

CANADA WATER

Canada Water Community Open Event

16th January 2024





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Water



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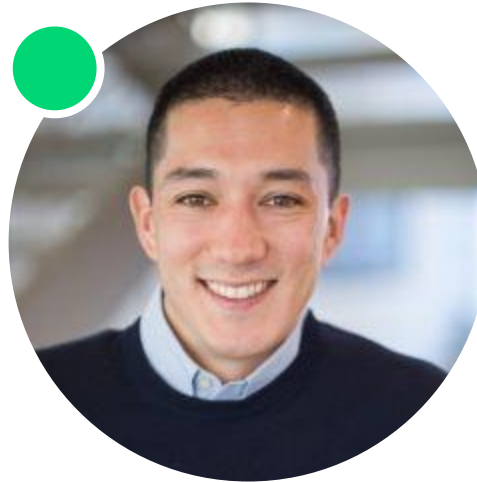
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CANADAWATER
connect



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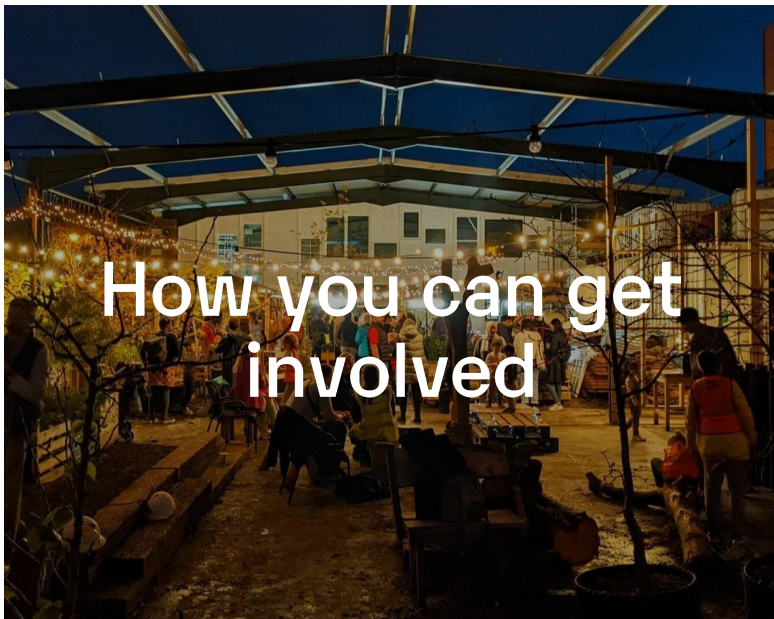
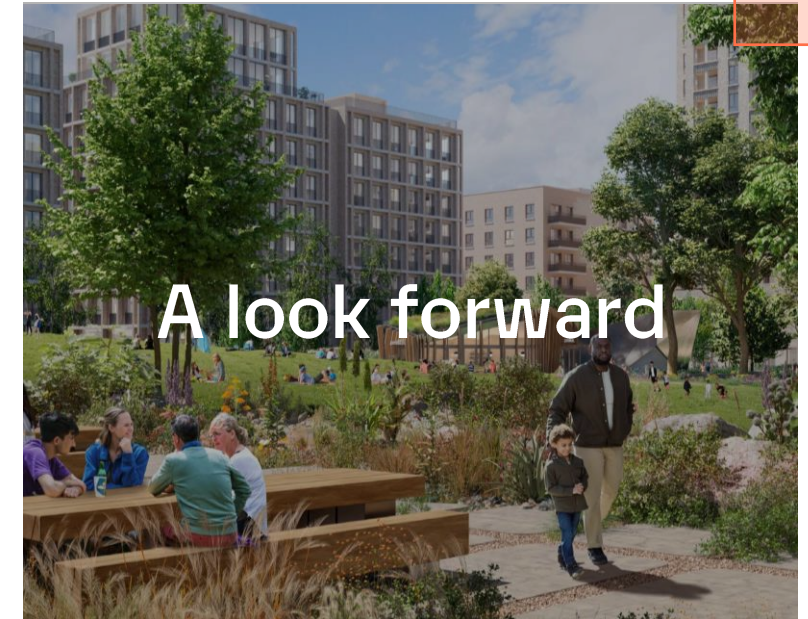
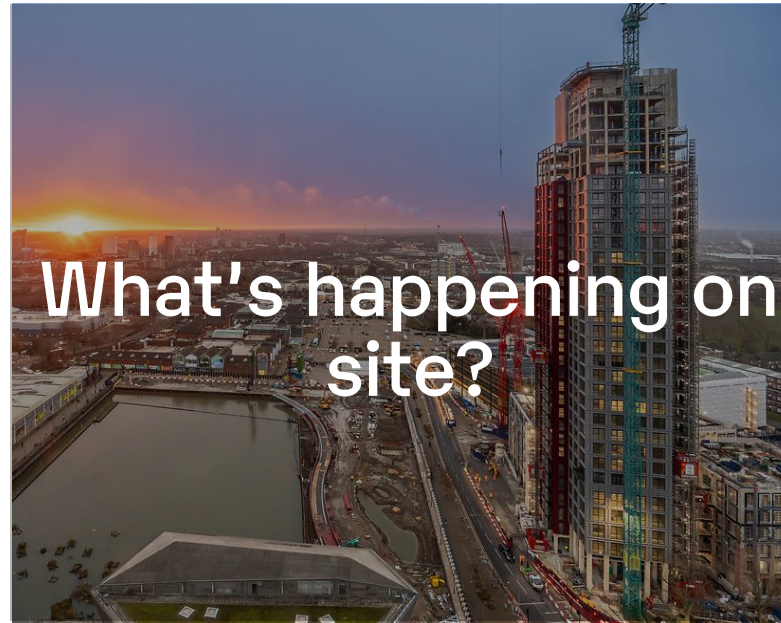


