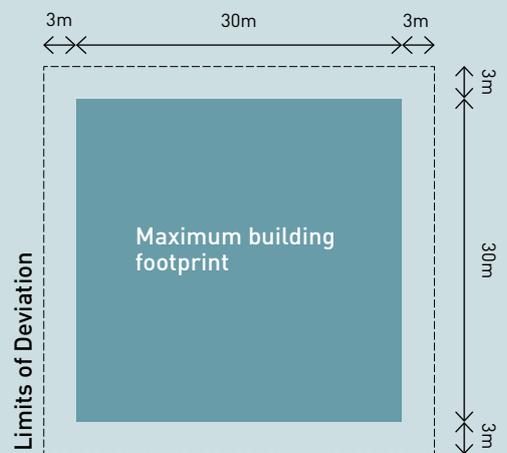
TPOLOGY STUDY: TALL BUILDINGS

This section is a high-level typology study of the Tall Buildings Building Typology.

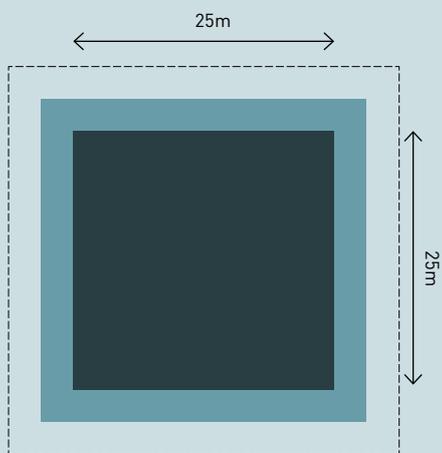
The maximum building footprint and location of Tall Buildings is defined by the Parameter Plan CWM-AAM-MP-ZZ-DR-A-07012 'Proposed Maximum Heights'.

The three Tall Building typologies shown in this section, square, rectangular and cluster illustrate that there is flexibility for different approaches to the design of Tall Buildings in future Reserved Matters Applications within the Parameter Plans and Design Guidelines.

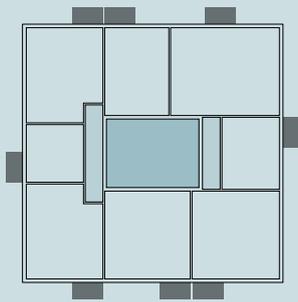
► *Design Guidelines MP 1.4*



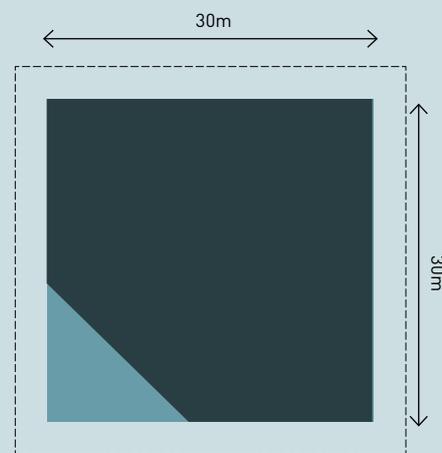
Maximum building footprint and Limits of Deviation as set by the Parameter Plans

SQUARE TALL BUILDING

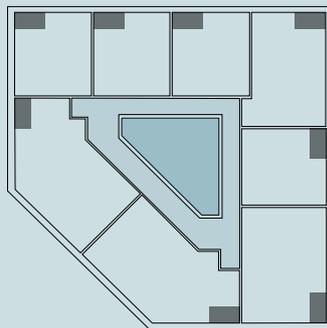
Square floorplate within maximum building footprint



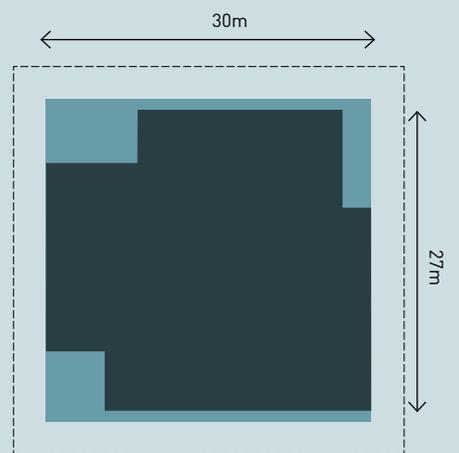
Illustrative floor layout

RECTANGULAR TALL BUILDING

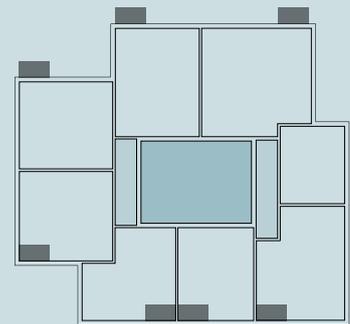
Irregular floorplate within maximum building footprint



