
CANADA WATER MASTERPLAN



Design and Access Statement
Volume I Part 8 of 9
Masterplan

May 2018

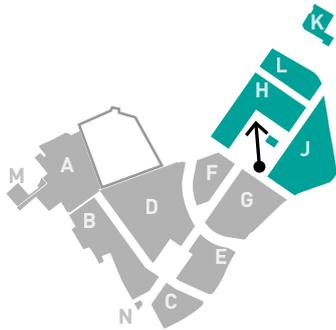
Allies and Morrison



4.4 Park Neighbourhood



4.4 Park Neighbourhood



4.4.1 INTRODUCTION

Park Neighbourhood is a rich mixed-use area which complements the Town Centre. It creates a healthy living environment with a wide variety of homes for a diverse and inclusive community, spanning different ages and life stages, as well as the potential for major commercial, educational or cultural activities.

A large park is the centrepiece of this area, providing three-acres of open space. It creates an exceptional opportunity to tie together city and nature.



Illustrative view of the Park and the Printworks looking north



4.4.2 A COLLECTION OF PLACES

The Park Neighbourhood is made up of a number of characterful spaces and streets integrated around the Printworks and the Park. This section locates each of these places in the Character Area, describing how we imagine them and what happens in them.

The Park Neighbourhood is organised around a series of streets and spaces, the focus of which is the Park. Together with the Town Centre and the Dock, they form a triangular configuration of open spaces and activity in the Masterplan.

Around it a network of streets are laid out to support residential and commercial uses in a street-based urban pattern. All the major streets of the neighbourhood converge in the Park, enhancing its role as a focus for the Character Area.

At intersections of major pedestrian routes, including existing streets at the edges of this Character Area, there are smaller scale spaces that provide thresholds with a more intimate scale.

The sketches and views of the Illustrative Scheme reflect the character and activity of each space listed below.

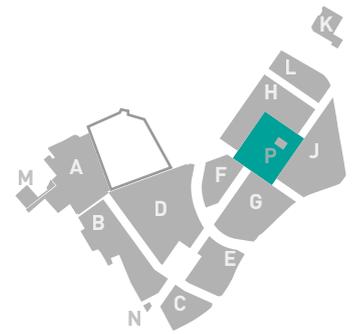
Main spaces and routes

- The Park (1)
- Park Walk (2)
- Residential Streets (3)
- Quebec Place (4)



Illustrative plan of the main places in the Park Neighbourhood

The Park



Green Network at Rotherhithe and Surrey Docks

The Park contributes to a finer grain of green areas in the peninsula, complimenting the two major parks in Rotherhithe; Southwark Park and Russia Dock Woodland.

The location of the Park on the link between Southwark Park and Russia Dock Woodland makes it a focal point for residents, workers, visitors of the Masterplan and all communities between and around the two major parks.

A park to dwell and to pass through

The Park is both a place to meet and dwell as well as being a memorable transitional space. With a combination of lawns, mounds, gardens, playgrounds, a skate park, kiosks and community hubs, supported by cafés and restaurants around the green, the Park is a destination and a community space for families to play, meet friends, sunbathe in the summer, relax at lunchtime, or enjoy a picnic.

At the same time, the Park enables pedestrian flows coming from the residential streets of the Masterplan and wider peninsula into the Town Centre, through Park Walk or towards Canada Water with carefully designed footpaths.

Parkside living and working

Buildings containing a mix of uses frame the park, animating the park during different times of the day and the week.

Workspaces and residences frame the parkside, enjoying exceptional views and amenities of the Park. At ground level, active uses and residential entrances have the potential to activate the parkside environment. The Printworks forms the north elevation of the Park, bringing identity and memories of the recent past of the Site to the everyday life of the green space.



Illustrative aerial sketch of the Park looking north



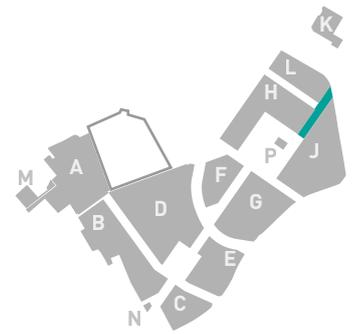
Illustrative plan of the Park



Illustrative view of the Park looking east



Park Walk



The green link

Park Walk is a wide pedestrian street that runs across the Masterplan, linking Southwark Park with Russia Dock Woodland via the Park. The northern section of this link lies in the Park Neighbourhood Character Area and connects the Park with the existing access point to Russia Dock Woodland across Quebec Way.

Park Walk runs through the Park Neighbourhood providing an opportunity for the landscape and greenery which the walk carries to link with the streets and spaces accessed from this route.

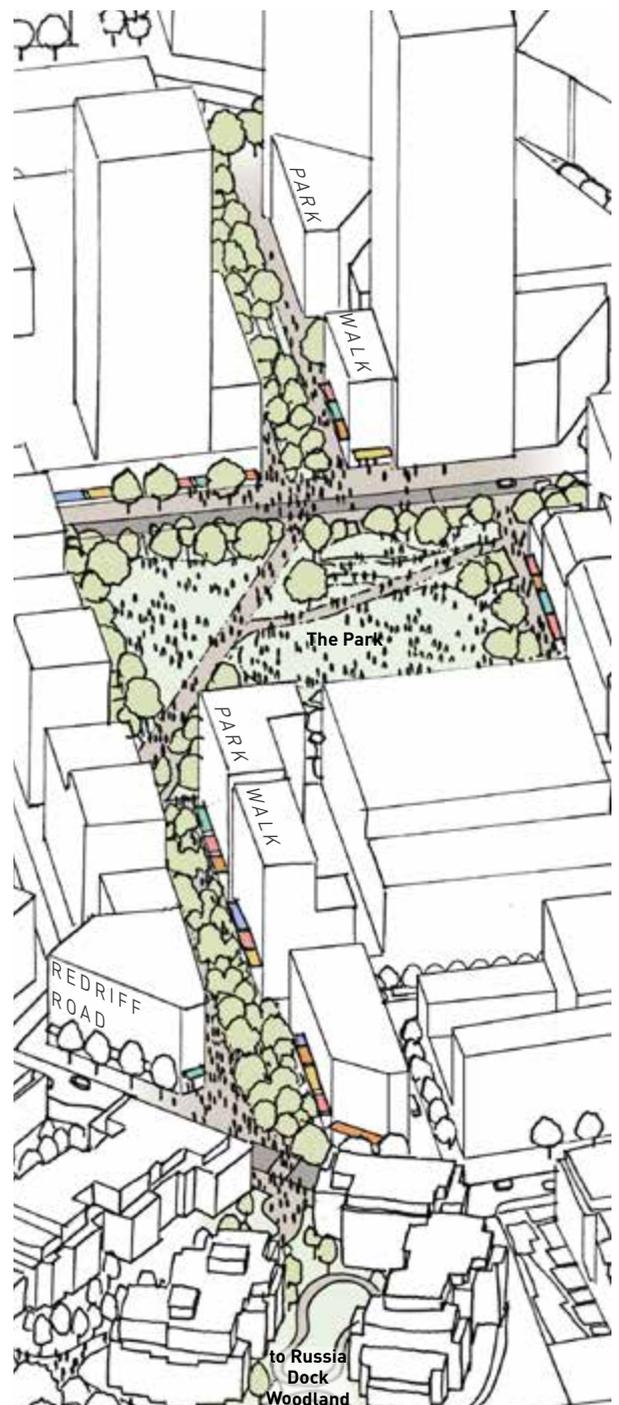
A threshold to the Masterplan

The point of arrival to the Masterplan from Russia Dock Woodland is conceived as a threshold that welcomes pedestrians into the Masterplan.

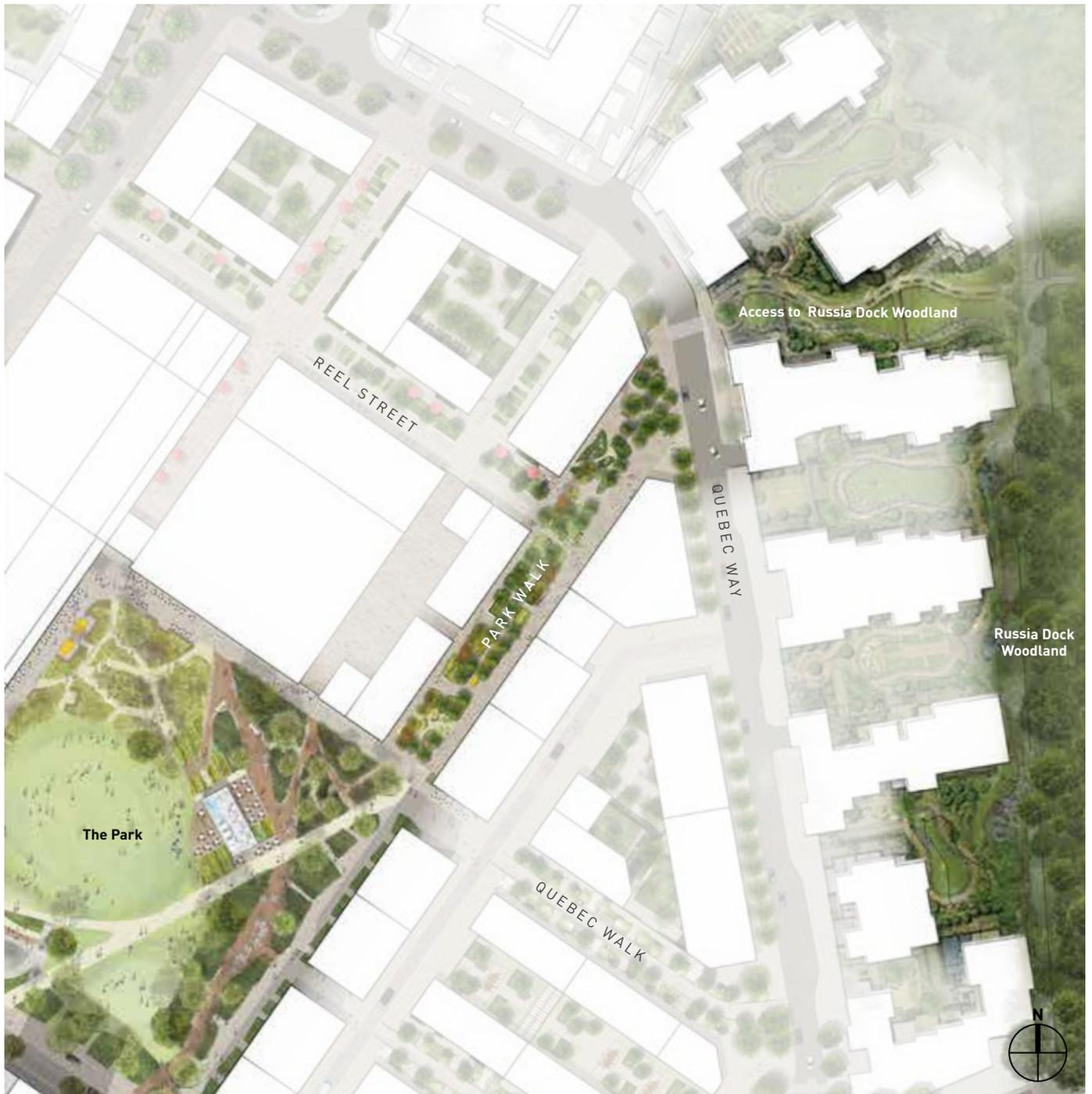
A corner building on the northern end of Development Zone J gives this space a sense of address and focus, with a ground floor filled with activity offering amenity to local residents and the wider community.