Jordan Payne

AECOM

40+
... and
more

EQ | Emotionally
Intelligent
Communications



Conversation over refreshments

The Masterplan

- Joint venture between British Land, Southwark Council, and Australian Super
- 53-acre town centre development
- c. 3000 new homes (25% social rent, 10% intermediate affordable)
- c. 2m sq ft of workspace, supporting 20,000 jobs
- c. 1m sq ft of retail and leisure space
- c.40 new buildings and 16 new streets and spaces
- 12 acres of public open space, including a new town square and park
- £60m CIL (Phase 1 = £1.2 local CIL)
- £33m of transport investment
- Consented: 2020
- Target completion: c. 2035



Key

- Pre-application
- In for planning/consented
- Under construction
- Completed

Social infrastructure

The Canada Water development will deliver social infrastructure including:

Items agreed in S106 Legal Agreement	Details
Schools (Primary and Secondary school)	£5m to expand an existing primary school and deliver a 16+ education facility
Leisure centre	Deliver a new leisure centre for Southwark Council.
Health facility	Provide land or £ for a new health facility.
Police hub	Provide space for a police hub within the development.
Cinema and bingo	Aim to re-provide cinema and bingo uses within the development.
Community canteen	Deliver a community canteen offering discounted meals for local residents.
Community use space	Deliver space that is leased to charities, social enterprises or community groups.
Affordable retail space	Deliver c.50,000 sq ft of retail space (about 20 shop units) at discounted rent levels for 10 years with incentives to support business growth.
Affordable workspace	Deliver c.75,000 sq ft of affordable workspace at 75% of market rent for 15 years.

New homes update

New Homes	Social (for Southwark Council)	Intermediate	Market	Total homes
Completed (Plot K1)	60	19	-	79
Under Construction (Plot A1)	-	8	178	186
Consented (Plots G, F1, F2, L1, L2, L3)	227	82	723	1032
Total	305	90	900	1297

Affordable housing

- Creating 3,000 homes of which a minimum will be 35% affordable (25% social rent and 10% intermediate affordable).
- Phase 1 of the development will deliver 87 affordable houses (60 social rent, 27 intermediate affordable).
- Southwark Council will have the first option to purchase the social rented homes. All of the social rent homes will be let at rates specified by Southwark Council.

The background features a large, irregular yellow shape that resembles a torn piece of paper. This yellow shape is set against a dark blue background. At the top center, there is a red shape that also looks like a torn piece of paper, overlapping the yellow one. At the bottom center, there is a blue shape that also appears to be a torn piece of paper, overlapping the yellow one.

What's happening on site?

