Major, CAZ and District Centres – Spatial portrait
Report 2 and 3
Draft 02
November 2008

Space Syntax
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Document reference
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LBTH Town Centre Spatial Strategy  LBTH
## Spatial Portrait Major and CAZ Centre Summary

<table>
<thead>
<tr>
<th>Canary Wharf</th>
<th>CAZ</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>People</strong> (see appendix 4)</td>
<td><strong>People</strong> (see appendix 4)</td>
</tr>
<tr>
<td>• 85,000 people commuting into Canary Wharf each day (and out of)</td>
<td>• Off line street</td>
</tr>
<tr>
<td></td>
<td>• A1202 Commercial St, time restricted — pedestrian</td>
</tr>
<tr>
<td><strong>Place</strong></td>
<td><strong>Place</strong></td>
</tr>
<tr>
<td>• Off line pod centre</td>
<td>• PTAL: Excellent</td>
</tr>
<tr>
<td>• Vertical integration of uses: tube, car park shops and high rise offices stacked upon one another</td>
<td>• Very good macro spatial centrality</td>
</tr>
<tr>
<td>• Horizontal segregation: non-existent relationship with the north and south of its local and wider context.</td>
<td>• Very good meso spatial centrality</td>
</tr>
<tr>
<td>• Aspen Way is a major boundary</td>
<td>• Very good micro spatial centrality in parts and variable in places</td>
</tr>
<tr>
<td>• Public transport and car town centre</td>
<td></td>
</tr>
</tbody>
</table>
Canary Wharf  Wentworth

Network extend
Macro        ++    0
Meso         ++    0
Micro        ++    +
Population density ++ + +  +

Block size  - -  - -
A lot of self standing building

Frontage constitution - -  - -
A lot of front/back exposure

Mode integration 0

Traffic management

Total  4 -2

Legend
+++ greatly improved / increased
++  moderately improved / increased
+   slightly improved / increased
0   similar
-   slightly reduced
- -  moderately reduced
- - - severely reduced
## Summary  Canary Wharf – Major centre

### People
85,000 people commuting into Canary Wharf each day (and out of)

#### 400 m catchment area
- 5,994 residents population. Lowest residential density in Tower Hamlets with only 4,768 people per ha.
- High total weekly retail expenditure £ 846,396, because of the high average expenditure per head: £141. This is the highest in Tower Hamlets

### Place

#### Typology
- Off line pod centre
- A1261 Aspen Way, one way system
- A1203 W India Dock, one way system
- A 1206 Westferry Rd, Preston’s Rd, one way system
- Vertical integration of uses: tube, car park, shops and high rise offices stacked upon one another
- Horizontal segregation: non-existent relationship with the north and south of its local and wider context.

#### Public transport & traffic
- Average daily traffic level: NA
- Excellent to very good PTAL
- Tube
  - +++ Canary Wharf – Jubilee Line
- DLR
  - +++ West India Quay
  - +++ Heron Quay
  - ++ South Quay
  - + Poplar

### Land use

#### Miscellaneous
- Public transport and car town centre
- Expansion: market is scrambling for the river towards South Quay, whilst the public sector is trying to push economic activity northwards of Aspen Way
- Natural extension developing in the greater Canary Wharf area: needs its own EAZ (extended activity zone)
- 24-hour weatherproof centre
- Underused Thames front and water bodies
- Good parking

### 1920 / 2010

#### Network extend
- Macro + +
- Meso + +
- Micro + +

#### Population density
- + + +

#### Block size
- -

#### Frontage constitution
- A lot of self standing building

#### Mode integration
- -

#### Traffic management

### Centrality Index
- Strong macro spatial centrality
- Very poor meso spatial centrality
- Good micro spatial centrality
- Poor legibility in places: hidden areas

<table>
<thead>
<tr>
<th>Transport Legend</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>+++</td>
<td>less than 400m</td>
</tr>
<tr>
<td>++</td>
<td>less than 800m</td>
</tr>
<tr>
<td>+</td>
<td>less than 1,200m</td>
</tr>
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### Legend
- +++ greatly improved / increased
- ++ moderately improved / increased
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- 0 similar
- - slightly reduced
- -- moderately reduced
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---

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1916-1917 Map  Canary Wharf – Major Centre

**Spatial location**
Located in the upper side of the Isle of Dogs peninsula the area mostly covers the North and Middle docks of the West India Docks.

**Spatial connectivity**
Meso-macro: north-south - good
Westferry Road
east-west - poor
Micro: poor

**Built density - pop. density proxy**
Almost inexistent. Mostly warehouses for trade purposes.

**Urban block configuration & size**
Determined by functional needs the two docks are elongated pools with warehouses and platforms on their surroundings.

**Architectural constitution of streets**
Mix of self standing and attached buildings without active frontages.

**Booth Map 1998-99**
No inhabitants in the area.
2008 Map Canary Wharf – Major centre

Spatial location
The place has been completely redeveloped, becoming a main business centre.

Spatial connectivity
Meso-macro: north-south - good
           Westferry Road
           east-west - poor
           N-S Colonnade

Micro: poor

Highly connected to underground network. Canary Wharf underground and DLR station and West India Quay, Heron Quays and south Quay DLR stations.