A street for the community

In addition to the north-south movement between the parks, Park Walk is alive and full of the activity of local residents and the surrounding community.



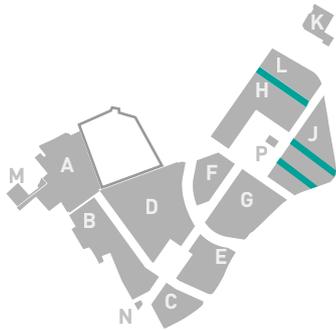
Illustrative aerial sketch of Park Walk looking south



Illustrative plan of Park Walk



Residential streets



A street based development

The Park Neighbourhood supports a range of mixed-use buildings organised around a network of streets and a Park. The collection of streets in the neighbourhood generates a dense and well-defined urban fabric, stitching existing and new routes together and connecting surrounding community with the amenities and transport links of the Town Centre.

A street-based urban structure provides a clear urban hierarchy where front doors face the Public Realm, animating the streets with everyday activity. It also allows a controlled density combining a range of typologies from mid-rise apartments to terraced houses, promoting a fine grain development and a human-scaled neighbourhood.

Walkable streets and spaces to play

These local streets are spaces where families are encouraged to play with safe pedestrian and cycle routes. These streets extend the nature and greenery of the nearby Park to the doorstep of all residents and workers of this area.

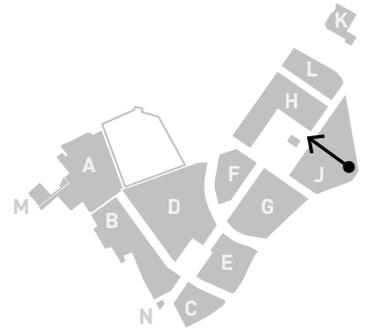
Pedestrians and cyclists are prioritised in the residential streets of the neighbourhood, sharing the surface with controlled vehicular access for residents and servicing.

Streets as communal spaces

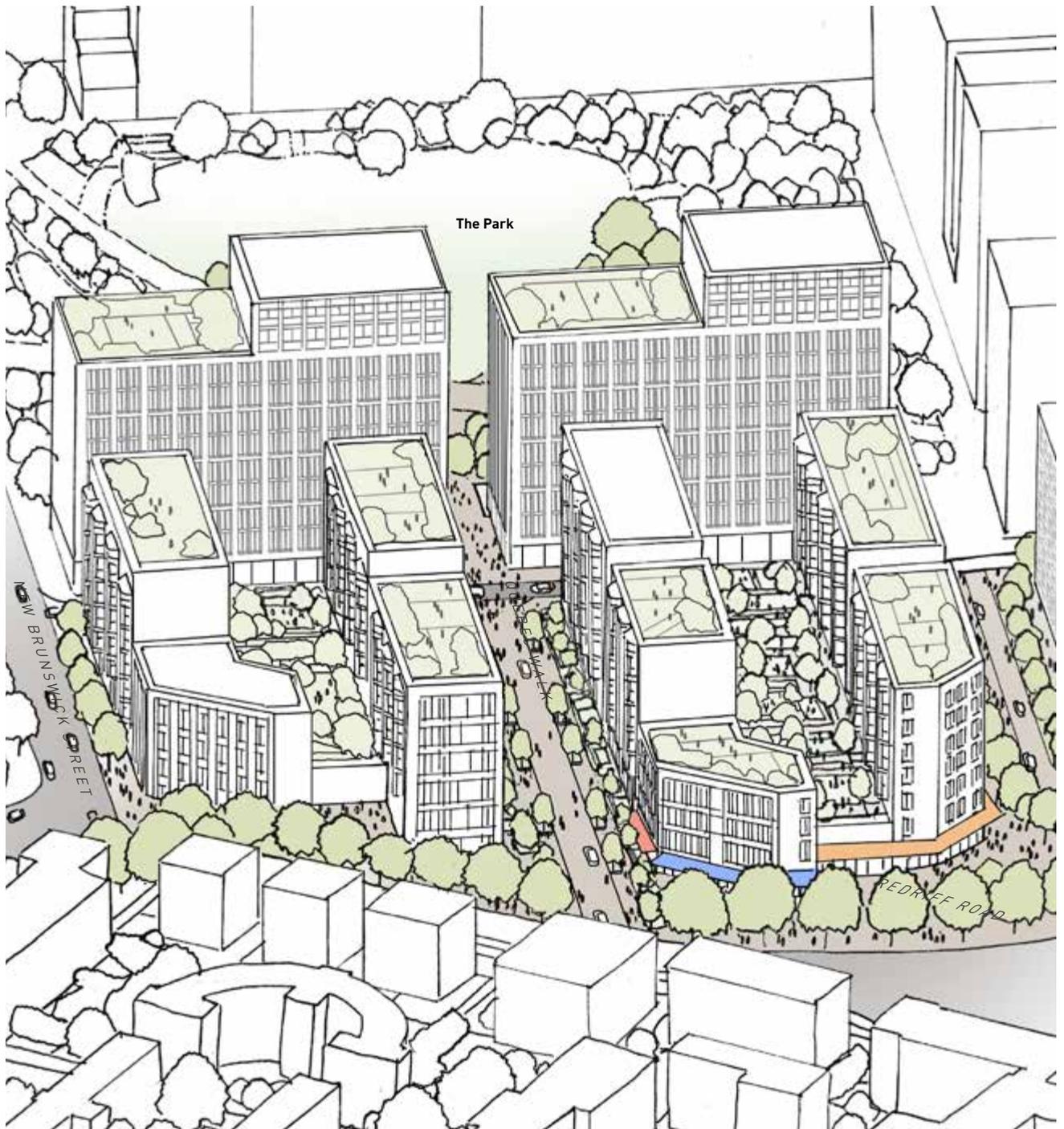
Streets in the neighbourhood are conceived as communal rooms for residents, with balconies, terraces and numerous front doors. The streets have the opportunity to promote a strong sense of ownership.



Illustrative plan of residential streets

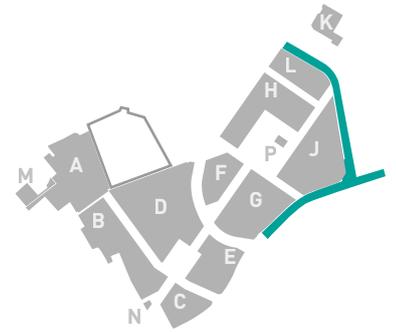


Illustrative view of a typical neighbourhood street Quebec Walk looking west



Illustrative aerial sketch of a neighbourhood street looking west

Quebec Way, Redriff Road and Quebec Place



Completing healthy streets

Quebec Way and Redriff Road are existing roads that form the edges of the neighbourhood to the north and east. They are currently lined with buildings on only one side of the road and designed as predominantly vehicular routes. It is the aim of the Masterplan to complete these streets with buildings on both sides of the street. Streets define the local character of a neighbourhood and improving the character of these gives residents living along them a clear address and strong sense of belonging.

Buildings in the neighbourhood create strong and positive frontages on Quebec Way and Redriff Road, responsive to the grain and scale of the neighbouring developments. The containment provided by these buildings is essential to create cohesive and continuous spaces. The retention of the existing trees and planting of new ones contribute to the containment of the streets and offer privacy for residents, whilst creating a healthy and pleasant environment for pedestrians and cyclists.

Quebec Place, an arrival point and a space of transition

At the intersection of Redriff Road and Quebec Way, Quebec Place opens up as an arrival point to the Masterplan from the Rotherhithe and Surrey Docks area. The opening of the corner creates a threshold and a space of transition where Redriff Road, Quebec Way and Quebec Walk meet.

Buildings with a cafe, corner shop or convenience store at ground floor activate the space and give a welcoming sense of place. The very shape of the space helps filter pedestrian flows arriving from Salter Road towards the Park and the Town Centre via Quebec Walk, creating direct links with the major local destinations and improving the everyday journeys of residents to and from Canada Water and Surrey Quays stations.



Illustrative aerial sketch of Quebec Way, Redriff Road and Quebec Place looking west



Illustrative plan of Quebec Way, Redriff Road and Quebec Place

4.4.3 LAYOUT

The Park Neighbourhood is structured around the Park, the heart of the neighbourhood and the hub of activity and movement.

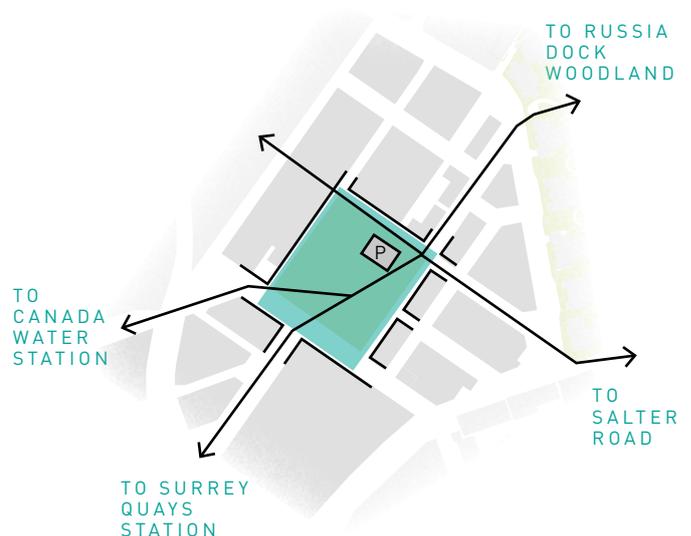
The Park is supported by a new network of streets and smaller places linked into existing routes, improving pedestrian movement from the Rotherhithe and Surrey Docks area to the Town Centre, Canada Water and Surrey Quays stations.

The Park

The Park is located at the centre of the Neighbourhood and directly linked to the Central Cluster. It is a local destination and an exceptional amenity space for all residents including families. With a combination of playgrounds, lawns, planting, footpaths, public art and a community hub in Development Zone P, the Park provides safe space for children to play and to promote social interaction through the design of the landscape.

It is also a place where a number of important routes from different directions come together. Pedestrian flows from Stave Hill, Russia Dock Woodland and Salter Road go through the Park towards the Town Centre, Canada Water Station, and Surrey Quays Station.

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



Well-defined Public Realm

A clear definition of the edges of the Park results in a sense of enclosure. However, a nuanced approach where the edges are broken down to a series of smaller buildings can contribute to the vividness of the Park. Moreover, the access to the Park from the streets of the neighbourhood can bring dynamism to the use of the Park. Alignments of streets and breaks between buildings, thus contribute to the buoyancy of the neighbourhood and the Park without undermining its sense of space.