Phase 1 and the Paper Yard

Recently completed – Plot K1



**Plot K1 (79 homes for Southwark Council),
November 2023**



**K1 completion party with the local
community, November 2023**

Recently completed – Paper Yard



Paper Yard – a meanwhile, modular campus comprised of TEDI London University, Paper Garden (with Global Generation), and lab space



TEDI London (top) and lab space (bottom) at the Paper Yard

Recently completed – Paper Yard



Paper Garden and Classroom (with Global Generation)



Developing skills in the local community at the Paper Garden

Recently completed – Paper Yard



Pacific Tavern Restaurant
Najim, Head Chef pictured

- Now open at 100 Redriff Road
- Wide ranging menu inspired by the Pacific
- Open Tuesday – Sunday every week



Under construction – Plot A1



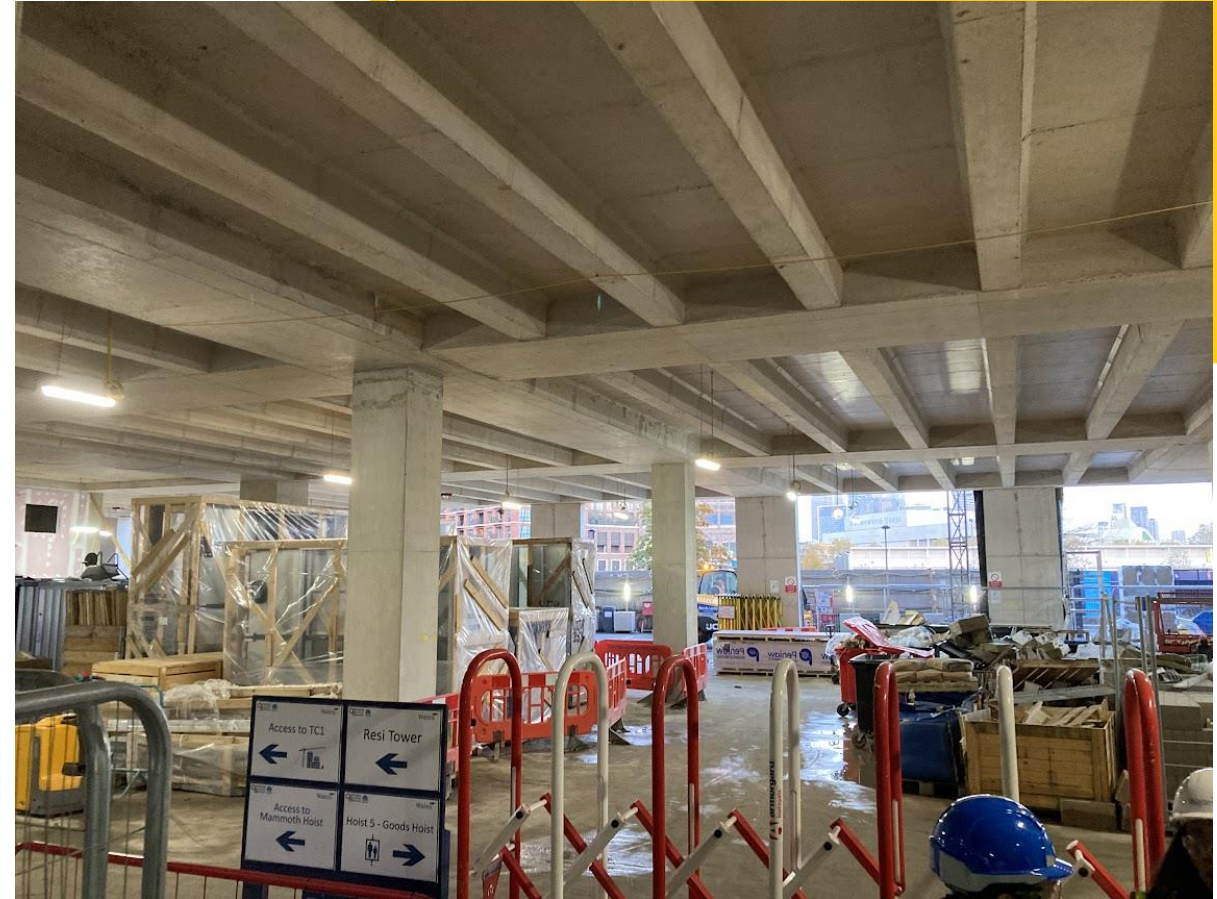
Plot A1, December 2023 (left) and what it will look like (right)

