

Welcome to the Zone G exhibition



Photograph of Zone G location today, from Surrey Quays Road/Redriff Road junction

Aerial view of Canada Water Masterplan area

Thank you for visiting our exhibition displaying the Reserved Matters Application (RMA) for Zone G. The development will deliver circa 420 homes, with a significant amount of affordable housing. There will also be space for new shops, including a brand new Tesco Extra supermarket, with basement parking for Tesco shoppers and for the town centre. There will also be much more green space compared to what is currently present for future residents to use.

Zone G is located across a portion of Surrey Quays Leisure Park, comprising car parking spaces, the Odeon Cinema, Buzz Bingo, Pizza Hut, Frankie and Benny's, and affordable workspace Thrive, operated by Tree Shepherd.

Zone G will be one building, the ground floor mostly accommodates the new Tesco Extra building along with some shops and residential entrances, and an underground public town centre car park in the basement of the building. Five residential buildings of varying heights will be situated above and around its perimeter, giving the impression of five distinct buildings.

The outline application for Zone G received approval from Southwark Council in September 2020 as part of the Canada Water Masterplan, and enabled the relocating of the Tesco into a new Tesco Extra in Zone G – a key part of delivering the Masterplan. We are now able to share the detailed designs of Zone G as a Reserved Matters Application (RMA), which we are planning to submit in the coming months. More information about this process and the Masterplan can be found on Board 2.

Who is British Land?

British Land is a leading UK-based property company. We have significant experience in delivering long-term and large-scale regeneration projects, creating and managing high-quality and inclusive places that reflect the changing needs of the people who work, visit or live in and around them.

We have been involved in the Canada Water area for many years – both as the owner of Surrey Quays Shopping Centre and Leisure Park, and in our role bringing forward the Canada Water Masterplan. We support several local community organisations and charities, as well as providing volunteers, work experience, and pro-bono support to a range of local projects. For more information on the broad range of local groups and organisations we work with, see the Local Investment page of our website.

www.canadawater.co.uk/community

About the Canada Water Masterplan

The Canada Water Masterplan has been brought forward as a partnership between British Land and Southwark Council to deliver a new town centre for Southwark that complements the local area and makes an active, positive, long-term contribution to local life. Over 5,000 people took part in a consultation on the Masterplan between 2014 and 2018, with feedback directly informing the plans.

A 'hybrid' planning permission was granted by Southwark Council in May 2020, with some areas in outline and some in detail. The areas marked as yellow on the map below, (known as Plots A1, A2, K1 and the Interim Petrol Filling Station) received detailed planning permission. Construction of Buildings A1, A2 and K1 is now underway, and the Interim Petrol Filling Station is now in full use. Restoration works for Canada Water Dock have planning permission, and this work is also underway.





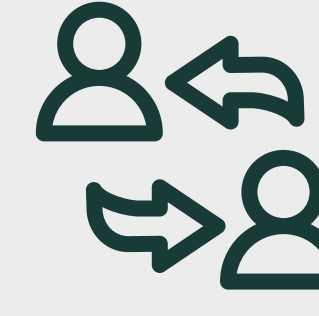
The rest of the Masterplan, including Zone G, has what's known as 'Outline' Planning Permission, which means that detailed designs are submitted to Southwark Council for approval as Reserved Matters Applications once drawn up. There is more information on how this process works on the Reserved Matters Application Planning Process board, which follows this board.



Overview map of the Canada Water Masterplan and its key benefits

What the Masterplan will deliver

The Masterplan covers 53 acres (about the same as 29 football pitches) and will provide new homes, offices, shops, public spaces, and facilities. It will take around 10 years to deliver, and some of the key features to be delivered over this time are summarised below:

 <p>A Greener, more sustainable place</p> <ul style="list-style-type: none"> A minimum of 35% of the Masterplan will be public open space; 12 acres of new open spaces; A new town square; A 3.5-acre park; Over 1,200 new trees, provided both on-and-off-site; and Ecological enhancements to improve biodiversity at Canada Water Dock. 	 <p>Affordable housing for local people</p> <ul style="list-style-type: none"> c.3,000 new homes, including affordable housing (minimum of 25% social rented and a further 10% 'intermediate'-including shared ownership); and 6 out of 10 of the affordable homes will be two bed or larger, and suitable for families. 	 <p>Over £33m local transport investment</p> <ul style="list-style-type: none"> Improvements to Surrey Quays and Canada Water stations-including step-free access; New bus routes, cycle routes, highways and public space; and Approximately 10,000 new cycle parking spaces, and 16 new streets. 	 <p>Support for a thriving local community and economy</p> <ul style="list-style-type: none"> A mix of new shops, restaurants, leisure, entertainment and community space; Up to 320,000 sqm of workspace; Up to 20,000 jobs; A broad range of employment opportunities, including construction, to retail and office jobs; and Support for local businesses to access workspace by allocating 7,000 sqm at 75% of market rent for 15 years. 	 <p>New and improved facilities for local people</p> <ul style="list-style-type: none"> A new Southwark Council leisure centre; Space for a health centre, police hub and community use space; and Space for a sixth form, plus funding to expand a local primary school.
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As long-term owners at Canada Water, we're committed to ensuring that our work and presence benefits the existing and future community, from local employment opportunities to supporting local business, local education and more. To find out more, please see the Sustainability board or visit our website at www.canadawatermasterplan.com.

The Reserved Matters Application planning process

As part of the planning permission for the Masterplan, Zone G was granted Outline Approval. We are now in a position to share the detailed plans before we submit a Reserved Matters Application (RMA) to Southwark Council later this year.