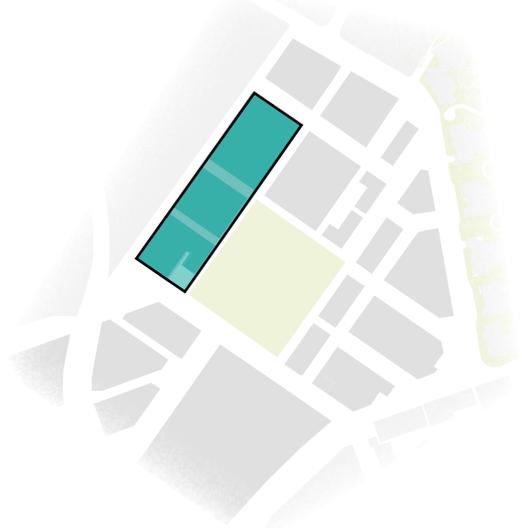
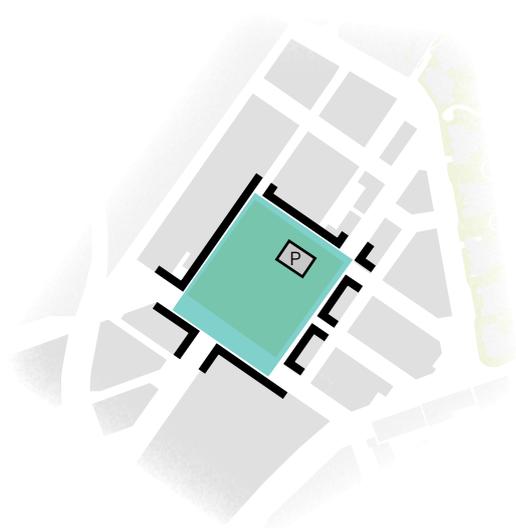
- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07003 'Proposed Development Zones and Public Realm'*
- ▶ *Design Guidelines PN 1.1 to PN 1.5*

The Printworks

The Printworks building is the largest structure on site, located on the northwestern edge of the Park Neighbourhood.

The Printworks site is part of Development Zone H and the Masterplan provides a flexible framework for the future development of this site. Options include the retention of part of the existing structure, as well as a complete redevelopment of the site. These options are further explored later in this chapter. All options create a clear definition of the urban block and contribute to the hierarchy of streets of this Character Area.

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



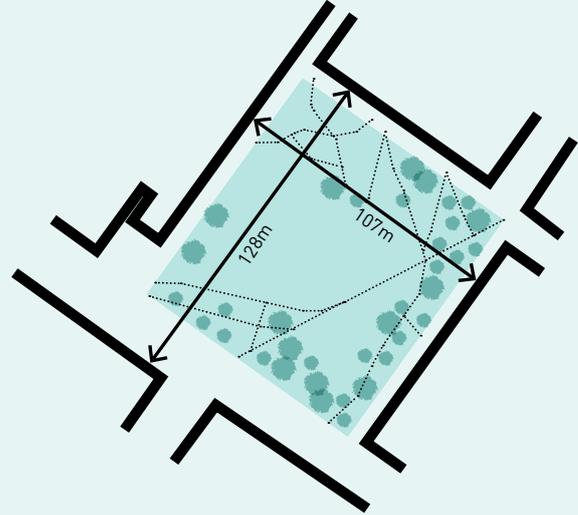
SCALE COMPARISON: PARK

This section is a high-level scale comparison of selected parks in London. These examples provide a reference to understand the scale and character proposed for the Park at Canada Water.

THE PARK, CANADA WATER

Canada Water, London

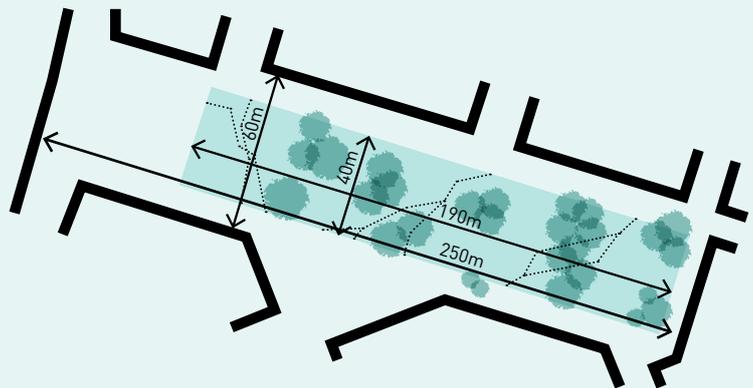
- Width: 107m
- Length: 128m
- Building heights: 6-32 storeys



ELEPHANT PARK

Elephant and Castle, London

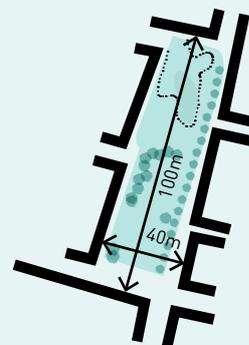
- Width: 60 m
- Length: 250m
- Building heights: 10-13 storeys



LEWIS CUBITT PARK

Kings Cross, London

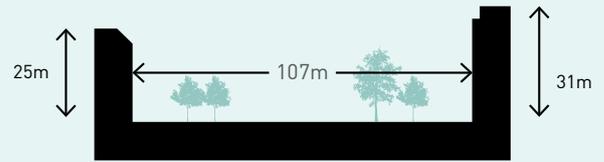
- Width: 40m
- Length: 100m
- Building heights: 6-10 storeys



0 10m 20m 50m



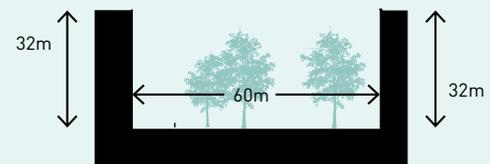
The Park – view of the Illustrative Masterplan



The Park – typical section



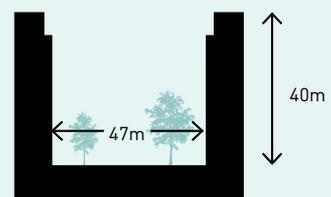
Elephant Park (image by make)



Gordon Square – typical section



Lewis Cubitt Square – street view



Lewis Cubitt Square – typical section

PLOT STUDY: PRINTWORKS OPTIONS

This section shows two potential scenarios for Development Zone H. The first one supports partial retention of the Printworks, while the second one looks at redeveloping the site with new buildings.

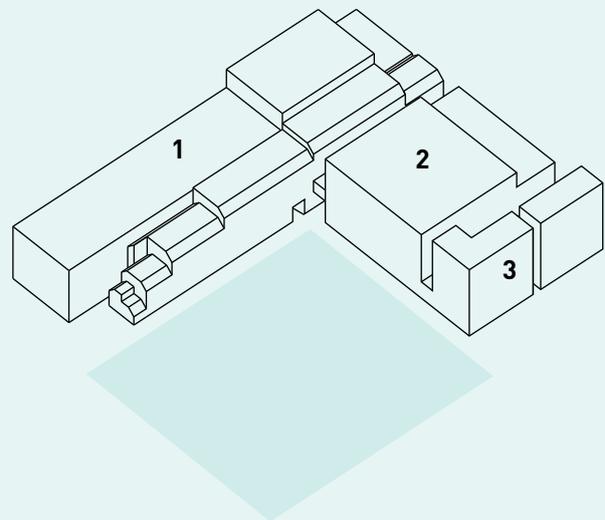
A
B

PRINTWORKS RETAINED

This option is based on the scheme described later in the Plot Study of the Printworks.

The retained building (1) contains a mix of uses, including leisure, commercial or educational, with retail uses at ground level. The office building adjacent to it (2) and the residential building to the east (3) also contain active uses at ground floor. This option allows for a good level of permeability and active frontages on the main Public Realm.

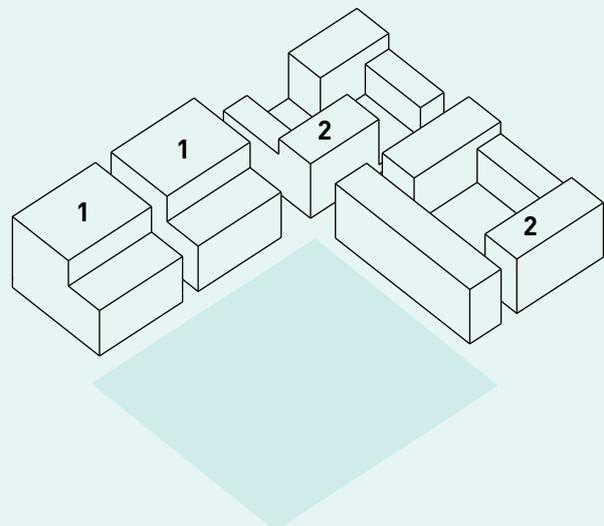
► *Design Guidelines MP 1.8*

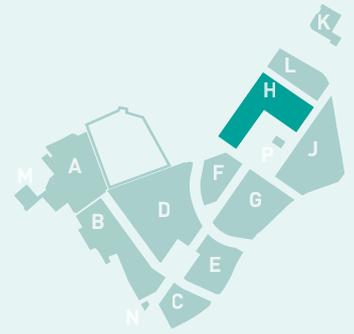


PRINTWORKS REDEVELOPMENT

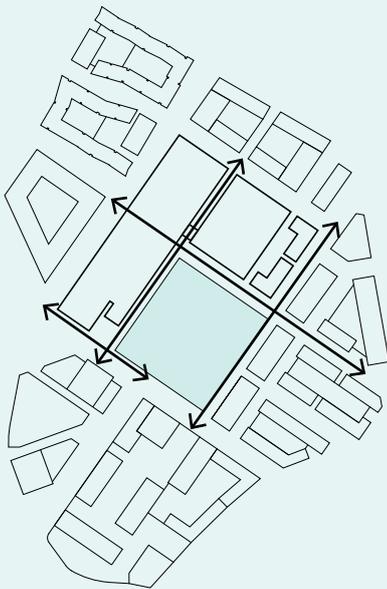
The demolition of the existing Printworks is replaced with a range of buildings containing new offices (1) and homes (2). The collection of buildings offers active edges along the main Public Realm with building entrances and retail units at ground level, as well as an increased level of permeability through the Development Zone.