Opening Winter 2025

Under construction – Plot A1



View from Plot A1

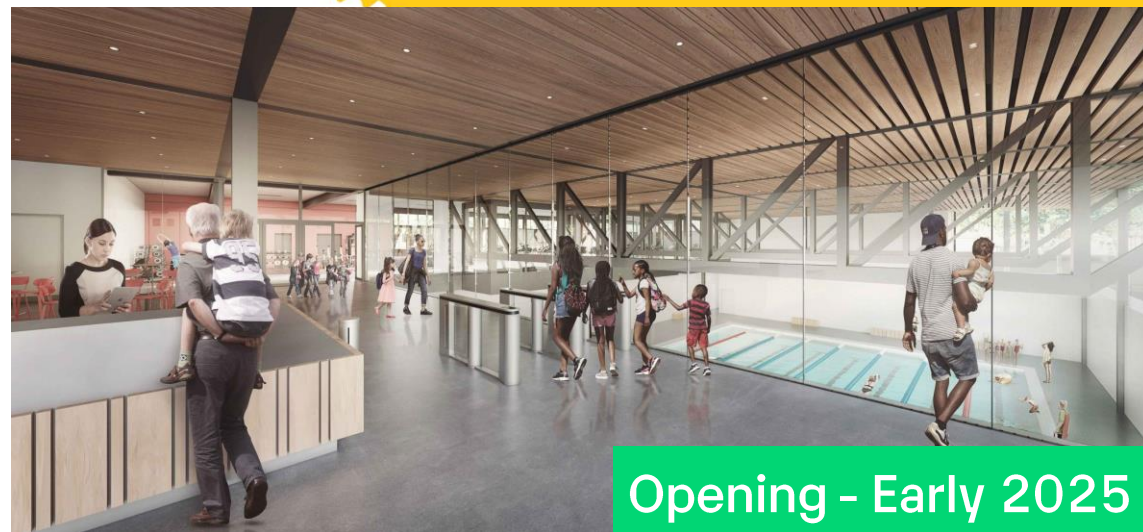


Inside Plot A1

Under construction – Plot A2



Plot A2 (Dock Shed and the new leisure centre and swimming pool for Southwark Council), December 2023



Construction of the new leisure centre and pool for Southwark Council (bottom) and what it will look like (top), June 2023

Under construction – Plot A2



Inside Plot A2

Under construction – Canada Dock



The Boardwalk - November 2023



Opening - Autumn 2024

What the Boardwalk will look like

Under construction – Canada Dock



View from Deal Porters Way - relandscaping and tree planting, January 2024

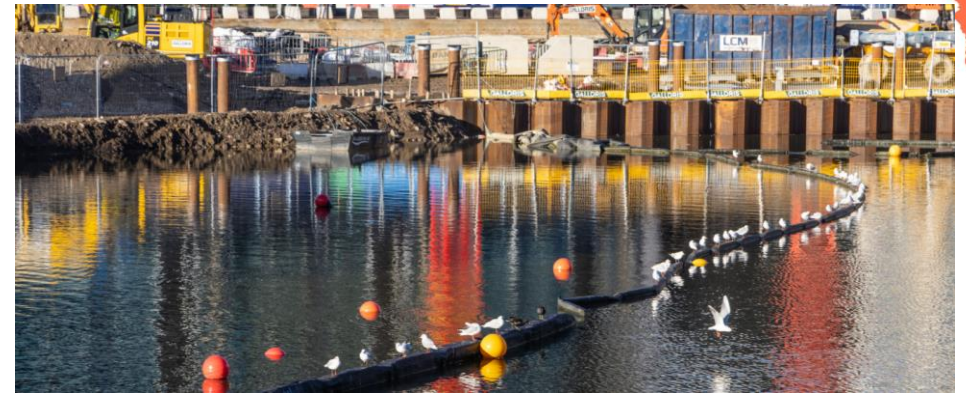


View from Deal Porters Way - SUDs outfall into Canada Dock, January 2024

Under Construction – Canada Dock



What the Southern Steps of Canada Dock will look like (left)



Earthworks and deep soil mixing to lay the foundations for the steps (above)