Illustrative floor layout

CLUSTER TALL BUILDING

Cluster floorplate within maximum building footprint



Illustrative floor layout

4.3.7 APPEARANCE

The Central Cluster overlaps with the Town Centre and Park Neighbourhood Character Areas. The transition across the different areas happens at different levels, including use, scale, as well as appearance. The use of materials and the treatment of the façades must ensure a continuity of architectural language, tying together different characters.

At the same time, the building typologies in this area create a unique character for the Central Cluster. A wide range of uses are contained in complex buildings which include podiums and Tall Buildings.

Contribution to the hierarchy of streets and spaces

The most prominent façades in the Central Cluster frame the Park (1). These form a coherent response to this important public space in conjunction with the frontages in the Park Neighbourhood Character Area. Parkside façades are open and generous, expressing depth and inhabitation.

Buildings framing Park Walk (2) are also primary frontages. Due to the combination of uses and building typologies, frontages defining Park Walk are more varied and diverse, with a focus on maximising engaging ground floors.

Printworks Place (3) and Park Walk Place (4) are important spaces to receive those who arrive from the Town Centre. The south-west elevation of the Printworks gives prominence to Printworks Place, while the presence of entrances to the Tall Building and to the potential superstore to the south define a dynamic character for Park Walk Place. The mixed character of buildings establishes a level of informality of these places, which contrasts with the formality of the Park and Town Square.

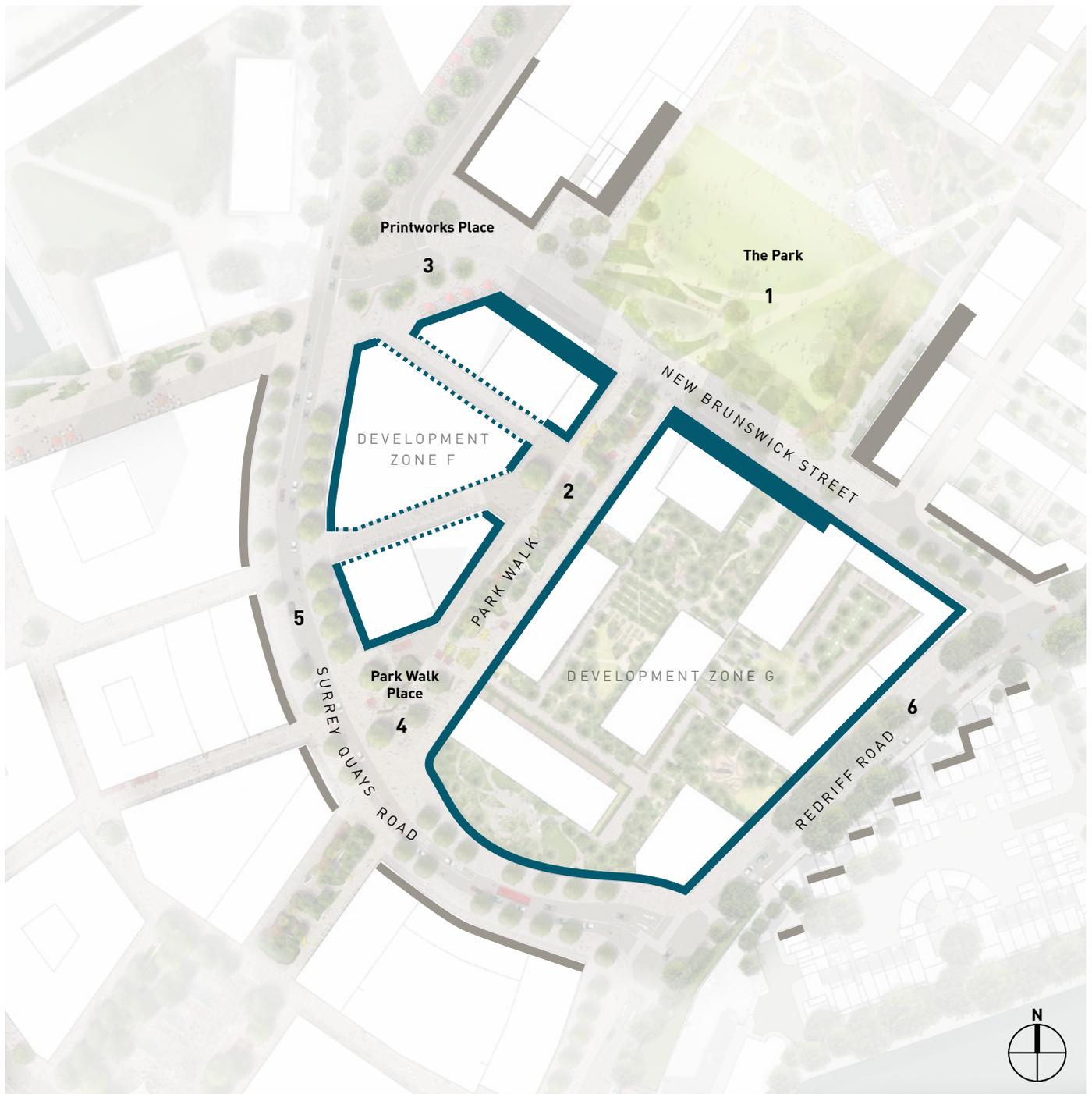
Surrey Quays Road is defined by a varied nature and scale of buildings on the east side, which is balanced by a strong curved edge on the west. Both sides of the street reinforce the enjoyable crescent-shaped sweep of Surrey Quays Road. New buildings on Redriff Road (6) relate to the residential properties opposite in material, scale and form, but also integrates important vehicle entrances.