► *Design Guidelines MP 1.9*

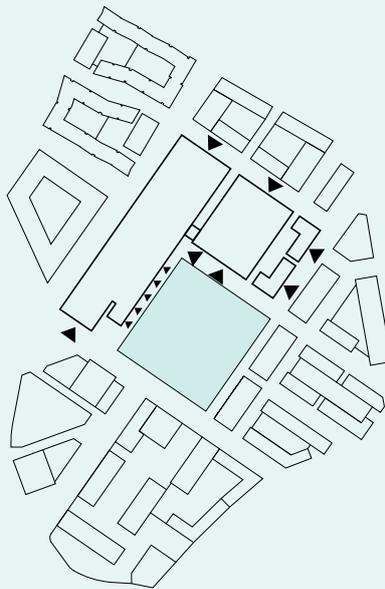


**Key**

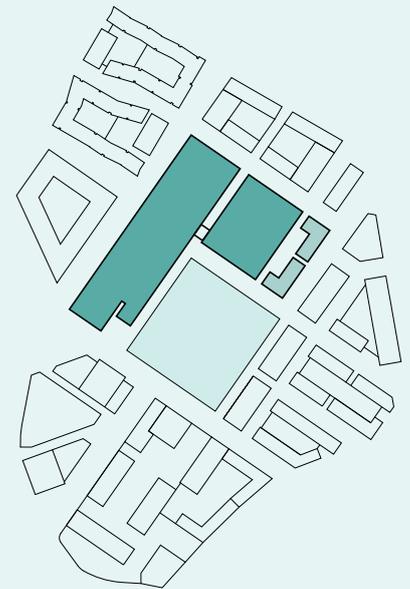
- Predominantly Office
- Predominantly Resi



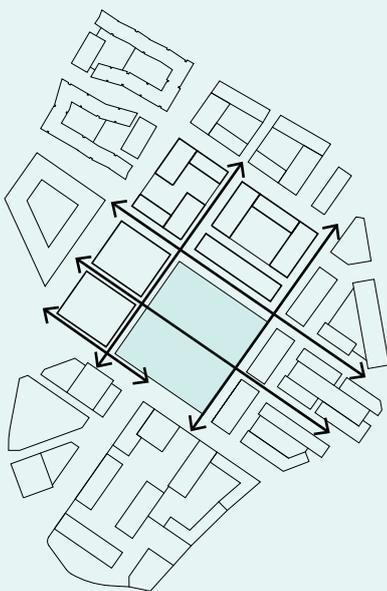
Permeability



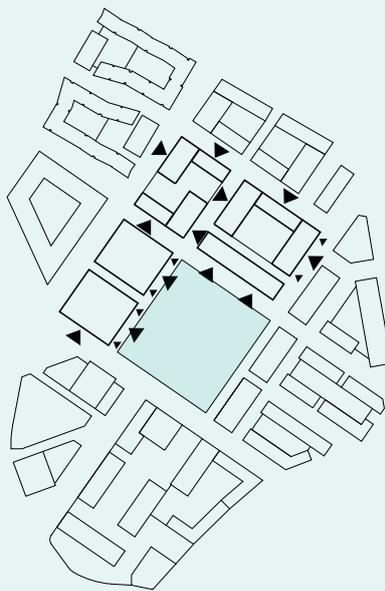
Entrances



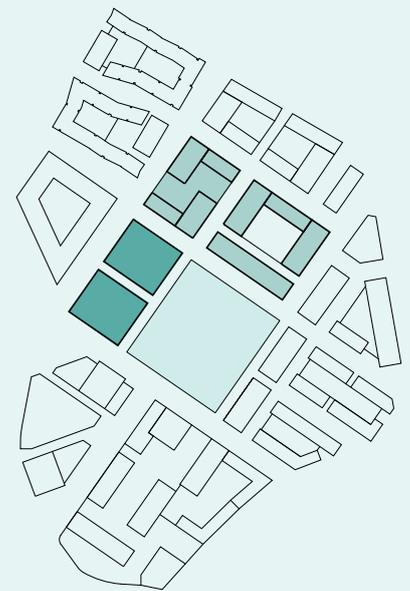
Predominant uses



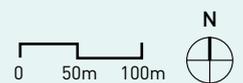
Permeability



Entrances



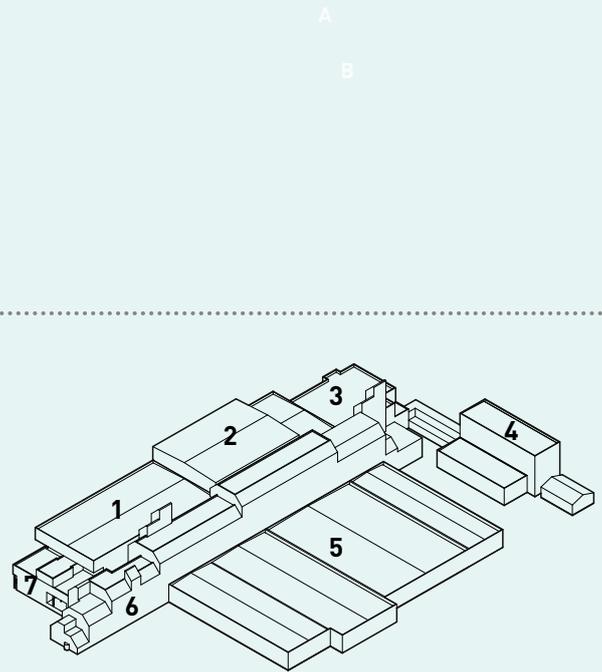
Predominant uses



TYOLOGY STUDY: PRINTWORKS

This section shows the study carried out by Hawkins Brown for the retention of part of the Printworks, providing a mix of potential uses, including leisure, offices, education, retail and residential.

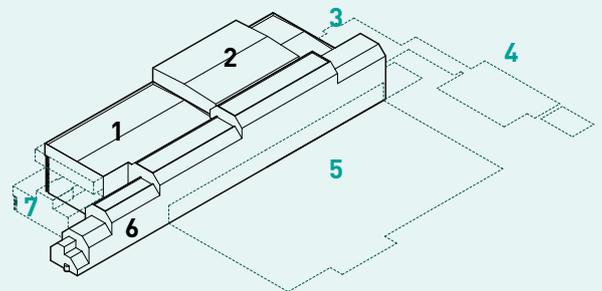
The proposed schemes retains the original and most characteristic features of the building while redeveloping the low rise warehouses.



Existing buildings

EXISTING

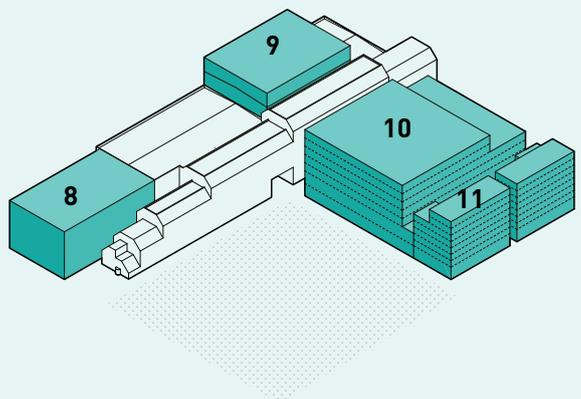
- Press Hall (1)
- Roof plant area (2)
- North extension (3) (to demolish)
- Reel Store (4) (to demolish)
- Warehouses (5) (to demolish)
- Spine (6)
- South extension (7) (to demolish)



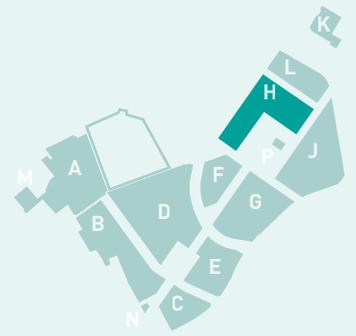
Existing buildings to be demolished

PROPOSED

- Southern extension to Press Hall (8)
- Roof extension to Press Hall (9)
- New commercial building (10)
- New residential building (11)

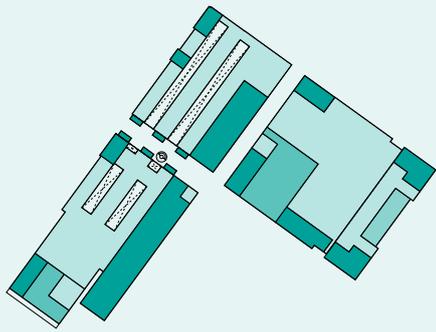


Proposal

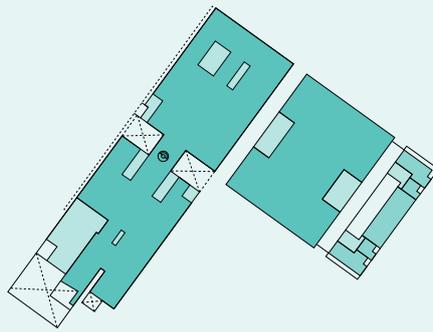


Key

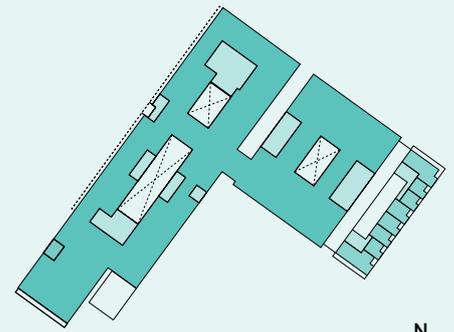
- Retail
- Office
- Residential
- Back of House/existing Presses