Infrastructure projects

On-site construction – electricity substation



Sub Station under construction – early 2023 – Quebec Way



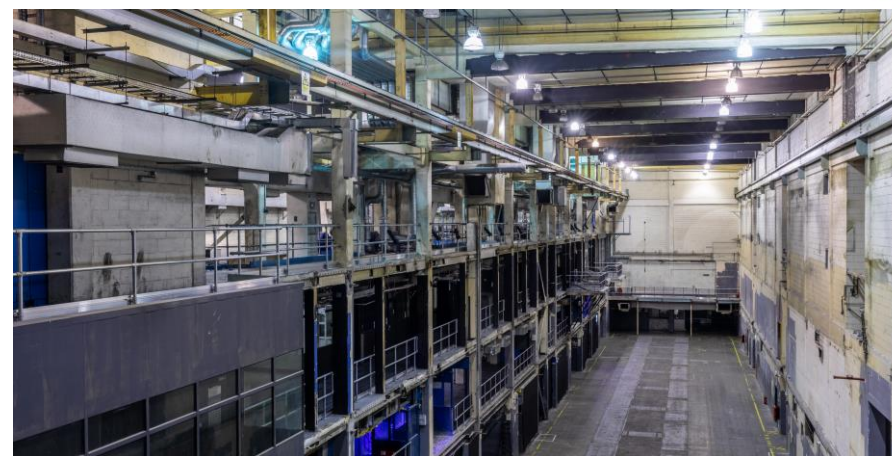
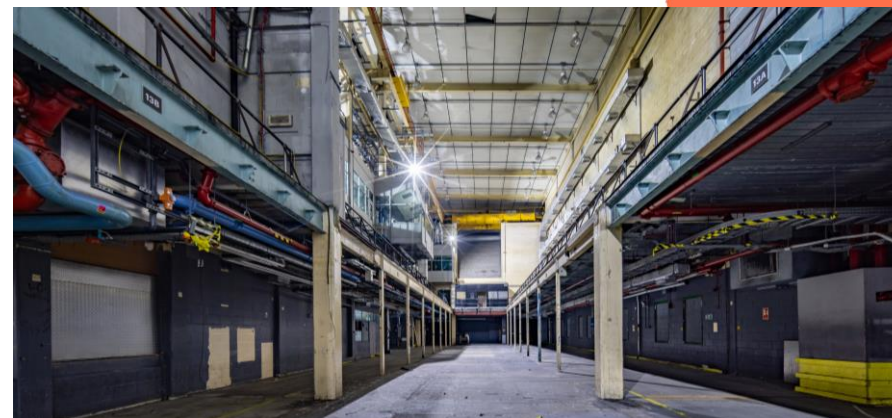
Full operation 2025

Generator Delivery and Install – Oct 2023

On-site construction – Printworks Street and Plots H1 & H2 (enabling)



**New Haul Road (Printworks Street),
Enabling works for Printworks Street and the Printworks
building,(November 2023)**



**Strip out and demolition works inside the
existing Printworks building (H1+H2)
(December 2023)**

Under construction – Surrey Quays Station



New Surrey Quays Station Ticket Hall, (January 2024)

British Land have contributed £10 million to the project which is being delivered by TfL



Opening 2026

What the new ticket hall will look like – exterior (top) and interior (bottom)

Trees across Canada Water

- **Over 1,200 trees to be planted by 2038** (on and around the site)
- **47** existing on-site trees have been retained so far
- **Phase 1** delivers **270 new trees** (on-site and in the local area) - of which:
 - **120 trees** have already been planted
 - **150 trees** will be planted in 2024
- **Tree removal** on and around Surrey Quays Leisure Park will enable works for utility services to take place. **All removals have been approved by LBS**
- **Use of wood** - local schools, community groups and TRAs using for local projects.