Built density -- pop. density proxy
The place has been completely rebuilt in a high density high towers typology. However planned as a business centre contains little housing and resident population within it.

Urban block configuration & size
Over the Dock's old platforms, urban blocks were developed as self standing buildings.

Architectural constitution of streets
Mostly self standing buildings with no active frontages
Photos Survey  Canary Wharf

The Boundaries
The Centre
Urban baseline  Land Use  Canary Wharf  Major Centre

Land Use, Town Centre audit 2007
- A1: Shops (1267)
- A2: Financial & professional Services (267)
- A3: Restaurant & Cafe (326)
- A4: Drinking Establishment (57)
- A5: Hot Food Take aways (85)
- B1: Businesses (37)
- C1: Hotels (1)
- C2: Residential Institutions (1)
- C3: Dwelling Houses (70)
- D1: Non-Residential Institutions (76)
- D2: Assembly & Leisure (11)
- Sui Gener (58)
- Unknown (48)
- Vacant (70)
Urban baseline Transport Canary Wharf Major Centre

Saturday: Total Entry & Exit
West India Quay DLR
Canary Wharf DLR
heron Quays DLR
Canary Wharf

Sunday: Total Entry & Exit
West India Quay DLR
Canary Wharf DLR
heron Quays DLR
Canary Wharf

Weekday, AM Peak: Entry & Exit
South Quays DLR
Canary Wharf DLR

Weekday, PM Peak: Entry & Exit
South Quays DLR
Canary Wharf DLR

Major & CAZ Centres – Spatial portrait Draft 02

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LBTH Town Centre Spatial Strategy LBTH
Summary  Wenworth Street - CAZ

People

- **400 m catchment area**
  - 4,471 total resident population, below district centres average (7,500). Residential density for this area is 16,076 people per ha. This is over the districts centres average (15,500 people/ha.)
  - Residents total weekly expenditure is £425,280, lower than districts average (£679,544). This represents an average of £95 for retail weekly expenditure per head.

Place

Typology
- Off line street
- A1202 Commercial St, time restricted - pedestrian

Public transport & traffic
- Excellent PTAL
  - Rail
    - ++ Liverpool St
    - + Fenchurch St
  - Tube
    - +++ Aldgate – District & Circle L
    - +++ Aldgate East – District & H.C.
    - ++ Liverpool St.- Cen Cir & Dis.
    - + Spurthitch

Centrality Index
- Very good macro spatial centrality
- Very good meso spatial centrality
- Very good micro spatial centrality in parts and variable in places

Transport Legend
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Land use

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1916-1917 Wentworth Street

Spatial location
Located west of the Borough in close proximity to Brick Lane and Spitalfields market, starting on Middlesex Street and ending on Commercial Street, also including a segment of Toynbee Street.

Spatial connectivity
Meso-macro: north-south - good
Commercial St
east-west - good
Wenworth Street
Micro: Good

Built density - pop. density proxy
Dense terrace housing

Urban block configuration & size
An irregular grid configured by mix typologies of blocks. To the north of Wentworth Street mostly small and square blocks. To the south mostly medium elongated blocks running north-south. Most blocks are perimeter blocks

Architectural constitution of streets
Almost entirely active frontage

Booth Map 1998-99
Wenworth Street North Side
Fairly comfortable. Good ordinary earnings.
Wenworth Street South Side
Mixed. Some comfortable others poor
Shepherd Street (now Toynbee street)
Mixed. Some comfortable others poor
2008 Wentworth Street

Spatial connectivity
Meso-macro: north-south - good
east-west - good
Commercial St
Wenworth Street
Micro: Good

Aldgate East underground station within less than 200 mts

Built density -- pop. density proxy
The built density has been thinned out with 1960 design of housing estate with various building heights. Several urban block have become green space.

Urban block configuration & size
The street layout is almost the same. The street has been transformed into a pedestrian walk used by a market. The central north block of this area has been modified by an estate housing where previous blocks were merged.

Surroundings
The street layout has mainly been kept for the main roads. It remains good although permeability to the west side is poor.

Architectural constitution of streets
Active frontage double loaded.

Surroundings
Some areas have blank and service façades facing the public domain.
Photos Survey  Wentworth Street

The Boundaries
Photos Survey Wentworth Street
Urban baseline  Land Use  Wentworth Street  CAZ Frontage

- LBTH and London Plan Centre Definition
- ITN
- CAZ Limit
- Borough Boundary

Land Use, Town Centre audit 2007

- A1: Shops (1267)
- A2: Financial & professional Services (267)
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- A4: Drinking Establishment (57)
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- Sui Gener (58)
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- Vacant (70)
Urban baseline  Land Use (AL2)  Wentworth Street  CAZ Frontage

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**Land Use, AL2**

- Cinema, Art Centre, Visitor Information (9)
- Library, Art Gallery (11)
- Sports (52)
- Public Car Parking (25)
- Hotel (17)
- Health (194)
  - Religion (74)
  - Education (175)
- Community, Centre (140)
- Shop, Post Office (1054)
- Bank, Office (567)
- Restaurant (112)
- Bar, Public House (108)
- Office, Conference Centre, government Office (308)
- Cash&Carry, Distribution (34)