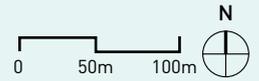
Ground floor plan



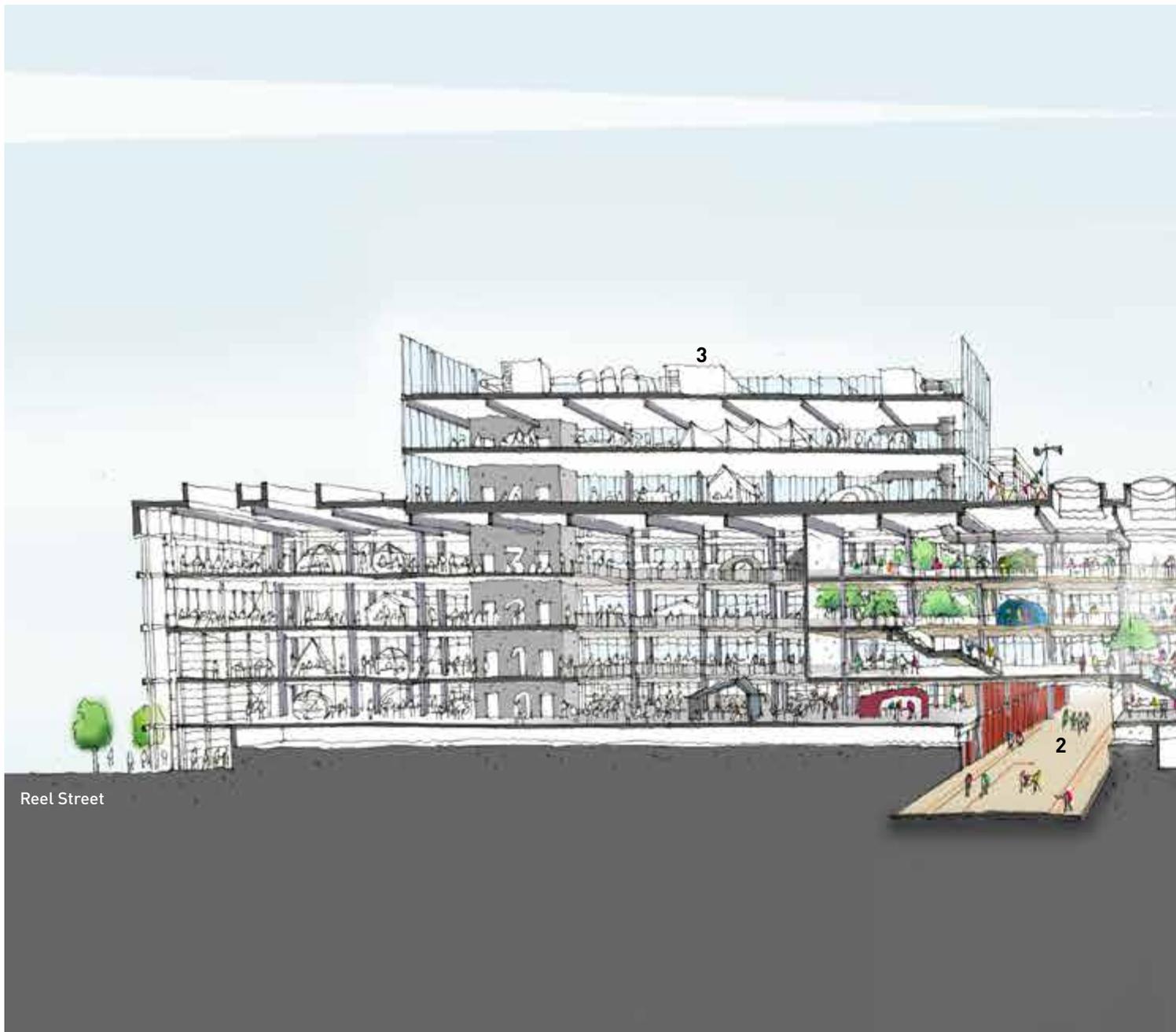
First floor plan



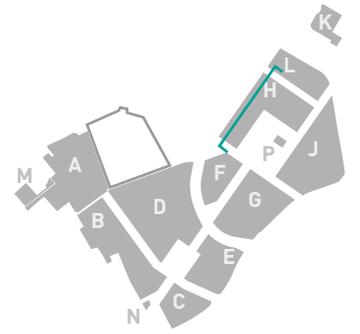
Typical floor plan



Illustrative view by Hawkins Brown of the proposed Printworks building, as seen from Printworks Place looking into the entrance hall



Sketch section of the Printworks building by Hawkins Brown showing the Print Hall (1) at the centre, Printworks Walk (2) below, the roof extension (3) and the entrance hall on Printworks place on the right (4)



Building on the history of the Site

The orientation of the Park follows the alignment of the existing Printworks building, which coincides with the northern wall of Quebec Dock. The setting out of the Park, Park Walk and Reel Street reflect historic traces on the Site.

Similarly, the southern wall of Quebec Dock coincides with the desired movement line across the Park, linking Park Walk and Quebec Way with Park Walk in the Central Cluster. This line could be expressed through the landscape design of the Park.

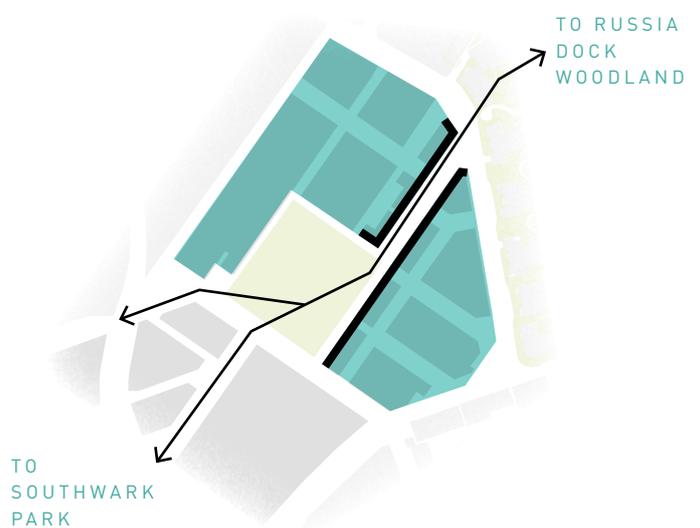
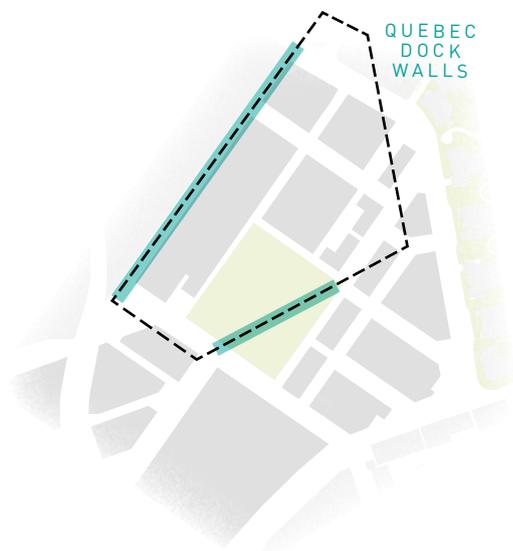
- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07003 'Proposed Development Zones and Public Realm'*

A connection to Russia Dock Woodland

Park Walk is the main connector between Southwark Park to the south and Russia Dock Woodland to the north. Its northernmost segment belongs to the neighbourhood Character Area, and creates a direct connection between the Park and the only direct access point to Russia Dock Woodland on Quebec Way. Park Walk aligns with this entry point and the pedestrian crossing at Quebec Way leading to it.

Park Walk is one of the major pedestrian routes of the neighbourhood and bisects the Character Area in two halves.

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

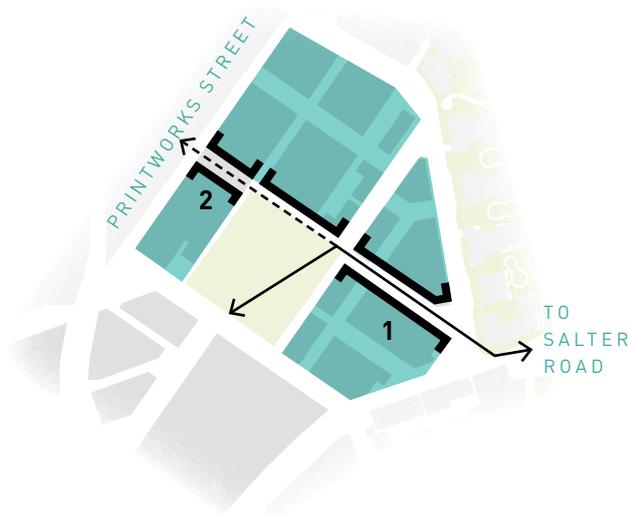


A link to Salter Road and an edge to the Park

The alignment of Quebec Walk (1) and Printworks Walk (2) creates a line of movement which defines the northern edge of the Park.

Quebec Walk (1) receives pedestrian flows coming from the Rotherhithe and Surrey Docks area via Salter Road, and directs them towards the Town Centre through the Park. Printworks Walk (2) in turn is designed as a link between the Park and Printworks Street.

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



Threshold spaces in key locations

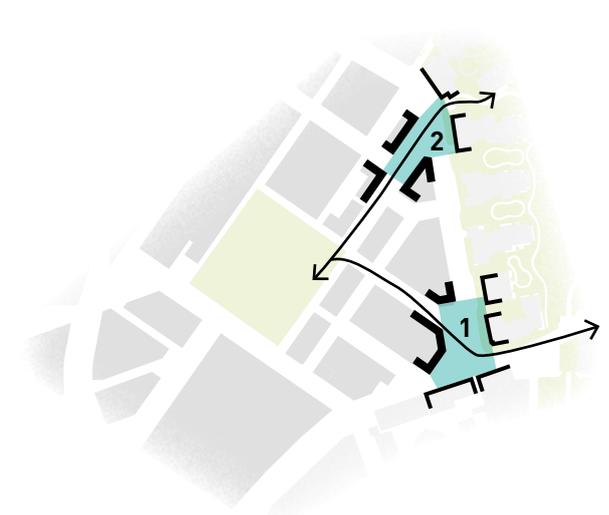
Small spaces at important junctions facilitate the transition of pedestrians through the edges of the Masterplan. The visual connection between these spaces and the Park creates an immediate sense of orientation.

Quebec Place (1) is a threshold space at the intersection between Redriff Road and Quebec Way. It welcomes pedestrians coming from the peninsula, inviting them to enter the neighbourhood towards the Park.

The second space is located at the northern end of Park Walk, creating a transition zone between Park Walk and the entrance to Russia Dock Woodland. A building at the northern corner of Development Zone J anchors this space and visually terminates views along the service street at the back.

The diagram below shows the threshold spaces proposed in the Illustrative Masterplan.

- ▶ *Design Guidelines PN 1.6 and PN 1.7*

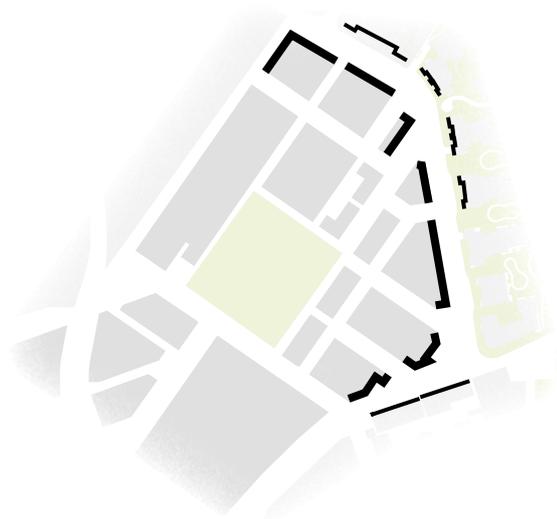


Defined edges

All the edges around the neighbourhood are considered an integral part of the Masterplan. Whilst interior spaces are well defined by the proposed buildings, it is important that buildings at the edges of the neighbourhood also help define and complete existing streets at Redriff Road and Quebec Way.

Existing buildings on these two streets are generally fragmented and set back behind garden walls on Redriff Road. By contrast, the buildings of the Masterplan facing these edges contribute to the definition of the roads, recognising their role in defining the Public Realm.

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

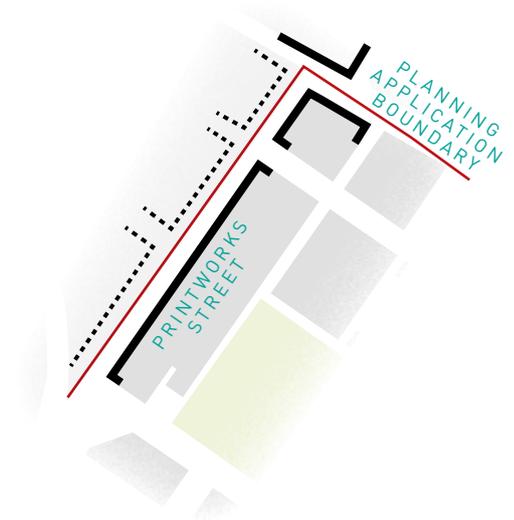


A new street by the Printworks

Printworks Street is a new edge that is created between two development sites. There is currently no route between the two properties, however, a new access street is considered beneficial for both development plots considering their depth and proposed uses.