Podium - level plan of Zone G (Tesco building at ground floor level shown as dotted outline)

Outline Planning Permission is where the parameters for the buildings and spaces, including their future uses, maximum height and scale, are determined. These are set by three control documents – the Canada Water Masterplan Development Specification, Parameter Plans, and Design Guidelines – which are available to read by clicking on the pencil symbol at the front of this virtual room.

The control documents determine the parameters within which Zone G can be developed, and have already been approved by Southwark Council as part of the original Outline Planning Permission. Zone G is being brought forward in line with these parameters. This means that the acceptable maximum height, scale and future uses of Zone G have already been determined, including securing enough space for the Tesco Extra building at ground floor level.

As previously noted, Zone G sits across part of the existing Surrey Quays Leisure Park; therefore, demolition of part of the leisure park will be required to enable Zone G to be built. The Outline Planning Permission includes more leisure and entertainment uses to be provided elsewhere on the Masterplan site, which will be brought forward in future phases. We are in discussions with the existing tenants regarding the future plans, and support will be offered for people whose jobs are impacted.

The Reserved Matters planning application submitted to Southwark Council will seek approval for the Reserved Matters for Zone G, which will provide information on:

- **Layout and use**
- **Scale**
- **Appearance**
- **Access**
- **Landscape**

We plan to submit the application to Southwark Council later this year.

The Reserved Matters Application planning process

Between 2014 and 2018, we carried out extensive consultation and engagement with local people as part of the Hybrid Planning Application granted by Southwark Council in May 2020. Over 5,000 people took part in over 120 public consultation and outreach events, and their feedback and ideas directly shaped the plans. More information about the consultation and local engagement that took place can be found in the FAQs document on the central table.

Going forward, we will continue to share plans for future buildings and spaces as part of the Reserved Matters Application process. We will continue to keep engagement personal and to be present locally, meeting with local residents and neighbours to the site and attending community events and local meetings. We will continue to partner with local organisations, including schools and community groups, to engage on both general and specific matters, and ensure that local input continues to inform and influence our plans.

A brand new Tesco Extra supermarket

We have been working with Tesco to provide a new Tesco Extra store for local residents and shoppers. The current Tesco Extra will not close until the new one is ready to open, so there will be no change to the shopping experience.



Illustrative view of Park Walk and Tesco Extra, looking east from Surrey Quays Road

Ready for the future

This new 12,500 sqm Tesco Extra will incorporate their modernised layout for new stores, with fresh food at the front of the store and a rationalised back-of-house operation to maximise sales floorspace.

Tesco's Dot Com home shopping and Click & Collect facility will be integrated into the store to enable more effective service for customers.

A large new café will be positioned along Surrey Quays Road, and a new community room will be provided for use by the local community.

There are no proposed changes to the current hours of operation (06:00-00:00 Monday to Saturday, 11:00-17:00 on Sundays), nor to the current arrangements for deliveries.

To ensure a seamless transition from old to new, the current Tesco Extra supermarket in Surrey Quays Shopping Centre will not close until the new Tesco Extra is ready to open.

Sustainability at our core

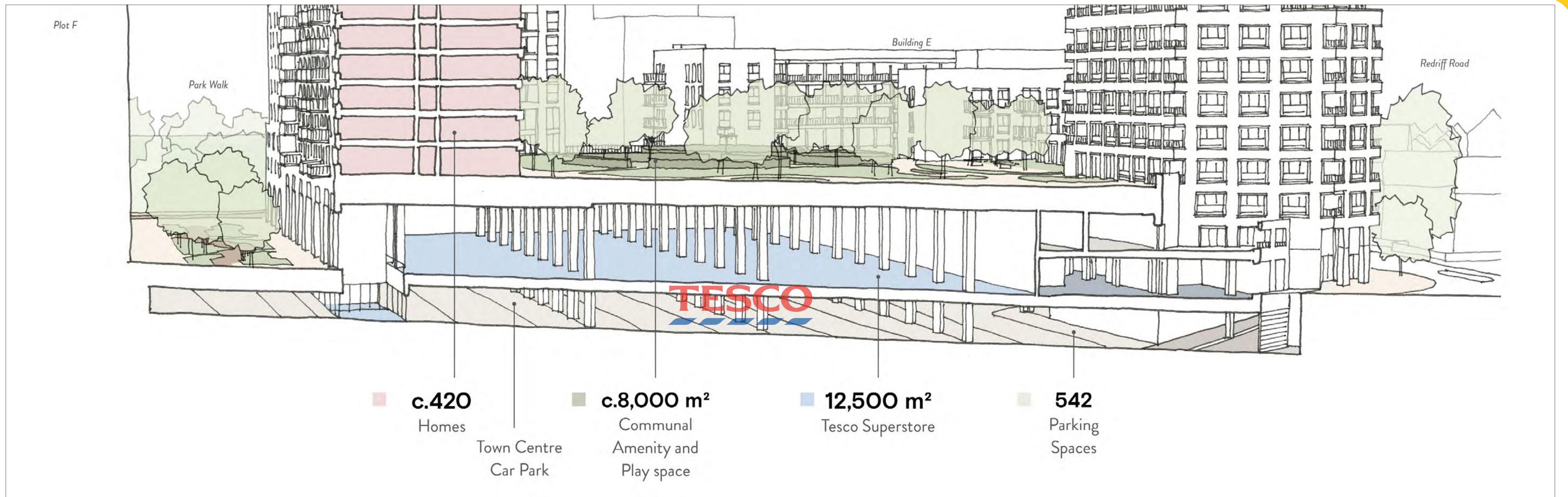
Tesco has committed to reaching Net Zero in group-wide operations by 2035, and has already reduced operational emissions across the group by 54% since 2015. Tesco has switched to 100% renewable electricity in all its stores, and to date, 2,400 new electric vehicle charging points have been installed; a number of these will also be available at this store. When building new stores like this, Tesco considers sustainability at all stages of the process, and features, such as LED lights, energy efficient fridges and rainwater harvesting will be incorporated.