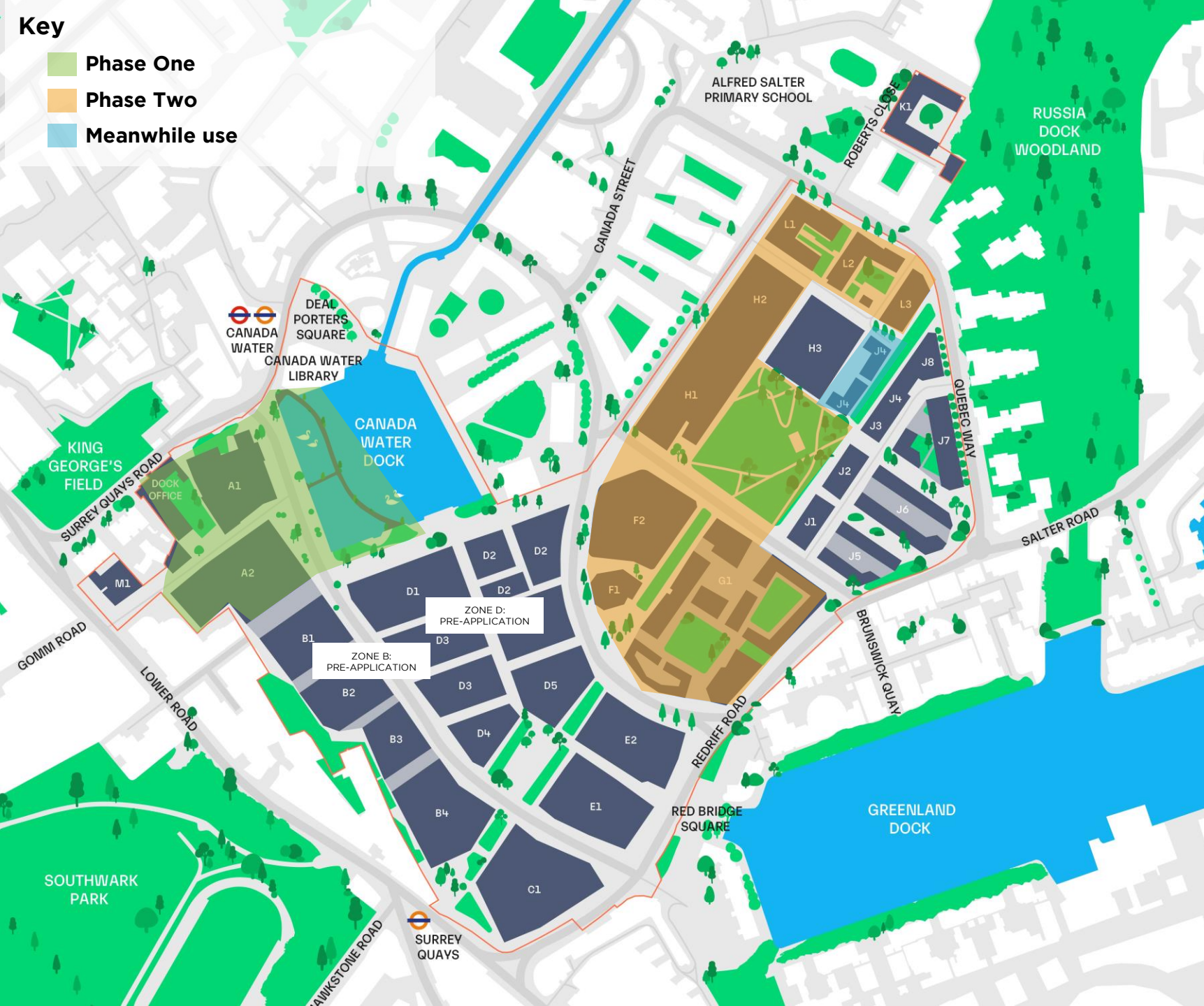
A look forward

What Next?

- **Timescales: from 2025**
- **Planning already granted for:**
 - **Zone L**
 - **Zone F**
 - **Zone G**
 - **Park and Pavilion**
 - **Printworks (Plots H1 and H2)**

Phase 2 could provide:

- **c.1,000 new homes, including affordable homes,**
- **new streets and roads,**
- **3.5 acre park with an adventure playground and café pavilion,**
- **New Tesco Extra supermarket and below ground car park,**
- **c. 20,000 sqm of office space**
- **Printworks - a new cultural event space.**



Zone L

- 237 homes offering a mix of tenures:
 - 134 social rent
 - 36 intermediate
 - 61 private
- Car-free
- All electric
- Two courtyard gardens
- RMA Approved - 2022
- Southwark has given early indication of intention to forward purchase
- Redesign being considered



Zone F

- 295,000 sq ft workspace
- 23,000 sq ft of eating, drinking and shopping
- 405 homes – 100% Market