A set back of 10-11m from the boundary with the adjacent site is created at this edge. This setback aligns with the existing building and provides a route of sufficient width to allow for one-way servicing and access. Subject to an agreement with the neighbouring developer, a joined two-way street could be established. With equal contribution from the other side of the road, the route accounts for an appropriate relationship with any future development on the adjoining site.

- ▶ *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'*



A street based neighbourhood

Three large Development Zones of the neighbourhood are subdivided into plots by public streets and spaces, ensuring that an adequate level of permeability is achieved through the neighbourhood by offering a choice of different routes to all destinations, promoting an active and healthy lifestyle.

The street layout of the neighbourhood is firstly informed by the desired movement lines which respond to existing and prospective movement patterns. Secondly, streets support a wide range of residential typologies and therefore they create a framework that ensures good levels of privacy, daylight and sunlight, offering high quality homes in Canada Water.

The diagram below shows the network of streets proposed in the Illustrative Masterplan.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07003 Proposed Development Zones and Public Realm*
- ▶ *Design Guidelines PN 1.8 to PN 1.10*



Provision of communal amenity space

In addition to the provision of high-quality Public Realm, residential areas also provide communal and private amenity spaces for residents. It is crucial for the success of these spaces that public, communal and private spaces are clearly delineated.

There is flexibility to offer a variety of types of communal amenity space, such as rooftop terraces, ground floor gardens, or podium gardens. The Illustrative Masterplan, illustrated in the diagram below, has explored a combination of podium gardens (1) and rooftop terraces (2). The street-based urban pattern and a clear structure of fronts and backs results in communal courtyards surrounded by flats and maisonettes, creating opportunities for cohesion and the promotion of a strong sense of community. For the parkside buildings, rooftop terraces provide amenity areas that take advantage of sunlight conditions and the views to the nature and activity of the Park and the city of London beyond.

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



4.4.4 ACCESS

The access strategy to buildings in the neighbourhood is hierarchical and can be defined by three concentric zones.

The core of the neighbourhood, the Park, is the inner zone with the highest levels of pedestrian activity and the most restrictive vehicular access. The second zone is behind the first row of buildings fronting the Park, where vehicular access is allowed for access to residences and servicing, with shared surfaces for vehicles and pedestrians. Lastly, the edges of the neighbourhood – Quebec Way, Redriff Road and Printworks Street – are the vehicular arteries that feed into the Character Area.

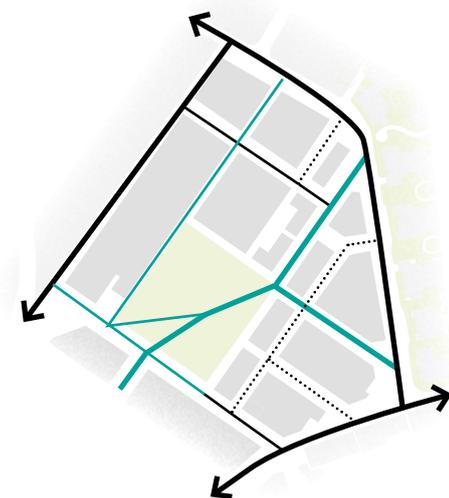
Vehicular movement in the Park Neighbourhood

The streets of the Park Neighbourhood play a range of roles within the movement strategy through the Masterplan. There are a number of secondary and potential tertiary streets in the Park Neighbourhood that are very important in defining a good network of vehicular movement in this area (Redriff Road, Quebec Way and Printworks Street). These are accessed from primary vehicular routes around the Character Area and ensure access to every building or residents and servicing .

The location and level of vehicular access allowed by each one of these routes ensures that the Park and key primary pedestrian routes, such as Park Walk and Quebec Walk, are safe and enjoyable spaces for the community.

An indication of access routes defined in the Illustrative Masterplan is shown in the diagram below.

- ▶ *Design Guidelines MP 4.1*
- ▶ *Design Guidelines PN 2.1 and PN 2.2*



Controlled vehicular access around the Park

The Park is the space where the highest concentration of activity and pedestrian movement occur in the neighbourhood. It is designed as a space for pedestrians, where families and visitors can enjoy outdoor space in a safe and healthy environment. To ensure this, vehicular access is restricted to the southern edge of the Park along New Brunswick Street. This allows the frontages to engage directly to the Park.

► *Design Guidelines PN 2.3*



Building entrances on the Public Realm

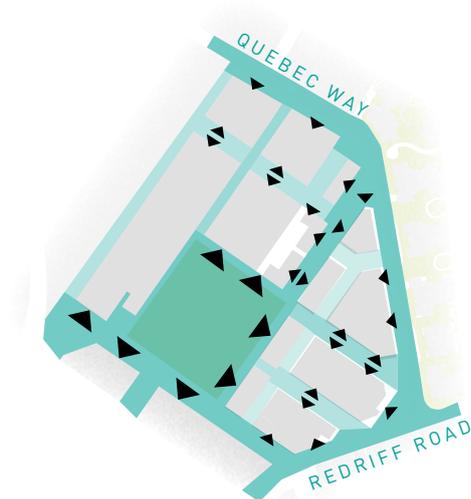
Points of access encourage movement of people through different times of the day and night, promoting a safe environment. Access to all buildings of the neighbourhood is off a public space or well defined street.

The Park and Park Walk, are characterised by a high concentration of ground floor activity, which includes entrances to buildings. Streets of the neighbourhood, including Redriff Road and Quebec Way, are also lined with residential lobbies and front doors, creating a safe and animated Public Realm.

The retained Printworks building is accessed from Printworks Place, maintaining the approximate location of its current front door. Printworks Street allows the possibility for entrances to smaller scale retail or commercial units at ground floor.

The diagram below shows indicative location of building entrances in the Illustrative Masterplan.

► *Design Guidelines PN 2.4*



Accessible communal courtyards

Communal gardens within residential blocks are a way to provide communal amenity space for residents. These communal spaces are shared by a number of residents and provide an inclusive, safe and healthy environment with direct and level access from the communal cores.

The Illustrative Masterplan offers communal courtyards at podium level for residential blocks in Development Zones J and L, as shown below. These are accessed from the communal cores on the main streets of the Park Neighbourhood.

► *Design Guidelines PN 2.5*

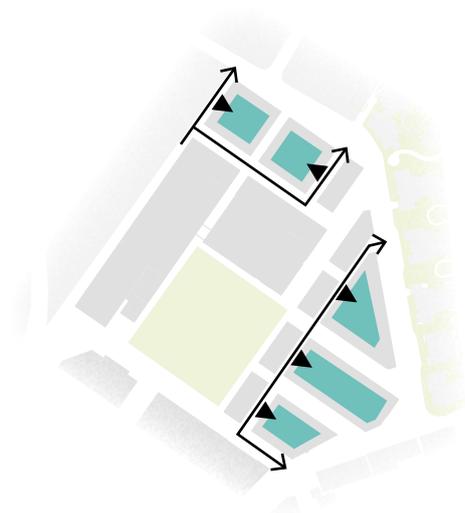


On plot parking for residents

Parking for residents may be provided in podiums or in basements accessed from secondary or tertiary streets within the neighbourhood.

The Illustrative Masterplan shown below supports parking in podiums for all residential blocks in Development Zones J and L. This options reduces the amount of excavation and provides the potential for future reuse of parking spaces, as well as creating communal courtyards with better conditions of sunlight due to a higher ground level.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07005
'Proposed Basement Extents'*
- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07007
'Proposed Servicing and Access'*



4.4.5 USE

The Park Neighbourhood is a transition zone between the mix of uses at the Town Centre and Central Cluster and the residential developments to the north and east of the Site.

The Park Neighbourhood provides opportunities for living and working, as well as potential for education and culture, supported by retail and community uses around the Park. The balance shifts towards residential at the edges, where people of all stages of life can live in a healthy and safe environment.

From mixed-use to residential

The transition from the intensity of the Town Centre and the Central Cluster to the residential developments of the surrounding Rotherhithe and Surrey Docks area happens progressively across the neighbourhood.

The predominant use in Development Zone H is commercial, continuing the character of activity in the Central Cluster and the Town Centre beyond. In contrast, Development Zones J and L across the green are occupied by predominantly residential uses, which relate to the residential neighbourhoods outside the Masterplan boundary.

► *Development Specification*



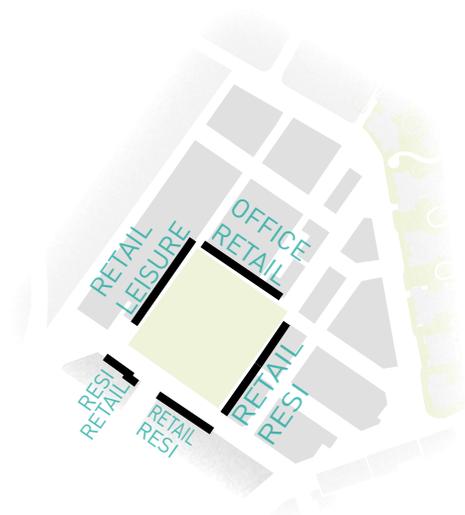
Mix of uses around the Park

The ground floor use of the buildings around a space can make a significant difference to the way that space is used. Increasing the range of users and time of activity throughout the day, and throughout the week, generates a safe, secure and vibrant place to live and work.

The northwestern edge of the park is formed by commercial buildings. These buildings support a range of ground floor uses which animate the public space. These uses take advantage of the sunlight conditions on this side of the Park, offering opportunities for outdoor seating.

On the south side of the Park, residential mansion blocks frame the Park, with the opportunity to accommodate active ground floor uses, such as retail units, interspersed with entrances to homes above.

► *Design Guidelines PN 3.1*



Community hub

A community hub is provided at the heart of, a centre of activity in to anchor existing and future communities around the Character Area.

The hub is located in Development Zone P, being completely integrated within the landscape design of the new park.

The new facility may provide uses such as community space, retail and public toilets.