Tesco working with the community

Tesco works within the local area to help build stronger communities. The Tesco Community Grants programme has provided 53 local groups with over £100,000 in Southwark since 2016. What's more, Tesco's Community Food Connection programme, which donates surplus food that is still good to use to local groups and food banks, has provided nearly 500,000 meals locally. Additionally, during Covid, Tesco worked with the Greater London Authority to distribute food to the NHS and provided £86,000 of £500 emergency grants to 172 projects across London.

In-store, a community room will be provided, managed via the Tesco store, and will be accessible to the local community.

Homes, layout and use



Cross section of Zone G showing the configuration of uses across the development

Zone G will provide around 420 homes, 64% of which will be affordable. These homes will sit above retail space, including a Tesco Extra and other shops, with 542 parking spaces at basement level. The proposed uses, areas and size of the buildings conform with the Control Documents in the Outline Planning Permission.

New homes

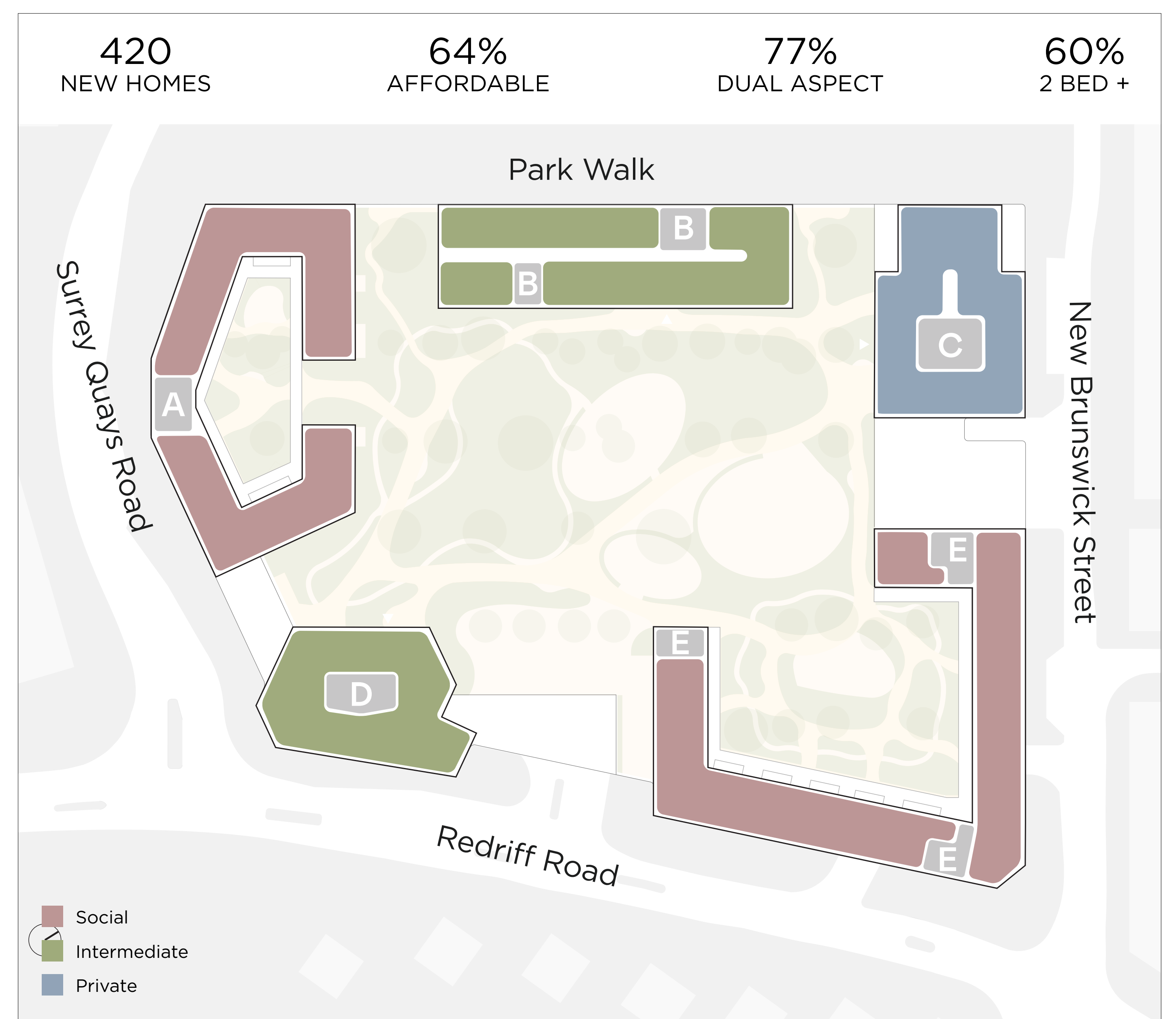
We want our proposals to reflect the community that already lives here, and it is crucial that we fulfil this by providing a mix of homes, at different tenures, that support families and professionals.

The tenures proposed are market sale, as well as a mix of social rent and intermediate affordable housing. As shown on the adjacent image, these tenures are broken down into market sale for Building C, intermediate affordable for Buildings B and D, and social rent for Buildings A and E. We are already delivering on this by bringing forward affordable housing at Plot K1, with at least 60 homes that will be managed by Southwark Council as council homes, at council rents. Overall, 25% of the c.3,000 homes that we build will be for social rent, with a further 10% intermediate affordable, which includes shared ownership.

