Canada Water Leisure Centre
30 March 2015
## Meeting Agenda

<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
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<tbody>
<tr>
<td>6:30</td>
<td>Viewing of boards</td>
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<tr>
<td>7:00-7.15</td>
<td>Welcome and Introductions</td>
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<tr>
<td></td>
<td>Cllr Mark Williams Welcome</td>
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<td>British Land: The Masterplan</td>
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<td>7.15-8.00</td>
<td>Public question and answer</td>
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<td>8:00</td>
<td>Short break</td>
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<td>8:10</td>
<td>Allies and Morrison:</td>
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<td>Presentation on preferred site</td>
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<tr>
<td>8:25</td>
<td>Public question and answer</td>
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<tr>
<td>8:55</td>
<td>Summary of discussion &amp; end of the meeting</td>
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Swing plots - these are plots that include potential for use change at upper levels to enable long-term flexibility. Predominantly this is potential for use as either residential, office or higher education.

Ground Floor Use Plan
Q&A 1

(THERE WILL BE A FURTHER Q&A SESSION AFTER PART 2)
PLOT 06
SITE ANALYSIS
Allies and Morrison

Masterplan Site Boundary
Green Area
Pedestrian Ramp
Pedestrian Route
Deal Porters Way
London Overground Tunnel
Plot 06 Boundary
Adjacent Buildings

Proposed Site
Masterplan Context
Proposed Site
Overlayed on aerial photograph

Plot size as shown is 4,400 sqm.
DESIGN

APPROACH
Design Brief

Entrance / Foyer / Circulation
- Well connected within the masterplan
- A prominent entrance foyer/reception
- Efficient circulation with centralised entry and ancillary services for ease of use and management
- Good visual connections between activities and spaces
- Crèche

Sports Hall
- Four-court sports hall with storage & full width access

Pool Hall
- 8-lane 25m main pool
- Learner/Hydrotherapy pool

Gym
- 150 stations & treatment rooms
- 3 x exercise studios

Plan: linear arrangement
Concept Diagram

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Indicative First Floor

- green/brown roof
- pool hall below
- plant
- dry change
- weight & cardio gym

Scale: 0m, 10m, 20m
Indicative Roof Plan

- green/brown roof
- sloped roof

Scale: 0m, 10m, 20m
Orientation: North (N)
Indicative Massing

pool hall
changing
entry
gym

sports hall
Proposed Site Section
Through Sports Hall

- Hothfield Place (Rear Elevation)
- Proposed Leisure Centre
- Realigned Deal Porters Way
- London Overground Tunnel

0m 10m 20m

+30.0m AOD
Proposed maximum plot height parameter

+16.0m AOD
Proposed roof level

+11.5m AOD
Proposed roof level

+5.5m AOD
Existing & proposed ground level

+1.5m AOD
Average existing ground level

+10.0m AOD
Proposed ground level

+30.0m AOD
Proposed maximum plot height parameter

10-16 Gym
Sports hall

+5.5m AOD
Existing & proposed ground level

Allies and Morrison
Indicative Massing
Precedent images have been compiled to show how building design can be sensitive to neighbouring properties:

- Sloping roofs for better daylighting to neighbours
- Interesting facade treatments
- Well integrated screens for noise mitigation
- Carefully placed windows to prevent overlooking
- Translucent glass for light without visual connection
Daylight/Sunlight
• Daylight and sunlight is a very important consideration in the design and form of the building
• Building design would be subject to Daylight and Sunlight analysis
• Analysis will be shared as part of future workshops

Noise
• Servicing and potentially noisy equipment to be sensitively located
• Buildings would meet British Standards for noise pollution mitigation
• Main entrance located on Deal Porters Way
Boundary Treatment

Green Roofs
Brown Roofs
Soft Landscaping
Boundary Treatments

Precedent images showing green boundary & roof treatments
NEXT STEPS
DESIGN & CONSULTATION
Design & Consultation

The previous slides have been an idea of how the building could come forward in this location. Subject to the Council’s decision on the preferred location, a series of design workshops would be run with adjacent residents in order to develop proposals and potential mitigation of impacts.

This would include:

- Input from the technical consultant team – Daylight/Sunlight, ecology etc.
- One to one meetings with nearby residents as proposals progress to address issues specific to each property and potential mitigation
Q&A
PART 2