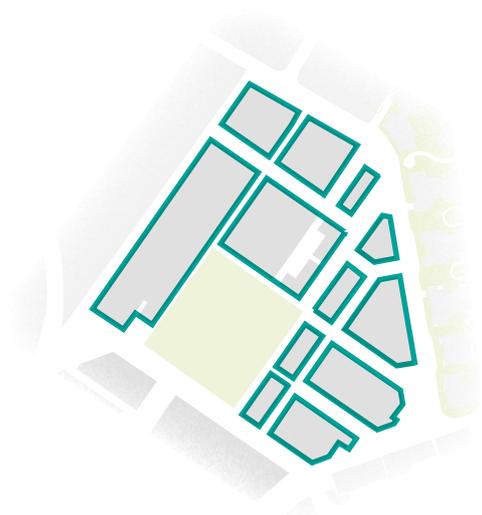
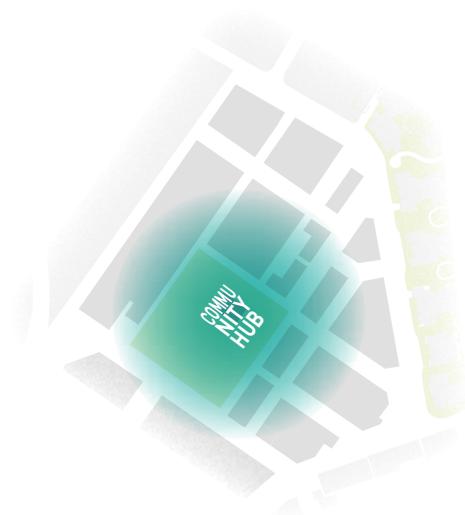
- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07003 'Proposed Development Zones and Public Realm'*
- ▶ *Development Specification*

Creating a positive street environment

A balanced mix of activities can significantly contribute to creating a positive street environment. For instance, regular entrances to buildings along streets can create active frontages, increase pedestrian footfall, and promote social interaction. In addition, active uses such as retail can also work to attract people.

Less active uses such as car parking can be wrapped so that frontages provide a level of activity that is key for the successful definition of the Public Realm.

- ▶ *Design Guidelines PN 3.2*



A clear definition between private and public spaces

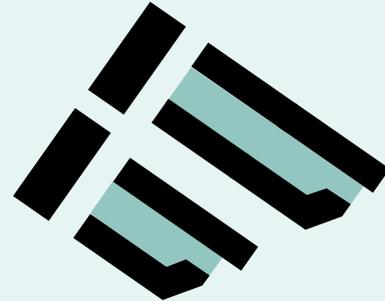
There are a number of ways to provide an adequate level of privacy for residents. These include defensible spaces, change of levels, and screening. Their details can contribute to the individualisation of the threshold spaces, giving the residents the opportunity to choose the level of engagement between activity and privacy, as well as adding interest and diversity to the streetscape.

▶ *Design Guidelines PN 3.3 to PN 3.5*

SCALE COMPARISON: RESIDENTIAL DEVELOPMENTS

THE NEIGHBOURHOOD CANADA WATER Canada Water, Southwark, London

- Building depth: 12m
- Courtyard width: 16m
- Block width: 40m
- Building heights: 5-6 storeys



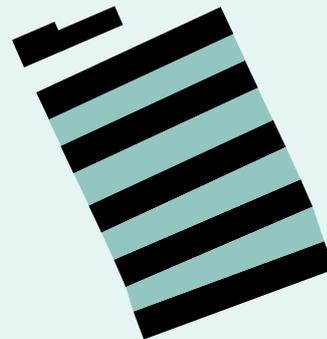
NAVARINO MANSIONS Hackney, London

- Building depth: 11m
- Courtyard width: 13-15m
- Block width: 35-37m
- Building heights: 5 storeys



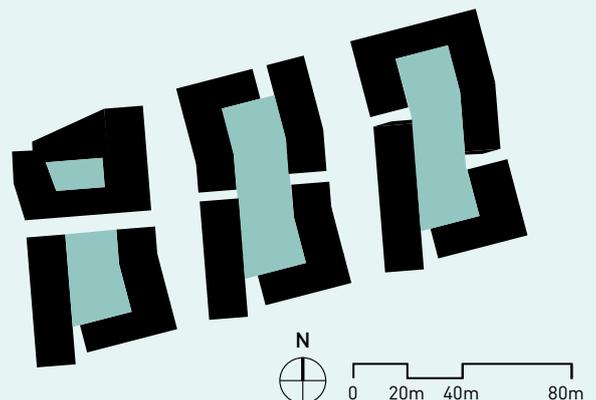
SAMUEL LEWIS BUILDINGS Canonbury, London

- Building depth: 9m
- Courtyard width: 11m
- Block width: 29m
- Building heights: 5 storeys



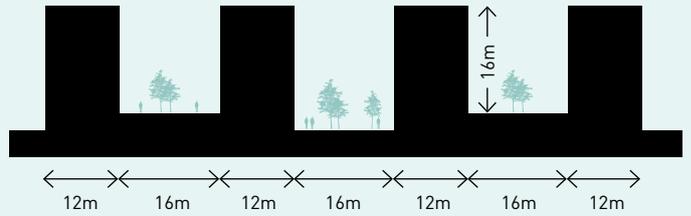
ST ANDREWS, BROMLEY-BY-BOW Bromley-by-Bow, London

- Building depth: 15m
- Courtyard width: 20m
- Block width: 35m
- Building heights: 3-13 storeys





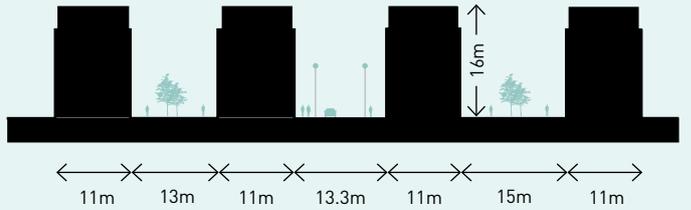
Canada Water neighbourhood – street view



Canada Water neighbourhood – typical section



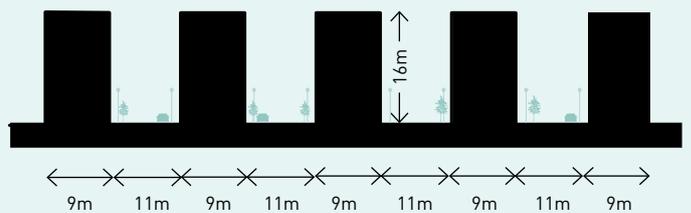
Navarino Mansions – street view



Navarino Mansions – typical section



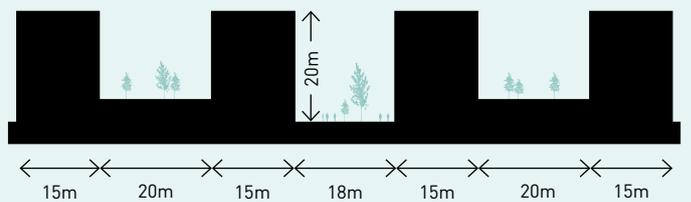
Samuel Lewis Buildings – street view



Samuel Lewis Buildings – typical section



St Andrew's – street view



St Andrew's – typical section

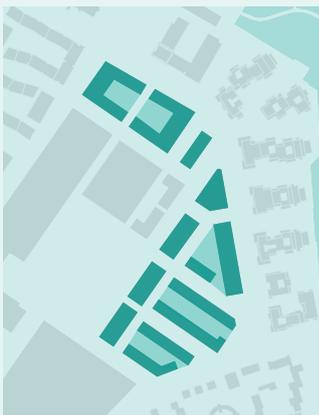
PLOT STUDY: GRAIN AND MASSING

The Illustrative Masterplan presents one way in which Development could come forward. It forms the base through which design principles and guidelines have been extracted.

A series of plot studies have been produced to assess design principles and guidelines. They have been used to look at grain, access and connection, relationship between massing and amount, and good microclimate conditions, among other things.

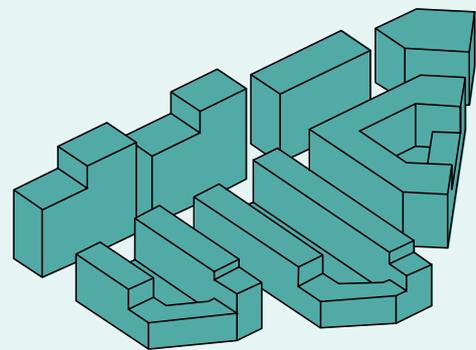
A summary of these tests is shown on this spread. They show how design principles establish a framework for development allowing sufficient flexibility of design.

Tests have been produced by Allies and Morrison, Duggan Morris Architects and Maccreanor Lavington Architects.

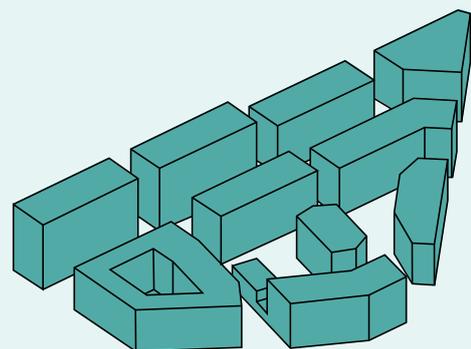


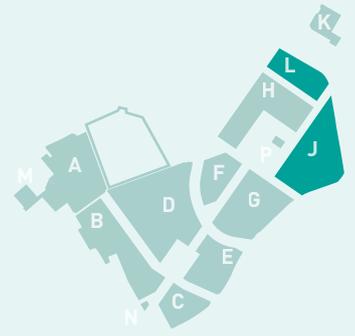
Illustrative Masterplan
(by Allies and Morrison)

PLOT STUDY 1 (by Duggan Morris Architects)



PLOT STUDY 2 (by Maccreanor Lavington)



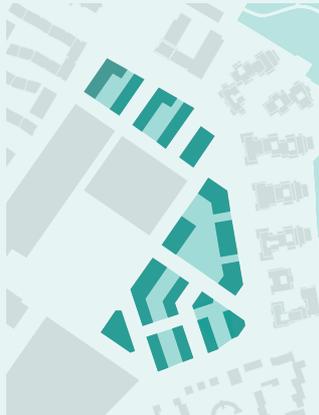


Option 1



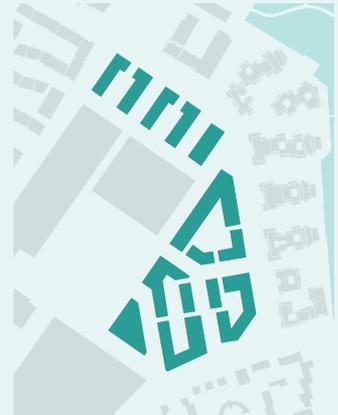
Parallel blocks

Option 2



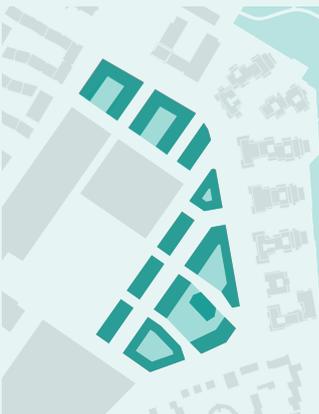
Southern orientation of parallel blocks

Option 3



Southern orientation of perimeter blocks

Option 1



Open perimeter blocks

Option 2



Perimeter blocks open to the south

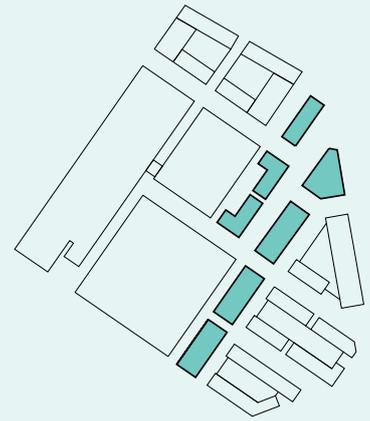
Option 3



Larger perimeter block south

TYOLOGY STUDY: RESIDENTIAL

This section is a high-level typology study of mid-rise residential typologies. The two typologies shown below have been used to define the Illustrative Masterplan of the Park Neighbourhood Character Area.