Affordable housing and housing mix

The number of homes provided across the three proposed tenures is shown adjacent.

The current proposals deliver 64% affordable housing (by habitable room), of which 30% will be set at social rent levels, with the remaining 34% set as intermediate affordable. 60% of the homes will be 2-bedroom or larger, with most 3-bedroom homes being set at social rent levels, suitable for local families.



Residential buildings

The 420 homes will sit on top what is called the “podium” (effectively the top of the Tesco store), and will be spread across five buildings (Buildings A, B, C, D and E). More than 75% of the homes will be dual aspect (windows on two or more walls), which is important for capturing natural light and supporting the wellbeing of those living here, and helping to minimise noise, particularly along busier routes such as Redriff Road and Surrey Quays Road.

Tenure (building)	Studio	1 bed	2 bed	3 bed	Total
Social rent (A+E)		49	27	39	115
Intermediate (D+B)		45	66	30	141
Private (C)	8	64	78	14	164
Total	8	158	171	83	420

Indicative housing tenures and mix

Tesco and supporting retail spaces

The majority of the ground floor of the building is given over to the Tesco building. This is because supermarkets require a large floorplate and have particular requirements, so that all of the aisles and services as well as the proposed café and opticians are on one level, and easy to access. Other space is needed to support Tesco’s back-of-house functions, including servicing of the building for deliveries in and out (more of which can be read about on the Servicing and Access board). Some smaller retail units will be provided along the eastern edge at ground floor level, along New Brunswick Street.

Use	Gross External Area (GEA)
Residential (C3)	44,122 sqm
Retail including Tesco superstore (A1-A5)	12,946 sqm
Parking and plant	25,800 sqm