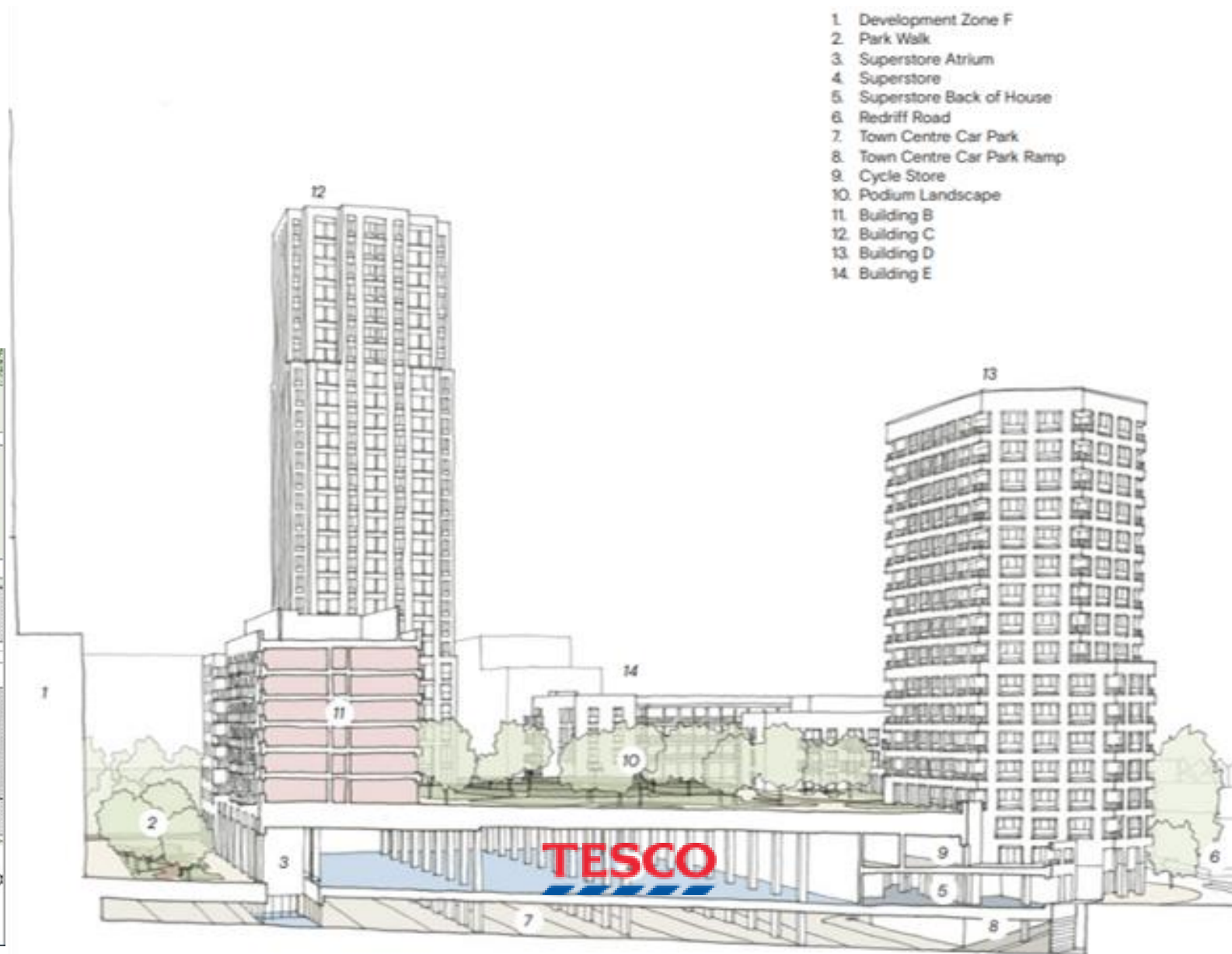
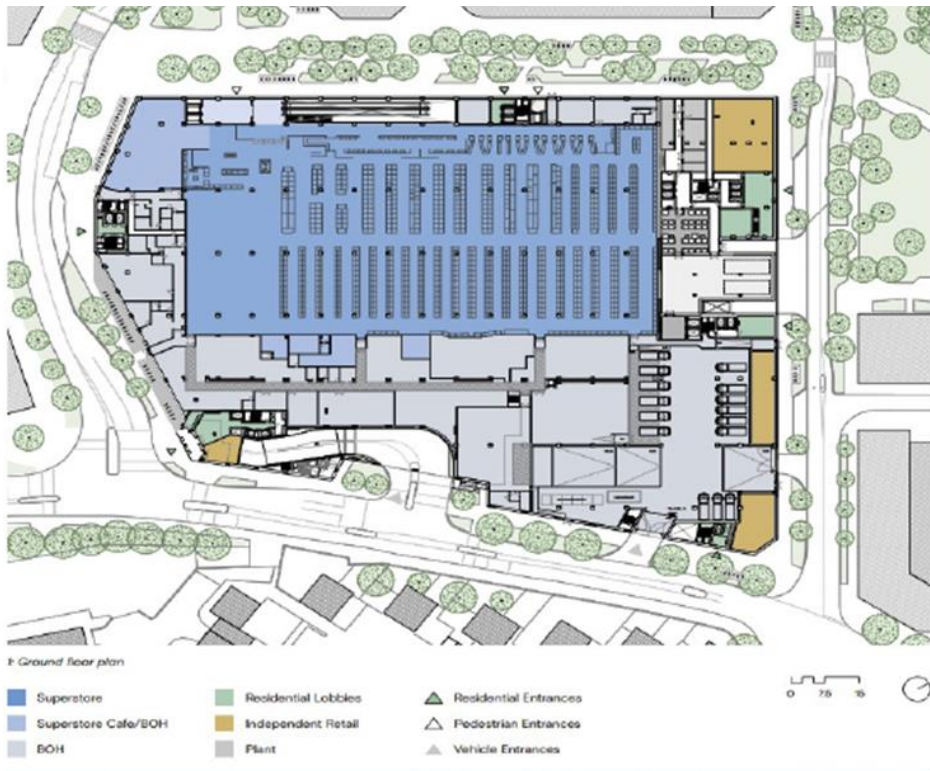