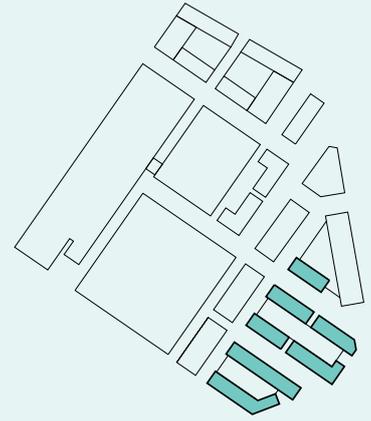


Parkside type

Parkside building typologies accentuate the importance and character of the Park. They address the Park with openness and generosity, offering a variety of options for private amenity space such as terraces and balconies. These blocks have the principal pedestrian entrance on the Park and are serviced from the tertiary routes at the back of the building. Ground floor uses may include retail, cafés and restaurants, animating the activity of the Park.

► *Design Guidelines MP 1.6*

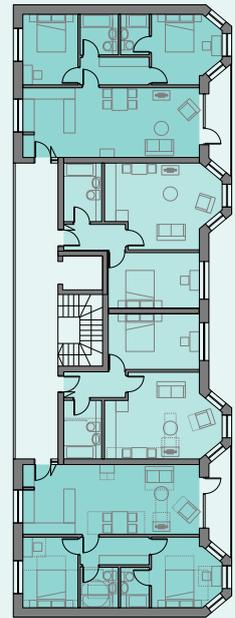




Neighbourhood type

The Neighbourhood buildings focus on creating domestic-scale streets through the composition of entrances, balconies and windows. These buildings would typically create linear streets their form and massing adapts to the scale and nature of the surrounding and context, being typically low to mid-scale buildings. Due to their nature and role in the neighbourhood, the Neighbourhood Type building would generally create urban fronts towards the street, and back on to communal gardens or courtyards, creating shared amenity spaces for residents.

► *Design Guidelines MP 1.7*



4.4.6 SCALE

The Park Neighbourhood is designed as a dense urban area with a fine grain pattern of buildings. As with the principles of Access and Use, the Scale of the neighbourhood also makes a transition between the high-rise buildings of the Central Cluster and the low and mid-rise buildings around the edges of the Park Neighbourhood.

The density and scale is carefully considered to maximise the provision of high quality homes and to maintain a clear and consistent enclosure of streets and spaces. Extensive daylight and sunlight testing has informed the parameters and the design principles for massing.

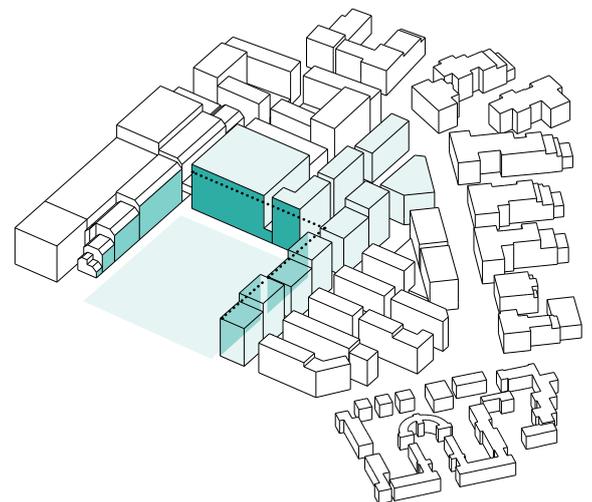
Enclosure of the Park

A control of the building frontages and a consistent response to the scale of the Public Realm is required to create a coherent setting for the Park, given the range of building typologies and heights. All buildings framing the Park respond to a consistent height datum, providing a strong character and identity, while additional interest and variation is provided by set-backs, terraces and roofscape articulation.

Buildings of the Central Cluster framing the Park work together with those in the Park Neighbourhood to create a coherent framework for this piece of Public Realm, proportional to its role in the hierarchy of spaces of the Masterplan.

The diagram below shows the proposed heights around the Park in the Illustrative Masterplan.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07012 'Proposed Maximum Heights'*
- ▶ *Design Guidelines PN 4.1 to PN 4.3*



Building on the history of the Site

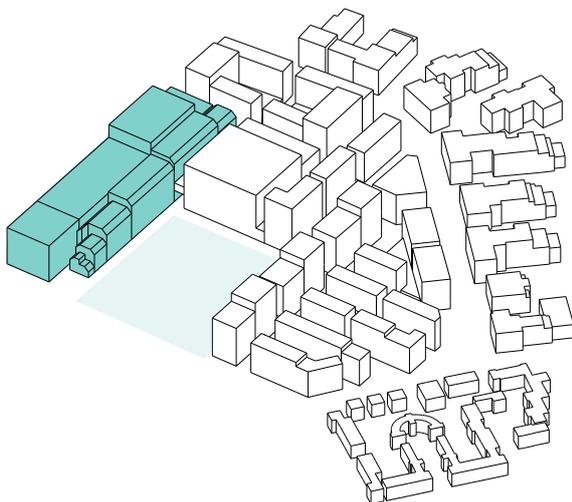
If retained, the Printworks building will be the landmark building of the Park Neighbourhood. Its large scale has been instrumental in designing a Park proportional to its massing and size.

In the case that the building is retained, extensions have been strategically allowed in specific areas in order to maintain the overshadowing impact of the building on the adjacent open space.

The redevelopment option aims at maintaining the same scale of the existing building, securing a strong sense of enclosure to the Park, as well as favourable microclimate conditions in the open space.

The diagram below shows the massing proposal of the Illustrative Masterplan, with the Printworks retained.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07012 'Proposed Maximum Heights'*



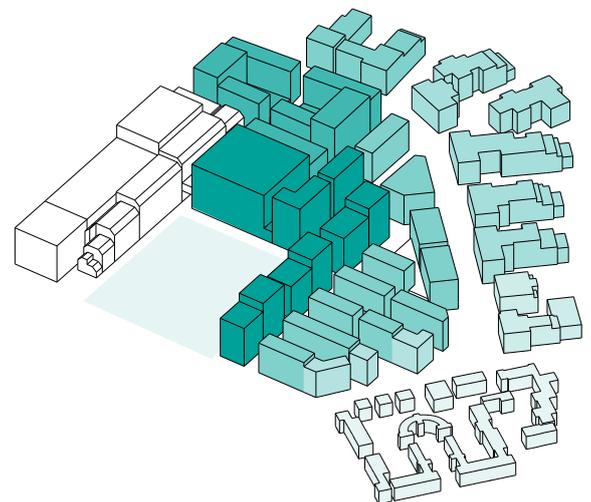
A contextual response

The Park is positioned at the southern edge of the Park Neighbourhood Character Area and adjacent to the Central Cluster. The development surrounding the Park responds to the scale of the neighbouring Central Cluster by creating a continuation of the high density.

The scale generally decreases towards the edges to blend with the scale of existing and proposed developments. Buildings facing Redriff Road, in particular, step down as a response to the existing character of this road, framed by low-rise residential buildings. The proposed massing completes a coherent street enclosure.

The illustration below shows the proposed massing transition of the Illustrative Masterplan.

- ▶ *Parameter Plan CWM-AAM-MP-ZZ-DR-A-07012 'Proposed Maximum Heights'*
- ▶ *Design Guidelines PN 4.4*







Tall Buildings in the Central Cluster address the Park

Massing of the existing Printworks building

4.4.7 APPEARANCE

The appearance of buildings in the Park Neighbourhood will be based on the wider Masterplan principles, but with new and particular points of emphasis. For example, frontages on the Park will feel open, light and generous while street elevations will be characterised by the rhythm of residential bays, windows and entrances.

Residential buildings will reinforce the Public Realm hierarchy, expressing clear relationships between fronts and backs, as well as the status of streets.

The Printworks is also a source of character, to which new buildings could make reference in form or materiality.

Lastly, the common compositional devices such as heights datum and active ground floors will unite varying land uses.

Contribution to the hierarchy of streets and spaces

The Park (1) is the most important piece of Public Realm in the neighbourhood. It is framed by prominent building façades, which express the significance of the Park with a more elaborate building facade expressing openness and depth, including prominent ground floors.

Park Walk (2) is next in the hierarchy of streets. A consistent approach to the appearance of the buildings along Park Walk will create a coherent and continuous space. This allows for a certain level of variety and informality as it approaches Quebec Walk, where the street becomes quieter and more residential-oriented.

Buildings along the edges at Redriff Road (3) and Quebec Way (4), and Quebec Place (5) at their intersection, are defined as important urban fronts. These buildings will establish a clear definition of fronts and backs to improve the legibility around the edges of the Character Area.

Residential streets within the Park Neighbourhood are as important as the edges, and are generally more utilitarian enabling seamless servicing that does not compromise the pedestrian environment. The articulation of façades and the treatment and provision of engaging ground floors will add an additional level of hierarchy within residential streets, based on their location and role in the network of streets and spaces.

► *Design Guidelines PN 5.1 to PN 5.3*

Key

- Main frontages
- Primary frontages
- Secondary streets



Illustrative plan showing the hierarchy of the frontages in the Park Neighbourhood

Contribution of the appearance to character

Character of the Parkside buildings

Buildings framing the Park create a unifying roof datum and continuous massing, producing a coherent and formal setting. Due to the nature of the open space, the façades are more open to the green, taking advantage of the visual and environmental benefits of a green Park. These Ground floors are also open and engaging, with prominent frontages which express the high level of activity around the Park.



Illustrative view of the Park

Domestic scale of residential buildings

The residential buildings of the Park Neighbourhood are characterised by the residential and domestic nature of its buildings. The articulation of the facade is essential to create diverse and varied frontages, with balconies and potential bay windows animating the facade. The treatment of ground floors is also crucial for the creation of characterful residential streets, with a combination of well-defined communal entrances, private gardens and defensible spaces, such as active uses depending on the role of the route in the street hierarchy.



Example of residential building

- ▶ *Design Guidelines PN 5.4 and PN 5.5*



Illustrative view of Quebec Walk

Specific considerations

Printworks – reuse

If the Printworks is retained, the proposed scheme has the opportunity to reinforce its existing character, taking advantage of its most characteristic features, such as the expression of the structural grids of the façades, the singular massing of the spine building and the internal architectural elements of the building.

The location of the current entrance on the south-western facade of the building should be retained, giving prominence to this frontage on Printworks Place.

- ▶ *Design Guidelines PN 6.1 to 6.8*



Illustrative view of The Printworks reuse option