Planning uses and GEA

Scale and appearance

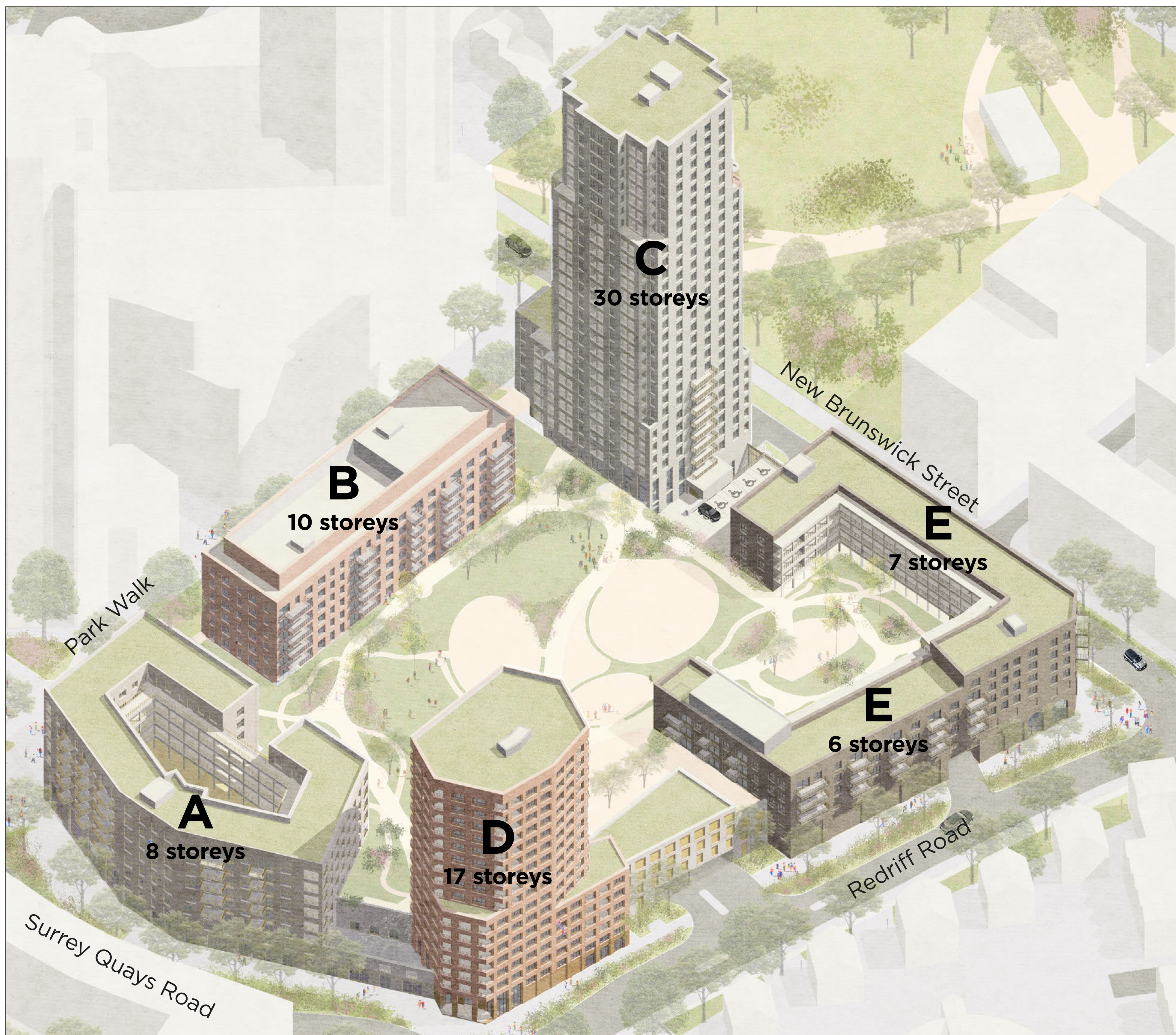
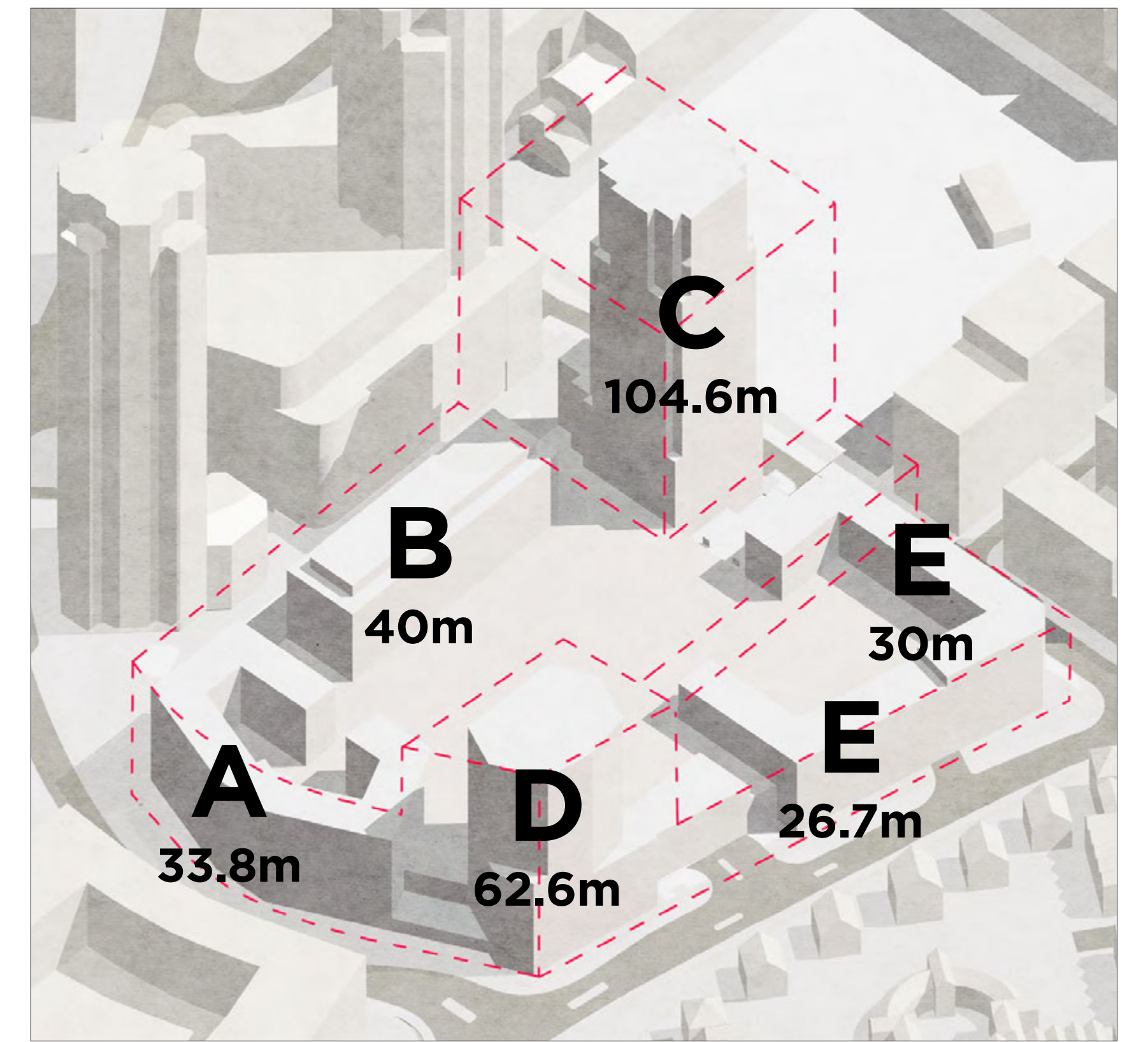


Image of the scale and appearance of Zone G, per building



Massing of Zone G within the agreed Parameter Plan agreed within the Outline Planning Permission (dotted outline), with building heights shown in metres



Illustrative view of Zone G from Redriff Road, looking north

The scale and appearance of Zone G, including the podium building and residential buildings above, has been designed in accordance with the Control Documents approved in the Outline Planning Permission.

Scale

The scale and height of the Zone G buildings fit comfortably within the established height parameters that were set out as part of the Control Documents in the Outline Planning Permission. The height of the various elements is as follows:

- Building A will have a ground floor (Tesco)* and 5 further floors;
- Building B will have a ground floor and 7 further floors
- Building C will have a ground floor and 27 further floors;
- Building D will have a ground floor and 14 further floors;
- Building E will have a ground floor and 4 further floors.

Massing

A significant amount of effort has gone into ensuring the building feels well-integrated into its surroundings, and we have sought to overcome the challenges posed by the restricted access through Zone G at ground floor level. Through this intensive work, we have developed the following principles:

- The building's structure has been designed to represent a family of buildings that meet at ground level, which helps to disguise the "big box retail" form of the Tesco building, with a variation of building elevations around the perimeter of the building as you walk at street level.
- Since working with Tesco to understand their own requirements, we have held over a year of discussions with Southwark Council to develop and refine how to best blend big box retail alongside residential buildings in an unobtrusive way.
- Working within the physical constraints of what can be placed on top of the big box itself has also reduced the height of the buildings.