Zone G

- 610,000 sq ft
- 5 residential buildings with a podium garden and play space
- 384 new homes
(42% affordable –
89 homes for social rent
45 intermediate homes)
- New Tesco Extra supermarket
and Tesco café
- Town centre car park
(542 public spaces)



Zone G – Tesco Store Layout and Cross Section



Park and Pavilion

- New 3.5 acre park
- New café within the Pavilion with indoor and outdoor seatings
- 5 public toilets including an accessible toilet and baby-changing facilities
- New inclusive children's play space for all ages and abilities
- Five landscaped character areas
- Over 100 new trees, new bird and bat boxes, Sustainable Urban Drainage features and a green roof on the Pavilion



Park and Pavilion



View of new play space (above)



View of pavilion and shaded garden (top) and view of woodland garden (below)

Upcoming RMA submission – The Printworks Building



Proposals for The Grand Press (workspace) and a new cultural venue in the Printworks Building



How local people can get involved

Creating new opportunities

Canada Water Connect, a partnership between British Land and charity ELBA is a free service connecting local people to the new opportunities being created including:

- Jobs
- Learning and skill development opportunities
- Community initiatives
- Support for local entrepreneurship and business

As of January 2024

Over 80

sustained (6 months+) local employment outcomes

Over 60

apprenticeships

Over 100

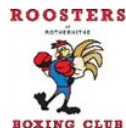
local people benefitting from professional development courses



Local residents Navardo and Angela found employment at the Paper Yard

Our community partnerships

Our community partnerships have benefitted over 1,700 local people year-on-year. We are working collaboratively with many local organisations to have a social impact including, but not limited to:



Rod Kitson (artist)



Local Tenants and Residents Associations



Local schools



Naming the new in Canada Water

As we deliver a new town centre at Canada Water, we're beginning to look at the names given to new streets and public spaces.

This year we will be looking to speak to local people about their experiences of the local area so we can create a bank of suggestions which we'll submit to Southwark Council for their consideration.

The project is set to launch in the coming months and we're looking forward to speaking to you about your ideas.



Activities and events - for the whole community with **Time and Talents at T&T2** in the shopping centre



The Paper Garden - is now open to the public on the 1st and 3rd Saturday of each month



Thrive Monthly Market - at the Shopping Centre, one Saturday every month



Love Summer - our annual pop-up at Surrey Quays Shopping Centre will be back again this year



Rod Kitson's Art Events - Rod is hosting a number of art activities including life drawing and sketch 'n' go sessions



New jobs and skills development opportunities through Canada Water Connect



CANADA WATER

Thank You