Secondary routes through Development Zone F (7) are more informal with no obligation to mark or frame major spaces or routes, they are free to assume their own distinct identities. These may be developed as continuation of the Cuts or instead be characterised by the nature of the final uses in this plot.

► *Design Guidelines CC 5.1 to CC 5.3*

Key

-  Main frontages
-  Primary frontages
-  Secondary frontages



Illustrative plan of the main spaces of the Central Cluster

Contribution of the appearance to character

Developing a coherent identity

The wide range of uses and the amount of requirements of Development Zones G and F are generally combined within single, complex buildings. An example of this is the superstore, envisaged at ground floor of Development Zone G, above which are a number of residential units.

The combination of uses within buildings in the Central Cluster is an inherent part of its character. It is important, however, that the identity of any specific part of a building or use does not overwhelm its identity and the Character Area as a whole.

Modulation of the massing

The Central Cluster contains a wide range of complex typologies, including Tall Buildings and large plots with long street frontages. The articulation of the massing and the treatment of the ground floor with active frontages is essential to mediate their scale to pedestrians.

In particular, the buildings along Redriff Road and Park Walk should aim at creating visual breaks along the length of buildings, generating spaces that are not over-dominated by overwhelming frontages. This is particularly important on Redriff Road where the proposed massing should create a positive relationship with existing developments.



Coherent mixed-use building in Development Zone G



A completed building by Maccreeanor Lavington Architects that demonstrates long building frontages, visual breaks, facade articulation and a clear sense of base, middle and top

Materials

Development Zones F and G have a key role in the transition between the Town Centre and Park Neighbourhood Character Areas. Continuity of materials is an important consideration for this Character Area.



Illustrative buildings on Development Zone F providing a transition to the Town Centre

Specific considerations

Integration of large footprint retail

In addition to residential uses, Development Zone G has been designed to be able to accommodate a large retail unit with residential and other uses above. This building typology necessitates a considered approach to the design of the ground floor to ensure the integration of the podium within the overall composition of the Development Zone.

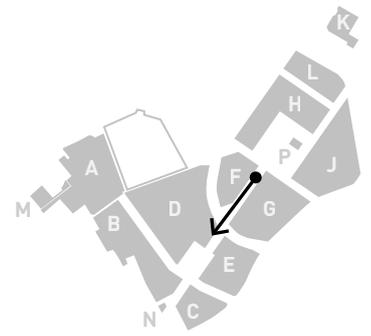
The design of the ground floor of this building needs to respond to the hierarchy of frontages, maximising activity and engaging façades whilst integrating servicing requirements within the overall composition of the building.



Illustrative view of Park Walk with active frontages on the ground floor



Illustration of potential active uses



Illustrative view of Park Walk looking southwest with active frontages on both sides