Character and appearance

We are adopting a varied architectural approach to the buildings positioned at the perimeters above the Tesco building. We believe this will make a positive contribution, both to the existing surrounding streetscape, and to that which is set to emerge across the wider Masterplan area:

- Active uses such as residential/retail entrances, have been carefully placed on the corners of the building to provide maximum impact, with rich detailing used across any inactive spaces to maintain a visual interest.
- The taller buildings, Building C and Building D, will have generous window coverage at their base to help relate to the public realm at street level.
- There will be a colour variation between immediate building neighbours, within a palette of pink, grey and brown brick facings, reflecting the agreed design codes as part of the Control Documents.
- Building bases will be embellished with complementary glazed brickwork or reconstituted stone.

* The Tesco building is approximately 9m, which is 3 storeys (or floors), in height.



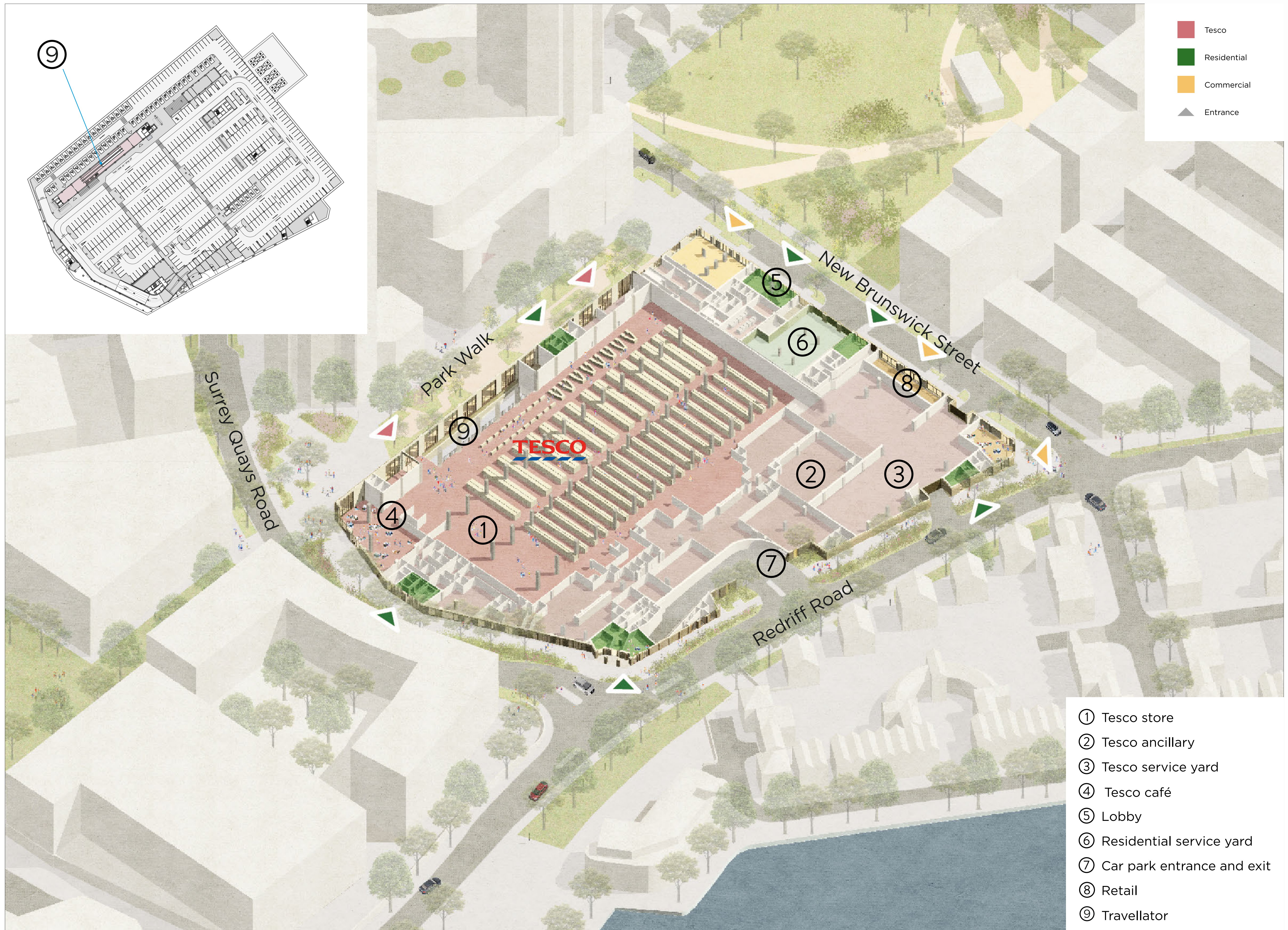
Illustrative view of Zone G from Redriff Road, looking west



Illustrative view of Zone G from The Park/New Brunswick Street, looking west

Servicing and access

Zone G will have vehicular access via Redriff Road and New Brunswick Street for the servicing of the Tesco Extra building and for users of the underground car park. Pedestrian access to the Tesco Extra entrance will be via Park Walk. Pedestrian access to the residential buildings will be provided around the whole perimeter of Zone G.



Servicing and access arrangements for Tesco, the basement car park and residential buildings

Vehicle servicing and access

While there is an understandable need for Tesco Extra to receive deliveries, support home deliveries, operate their Click & Collect service and enable refuse collection, we are taking steps to ensure that, wherever possible and practical, servicing is kept internally within the envelope of the building, and away from nearby residents. Tesco lorries will enter the building via Redriff Road through a door that will remain shut except for when vehicles enter and exit via New Brunswick Street. This will significantly reduce noise disturbance from the internal service yard and interact discreetly with the landscape.

Vehicular access to the Tesco Extra and town centre car park will also be provided further along Redriff Road, with an immediate slope down to basement level to contain any noise spill from vehicles entering or leaving.

Parking

We are currently proposing 542 car parking spaces at basement level, to be shared by people using the Tesco Extra and those visiting the new town centre. This will include 33 spaces for Blue Badge holders, 20 parent and child spaces and six Click & Collect spaces. The spaces will be available to Tesco customers for three hours, but also to any other town centre visitors. We will also be providing electric vehicle charging in the car park. Pedestrian and cyclist access from the car park will be via lifts, or via travellator up to ground floor level, which adjoins the Tesco Extra building to the south and Park Walk to the north.

While the residential proposals for Zone G are “car free”, there are 11 Blue Badge parking spaces for disabled residents, accessed via a separate parking area, via a car lift situated within the internal service yard for the residential buildings, off New Brunswick Street.

Pedestrian and cycle access

Each residential building is entered directly from the street, helping to give each building its own identity. Those shopping in Tesco will access the building via the pedestrianised Park Walk. Tesco staff will also have their own access via Surrey Quays Road. Access for cyclists will be provided via the same respective entrances for residents and Tesco staff, with cycle parking at ground floor level, with the exception of Building B, which is situated at podium level. Visitor cycle parking will be provided to the perimeter of the building and within the public car park.

Residential and other retail servicing

An internal residential service yard is also provided off New Brunswick St, which can be booked for removals and large furniture deliveries. It will also be used for waste and recycling collection. Bins will be provided within each building, at podium level, and transferred to the goods lift adjoining the service yard for weekly collection.

The smaller retail units facing onto New Brunswick Street will be serviced via laybys situated on this street.

Landscaping

We will provide over 8,000 sqm of landscaping on the residents' podium, with a significant amount of green space - larger than a football pitch - providing opportunities for wildlife to flourish, space for residents to unwind and for play and recreation. Green roofs will further enhance the biodiversity of the proposals, and the Biodiversity Net Gain (creating or enhancing habitats as part of the development) is expected to be high.



Map of landscaping and green roof proposals

Podium landscape design principles

The green space has been designed to have more than just visual appeal, being there for residents to experience and enjoy. As there is such a large space to work with, we have an opportunity to design a green space which blends form and function. The pathways that interconnect all five buildings will be designed to allow for waste and servicing arrangements, weaving across the structural columns beneath, which support the Tesco building. Trees, shrubs and other attractive features will also be included.

An active green space

Between the walkways provided at podium level, there will be a rich tapestry of playful uses to pique the curiosity of those who use the green space. We anticipate providing a communal growing garden for residents to use and in which to meet, as well as providing areas for children's play for all age ranges. There will also be an area set aside for fitness activities, a nature garden, quiet areas for reflection and open grassed areas to unwind. The design purposely blurs the boundaries of the spaces defined by the buildings to encourage residents to use and explore the whole landscape.

Rooftop landscaping

The rooftops, which will not be accessible, will each be formed with green or solar roofs, to help capture solar energy and further enhance biodiversity.

Ground floor landscaping

While there is limited opportunity within the application boundary area, the landscaping at ground floor level will be complementary to Park Walk to the north and New Brunswick St to the east. New Brunswick St was consulted in December 2021 as part of a separate Reserved Matters Application. The proposals for Park Walk will be submitted alongside the Zone G Reserved Matters Application.



Illustrative view of podium landscaping

Sustainability

We want to ensure the Masterplan delivers social, economic and health benefits for everyone who lives and works in the local area. We also recognise our responsibility to manage environmental impacts, and will deliver ambitious physical improvements for the community. This includes the use of green energy and the creation of new biodiverse environments across the whole Canada Water Masterplan - and in Zone G specifically.



Cross-section of Zone G showing sustainability features included within these proposals

Reducing our embodied and operational carbon

We have looked to push the boundaries in terms of how we reduce embodied carbon and operational carbon, and have undertaken a whole-life carbon assessment to understand how we can maximise our carbon reduction impacts.

- To reduce embodied carbon during construction, we have worked within the constraints of the grid arrangement structure imposed by the Tesco building and basement parking to align the residential building grids above, helping to minimise load bearing. This reduces the need for more carbon-intensive concrete products.
- We propose using 50% GGBS post tensioned concrete in the build of Zone G, which is a hybrid, more sustainable concrete that includes 50% by-products from the steelmaking process.
- Operationally, all on-site heating and cooling systems will be linked to ensure that any energy emitted is captured, recovered and recycled wherever possible.

- The heat that is extracted from Tesco's fridges will also be used to generate hot water for the residents above.
- Other design features, including reducing residential heat energy demand through glazing, and façade treatments to protect from solar gain at higher levels are also included.

Climate resilience

The large, green landscaped podium will help to lower the microclimate by providing extensive planting and grass coverage, as well as larger trees that will provide shade and respite for residents during warmer periods of weather. The podium will also act as a "blue" roof, helping to attenuate water run off to the surrounding area before discharging to the nearby Greenland Dock.

Delivering long-term social, economic and health benefits for the local community

As long-term owners of Canada Water, we're committed to playing an active role to ensure that our work and presence in the area benefit both the existing and future community. Our vision is for our development to be part of the local fabric, so that it is inclusive and enhances local wellbeing and quality of life.

We're long-term investors in the local area, and so far, we have focused our support on education, enterprise, job creation and community projects, laying the foundations for local people to benefit from the opportunities that will be created through our development. These opportunities include careers in construction and with businesses based in Canada Water, affordable work and retail space, and spaces and activities that help people lead more active lifestyles. To achieve this, we've worked with some fantastic partners, including local charities and community groups and supported a range of events in the area.

Global Generation, run educational workshops from the Paper Garden at the Printworks, where local people and schoolchildren are helping shape ideas for the Public Realm of the Masterplan (over 3,500 people have been involved to date).



Tree Shepherd run a **low-cost work and maker space and business support hub at Thrive**, currently situated in Surrey Quays Leisure Park, which is open to SE16 residents, providing low-cost flexible working space as well as free business advice, support and training – supporting local businesses and entrepreneurs from an early stage to set up and grow their businesses.

In partnership with United St Saviour's Charity, Southwark Construction Skills Centre and Construction Youth Trust, we run the **Shaping Southwark's Future** programme, an education and employment partnership which aims to tackle construction employment issues and make young people aware of the opportunities within the construction centre. We've also, partnered directly with the **Southwark Construction Skills Centre**, who have recently moved to Canada Water, to provide pre-employment training to prepare local residents so they can access jobs with our contractors.



Please visit our website at canadawater.co.uk for more information or to get involved in any of these projects.

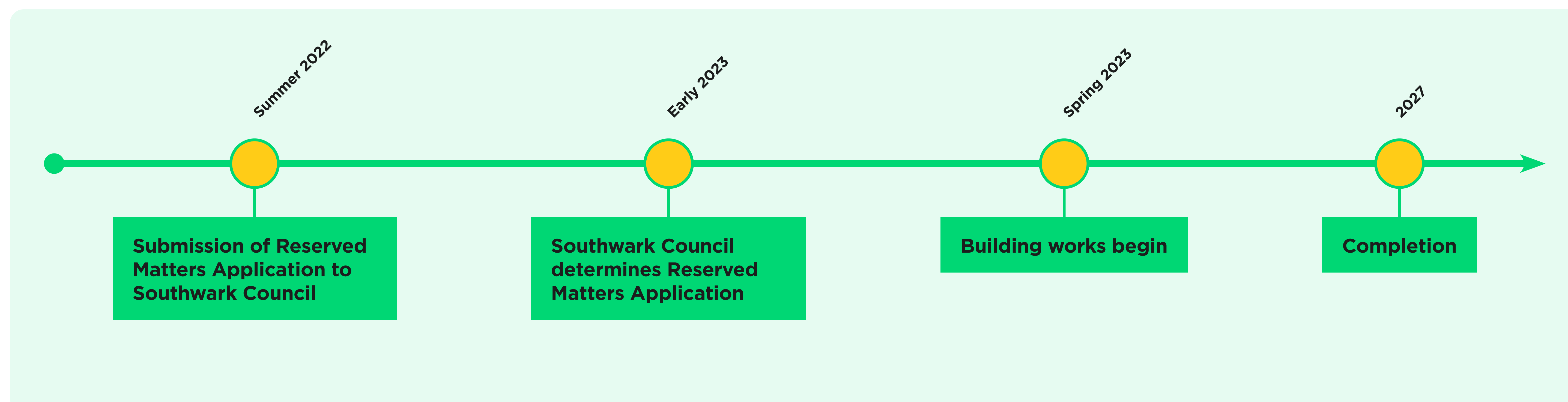
The development of Zone G will also provide a number of jobs during construction, and will be aimed at local people via our flyers, newsletters and website. Subject to planning approval, we will work with our contractors to understand what roles will be available, and share opportunities locally when available.

What happens next

Thank you for taking the time to visit the Zone G exhibition. Please do fill out a feedback form – which can be found by clicking on the speech bubble icon on the table at the front of this room. We look forward to reading your comments on the proposals.

British Land is preparing a Reserved Matters Application (RMA) for Zone G, which we plan to submit to Southwark Council later this year.

ZONE G Timeline



Once the RMA has been submitted, Southwark Council will then conduct their statutory consultation, during which you will be able to submit comments directly to the council for consideration in their determination of the application. The Canada Water Masterplan website will also be updated once the application can be submitted.

Subject to approval by Southwark Council, British Land will then begin the construction of the new homes, Tesco Extra, car parking spaces and other retail buildings. The current Tesco Extra building in Surrey Quays Shopping Centre will remain open until the new Tesco Extra building is completed and ready to open.

Construction Management

We are committed to being a considerate neighbour during the construction process, and have a proven track record, with over 28 National Site Awards for highly considerate work.

Our contractors will be signed up to the Considerate Constructors Scheme and will work in accordance with the Framework Construction Management Plan, as approved as a part of the overall Masterplan, which sets out the guiding principles for the proposed construction approach within the Canada Water Masterplan.

We are also committed to providing regular construction updates and will ensure the opportunity for regular contact with contractors and British Land throughout construction (including through Construction Liaison Forums).

Request a printed or translated copy of exhibition materials

Please email team@canadawater.co.uk if you would like to obtain a printed copy of the virtual exhibition board or the FAQs, or if you would like them translated into a specific language.

Get in touch and ask for further information

We would really appreciate you leaving your thoughts on our proposals after viewing the exhibition.

You can leave your comments and feedback via the table in the centre of the virtual room. If you have any other questions or comments you wish to take up directly, please feel free to get in touch with the Canada Water Masterplan team via the details on the table in the centre of the virtual exhibition room and we will be happy to help.

View Frequently Asked Questions (FAQs)

If you have any further questions, please click on the FAQs located at the table in the centre of the virtual room, where you can also get in touch with the team directly. Alternatively, you can view the wider Masterplan FAQs by visiting: www.canadawater.co.uk/faqs

Contact us: canadawater.co.uk

team@canadawater.co.uk

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[0800 470 4593](tel:08004704593) (freephone)

Thank you for taking the time to visit the exhibition. We look forward to hearing from you on the proposals.